



RUGBY BOROUGH COUNCIL
LANDSCAPE SENSITIVITY
ASSESSMENTS,
MARCH 2025

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INTRODUCTION

Rugby Borough Council are currently preparing a new local plan which is intended to supersede the local plan which was adopted in June 2019.

As part of the evidence base for allocating sites in the new plan, the council commissioned Lepus Consulting Ltd to carry out Landscape Sensitivity Assessments of larger site options in September 2024. Taking a proportionate approach to evidence gathering, the Landscape Sensitivity Assessments for the remaining sites have been conducted in-house, by planning officers of the council's Development Strategy team. Site visits were conducted between August and November of 2024, with a small number of additional visits occurring in March 2025.

This document presents the results of those in-house assessments and is intended to be read as a supplement to the main report produced by Lepus ('Landscape Sensitivity Assessment of Strategic Site Options, January 2025'). The policy context and methodology for the in-house assessments are identical to those of the Lepus study, hence these sections have not been reproduced here.

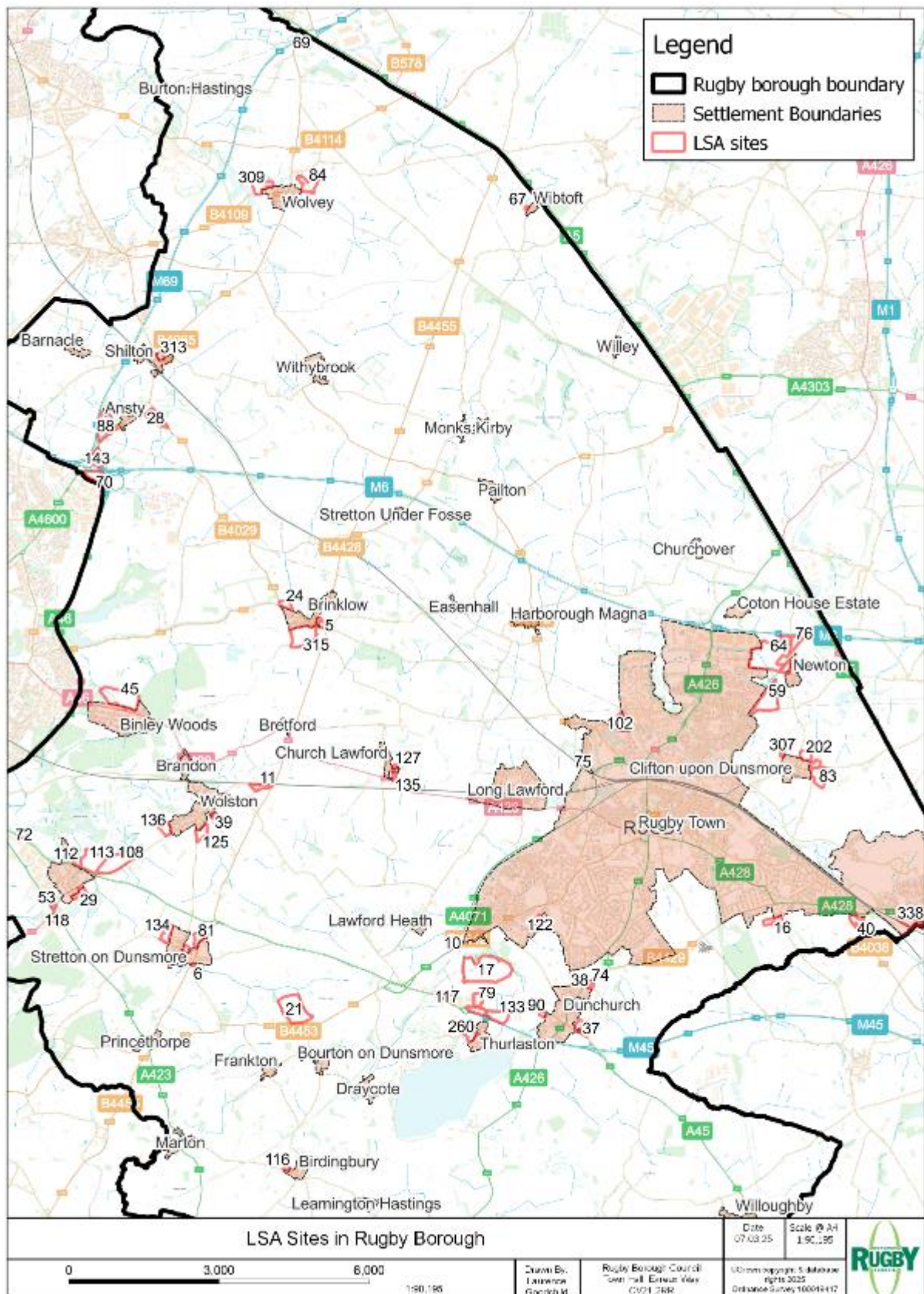
Following a table which lists the overall landscape sensitivity of each site that has been assessed, the document presents the proformas for each site in ascending order of site reference number.

OVERALL LANDSCAPE SENSITIVITY OF SITES

Site Ref	Site Name	Overall Landscape Sensitivity
5	West Farm, Brinklow	M/L
6	Land East of Fosse Way opposite Knob Hill, Stretton-on-Dunsmore	L
10	The Penthouse, Coventry Road, Cawston	L
11	The Hall, Rugby Road, Wolston	L
16	Barby Lane, Hillmorton	M
17	South West Rugby Safeguarded Land	L
21	Boots Farm, Bourton-on-Dunsmore	L
24	Brierleys Farm, Brinklow	M/L
26	Brookside, Stretton-on-Dunsmore	M/L
28	South east of Main St, Ansty	M
29	Land to the South of Leamington Road, Ryton-on-Dunsmore	M
37	Daventry Road, Dunchurch	M
38	Drive Field, Bilton Grange School, Dunchurch	H/M
39	Dyers Lane, Wolston	L
40	East of Kilsby Lane, Hillmorton	M/L
45	Rugby Road, Binley Woods	M/L
53	Oxford Road, Ryton-on-Dunsmore	L
59	Newton Manor Lane, Rugby	M/L
64	Coton Park East, Central Park Drive, Rugby	M/L
67	Manor Barns, Wibtoft	L
69	Land between Hinckley Road and the M69, Hinckley	L
70	Land south of M6 Jctn 2, Ansty	L
72	Land north of London Road, Ryton-on-Dunsmore	L

74	Lions Field, Bilton Grange School, Dunchurch	M
75	Lea Crescent, Newbold	L
76	Land east of Newton Lane, Newton	M/L
79	Land west of Medda Place, Thurlaston	L
81	Land West of Fosse Way, Stretton-on-Dunsmore	M/L
82	Land south of Rugby Rd, Brinklow [COVERED BY SITE 315]	M/L
83	Land south of Lilbourne Road, Clifton-upon-Dunsmore	M
84	Land South of Leicester Road, Wolvey	M
87	Hillcrest Farm, Newton	M/L
88	Hinckley Road, Ansty	L
89	Home Farm, Brinklow	M/L
90	Homestead Farm, Dunchurch	M/L
101	Land south of Church Road, Church Lawford	L
102	Land south of Brownsover Road, Newbold on Avon	M/L
108	Land off Wolston Lane, Ryton on Dunsmore	M/L
112	Land off London Road (west), Ryton-on-Dunsmore	M/L
113	Land off London Road (east), Ryton-on-Dunsmore	M
116	Land at Marton Road, Birdingbury	L
117	Land at Mill House, Dunchurch	L
118	Land at Police College, Ryton-on-Dunsmore	L
122	Land at Fenley Field, Old Laurentian Rugby Club	M/L
125	Land East of Stretton Road, Wolston	M
127	Land north of Church Road, Church Lawford	L
129	Land north of Lilbourne Road, Clifton-upon-Dunsmore	M/L
133	Land North of M45	M/L
134	Land North of Plott Lane, Stretton-on-Dunsmore	M/L
135	Land north of Rugby Road, Church Lawford	L
136	Land North of Warwick Road, Wolston	M/L
143	Land off Hinckley Road, M6 Jctn 2	L
202	Newton Road, Clifton-upon-Dunsmore	M/L
260	PP - Thurlaston Meadows Care Home, Main St	H/M
307	SC - North Road, Clifton-upon-Dunsmore (Site A)	M/L
309	SC - Land North of the B4109, Wolvey	M/L
313	SC - Land north of Shilton, Bedworth	M/L
314	SC - Land south of Rugby Rd, Brinklow [COVERED BY SITE 315]	M/L
315	Land south of Brinklow (Residential)	M/L
338	Land South of Crick Road, Houlton	L

MAP OF SITES ASSESSED



LANDSCAPE SENSITIVITY PROFORMAS

Site 5: West Farm, Brinklow



Site reference	5
Site name	West Farm, Brinklow
Location	East of Brinklow
Site size (ha)	3.00
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore Parklands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is roughly rectilinear in shape, with the long southern edge adjacent to the B4455 road, and the short eastern edge adjacent to Rugby Road. The western part (approximately half) of the site is comprised of farm buildings and hard stand, while the eastern half is comprised of open farm land, including open storage of goods and materials, and what appears to be an unkept field.					L
Landform	Relatively flat and uniform topography for the entire site. Onsite there are few notable features, a drainage ditch or pond is just outside the site across the northern boundary.					L
Landcover (including biodiversity)	The western half of the site has farm buildings, the eastern half of the site was not under crop but had farm uses. The edges of the site were surrounded by hedge type vegetation.				M/L	
Man-made influences	The western half of the site contains farm buildings, the eastern half of the site was mostly farmland although evidence of hard stand and ground disturbance were present.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	This is a relatively unkempt site with generally low scenic quality. Boundary vegetation enhances its rural character.				M/L	
Remoteness/tranquillity	The site is bound on the eastern edge by Rugby Road and to the southern edge by the B4455.					L
Visual						
Skyline and settings	Horizons identified were of hedges and farm buildings. Not viewed on the site visit was the skyline to the north which could include the church and motte and bailey.				M/L	
Movement	The site is bound on the eastern edge by Rugby Road and to the southern edge by the B4455, both of which have steady traffic.					L
Visibility, key views, vistas and typical receptors	Receptors were few, to the south and east are roads, to the west is another farm, and to the north (not observed) are fields. There were unkept hedges on some edges.				M/L	

Views to and from important landscape and cultural heritage features	The site is within the Brinklow Conservation Area and contains a Grade II listed farmhouse. It is possible that the rear of the site would have views to the Church and Bailey and Motte. The rural approach to the village on Rugby Road is identified in the Conservation Area appraisal			M		
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site is farm with farm buildings dominating the western half of the site, with the eastern half dominated by what appears to be farm storage and uncropped field. There is a public right of way which runs from Rugby Road in an approximate northerly direction through the site which may have some recreational value.					L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	There may be views to sites to the north, the site contains a Grade II listed farm building and is within the Brinklow Conservation Area.			M		
Mitigation potential	Careful design to ensure enhancement to conservation area the Grade II listed building on site.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The landscape on the site is mostly farm and associated buildings and hard stand. The eastern half of the site has less hardstand and appears to be unused fields. Part of the front of the site is in the Brinklow Conservation area, and the site contains a Grade II listed farm house.				M/L	



View from Rugby Road looking north west into the western part of the site.



Listed farm building [Source: Google Streetview].



View from Rugby Road looking north east into the western part of the site.



View from Rugby Road looking north into the western part of the site, Listed farm building to the left [Source: Google Streetview].

Site 6: Land East of Fosse Way Opposite Knob Hill, Stretton-on-Dunsmore



Site reference	6
Site name	Land East of Fosse Way Opposite Knob Hill, Stretton-on-Dunsmore
Location	Southern edge of Stretton-on-Dunsmore
Site size (ha)	0.26ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	19/09/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a very small site located just outside the southern settlement boundary of Stretton-on-Dunsmore. The site is enclosed by low wooden or metal fencing on all sides, although to the south and east there are also shrubs and trees along the boundaries. Directly to the north of the site are residential dwellings, and to the west is the Fosse Way (B4455).		H/M			
Landform	The site is flat without any distinctive landform features.					L
Landcover (including biodiversity)	Except for three single storey outbuildings (two brick, one block and corrugated metal), and a handful of trees, the site is entirely covered by grass. Immediately to the south and west, along or just beyond the site's boundaries, there are more mature trees and shrubs.				M/L	
Man-made influences	Within the site, man-made influences include the three buildings, fencing, a telephone pole and overhead wires, and a gate that opens on to Fosse Way. Immediately outside the site, man-made influences include the Fosse Way and the residential dwellings that face onto it.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has an edge of settlement character. It has the look and feel of a private residential garden.				M/L	
Remoteness/tranquillity	The site does not feel remote due to its proximity to the village. It's tranquillity is highly restricted by the noise of traffic along the Fosse Way.					L
Visual						
Skyline and settings	Skylines are of nearby features such as the trees and shrubs of site boundaries and the residential dwellings to the north.					L
Movement	There is regular movement of traffic along the Fosse Way.					L

Visibility, key views, vistas and typical receptors	The site is clearly visible from the residential dwellings immediately to the north, and is also clearly visible from the Fosse Way, including a bungalow on the opposite site of the road.				M/L	
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	Site already has a domestic, residential character. The landscape value is low.					L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has low visual value.					L
Mitigation potential	Enhance the screening of the site onto the Fosse Way.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a very small site located just outside the southern settlement boundary of Stretton-on-Dunsmore. There are a handful of outbuildings present, but the site is otherwise mown grass. It is enclosed to the south and east, but very open to the west (on to the Fosse Way) and to the north (facing residential dwellings). Sensitivities are only likely to arise from its intervisibility with nearby residential properties.					L



View from the western edge of the site looking east.

Site 10: The Penthouse, Coventry Road, Cawston



Site reference	10
Site name	The Penthouse, Coventry Road, Cawston
Location	Southwest of Cawston
Site size (ha)	2.16ha
Development type	Residential or Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Farmlands
Date of site visit	19/09/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a fairly small site to the southwest of Cawston, just outside the settlement boundary of Rugby town. The site is enclosed by mature hedgerows and trees on all sides. The A4071 runs the length of the site's eastern boundary, agricultural land is to the north and west, and to the south is a farmhouse and commercial buildings.					L
Landform	The site is reasonably flat with a gentle downwards slope from south to north.					L
Landcover (including biodiversity)	The northernmost part of the site is developed, with a residential dwelling, stable block, and car park, while the rest is composed of grassland used as paddocks. There are numerous mature trees within the site (concentrated to the north), in addition to those that are interspersed amongst the shrubs/hedges that form the site's boundaries.				M/L	
Man-made influences	Buildings and hardstanding to the north of the site. Fences intersecting the paddocks to the south. Immediately to the west of the site is the A4071, and to the south there is a large farmhouse and commercial building.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has the character of a large private garden in a rural setting, diminished somewhat by the proximity of the busy A road to the west.				M/L	
Remoteness/tranquillity	The site is not tranquil because of the noise of traffic frequently travelling along the A4071.					L
Visual						
Skyline and settings	Due to the flat topography of the area, skylines from within the site only feature the green field boundaries of this site and those that are adjacent.					L
Movement	There is frequent movement of traffic along the A4071, although this is mostly screened by the shrubs and trees that bound the site.				M/L	

Visibility, key views, vistas and typical receptors	The site is very well enclosed – there is minimal intervisibility with any outside areas.					L
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape has some natural value derived from the mature hedgerows that bound the site, and the mature trees concentrated in the northern part of the site.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has minimal visual value – views into and from the site are highly restricted.					L
Mitigation potential	Maintain the existing natural boundary features.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a fairly small site to the southwest of Cawston, just outside the settlement boundary of Rugby town, currently used as paddocks. The site has a flat, unremarkable landform and the northernmost section is already developed. The site is enclosed by mature hedgerows and trees on all sides, highly restricting views into and out of the site. Limited sensitivities are only likely to arise from the sites natural features (trees and hedgerows).					L



View from the driveway at the north of the site looking south.

Site 11: The Hall, Rugby Road, Wolston



Site reference	11
Site name	The Hall, Rugby Road, Wolston
Location	East of Wolston
Site size (ha)	3.44
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore Plateau Fringe
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is an approximate triangle, with the northern edge against the railway, the southern edge along Rugby Road, and a western edge adjoining fields. The site has buildings in the middle which provide serviced offices and a school. There is hardstand for parking and fields for horses.				M/L	
Landform	The land is relatively uniform flat without features.					L
Landcover (including biodiversity)	The landcover is relatively uniform manicured lawns, with some mature planted trees spread across the site.					L
Man-made influences	There are buildings present mostly in the centre of the site, and the uses radiate out from these buildings.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site doesn't have a particularly strong sense of place. There are semi-mature and mature trees present.				M/L	
Remoteness/tranquillity	The site is between Rugby Road and the railway, there are visible signs of human activity and development quite close to the site.				M/L	
Visual						
Skyline and settings	The skylines are not a prominent feature of this site.					L
Movement	The site is between Rugby Road and the railway, notwithstanding this the movement would not be described as busy or frequent compared to other sites adjacent to motorways.				M/L	
Visibility, key views, vistas and typical receptors	This is a generally very well contained site visually. Some longer views are available looking east from the car park area. There is a residential site immediately to the south, on Rugby Road, which is not part of the site but would be a visual receptor.					L
Views to and from important landscape and cultural heritage features	The onsite building appears to be Edwardian however there are no known listed important landscape or cultural heritage features.				M/L	

Value					
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The land is relatively flat and uniform. It has a manicured lawn and a parkland feel in parts. There are no public rights of way, so no obvious recreational value.				L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Although views looking east can be seen, there are no known important regional/local or community valued views on the site.				L
Mitigation potential	Any development should give consideration to the residential development existing immediately to the south, through built or landscape design.				
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site contains an Edwardian building and some mature trees forming its grounds, but is generally quite flat and uniform in terms of landscape, and bound by vegetation transport routes.				L



View from the end of the main driveway, looking north-east towards the main building.



View from the main driveway, looking south-west.

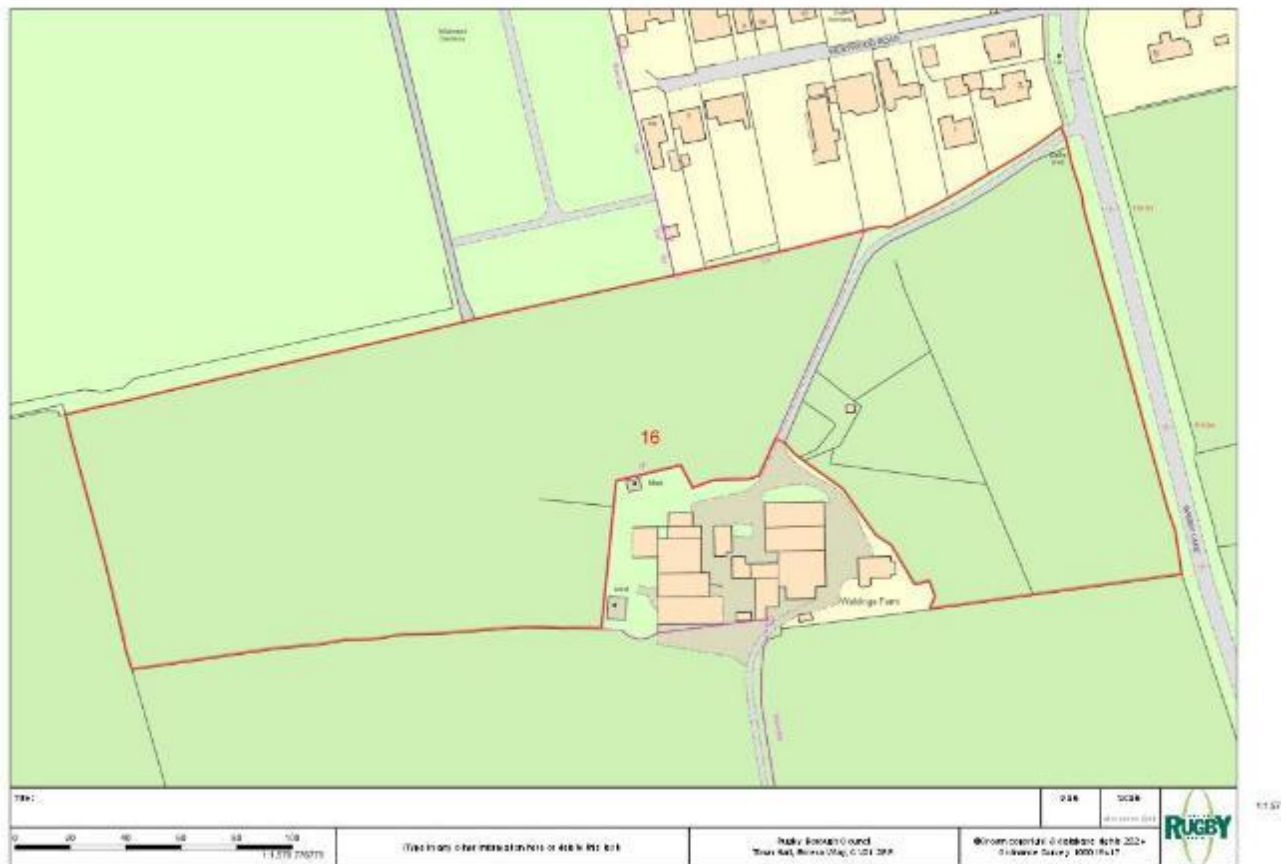


View from the main carpark, looking east.



View from the main carpark looking north-east.

Site 16: Barby Lane, Hillmorton



Site reference	16
Site name	Barby Lane, Hillmorton
Location	Southeast of Ashlawn School, Hillmorton
Site size (ha)	4.05ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	11.03.2025

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A medium sized site comprised of one larger field to the west and two smaller fields to the east, currently used as paddocks and pastureland. The site partly envelops the buildings of Waldings Farm, has Barby Lane to the east, and Ashlawn School, allotments and residential dwellings to the north. To the south and west is more farmland. The site is enclosed by well kept hedgerows on all sides.				M/L	
Landform	The site is relatively flat to the north, but slopes away to the south.				M/L	
Landcover (including biodiversity)	The site is mostly covered by grass, except for the hardstanding track that links Waldings Farm to Barby Lane, and the hedgerow which separates the two smaller fields to the east. There are hedgerows on all sides of the site, some of which contain mature trees (particularly notable on the border with Ashlawn School and Barby Lane).				M/L	
Man-made influences	There is a hardstanding track with a cattlegrid leading from Barby Lane to Waldings Farm. Low wooden/wire fencing follows the track and divides the paddocks to the east of the site, where there are also telephone wires and poles. Man-made influences are in close proximity outside the site including: the building of Waldings Farm, Ashlawn School, homes of Westwood Road, and Barby Road.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a semi-rural, edge of settlement character. It's scenic quality is somewhat diminished by the urbanising effects of nearby man-made influences.				M/L	
Remoteness/tranquillity	The site was quite tranquil upon visiting. Faint noise of traffic from Ashlawn Road could be heard. Presumably this tranquillity would be reduced at times when children are playing outside at Ashlawn School. The site doesn't feel remote due to its proximity to the urban edge.				M/L	

Visual						
Skyline and settings	To the south there are expansive views of undulating countryside across the Rainsbrook Valley. Skylines to the east feature the warehouses of DIRFT and wind turbines. To the north, skylines are comprised of trees in the field boundary, the buildings of Ashlawn School, and residential dwellings of Westwood Road.			M		
Movement	Infrequent movement of pedestrians along the PRoW which crosses the site. Frequent movement in the distance to the south/southeast along roads such as the A5.				M/L	
Visibility, key views, vistas and typical receptors	There will be clear intervisibility between the site and the buildings of Waldings Farm, as well as areas on the other side of Rainsbrook Valley. There is also some intervisibility between the site and the those directly to the north (Ashlawn School, allotments, Westwood Road), although this is partially obscured by vegetation.			M		
Views to and from important landscape and cultural heritage features	Clear views to and from the Rainsbrook Valley.			M		
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape is not rare and does not have any clear geological or historical value. It does have some recreational value due to the PRoW which crosses its western side, and the hedgerows and trees on its boundaries will carry some natural value.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has expansive views across the Rainsbrook Valley, a significant landscape feature, that will carry value.			M		
Mitigation potential	Maintain or enhance the PRoW. Maintain the existing hedgerows and boundary trees. Improve the landscape screening of the site to the south.					

Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a medium sized site currently used as pastureland/paddocks which is on the edge of the urban area. The site has some recreational and natural value, however the most significant sensitivities are likely arise from its intervisibility with the Rainsbrook Valley.			M		
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View from the PRow looking southeast towards the buildings of Waldings Farm.



View from the PRow looking northwest towards Ashlawn School.

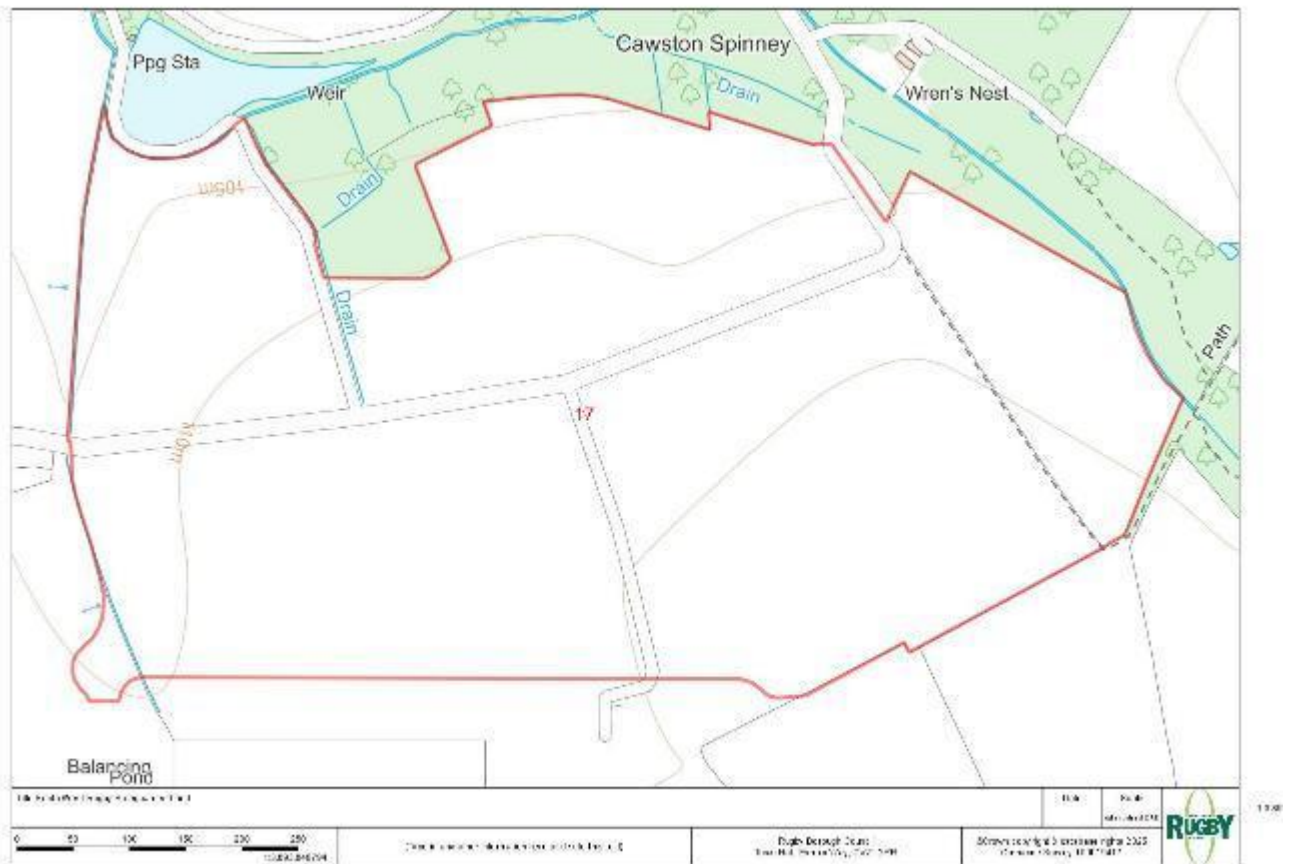


View from the PRow looking south towards Rainsbrook Valley.



View from the PRow looking northeast with dwellings of Westwood Road in the background.

Site 17: South West Rugby Safeguarded Land



Site reference	17
Site name	South West Rugby Safeguarded Land
Location	South of Cawston, North of Thurlaston
Site size (ha)	36.94ha
Development type	Residential or Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Farmlands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A large site comprised of four arable fields that is reasonably well enclosed by Cawston Spinney to its north and Symmetry Park to its south.					L
Landform	Has a high-point (ridge) running from east to west where a track intersects the site. Otherwise the fields are subtly undulating.					L
Landcover (including biodiversity)	Apart from the hedgerows and tracks that intersect the four fields, the site is entirely covered by arable field.					L
Man-made influences	Tracks between the ploughed fields. The warehouses of Symmetry Park immediately to the south.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a rural, agricultural character, although this is affected by the presence of Symmetry Park, and will likely be changed further once the South West Rugby urban extension has been built.					L
Remoteness/tranquillity	The site is relatively tranquil. Noise from traffic could faintly be heard in the distance and a chainsaw could occasionally be heard from the property within Cawston Spinney. The site feels remote in part, but less so when the warehouses of Symmetry Park are clearly visible.				M/L	
Visual						
Skyline and settings	To the south, the skyline is dominated by Symmetry Park, although the properties of Windmill Lane can also be seen. To the north and east the skyline is of Cawston Spinney.				M/L	
Movement	None, aside from a single plant vehicle which appeared to be digging a ditch.			M		
Visibility, key views, vistas and typical receptors	The site is visible from the office windows of warehouses in Symmetry Park, and may also be seen from a handful of residential properties on Windmill Lane/Coventry Road (to the south).					L
Views to and from important landscape and cultural heritage features	Views to and from Cawston Spinney, a designated Local Wildlife Site.				M/L	

Value					
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site has little landscape value. Its rural character is diminished by Symmetry Park. There is some natural value due to the hedgerows.				L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site itself has minimal visual value – although in its present state it may allow views of the spinney that could be lost if the site were developed.				L
Mitigation potential	Maintain existing hedgerows. Set development back from the spinney.				
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of four arable fields surrounded by Cawston Spinney to the north and Symmetry Park to the south. Any sensitivity to change is likely to stem from its position as a setting for the spinney, which is a LWS.				L

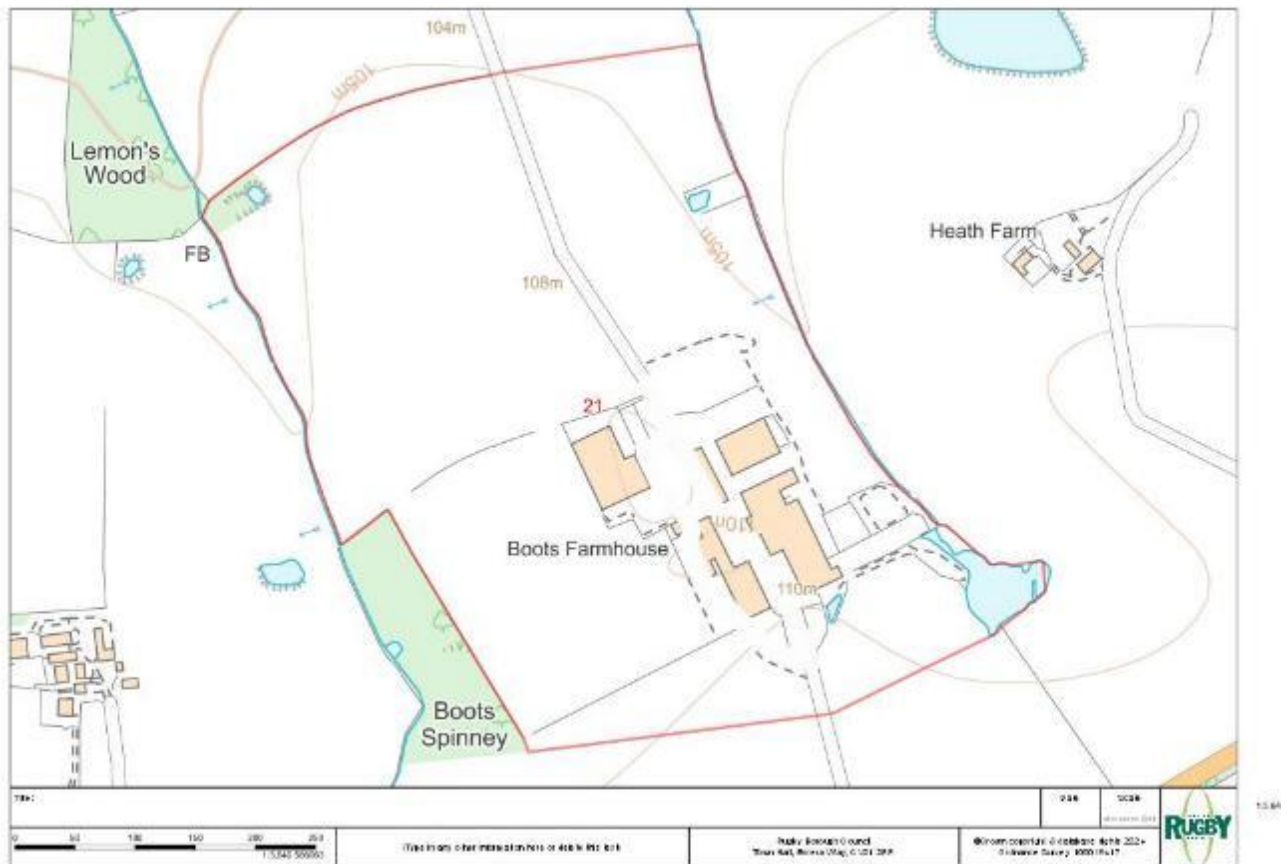


A view from the eastern side of the site looking south with warehouses of Symmetry Park to the right and a dwelling on Windmill Lane to the far left.



A view from the eastern side of the site looking west with Cawston Spinney on the right and warehouses of Symmetry Park to the far left.

Site 21: Boots Farm, Bourton on Dunsmore



Site reference	21
Site name	Boots Farm, Bourton on Dunsmore
Location	North of Bourton on Dunsmore
Site size (ha)	23.31ha
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Farmlands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A large site that has a commercial/industrial estate in its southern section and agricultural fields in the north. On-site views were limited to what could be seen from the access road which leads to an entrance at the south of the site. Field boundaries seemed relatively mature, with younger planting on the southern boundary in front of bunds. Spinneys to the west help enclose the site.				M/L	
Landform	The site appeared flat, but the northern section of the site was not seen.					L
Landcover (including biodiversity)	The south of the site has developed brownfield land with a concentration of agricultural buildings, converted agricultural buildings/warehouses. The rest of the site appears to consist of three fields, separated by hedgerows and trees in parts. A small pond which has mature trees surrounding it appears to be present in the northeastern section of the site. Two spinneys (designated LWS) border the site to the east.				M/L	
Man-made influences	The commercial/industrial estate: buildings, access road, gates, lighting etc.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The scenic quality of the southern section of the site is low due to the man-made influences cited above.					L
Remoteness/tranquillity	The site feels somewhat remote because it is set back from the main road and is surrounded by agricultural land. It is not at all tranquil because of the operation of the commercial estate, including the coming and goings of HGVs, and the sounds of a birdscarer/shooting nearby.					L
Visual						
Skyline and settings	There aren't any long-distance views from the south of the site. The skylines looking out from the south of site are only of trees and field boundaries in the near-distance.					L
Movement	Regular movement of vehicles on the access road and the main road (Straight Mile) to the south of the site which is very busy.					L

Visibility, key views, vistas and typical receptors	The buildings in the site can be seen from the Straight Mile, although they are set back by over 200m. Visibility from the north is unknown.					L
Views to and from important landscape and cultural heritage features	Bourton-on-Dunsmore has numerous listed buildings, but does not have intervisibility with the site. Limekiln Farmhouse (grade II) is c.430m to the north – intervisibility with the site is unknown.				M/L	
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape's limited value is derived from the natural value of its hedgerows and trees.					L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site appears to have limited visual value – however, an assessment needs to be made of its intervisibility with Limekiln Farmhouse, for which it may serve as a visual setting.				M/L	
Mitigation potential	If the northern section of the site is visible from Limekiln Farmhouse, then measures may be necessary to protect its setting. The existing hedgerows and trees should be maintained or enhanced.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of a commercial/industrial estate and several arable fields to the north of the villages of Frankton and Bourton-on-Dunsmore. Given the existing use, development is unlikely to detract from the value of the site, although steps would be needed to maintain the limited existing natural value and an assessment is needed re: Limekiln Farmhouse to the north.					L



View of the entrance to the site taken from the access road looking north.



View from the south of site looking west towards Boots Spinney with the boundary of the site to the right.

Site 24: Brierleys Farm, Brinklow



Site reference	24
Site name	Brierleys Farm, Brinklow
Location	North of Brinklow
Site size (ha)	4.97
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore Parklands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is an irregular rectangle, it is land under crop and the site boundary does not appear to correlate to the field boundaries. The site is relatively large, and bordered by relatively unmanaged high hedgerows.					L
Landform	Relatively flat and uniform land. Few features on the site.					L
Landcover (including biodiversity)	The site is land under crop. It contains hedges on the southern and western boundaries, and to delineate fields within the site.					L
Man-made influences	There are no structures on the site, it is bound by hedges and has some fences. It is under crop. The village edge on the B4455 is close to the site.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site is comprised of medium and small sized arable and pastoral fields. Fields are divided and bounded by hedgerows.					L
Remoteness/tranquillity	The site is bound by the B4455 to the south and the B4029 to the west which detract from aural quality, although the size of the site, high hedgerows and to a certain extent topography provide some mitigation.				M/L	
Visual						
Skyline and settings	The horizon of the site has views up to Brinklow and Grade II* listed Church of St John the Baptist, and in other directions mature trees and hedgerows.				M/L	
Movement	The site is bound by the B4455 on the southern boundary the B4029 on the western boundary. There is a right of way mapped across the site, running from the southern edge, north easterly, which later becomes a path and connects to the centre of Brinklow.				M/L	
Visibility, key views, vistas and typical receptors	There is a key view corridor towards the Brinklow church. Views into the site from surrounding roadways are largely obscured by high hedgerows.			M		
Views to and from important landscape and cultural heritage features	The site is close to the Brinklow Conservation area and the Grade II* listed church with views towards the church from the site's eastern edge.			M		

Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape of the site does not offer any particular rare quality or feature, it does however contain public rights of way and views to historic buildings.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The key view from the site is into Brinklow, and in particular the Grade II* listed Church of St John the Baptist.				M/L	
Mitigation potential	Views into the site could be further obscured by increasing tree planting along the boundaries. The public rights of way should be enhanced and protected.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site comprises arable fields and agricultural infrastructure situated at the urban fringe of Brinklow. The presence of PRowS within and surrounding the site provides recreational value. Views into the site from Brinklow Church are possible.				M/L	



View across the site.



View looking north across the site.

Site 26: Brookside, Stretton-on-Dunsmore



Site reference	26
Site name	Brookside, Stretton-on-Dunsmore
Location	In the centre of Stretton-on-Dunsmore
Site size (ha)	1.5ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	19/09/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a relatively small site located in the centre of Stretton-on-Dunsmore (yet outside the settlement boundary) comprised of a field used as paddocks/pastureland, an agricultural building and stable block, and a small area of dense woodland. It is enclosed on all sides by trees, shrubs and hedgerows, some of which are overgrown.				M/L	
Landform	The site has a gentle upwards slope to the north and no marked landform features.					L
Landcover (including biodiversity)	The southern part of the site has a fenced off paddock with short grass, whereas the northern section appears to have grass and scrub which is less closely managed. To the west there is an agricultural building, to the north of which there is an area of dense woodland. There are also half a dozen mature trees to the north of the entrance track, as well as substantial volumes of trees, shrubs and hedges along the boundaries.			M		
Man-made influences	Within the site there are the two agricultural buildings, fencing, and the entrance gate leading onto Brookside. Immediately outside the site are residential dwellings of School Lane, and the Doctors Surgery on Brookside. The site feels like part of the village.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a semi-rural, edge of settlement character.				M/L	
Remoteness/tranquillity	The site doesn't feel remote due to its proximity to the village. It is quite tranquil. Noise could be heard from traffic on Brookside, but this was infrequent.				M/L	
Visual						
Skyline and settings	Skylines from within the site are mostly limited to near-distance views of the trees and shrubs that make up the site boundaries. The site is adjacent to the village's conservation area.				M/L	
Movement	Occasional movement of traffic along Brookside.			M		

Visibility, key views, vistas and typical receptors	The site is well screened by its green boundaries. View into the site are limited to glimpses from Brookside.					L
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The value of the landscape is primary derived from the natural value of the woodland and trees within the site, as well as the substantial greenery along its boundaries.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has low visual value given that views into and out of it are limited. Potential intervisibility with the conservation area would require further assessment.				M/L	
Mitigation potential	Maintain the woodland and trees within the site. Maintain the green boundaries.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a relatively small site located in the centre of Stretton-on-Dunsmore (yet outside the settlement boundary) comprised of paddocks/pastureland and a small area of dense woodland. A small section has agricultural buildings and is therefore already developed. The site is enclosed on all sides by trees, shrubs and hedgerows, which heavily limits views to and from the site. Sensitivities are likely to arise from the existing natural value of the site, and potentially from its proximity to the village's conservation area.				M/L	



View from the site's southeast entrance on Brookside looking northwest.

Site 28: South east of Main St, Ansty



Site reference	28
Site name	South east of Main St, Ansty
Location	East of Ansty
Site size (ha)	6.84
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore Parklands
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A large site composed of arable land. An approximate triangle in shape, the northern-western boundary is the Oxford Canal and Oxford Canal Walk, the north-eastern is the B4029 road with some hedgerows, and southern is a fence line with some plantings. Relatively large scale agricultural field.					L
Landform	The land is relatively flat, sloping downwards from the canal in the north, to the southern point. It is relatively featureless and uniform.					L
Landcover (including biodiversity)	The land is under crop and therefore for the most part relatively uniform groundcover, there was a hedgerow along the road, and some plantings on the southern fence.					L
Man-made influences	The land is under crop, and is bound on the north-eastern edge by hedgerow. The B4029 and the canal bound the site.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a rural agricultural character, though this is diminished by the busy B4029 road on the north-eastern boundary of the site. The site has views to the Grade II* listed Ansty Hall which is to the north of the site. The site is relatively large scale with high hedgerows along some boundaries.				M/L	
Remoteness/tranquillity	The busy B4029 impacts on the tranquillity of the site, however there are fields to the south and west of the site, with Antsy on the far side of the fields at the north-west. Ansty Golf Centre is across the B4029.					L
Visual						
Skyline and settings	The site forms part of the foreground to Grade II* listed Ansty Hall and therefore makes a contribution to its setting on the main approach to it from the south.			M		

Movement	Movement of vehicular traffic along the B4029 north-eastern boundary is likely to be more evident in winter months when foliage cover is reduced.					L
Visibility, key views, vistas and typical receptors	The field is south of the Oxford Canal and Oxford Canal Walk. There are relatively low horizons looking to the south and south-east, with treelines in the distance. Views are afforded to Grade II* listed Ansty Hall to the north, and Ansty village to the north-west. The hedgerow obscures most views north-east.				M/L	
Views to and from important landscape and cultural heritage features	Ansty Hall is a Grade II* listed property which is to the north of the site, and views to this building, and from the building are evident.			M		
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site provides views to Ansty Hall, and possible views from the Oxford Canal Path and Ansty Hall. There is a public right of way along the towpath to the north, and partly along the southwestern edge.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Views across the site are likely valued by local residents for the view afforded of Ansty Hall, which the site contributes strongly to the setting of, as well as views of pasture bound by hedgerows.			M		
Mitigation potential	Views to and from Ansty Hall could be impacted by development on this site and consideration of design with this heritage feature should be considered should any development take place on this site.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of pastoral fields enclosed by hedgerows, the Oxford Canal and a fence, with views to the north-east largely obscured from surrounding roads by hedgerows. Noise from vehicular traffic along the road on the north-eastern boundary act as an aural detractor. The impact of any development on views to and from Ansty Hall and on its setting are important considerations for any development on the site.			M		



View from the mid point of the B4029, looking north-west. The row of vegetation in the mid-section of the photograph is in front of the canal, and the boundary of the site. Ansty Hall can be seen in the background.

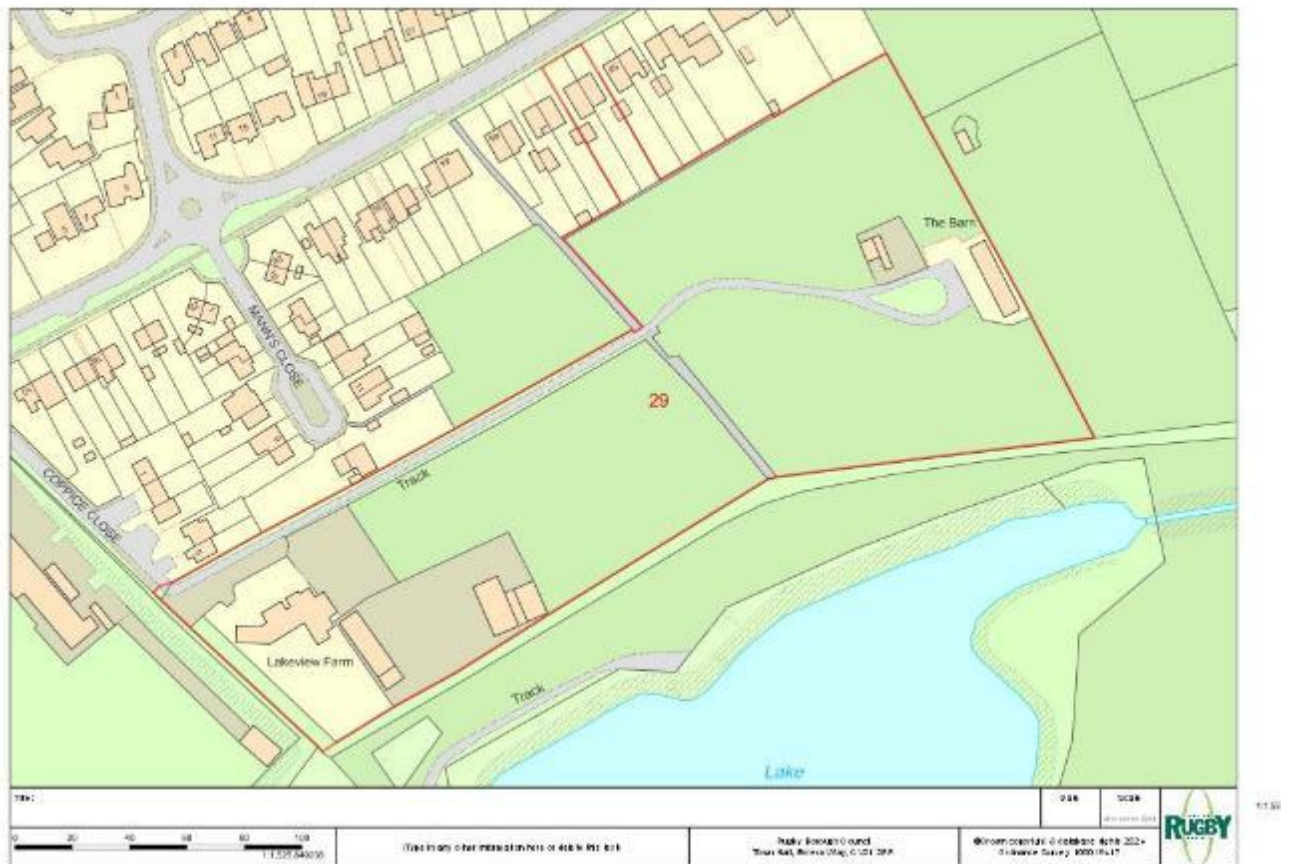


View from the mid point of the B4029, looking south-west.



View from the mid point of the B4029, looking south-east, the B4029 and site boundary, runs behind the hedgerow on the left hand side of the photograph.

Site 29: Land to the South of Leamington Road, Ryton-on-Dunsmore



Site reference	29
Site name	Land to the South of Leamington Road
Location	Southern edge of Ryton-on-Dunsmore
Site size (ha)	2.98ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	19/09/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a relatively small site comprised of two fields, each with residential dwellings and agricultural outbuildings, separated by a PROW. The site also includes two semi-detached houses which would be demolished to provide road access. The site is mostly enclosed by low wooden/wire fencing.			M		
Landform	The site is flat and has no remarkable landform features.					L
Landcover (including biodiversity)	Parts of the site are already developed featuring dwellings, outbuildings, and areas of hardstanding. The eastern field is covered by short grass, whereas the western field is covered by less closely managed grass and scrub. The garden of the dwelling to the southwest has some trees, and there are intermittent patches of shrubs, trees and hedges along the boundaries.					L
Man-made influences	There are two sets of buildings with tracks and areas of hardstanding, as well as the two semi-detached dwellings on the northern edge. A PROW intersects the site, and there are telephone poles and wires cutting across the eastern field. To the north, the residential dwellings of Leamington Road are clearly visible.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has an edge of settlement character with minimal scenic quality.					L
Remoteness/tranquillity	The site doesn't feel remote given the intervisibility with dwellings, and it is not particularly tranquil as the noise of traffic along Leamington Road can be heard regularly.					L
Visual						
Skyline and settings	From within the site, skylines are mostly limited to near-distance views of neighbouring dwellings and the boundary trees and shrubs of this site and those which adjoin it.					L
Movement	Glimpses of traffic moving along the Leamington Road, and the occasional movement of pedestrians along the PROW.			M		

Visibility, key views, vistas and typical receptors	The site has clear intervisibility with dwellings along the Leamington Road, and with the community orchard that is immediately to the north.				M/L	
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape has a small amount of recreational value due to the PROW which crosses it.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The view across the site from the community orchard is identified as an important view in the Ryton neighbourhood plan (View F, p.55).		H/M			
Mitigation potential						
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a relatively small site on the southern edge of Ryton-on-Dunsmore comprised of two fields, each with residential dwellings and agricultural outbuildings, separated by a PROW. The site is open with clear intervisibility with neighbouring dwellings and a community orchard (from which an important view is identified in the Neighbourhood plan). Although the site has minimal landscape value, sensitivities are likely to arise from these aforementioned visual factors.				M	

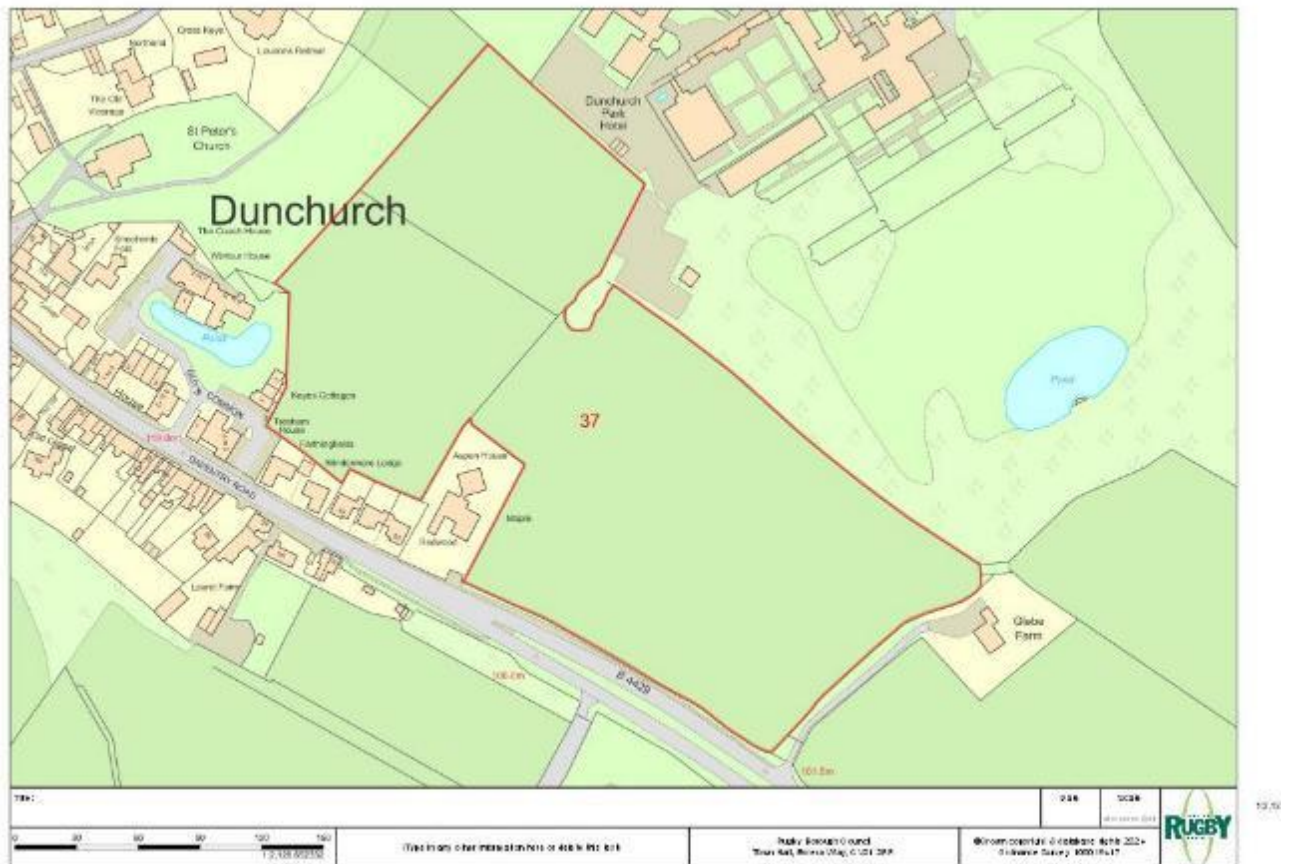


View from the southern edge of the site looking west.



View from the PROW in the centre of the site looking east.

Site 37: Daventry Road, Dunchurch



Site reference	37
Site name	Daventry Road, Dunchurch
Location	East of Dunchurch
Site size (ha)	5.14ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A reasonably large site that is currently pastureland. It is enclosed on all sides by hedgerows and trees, except the boundary with the churchyard which has a barbed wire fence and brambles.				M/L	
Landform	The site is sloping from west to east (i.e. it is higher the closer you get to the village along Daventry Road).				M/L	
Landcover (including biodiversity)	The site is entirely greenfield/pastureland aside from a single mature oak tree in the western side of the site.				M/L	
Man-made influences	None in the site itself. To the west and southwest are residential dwellings along the Daventry Road. To the northwest is the church and churchyard of the village.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has some scenic quality and is of a semi-rural character given its location on the edge of a settlement.			M		
Remoteness/tranquillity	On the eastern side of the site it does not seem tranquil at all - noise from traffic is persistent. On the western side this is less prevalent. The site does not feel remote given its proximity to the settlement of Dunchurch.					L
Visual						
Skyline and settings	From within the site, the skyline to the west prominently features the spire of the nearby church. To the east are expansive views which appears to reach as far as Braunston.		H/M			
Movement	Traffic is visible from the eastern section of the site, although signs of movement are reduced from the western side.				M/L	
Visibility, key views, vistas and typical receptors	The site is currently highly visible from the churchyard, which serves as a vantagepoint for expansive views to the east.		H/M			

Views to and from important landscape and cultural heritage features	The western/northern part of the site is surrounded by listed buildings (the church, cottages, Dunchurch Park hotel) and has a listed park and garden to the north (the grounds of Dunchurch Park Hotel). These are visible from within the site.		H/M			
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site has some limited recreational value due to the PROW which is used by dog walkers. It also has some scenic quality drawn from its role as the setting for heritage assets.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has some visual value due to the views of the church and Dunchurch Park Hotel, and because of the significant views to the east from the churchyard which development may obscure.		H/M			
Mitigation potential	Ensuring development acts to frame existing views. Maintaining the PROW. Maintaining the enclosure of the site.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of a pastoral field enclosed by hedgerows. The western section of the site is distinguished from the eastern section due to its proximity to the church/churchyard and increased tranquillity due to its greater distance from the roads. These aspects, along with the expansive views from east to west, and the recreational value derived from the PROW make the site more sensitive to change.			M		



View from the eastern side of the site, looking up at the western side of the site.



View from the northwestern boundary of the site looking west at St Peter's Church.



View from the western boundary of the site, looking east across the site to the expansive views in the distance.

Site 38: Drive Field, Bilton Grange School, Dunchurch



Site reference	38
Site name	Drive Field, Bilton Grange School, Dunchurch
Location	Bilton Grange School, north of Dunchurch
Site size (ha)	0.45ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Urban
Date of site visit	08/08/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a very small site that is currently amenity space running alongside the driveway to Bilton Grange School, located to the north of Dunchurch. The site is mostly enclosed by low metal and wooden fences. There are some shrubs along the southern boundary, and large protected trees to the north, but these do little to screen the site.		H/M			
Landform	The site is flat and has no distinctive landform features.					L
Landcover (including biodiversity)	The whole of the site is covered in mown grass. There are some low level shrubs along the western boundary, and mature protected trees are located just outside the site's eastern boundary.					L
Man-made influences	Within the site there are no man-made influences, except for the mown grass. Fences bound the site on all sides, and just outside the boundaries of the site there are residential dwellings in all directions. To the west there is the A426 (Rugby Road), and to the north is Bilton Grange driveway.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has an attractive character due to its proximity to a registered park & garden and the protected trees that line the school driveway, but otherwise, it feels fairly urban given the proximity of dwellings and the main road.				M/L	
Remoteness/tranquillity	The site does not feel remote due to the prominence of residential dwellings in almost all directions. Its tranquillity is limited, particularly to the northwest, by the noise of traffic on the Rugby Road (A426).				M/L	
Visual						
Skyline and settings	Skylines from within the site are primarily composed of the adjacent buildings and trees, including two listed buildings (Inner Lodge and Rugby Road Lodge).				M/L	
Movement	Frequent movement of traffic along the Rugby Road (A426). Occasional movement of traffic along Bilton Grange driveway.					L

Visibility, key views, vistas and typical receptors	The site is highly visible from the Rugby Road and Bilton Grange Driveway, including the properties on these roads, as well as those to the north of Earle Gardens and Homefield Lane. Parts of the site are also visible from the northern playing fields of Bilton Grange.		H/M			
Views to and from important landscape and cultural heritage features	Clear intervisibility with Inner Lodge and Rugby Road Lodge (Grade II) and limited views of the taller parts of the main Bilton Grange school building (Grade II*). Intervisibility with parts of the wider grounds of the school (registered park and garden).		H/M			
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The value of the landscape is primarily derived from its role in acting as a setting for listed heritage assets.		H/M			
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The visual value of the site is primarily derived from its intervisibility with listed heritage assets.		H/M			
Mitigation potential						
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a very small site that is currently amenity green space running alongside the driveway to Bilton Grange School, located to the north of Dunchurch. It has a flat, unremarkable landform and is in close proximity to existing residential dwellings. Sensitivities will primarily arise from its proximity to listed heritage assets.		H/M			

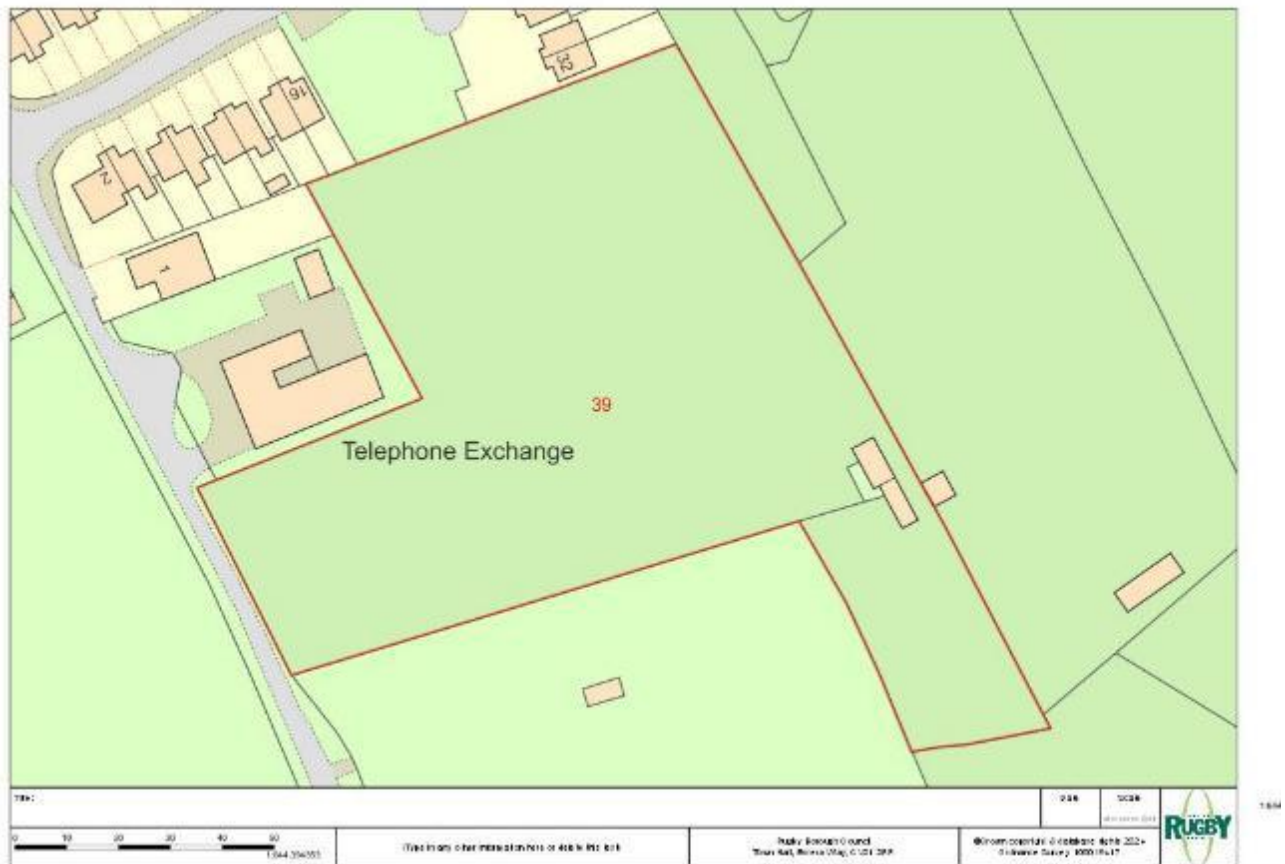


View from the northwestern edge of the site (Rugby Road) looking southeast towards Inner Lodge and Bilton Grange.



View from the western corner of the site looking northeast across the site with Rugby Road Lodge in the background.

Site 39: Dyers Lane, Wolston



Site reference	39
Site name	Dyers Lane, Wolston
Location	Southern edge of Wolston
Site size (ha)	1.04ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	19/09/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a small site comprising a single field of pastureland on the southern edge of Wolston. To the north are residential dwellings of Lammas Court, to the west is Dyers Lane, to the south is Wolston Cemetery, and to the east is farmland. The site is enclosed on all sides by hedges and trees, except to the north, where it is only enclosed by a low wooden fence, and facing onto the telephone exchange, where there is only a low wire fence.				M/L	
Landform	The site is flat with no remarkable landform features.					L
Landcover (including biodiversity)	The site is entirely covered by grass, except for a small animal shelter in the southeastern corner. The southern, eastern and western boundaries have hedgerows and trees.					L
Man-made influences	None within the site, except for the small livestock shelter, the fences on the boundaries, and the gate onto Dyers Lane. Directly outside the site, and visible from within it, are an old telephone exchange building and residential dwellings.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a semi-rural, edge of settlement character.				M/L	
Remoteness/tranquillity	The site doesn't feel remote, given the proximity of houses, but it is quite tranquil. The only noise that could be heard was that of traffic in the distance, and occasionally of children playing in the nearby recreation ground.			M		
Visual						
Skyline and settings	Skylines seen from within the site feature the trees and shrubs of the site boundary, the telephone exchange building, the dwellings of Lammas Court, and the small chapel within Wolston Cemetery.				M/L	
Movement	Minimal movement could be seen from the site. Dyer Lane is not a through-road and no traffic was observed on it.		H/M			

Visibility, key views, vistas and typical receptors	There are views into the site from Dyers Lane and from sections of Lammas Court.				M/L	
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The only value the landscape has is derived from the natural value of the trees and hedgerows along its boundaries.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The visual value of the site is minimal.					L
Mitigation potential	Enhance the screening of the site onto Dyers Lane and Lammas Court.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a small site comprising a single field of pastureland on the southern edge of Wolston. It is bordered by residential dwellings, a cemetery, and a single track road. The landscape has minimal value in its current form, and views into the site are limited to the houses and road that directly border it. Sensitivities are only likely to arise from the relative tranquillity of the area.					L



View from the southwestern corner of the site (Dyer's Lane), looking northwest with the telephone exchange to the far left and a house on Lammas Court to the left.

Site 40: East of Kilsby Lane, Hillmorton



Site reference	40
Site name	East of Kilsby Lane, Hillmorton
Location	On the southern edge of Hillmorton
Site size (ha)	4.85ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	08/08/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a medium sized site comprised of several grassland fields on the southern edge of Hillmorton, just outside the settlement boundary of Rugby town. The site is partially enclosed by shrubs and trees to the south and east, however, to the west and north the site is mostly only enclosed by low fencing.			M		
Landform	The site slopes gently downwards from north to south.					L
Landcover (including biodiversity)	Except for a few livestock shelters, the site appears to be entirely covered in grass and scrub. There are remnants of some hedgerows which would have once separated the fields which comprise the site, but these are extremely patchy.				M/L	
Man-made influences	Within the site the only man-made influences are the fencing and evidence of use of the land as pasture. Immediately outside the site are residential dwellings and Kilsby Lane.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a semi-rural, edge of settlement character.				M/L	
Remoteness/tranquillity	The site does not feel remote given its proximity to the edge of Rugby town. It is not particularly tranquil either because of the noise of traffic from Kilsby Lane and the A428 (Crick Road).					L
Visual						
Skyline and settings	There are expansive views from the site to the south and east. Skylines in this direction feature undulating countryside, farm buildings and wind turbines. Skylines to the north only feature the dwellings of the A428 and the shrubs/trees of their gardens.			M		
Movement	Fairly regular movement of traffic along Kilsby Lane.				M/L	

Visibility, key views, vistas and typical receptors	The site can be seen from the upper floors of the residential dwellings along the A428 (Crick Road) and from the northern part of Kilsby Lane.				M/L	
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site has low overall landscape value. It has some natural value in its vegetation but is relatively weak in its quality and condition.					L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has some visual value because of the expansive southwards views that can be gained from it.			M		
Mitigation potential	Arrange development to maintain views to the south.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a medium sized site comprised of several grassland fields on the southern edge of Hillmorton, just outside the settlement boundary of Rugby town. The site is gently sloping and has no remarkable landform features. It is overlooked by residential dwellings to the north, and there are expansive views southwards from the higher points of the site. These aspects are what give rise to some limited sensitivities.				M/L	

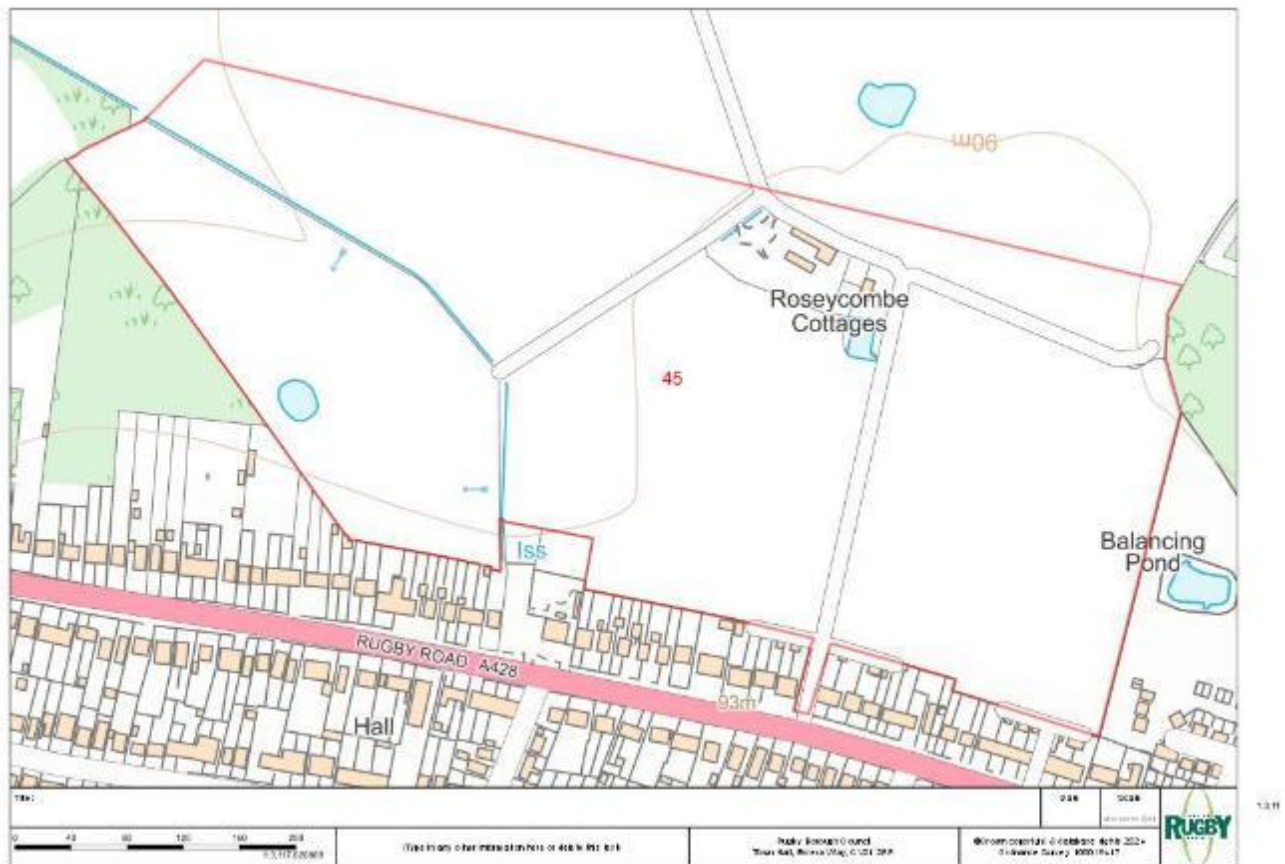


View from Kilsby Lane looking southeast across the site.



View from Kilsby Lane looking north towards the houses of Crick Road.

Site 45: Rugby Road, Binley Woods



Site reference	45
Site name	Rugby Road, Binley Woods
Location	North of Binley Woods
Site size (ha)	21.45
Development type	Mixed use
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore Parklands
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site’s southern edge is at the back of houses which front Rugby Road. The site extends over several large fields and includes tracks, a farm house and some ponds. It is bound by maintained hedgerows and there are some mature trees present.				M/L	
Landform	The site is relatively uniform and flat without specific features, there is a pond in the western half of the site and another close to the farmhouse which wasn’t viewed during the visit.					L
Landcover (including biodiversity)	The site is relatively regular with uniform covering, there are some ponds on the site.				M/L	
Man-made influences	There is a farmhouse towards the northern boundary of the site. The southern boundary overlooks the back of dwellings which front Rugby Road. There are paved driveways, tracks and other farm buildings present on the site.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site’s southern edge is at the back of houses which front Rugby Road. The site extends over several large fields and includes tracks, a farm house and some ponds. It is bound by maintained hedgerows and there are some mature trees present.				M/L	
Remoteness/tranquillity	The site is not wild or remote, however being set back from surrounding roads is relatively peaceful. There are obvious signs of modern human activity and development to the immediate south of the site.				M/L	
Visual						
Skyline and settings	The site does not provide a prominent skyline, nor historic landmarks, although there is a Grade II listed farmhouse approximately 350m north of the site. Views of the skyline north east include the adjacent woodland.				M/L	
Movement	No moving agricultural machinery were sighted during the visit however they would be expected given surrounding uses. The Coventry Eastern Bypass is a short distance to the west of the site. Notwithstanding this the site was relatively free of movement.			M		

Visibility, key views, vistas and typical receptors	The south of the site is the back of dwellings facing Rugby road. There are no key views or vistas. There is a Grade II listed farmhouse approximately 350m north of the site, which would be visible from the northern boundary and at other points on the site.					L
Views to and from important landscape and cultural heritage features	The farmhouse on site is not on the Heritage Register, however there is a farmhouse a few hundred metres to the north of the site, Old Lodge Farmhouse, which is Grade II listed. There are also views towards New Close Woods.				M/L	
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site is relatively uniform and not rare in terms of any landscape features. There is no public access. It is relatively tranquil but has limited recreational or scenic values. The site's hedgerows seemed well maintained and adjacent to the site is New Close and Birchley Wood which is a designated Local Wildlife Site.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has low visual with views limited by boundary trees and few visual receptors beyond properties on Rugby Road.					L
Mitigation potential	Careful design to the backs of houses to the south would need to be considered.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site extends over several large fields and includes tracks, a farm house and some ponds. It is bound by maintained hedgerows and there are some mature trees present. The “backland” nature of the site means that the site is relatively tranquil, notwithstanding its location close the Coventry Eastern Bypass. There are few/no public views of the site. The site's sensitivity is derived from its position as a setting for New Close Wood and potentially Lodge Farmhouse.				M/L	

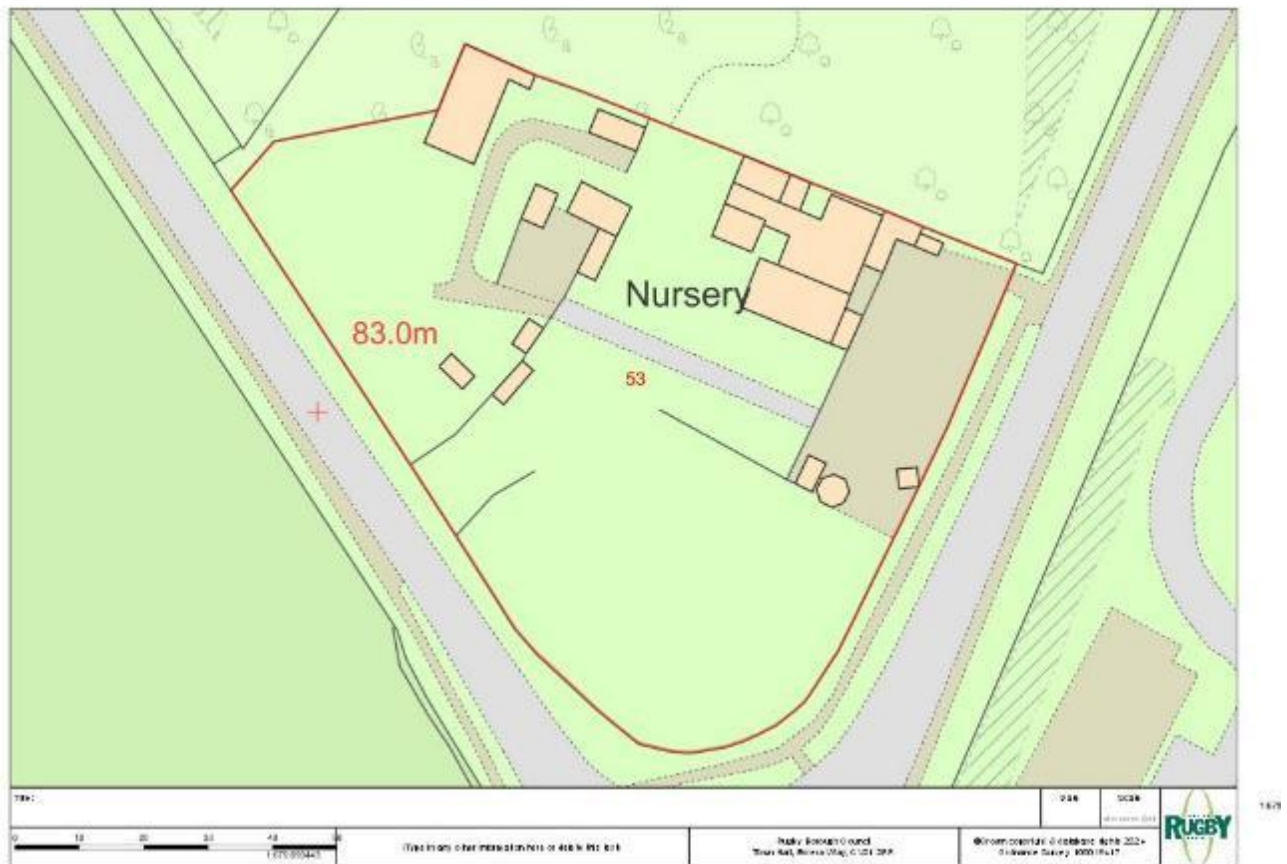


View from a central point of the southern boundary, looking north-west, note electricity line running across site.



View from the central point of the southern boundary, looking north-east.

Site 53: Oxford Road, Ryton-on-Dunsmore



Site reference	53
Site name	Oxford Road, Ryton
Location	South of Ryton-on-Dunsmore
Site size (ha)	0.76ha
Development type	Residential or Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Urban
Date of site visit	19/09/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a small site located on the Oxford Road-Leamington Road roundabout to the south of Ryton-on-Dunsmore. The site is enclosed by trees and shrubs to the north and southwest (Oxford Road), and enclosed only by wooden fencing and trees to the southeast (Leamington Road).				M/L	
Landform	The site is mostly flat, but slopes downwards slightly towards the roundabout.					L
Landcover (including biodiversity)	The site is mostly covered by the sheds and polytunnels of the garden nursery that occupies the site. On the eastern side there is a gravel car park and an area of grass with some wildflower/scrub on the southern edge. The shrubs and trees located along the boundaries will have some biodiversity value.				M/L	
Man-made influences	The buildings and car park of the nursery, fences along the boundary, and telephone wires crossing a northeastern section of the site. Immediately outside the site is a roundabout where two A roads intersect (Oxford and Leamington Road).					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has minimal scenic quality.					L
Remoteness/tranquillity	The site does not seem remote or tranquil. Noise from the frequent traffic along the Oxford and Leamington Roads is prominent.					L
Visual						
Skyline and settings	Skylines seen from the site are primarily composed of the trees and shrubs of this site and those nearby. Although it is close by, Prologis cannot be seen as it is screened.					L
Movement	Frequent movement of traffic along Leamington Road can be seen from within the site.					L

Visibility, key views, vistas and typical receptors	The site is only visible from the roundabout, Leamington Road, and southernmost part of the nearby leisure centre (on Leamington Road).					L
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape has a small amount of natural value due to its green boundaries.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has minimal visual value.					L
Mitigation potential	Maintain the existing green boundaries.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a small site located to the south of Ryton-on-Dunsmore, next to two A roads (Oxford and Leamington Road). It is enclosed by trees and shrubs that restrict the views into and out of the site, except for the boundary with Leamington Road. Most of the site, which has an unremarkable landform is already developed. Minimal sensitivities are likely to arise from development.					L

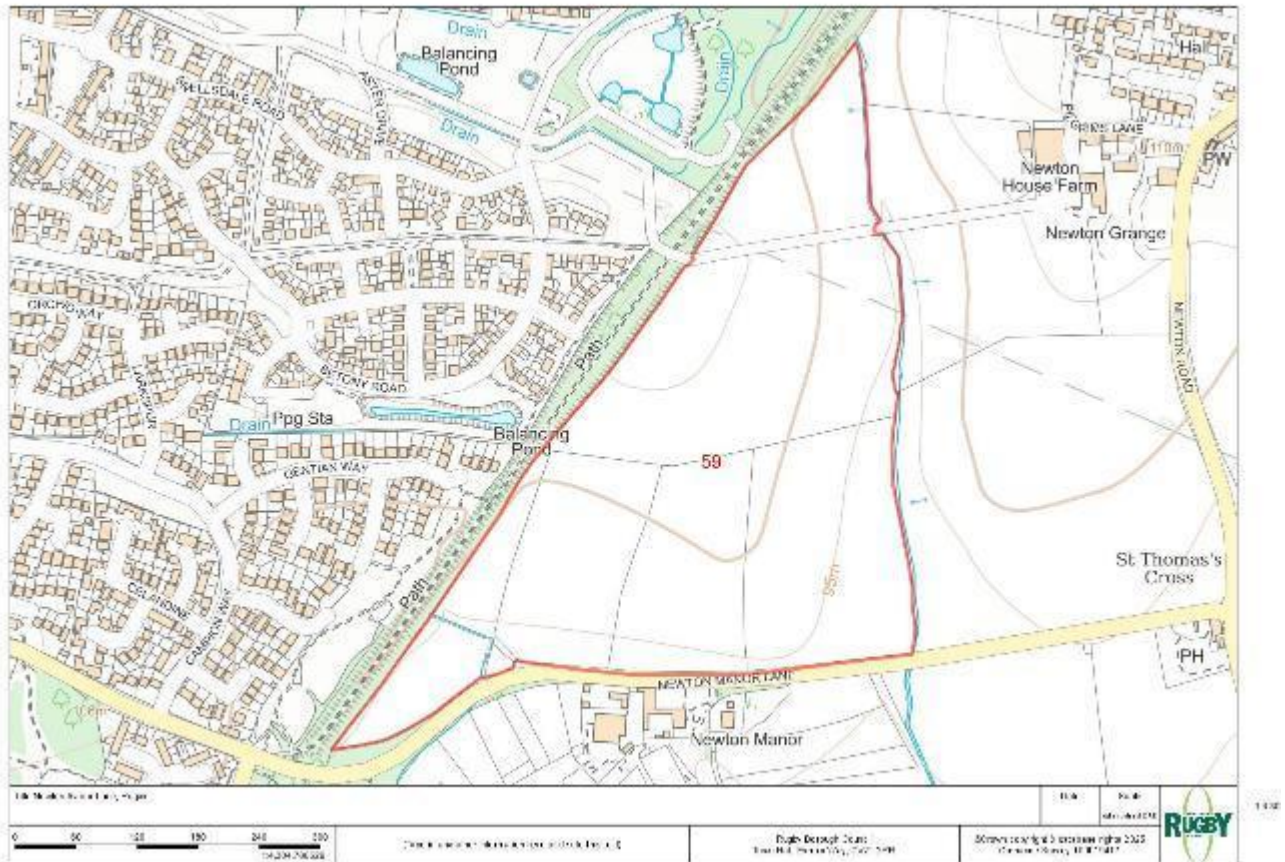


View from the car park on the east of the site looking west.



View from the car park on the east of the site looking south.

Site 59: Newton Manor Lane, Rugby



Site reference	59
Site name	Newton Manor Lane, Rugby
Location	Southwest of Newton
Site size (ha)	25.37ha
Development type	Residential
National Character Area	Leicestershire Vales
Landscape Character Area	High Cross Plateau – Village Farmlands
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A large site composed of seven fields of varying sizes located between Brownsover/Coton Park and Newton. The site is enclosed by hedgerows, except for the eastern section of the boundary running along Newton Manor Lane which is fenced, and the western edge of the site which is enclosed by trees of the Great Central Walk.				M/L	
Landform	The site slopes down to the watercourse (a tributary to the River Avon) which runs through the centre of the site from north to south.			M		
Landcover (including biodiversity)	The site appears to be covered by arable farmland and green fields/pastureland. Significant hedgerows divide the fields that comprise the site, and within these there appear to be a large number of mature trees. A brook/watercourse flows through the site from north to south.				M/L	
Man-made influences	Fences, gates and pens. No buildings in the site, but there are electricity pylons and overhead lines. Newton Road is immediately to the east of the site and Newton Manor Lane is to its south.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a rural agricultural character, through this is diminished in the south of the site by the busy Newton Manor Lane.				M/L	
Remoteness/tranquillity	The site does not feel particularly remote due to its proximity to busy roads and, beyond the Great Central Walk, to the residential areas of Brownsover and Coton Park. Because of the road traffic it is not very tranquil either.				M/L	
Visual						
Skyline and settings	Looking south from the higher points of the site, there are middle-distance views of agricultural fields, hedgerows and trees. From the lower points of the site the views are restricted to short distances. Views to the north of Newton are likely limited by field boundaries and trees. From higher points of the site the Rugby skyline and industrial units at Coton Park are visible.				M/L	

Movement	There were near constant streams of traffic on Newton Manor Lane at the time of visiting.					L
Visibility, key views, vistas and typical receptors	Views into the site are from Newton Manor Lane, and potentially from Newton House Farm (to the north). The site is not visible from Brownsover or Coton Park – it is blocked by the Great Central Walk. However, views from the Great Central Walk are possible, albeit heavily filtered by vegetation. There are wider views from the PROWs to the north and in the eastern most field.				M/L	
Views to and from important landscape and cultural heritage features	Views to and (heavily filtered by vegetation) from the Great Central Walk Local Nature Reserve.			M		
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The value of the landscape is mainly drawn from its natural or semi-natural features – the hedgerows, mature trees, and River Avon tributary.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site provides rural views to those using Newton Manor Lane and those crossing the PROWs to the north and east.				M/L	
Mitigation potential	Maintain or enhance the two PROWs that cross the site. Layout the site to ensure it is screened from Newton. Retain the existing hedgerows and trees.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a large site composed of seven fields located between Brownsover/Coton Park and Newton. The site's rural character is diminished by constant noise and movement from traffic along nearby roads. Sensitivity to change is most likely to arise from the PROWs and natural or semi-natural elements of the site (including a river tributary).				M/L	

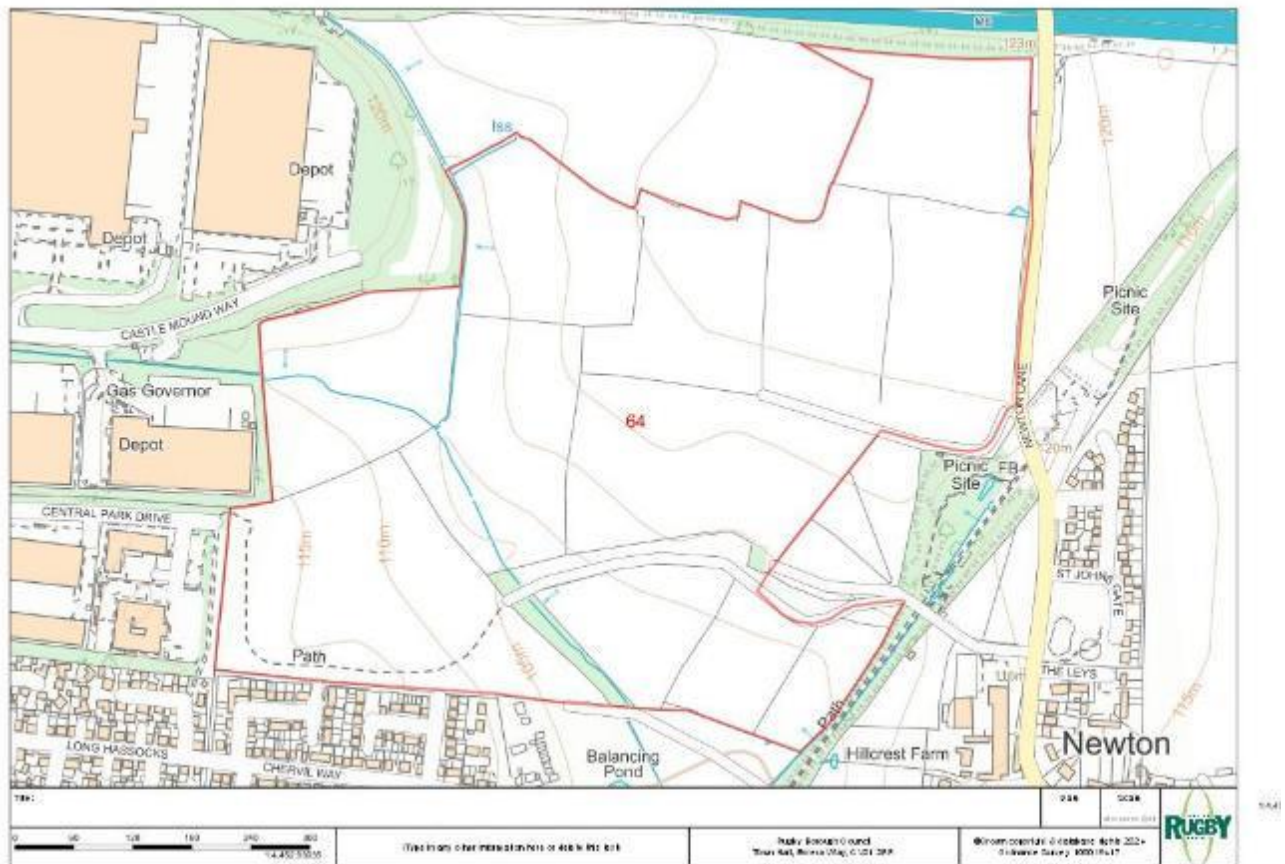


View from the eastern edge of the site (Newton Road) looking east.



View from the southwestern corner of the site (off Newton Manor Lane) looking to the northeast.

Site 64: Coton Park East, Central Park Drive, Rugby



Site reference	64
Site name	Coton Park East, Central Park Drive, Rugby
Location	East of Coton Park, Northwest of Newton
Site size (ha)	35.97ha
Development type	Residential or Employment
National Character Area	Leicestershire Vales
Landscape Character Area	High Cross Plateau – Open Plateau & Village Farmlands
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	<p>A large site consisting of nine fields which appear to be grassland/pastureland, located between Coton Park (to the south and west), Newton (to the east) and the M6 (to the north). The site is enclosed by hedgerows, shrubs and trees, but these boundaries are fragmented in part.</p> <p>Permission was given in 2023 for the erection of 475 dwellings, but the developer has now proposed developing the site for employment uses via the CFS.</p>					L
Landform	<p>The site has an undulating topography, falling from high points to the northeast and southwest to a lower corridor (containing a tributary to the River Avon) which passes through the central part of the site.</p>					L
Landcover (including biodiversity)	<p>The fields to the southwest of the site appear to be unmanaged grassland which, in combination with the hedgerows and boundary trees, and the River Avon tributary, may provide some biodiversity value. The fields to the northeast appear to be pastureland and have less natural value.</p>				M/L	
Man-made influences	<p>Aside from some fencing, gates and a PRoW, there are few man-made influences in the site. However, there are man-made influences in close proximity on all sides of the site, including the industrial estate to the west, residential dwellings to the south, M6 to the north, and Newton Lane to the east.</p>				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	<p>The site has an open, agricultural character, although this is diminished by the proximity of the site to the built-up area of Rugby town.</p>				M/L	
Remoteness/tranquillity	<p>The centre of the site is likely to feel more remote and tranquil than the edges where adjoining developments can be seen and where noise from traffic is prevalent (such as to the north from the M6).</p>				M/L	
Visual						
Skyline and settings	<p>From the higher points in the site the skyline to the west is dominated by the warehouses of Coton Park industrial estate.</p>					L

Movement	Movement from traffic on Newton Lane is frequent and is constant from traffic along the M6. However, in the central, low section of the site this is not prevalent.				M/L	
Visibility, key views, vistas and typical receptors	There is some intervisibility between the site and Coton Park industrial estate and residential area, though this is likely to be screened by vegetation in places. Likewise for the village of Newton.					L
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The value of the landscape is limited to the recreational value derived from the PROW and the natural value derived from the hedgerows, trees, river tributary and the semi-natural grassland areas.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The visual value of the site is low. There are no iconic views or views from designated heritage assets.					L
Mitigation potential	Maintain or enhance the existing field boundaries (hedgerows, trees, shrubs). Retain the PROW. Screen views from Newton village.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of nine fields which appear to be grassland/pastureland. It's landscape and visual value is low. Some sensitivities arise from the recreational value of PROWs, the natural value of the site (particularly in the southwest) and potential views of the site from Newton village.				M/L	

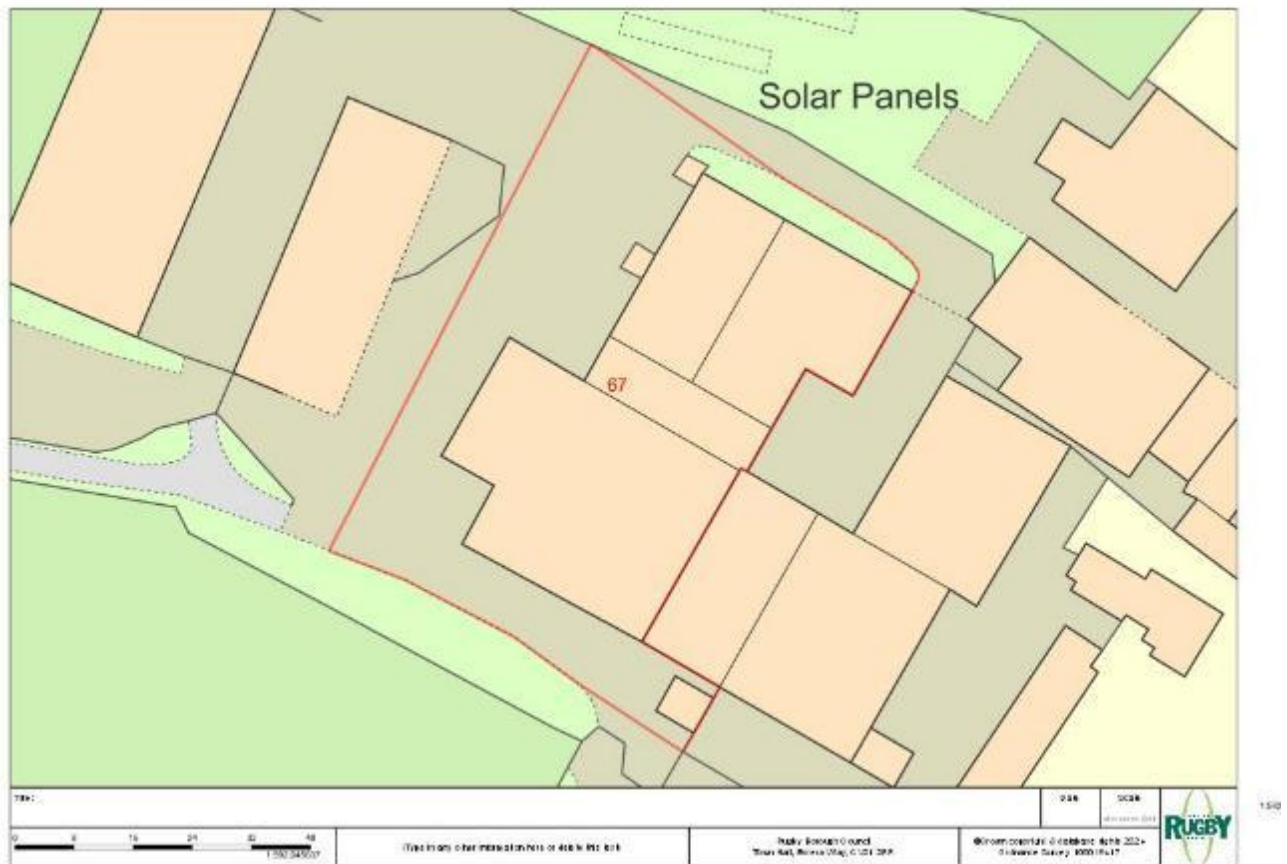


View from the east of the site (Newton Lane) looking west with warehouses of Coton Park industrial estate in the background.



View from the east of the site (Newton Lane) looking southwest.

Site 67: Manor Barns, Wibtoft



Site reference	67
Site name	Manor Barns, Wibtoft
Location	Wibtoft
Site size (ha)	0.36ha
Development type	Employment
National Character Area	Leicestershire Vales
Landscape Character Area	High Cross Plateau – Open Plateau
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is very small. It is a section of a larger location which contains agricultural buildings and agricultural buildings converted for commercial use. The site is enclosed on all sides by boundary walls, and is further enclosed to the southeast and northwest by buildings that are part of the same address.			M		
Landform	The site appears to be entirely flat, although views were limited to the southern section.					L
Landcover (including biodiversity)	The site is entirely covered by existing buildings and the tracks which trail around them. The site holds no biodiversity value.					L
Man-made influences	On the site itself there is the barns and the tracks which trail around them, as well as the boundary walls and gate. To the southwest (outside the site) are residential dwellings.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	Low due to the brownfield nature of the site.					L
Remoteness/tranquillity	The site is fairly tranquil. Agricultural machinery could be faintly heard in the background, and there was some noise from the vehicles that very occasionally passed the site via Green Lane. It does not feel remote due to its present use and proximity to the dwellings of Wibtoft.				M/L	
Visual						
Skyline and settings	The skyline to the north was obscured by the buildings that are currently in place on the site. The skyline to the southwest consisted of middle distance views of fields and trees.					L
Movement	There was some movement from the vehicles which occasionally passed the site on Green Lane, and a lorry that was exiting the site along its private track.			M		
Visibility, key views, vistas and typical receptors	Visibility of the site is currently highly restricted due to the presence of buildings and a boundary wall which enclose it. Views into the site are mainly from the dwellings to the southeast, and the farmland to the southwest.					L
Views to and from important landscape and cultural heritage features	None.					L

Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape has very little value due to its present brownfield status. The only positive aspects are its relative tranquillity and the low-level of movement.					L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has minimal visual value – visibility of the site is restricted, the skylines aren't prominent, and there are not any views to/from designated heritage assets.					L
Mitigation potential	Maintaining or enhancing the screening of the site.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site is part of a larger location which contains agricultural or formerly-agricultural buildings. Given its brownfield nature, the site has minimal landscape value, and views to and from the site are quite limited.					L



View of the site from the gate located at its southeastern corner.



View from the southern boundary of the site of the farmland to the south.

Site 69: Land Between Hinckley Road and the M69, Hinckley



Site reference	69
Site name	Land between Hinckley Road and the M69, Hinckley
Location	South of the M69-A5 junction
Site size (ha)	1.66ha
Development type	Employment
National Character Area	Leicestershire Vales
Landscape Character Area	High Cross Plateau – Open Plateau
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	A small site that is currently laid to hardstanding. The site has metal fencing surrounding it and some tall conifers along part of its boundary with the M69, but is otherwise quite open.				M/L	
Landform	The site appears to be entirely flat. It is slightly lower than the Hinckley Road which lies directly to its south.					L
Landcover (including biodiversity)	The site is almost entirely covered by hardstanding. The only natural elements are the trees located around its boundaries.					L
Man-made influences	The site is currently being used for the purposes of open storage and the parking of lorries and vans. Its entrance features a large electronically controlled gate and a shed/outbuilding. The M69 runs across the entire northern span of the site and the Hinckley Road is immediately to the south.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has very little scenic quality. It's character is determined by its present use and proximity to the M69					L
Remoteness/tranquillity	The site is extremely noisy due to its proximity to the M69 and Hinckley Road. For the same reasons it does not feel remote.					L
Visual						
Skyline and settings	The skylines are only short to middle distance due to the flat landform. To the north the skyline is dominated by the M69. To the south the skyline is comprised of trees and fields.					L
Movement	Constant movement along the M69 and Hinckley Road, and irregular movement into and out of the site itself.					L
Visibility, key views, vistas and typical receptors	The site is highly visible from the Hinckley Road and the M69. Views of the site may also be gained from parts of Leicester Grange Farm, which is likely to be a landscape of greater sensitivity.				M/L	
Views to and from important landscape and cultural heritage features	None.					L

Value					
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site has virtually no landscape value in its present form.				L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	No features are present which would give the site visual value.				L
Mitigation potential	Improved screening of the site to the south (towards Leicester Grange Farm).				
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site, which is enclosed by the M69 and the Hinckley Road, is laid to hardstanding and currently being used as a storage area. It has very little landscape or visual value and therefore is considered to have minimal sensitivity to change.				L

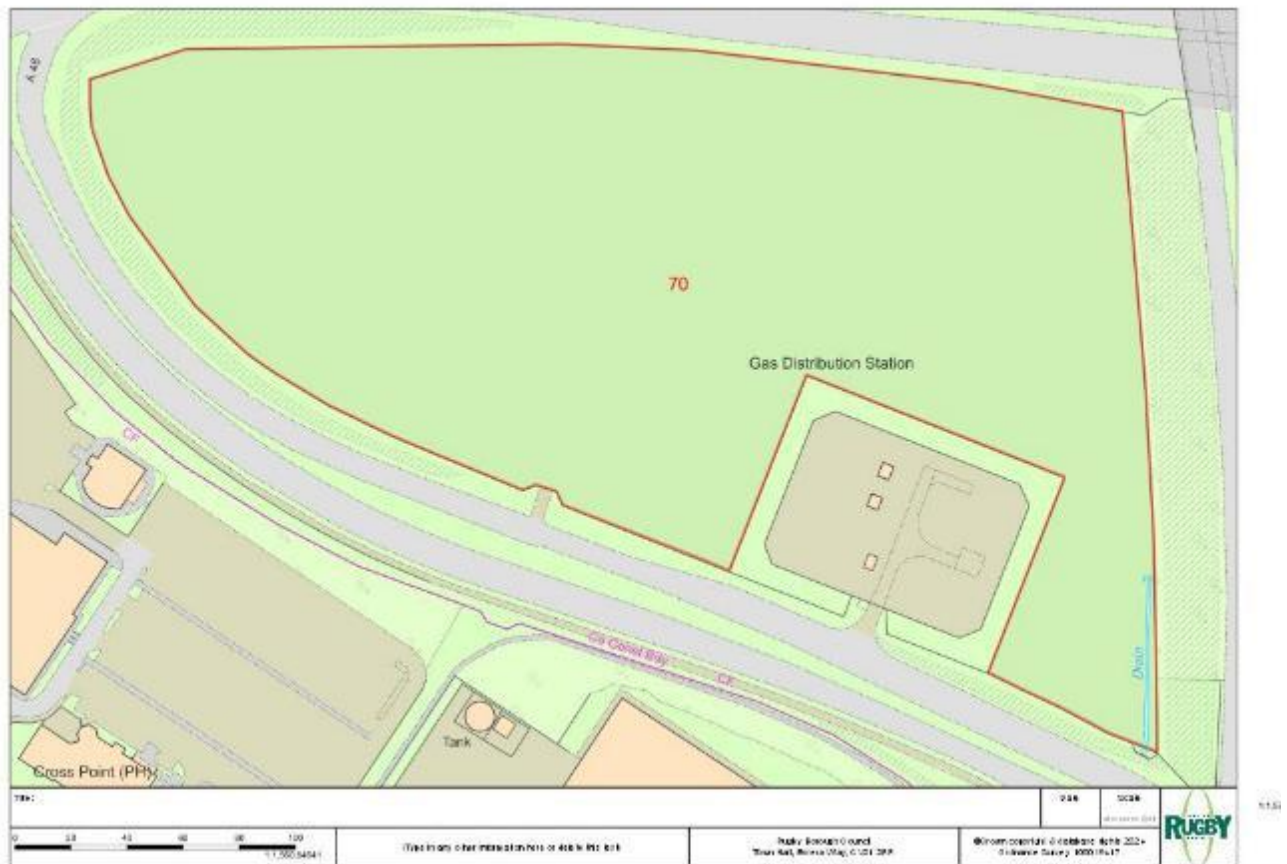


View into the site looking north from the Hinckley Road.



View from the southern boundary of the site, looking south at the grounds of Leicester Grange Farm.

Site 70: Land south of M6 Jctn 2, Ansty



Site reference	70
Site name	Land south of M6 Jctn 2, Ansty
Location	South of Ansty
Site size (ha)	5.28
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore Parklands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is an approximate triangle, bound by roads to access the M6 and the M69. It is comprised of a medium sized field and a small area of hardstand, which are delineated by poorly manged hedgerows.					L
Landform	Relatively flat topography, minimal features, relatively uniform.					L
Landcover (including biodiversity)	The site comprises pastoral fields so uniform landcover with poorly manged hedges bounding this.					L
Man-made influences	The site is largely free from man-made influences, apart from obvious pastoral uses and the hardstand. However, it is surrounded by transport infrastructure.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site is dominated by the surrounding motorways.					L
Remoteness/tranquillity	The presence of the M6 and M69 significantly reduces the level of tranquillity.					L
Visual						
Skyline and settings	The skyline is primarily shaped by hedgerows and trees, although the presence of the motorways is evident.					L
Movement	Movement along the motorways is quite evident, despite the screening provided by hedgerows.					L
Visibility, key views, vistas and typical receptors	Long distance views from withing the site are limited by the presence of hedgerows, trees and motorways.					L
Views to and from important landscape and cultural heritage features	There are no known landscape or cultural heritage features within or adjacent to the site that are likely to be affected by the development proposals.					L
Value						
Landscape value <ul style="list-style-type: none">• Strength of landscape character/quality and condition• Rarity• Geological, topographical, geomorphological• Historic landscape• Natural value• Recreational value• Scenic – aesthetic, perceptual, experiential	There is no public access. The site has very limited natural, scenic or recreational value.					L

<p>Visual value</p> <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	<p>A public right of way runs along part of the southern boundary, and from this the public may enjoy some views across the site, however the area is dominated by motorways. Road users may notice a largely rural and undeveloped site, and views from PRowWs would be varied due to varying levels of enclosure from hedgerow and tree cover. There are no known views to iconic features or valued community views.</p>						L
Mitigation potential	<p>Additional tree planting along roads can help to soften views and integrate new buildings into the landscape. Areas of woodland could be maintained and expanded. The existing right of way could be enhanced and protected.</p>						
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	<p>The site is bound by ramps taking traffic between the M6 and M69 at the Ansty Interchange. The site's character is dominated by noise and movement from traffic along nearby roads.</p>						L



View from the A46/Coventry Eastern Bypass looking north into the site. [Source: Google Street View]

Site 72: Land north of London Road, Ryton-on-Dunsmore



Site reference	72
Site name	Land north of London Road, Ryton on Dunsmore
Location	North of Prologis Park, Ryton-on-Dunsmore
Site size (ha)	1.46ha
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The land is approximately rectilinear in shape, surrounded by industrial activities including sewage works to the north. It fronts London Road/A45. There are some mature trees on some edges but the site is mostly a field.					L
Landform	The land form is relatively flat, sloping downwards away from the road.					L
Landcover (including biodiversity)	The land appears to be pasture, with mature trees and less maintained groundcover along the northern and western edges.				M/L	
Man-made influences	There is a shed or barn structure on site, and low fences and some hardstand. Man-made features surround the site.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	Low scenic quality.					L
Remoteness/tranquillity	The site is between a dual carriage way, a sewage works and other industrial uses.					L
Visual						
Skyline and settings	Skyline dominated by other industrial uses.					L
Movement	The site is between a dual carriage way, a sewage works and other industrial uses.					L
Visibility, key views, vistas and typical receptors	No nearby residential development was observed. No key views were observed.					L
Views to and from important landscape and cultural heritage features	None were observed.					L

Value					
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The quality/condition of the landscape is weak. The scenic value is very low and the site is strongly influenced by surrounding uses.				L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Views into the site are limited to glimpses from vehicles on the A45.				L
Mitigation potential	Development could use landscaping as a buffer to screen out surrounding land uses if appropriate.				
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site is comprised by a small field partially enclosed by trees and vegetation. The site is surrounded by industrial uses. There are no cultural heritage or historic features within the site or surrounding landscape. There are no public rights of way.				L



View from the southeastern corner of the site looking northwest.



View from the southeastern corner of the site looking northwest.

Site 74: Lions Fields, Bilton Grange School, Dunchurch



Site reference	74
Site name	Lions Field, Bilton Grange School, Dunchurch
Location	North of Dunchurch
Site size (ha)	0.8ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Farmlands
Date of site visit	08/08/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a small site that is currently used as amenity space/a playing field within the grounds of Bilton Grange School, just to the north of Dunchurch. Residential dwellings are to the northeast and southwest of the site, the A426 is to the northwest, and to the southeast are the grounds of the school (a registered park and garden). The site is enclosed by a hedgerow on the boundary with the A426, by shrubs and trees on the boundaries with the residential dwellings, and by permeable trees on the boundary with the rest of the grounds of the school.			M		
Landform	The site is flat with no distinctive landform features.					L
Landcover (including biodiversity)	The site is entirely covered by grass, except for a single tree to the northeast. The site boundaries feature a considerable number of mature trees, shrubs and hedgerows that will carry biodiversity value.				M/L	
Man-made influences	None within the site. Immediately outside the site are an electricity substation, residential dwellings, and a major road (A426).				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has an attractive edge-of-settlement character. It almost feels like a large private garden.			M		
Remoteness/tranquillity	The site is somewhat tranquil, but this is diminished substantially by the noise of traffic from the A426 (Rugby Road).				M/L	
Visual						
Skyline and settings	The skylines seen from within the site are of the dwellings and green field boundaries in the near distance, including the protected tall trees that line Bilton Grange Drive. To the southeast glimpses of the main school buildings can be seen.				M/L	
Movement	Frequent movement of traffic along the A426 (Rugby Road) can be seen.					L

Visibility, key views, vistas and typical receptors	The site is visible from the A426 and from within the grounds of Bilton Grange School.		H/M			
Views to and from important landscape and cultural heritage features	Views of the registered park and garden (Bilton Grange).		H/M			
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape has some value due to its good condition and the role it plays as a setting for a registered park and garden.			M		
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has some visual value due to its intervisibility with a registered park and garden.			M		
Mitigation potential	Maintain the existing green boundaries and enhance them along the boundary with the grounds of Bilton Grange.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a small site that is currently used as amenity space/a playing field within the grounds of Bilton Grange School, just to the north of Dunchurch. The site is reasonably well enclosed by green boundaries, but is fairly open onto the rest of the school's grounds to the southeast (which are a registered park and garden). The intervisibility of the site with the registered park and garden, and the role it plays in providing a setting, are where sensitivities primarily arise from.			M		



View from the northwest boundary (Rugby Road) looking southeast across the site.



View from the northwest boundary (Rugby Road) looking south with Rugby Road Lodge on the right.

Site 75: Lea Crescent, Newbold-on-Avon



Site reference	75
Site name	Lea Crescent, Newbold-on-Avon
Location	Southwest of Newbold-on-Avon
Site size (ha)	0.78ha
Development type	Residential or Community (Sikh Temple)
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is a triangular shape that is bound by a low fence. The western edge is bound by semi mature trees and scrub, then the River Avon, the southern edge is bound by railway, and the eastern edge by Lea Crescent. There is a public right of way across the bottom of the site, indicated by a track across this section of the site. The site is relatively small scale.				M/L	
Landform	The site is relatively flat, gently sloping down from the east to west to the River Avon. It is relatively uniform, simple and relatively featureless.					L
Landcover (including biodiversity)	The site is covered by a manicured lawn, the edges are bound by some semi-mature vegetation and scrub.					L
Man-made influences	The site is contained by a low yellow metal fence. The lawn is clearly maintained. There is a walking track worn into the surface which correlates to the location of the right of way. To the east of the site is Lea Crescent, and across Lea Crescent residential development. To the south of the site is a bus stop, and turning circle for buses, then 5 th Newbold Scout Hall, and south of that the railway line including a bridge crossing the River Avon. To the west of the site is the River Avon, and across this open fields. To the north is residential development, some woodlands, and sporting fields.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	Transport infrastructure runs along the eastern (Lea Crescent) and southern (railway) boundaries. The presence of the railway somewhat dominates the scenic character of the site. In the near distance, the Rugby Cement Plant is clearly visible.					L
Remoteness/tranquillity	The site is situated at the urban fringe, however the proximity of railway infrastructure and visual impact of cement works diminishes levels of tranquillity					L

Visual					
Skyline and settings	The semi mature trees and scrub impede many sight lines, and sightlines available include railway embankment which impacts most views to the south, and Rugby Cement Plant. The semi mature trees and scrub create a sense of enclosure and minimise visible skyline.			M/L	
Movement	Traffic along Lea Crescent was observed to be minimal. There is a bus stop and terminus at the southern end of the site. The railway at the southern end contributes to noise and visual distraction. There is a public right of way at the southern end of the site.				L
Visibility, key views, vistas and typical receptors	Visibility to the site is possible from the residential dwellings across Lea Crescent. It is likely that views are possible from the railway line.				L
Views to and from important landscape and cultural heritage features	There are no known cultural heritage features within the vicinity of the site. The nearest HER listing is a WW2 anti-aircraft gun location, which is some distance across the railway line.				L
Value					
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site is comprised with manicured lawns. There are no known biodiversity or historic environment designations within the site. A small area of woodland is located to the north of the site. The site may be used for some recreational uses, although there was no evidence of this, as compared to nearby sports fields to the north. There is PRow which crosses the southern section of the site.				L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Low visual value.				L
Mitigation potential	Views into the site could be further obscured by increasing planting of trees along the site boundaries. Protection and enhancement of the public right of way.				

Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site comprises of one small field of manicured lawn situated on the edge of existing residential developments. There are no known cultural heritage or historic features in the immediate surrounding landscape. Although views from Lea Crescent and residential development on the other side of Lea Crescent may be disturbed by development, this is not expected to be a detractor to the area's scenic or recreational value. Site development is likely to fit well with the overall sense of place.					L
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View from the north- eastern edge of the site looking south. Rugby Cement Works visible over the top of the trees.



View from the north-eastern edge of the site looking west.



View from the north-eastern edge of the site looking south-west. The arch of the railway bridge is visible in the centre of the picture.

Site 76: Land East of Newton Lane, Newton



Site reference	76
Site name	Land east of Newton Lane, Newton
Location	North of Newton
Site size (ha)	4.33ha
Development type	Employment
National Character Area	Leicestershire Vales
Landscape Character Area	High Cross Plateau – Open Plateau
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A medium-sized site comprising a single triangular shaped field located to the north of the rural village of Newton. The site is enclosed by hedges and trees on its western boundary (Newton Lane), but is only enclosed by fencing and sparse shrubs on its eastern and northern boundaries.				M/L	
Landform	The site slopes towards the M6. Outside the site, to its east, is a steep valley which contains the Great Central Walk.					L
Landcover (including biodiversity)	The site is a featureless arable field. There are some mature trees along its boundaries, particularly to the west (along Newton Lane).					L
Man-made influences	There are no man-made influences in the site, however the M6 is highly visible.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has little scenic quality due to its proximity to the M6.					L
Remoteness/tranquillity	The site does feel somewhat remote and tranquil at its southern most point, but this is drastically reduced further to the north due to the proximity of the M6.				M/L	
Visual						
Skyline and settings	To the north, beyond the M6, there are long-distance views of industrial buildings and undulating countryside. To the southeast, some of the houses of Edward Cave Walk can be seen.					L
Movement	Constant movement to the north along the M6.					L
Visibility, key views, vistas and typical receptors	The site is currently visible from the M6 and from some of the houses of Edward Cave Walk. If warehouses were built here, they would also be visible from Great Central Walk including its car parking and picnic site and from Newton Lane.			M		
Views to and from important landscape and cultural heritage features	Views to and from the Great Central Walk Local Nature Reserve.			M		

Value					
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	<p>The landscape has limited value in its current form, aside from as a setting to the nearby Great Central Walk (LWS). There is public access via a PROW across the northern part of the site between Newton Lane and Newton.</p>				L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	<p>Views from the aforementioned PROW. Close range views from the Great Central Walk and Five Arches Wildlife Site, including its parking area and Newton Picnic Area.</p>			M	
Mitigation potential	Screening the site from the residential dwellings of Newton and from the Great Central Walk.				
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	<p>The site is a single triangular shaped field to the north of Newton which borders the M6. Given the featureless nature of the site and its proximity to the M6 reduces its landscape value. The sensitivities that the site has derive from its proximity to the Great Central Walk LWS and the new housing estate to the north of Newton.</p>				M/L



View from the southeast of the site looking north. To the left are the hedges and trees separating the site from Newton Lane. Straight ahead is the M6 and views beyond it of countryside and some industrial buildings.



View from the south of the site looking east towards houses on the other side of the Great Central Walk.

Site 79: Land west of Medda Place, Thurlaston



Site reference	79
Site name	Land west of Medda Place, Thurlaston
Location	West of Thurlaston
Site size (ha)	4.05ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Farmlands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A relatively small site which currently hosts a garden nursery, a bungalow with adjacent field, and a caravan storage area. It is enclosed by hedgerows on all sides, as well as some mature trees including those with TPOs on the northern boundary. Tall conifers enclose the southeastern section of the site behind which are new houses.				M/L	
Landform	The site is flat and has no distinctive landform features.					L
Landcover (including biodiversity)	The southeastern section of the site is developed, featuring the nursery buildings, bungalows and outbuildings. There are a handful of trees lining the track to the bungalow, and the western section of the site is greenfield.				M/L	
Man-made influences	The nursery buildings, a private track/road which spans the length of the site on the eastern side (leading from the nursery to the caravan storage area), and the bungalow.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The scenic quality of the site is impinged by the prominence of the warehouses of Symmetry Park and the proximity of the A45.					L
Remoteness/tranquillity	The site isn't tranquil due to the persistent noise from traffic on the A45. It doesn't feel remote due to the proximity of Symmetry Park and the residential dwellings to the east.					L
Visual						
Skyline and settings	To the east, above the conifers which are partially screening them, you can see the roofs of the adjacent dwellings. To the west and north the skyline is dominated by warehouses. The skyline to the south is just the trees which line the A45.					L
Movement	Constant traffic along the A45.					L

Visibility, key views, vistas and typical receptors	The site is only visible from parts of the A45 and potentially from the farmland which is immediately to the east.					L
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	Minimal.					L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Minimal.					L
Mitigation potential	Maintaining the boundary hedgerows and trees.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of a single field, with a nursery, bungalow, and caravan storage area on the eastern side. It is enclosed by Symmetry Park to the north and west, and the A45 to the south, both of which limited the value of the landscape.					L



View from the southern entrance to the site looking west onto the field which is within the site and a warehouse of Symmetry Park which is in the background.



View from within the site looking north at the nursery's polytunnels and storage areas.

Site 81: Land West of Fosse Way, Stretton-on-Dunsmore



Site reference	81
Site name	Land West of Fosse Way, Stretton-on-Dunsmore
Location	Northern edge of Stretton-on-Dunsmore
Site size (ha)	3.52ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	18/09/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a medium sized site comprising a single field on the northern edge of Stretton-on-Dunsmore. It is enclosed by trees and hedgerows which are particularly high and thick on the boundary with the Fosse Way (to the east).					L
Landform	The site appears to be relatively flat.					L
Landcover (including biodiversity)	The site is entirely covered by grass and scrubland. The boundaries feature hedges, shrubs and trees which are overgrown in places.				M/L	
Man-made influences	There are no observable man-made features in the site aside from phone lines and poles. The Fosse Way borders the site to the east, beyond which there are residential dwellings.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a semi-rural, edge of settlement character.					L
Remoteness/tranquillity	The site is somewhat tranquil, though this is diminished by the noise of traffic from the Fosse Way.				M/L	
Visual						
Skyline and settings	Skylines seen from within the site are largely limited to the immediate field boundaries and the roofs of some nearby dwellings (School Lane).					L
Movement	There is frequent movement of traffic along the Fosse Way, although this is mostly screened by the green field boundary.			M		
Visibility, key views, vistas and typical receptors	Views into the site are highly restricted by the green field boundaries. Some views might be gained from the upper floors of dwellings on School Lane and from the farmland to the north of the site. A public footpath runs north to south through the centre of the site.				ML	

Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The value that the landscape has is derived from the natural value of its field boundaries and scrubland. The public footpath through the site provides some recreational value,				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has low visual value. Views from and into the site are highly restricted by the field boundaries. However, there is a PROW through the site.				M/L	
Mitigation potential	Maintain and enhance the existing natural features.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a medium sized site comprising a single field on the northern edge of Stretton-on-Dunsmore which is entirely grass/scrubland. The site has an unremarkable landform and is enclosed by green field boundaries that heavily restrict views into and out of it. Landscape sensitivities arise from the natural value of the substantial green field boundaries and scrubland and from recreational use of the PROW.				M/L	



View from the northeast corner of the site looking west with the houses of School Lane in the background.

Site 83: Land South of Lilbourne Road, Clifton-upon-Dunsmore



Site reference	83
Site name	Land south of Lilbourne Road, Clifton-upon-Dunsmore
Location	East of Clifton upon Dunsmore
Site size (ha)	8.57ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A large site, comprising a single arable field just to the east of Clifton upon Dunsmore. The site is well enclosed by hedgerows on all sides, barring the southeastern corner where there is only a low wire fence and sparse trees. The site is also less well enclosed to the northeast where it leads to the buildings of Clifton Hall Farm.				M/L	
Landform	The site is flat aside from there being a slight downwards slope towards the northwestern corner (towards the village).					L
Landcover (including biodiversity)	The site is entirely arable field, except for a dozen trees that intersect the centre. The hedgerows and mature trees in the boundaries will also have biodiversity value.			M		
Man-made influences	There are no man-made influences in the site, barring the cultivation of the field. Man-made influences just outside the boundaries include the Lilbourne Road and Hillmorton Lane, farm buildings and dwellings to the south and east, as well as a couple of dwellings wedged between the site and Hillmorton Lane.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a semi-rural, edge of settlement character. The field is attractive and well maintained and visual interest is added by the line of trees.			M		
Remoteness/tranquillity	The site is somewhat tranquil, especially to the south and east – the only noise being that from agricultural machinery and that of traffic on Lilbourne Road. The site does not feel particularly remote, given the proximity of buildings.				M/L	
Visual						
Skyline and settings	To the north there are some longer-distance views of the countryside, including Newton. Views to the south, east and west are near-distance, featuring the fields boundaries and nearby buildings. The entire western boundary of the site adjoins the Clifton upon Dunsmore conservation area, the Conservation Area Appraisal reference the			M		

	approach to the Conservaiton Area on Lilboure Road as a gradual transition from countryside to the village.					
Movement	Traffic to the north.				M/L	
Visibility, key views, vistas and typical receptors	The site is visible from the junction where Hillmorton Lane meets Lilbourne Road, from the dwellings to the north of Hillmorton Lane, and from the farm buildings and dwellings to the south, east and north.			M		
Views to and from important landscape and cultural heritage features	The northwestern section of the site has intervisibility with The Old Hall (grade II) on Lilbourne Road. The Conservation Area Appraisal identifies both in and out of the village in this location.		H/M			
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The mature trees within the site, combined with the hedgerows, provide the site with some natural value.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Intervisibility with The Old Hall. Views into the site from the eastern edge of the conservation area.			M		
Mitigation potential	Maintain existing hedgerows and trees.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	A large site, comprising a single arable field just to the east of Clifton upon Dunsmore. It's sensitivities arise from its scenic quality, proximity to and intervisibility with the village's conservation area (including a designated heritage building), and the natural value afforded by the trees and hedgerows.			M		



View from the south of the site looking to the northwest.



View from the south of the site looking east (along the private road which borders the site).

Site 84: Land South of Leicester Road, Wolvey



Site reference	84
Site name	Land South of Leicester Road, Wolvey
Location	Northeast of Wolvey
Site size (ha)	8.49ha
Development type	Residential
National Character Area	Leicestershire Vales
Landscape Character Area	High Cross Plateau – Village Farmlands
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is quite a large site, composed of three distinct components: the arable field to the east of the new housing development in the north of the site; the wetland section which runs through the centre of the site alongside the River Anker, and the triangular field currently used as pastureland which is adjacent to Wolvey Cemetery (to the south). The latter is fairly well enclosed, whereas the arable field is only sparsely enclosed by hedgerows and trees.				M/L	
Landform	The arable field near the new houses has a ridge in the middle and slopes to the northeast and southwest (i.e. towards the river). The river is in a valley which is considerably lower than the high points in both the arable field and the pastureland field on either side. The slope in the pastureland field, which runs downwards from the village to the river, is quite steep.			M		
Landcover (including biodiversity)	The river anker runs through the site, and within the valley that the river runs through there appear to be wetlands with reeds, scrub, and sections of thick bush, along with many mature trees. The arable field to the north seemed to have been freshly ploughed, while the field closest to the village was covered in grass and appeared to be in use as pastureland.		H/M			
Man-made influences	There is a PROW running through the site which crosses a well maintained gated footbridge. The north of the site is influenced by its farming use and has a new housing development which is prominent on its boundary. The Leicester Road can also be seen and heard from the northern edge of the site.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The scenic quality varies considerably across the site. The large arable field to the north has little quality, however the area surrounding the river has a wilder character and a more distinctive sense of place.			M		

Remoteness/tranquillity	Aside from when you are standing in the river valley, the site is clearly on the edge of a settlement, and so it does not feel remote. The site is relatively tranquil, but the sounds of agricultural machinery can be heard, as can the noise of some traffic.				M/L	
Visual						
Skyline and settings	From the field in the north of the site there are middle-distance views to the east of farm buildings, trees and fields. From the footbridge looking north the skyline is composed of the new housing estate. St John the Baptist Church can be seen looking west from the pastureland field in the south of the site.			M		
Movement	The only movement that is visible is of traffic on the Leicester Road that can be seen from the northern edge of the site.			M		
Visibility, key views, vistas and typical receptors	The site is highly visible from the new housing estate in Wolvey Heath.				M/L	
Views to and from important landscape and cultural heritage features	St John the Baptist Church (grade II*) is visible from the site.			M		
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site has strong natural value due to the presence of the River Anker and the wetlands which accompany it, including the LWS that adjoins the site to the west. It also has some recreational value due to the PROW which runs through it.		H/M			
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site's visual value primarily comes from its views of St John the Baptist Church.			M		
Mitigation potential	Protecting and enhancing the natural value of the river. Maintaining the PROW.					

Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of three distinct components and therefore there are variances in sensitivity across the site. The main factor which makes the site sensitive to change is the nature of the area which runs along the river anker.			M		
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View to the west from the pastureland field in the south of the site, including a view of St John the Baptist Church.



View of the scrubland/wetland that runs alongside the River Anker (on the left of the photo).



View of the River Anker with the footbridge on the left of the photo.



View from the northwestern corner of site looking to the southeast.



View from the northwestern corner of the site looking at the new housing estate to the west.

Site 87: Hillcrest Farm, Newton



Site reference	87
Site name	Hillcrest Farm, Newton
Location	Northwestern edge of Newton
Site size (ha)	3.07ha
Development type	Residential or Employment
National Character Area	Leicestershire Vales
Landscape Character Area	High Cross Plateau – Village Farmlands
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A medium-sized triangular site comprised of a developed area to the southeast (farm buildings and residential dwellings) and two fields which appear to be used as paddocks or as pastureland. It is enclosed by hedges and trees along all boundaries, with Newton Lane to the east, the Great Central Walk (LWS) to the west, and ‘The Hollies’ (residential road) to the south.				M/L	
Landform	The site is sloping from a high point to the east to a low point to the west (where the Great Central Walk forms a valley).					L
Landcover (including biodiversity)	Around a third of the site is developed, containing numerous agricultural buildings, large areas of hardstanding, and residential dwellings. The rest of the site is covered by grass. Aside from the field boundaries, there is some vegetation (shrubs and trees) internal to the site, mainly beside the track which intersects the site from east to west.					L
Man-made influences	The developed area of the site (outlined above); a track leading to a bridge over the Great Central Walk; fencing separating field areas; feeding troughs.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has little scenic quality due to the presence of man-made influences. It is of a semi-rural, edge of settlement character.					L
Remoteness/tranquillity	The site does not feel remote because of its proximity to the village of Newton. It is somewhat tranquil, with the only noise being that of occasional traffic on Newton Lane and possibly the faint noise of traffic on the M6 in the distance.				M/L	
Visual						
Skyline and settings	There are clear views of Rugby town to the west, including the warehouses of Coton Park and Swift Valley estate, residential areas, CEMEX and church spires). Views to the east are obscured by vegetation.			M		
Movement	Minimal movement – only that of occasional traffic on Newton Lane.		H/M			

Visibility, key views, vistas and typical receptors	There are limited views of the developed part of the site from properties on Newton Lane and 'The Hollies'. Parts of the site can also be seen from the Great Central Walk, and there is likely (longer distance) intervisibility with parts of Coton Park. Public footpaths run to the south of the site and across the site.			M		
Views to and from important landscape and cultural heritage features	There are clear views of Rugby town from the site. The church spires which are visible are most likely the Church of St Marie (grade II*) and St Andrew's Church (grade II*). Great Central Walk is an LNR and makes up the western site boundary.			M		
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape of the site is not rare, doesn't have any designated heritage features, and itself has low natural value (although it abuts a local nature reserve). Public footpaths provide the potential for some recreational value.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has some visual value due to its views to and from Rugby town, including heritage assets and the Great Central Walk LWS.			M		
Mitigation potential	Maintaining the existing vegetation, particularly at the boundaries. Setting development back from the Great Central Walk.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of a developed area with residential dwellings and agricultural buildings, some of which are within the Newton's settlement boundary, and areas of grassland that are used as paddocks. The site has little landscape value, but its sensitivities arise from the views that the site has of Rugby town, the PROWs and the intervisibility of the site with properties in the village and the Great Central Walk.				M/L	



View from the southern edge of the site looking northwest towards Coton Park industrial estate.



View from the southern boundary of the site looking southwest. The skyline of Rugby town can be seen in the distance.

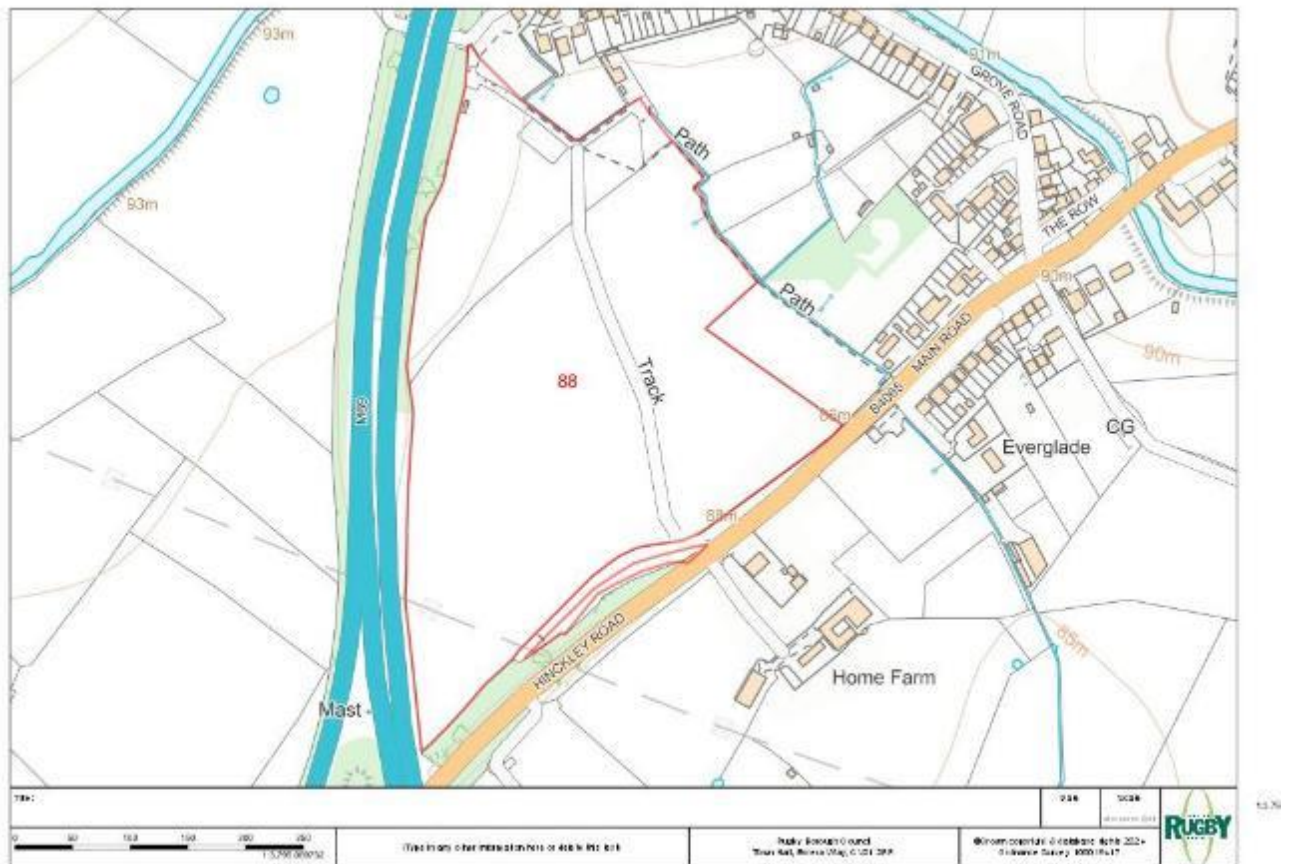


View from the southeastern corner of the site, looking north towards the eastern boundary with Newton Lane.



View from the southeastern corner of the site's boundary, looking southwest at the dwellings of 'The Hollies'.

Site 88: Hinckley Road, Ansty



Site reference	88
Site name	Hinckley Road, Ansty
Location	West of Ansty
Site size (ha)	12.29
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore Parklands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is an approximate triangle, bound by the M69 to the west, Hinkley Road to the south-east, and the back of development fronting the Oxford Canal and Ansty in the north. It comprises medium sized fields which are delineated by hedgerows and some mature trees.				M/L	
Landform	Relatively flat topography, minimal features.					L
Landcover (including biodiversity)	The site comprises pastoral fields bounded by hedgerows with trees.				M/L	
Man-made influences	The site is largely free from man-made influences, apart from obvious pastoral uses. The M69 runs along the western boundary, and Hinkley Road along the south-eastern boundary, both of which are aural detractors.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site lies at the urban fringe of Ansty, surrounded by key transport infrastructure, reducing its rural character.					L
Remoteness/tranquillity	The M69 along the western boundary reduces the level of tranquillity.					L
Visual						
Skyline and settings	The skyline is primarily shaped by hedgerows and trees, although the presence of the M69 which sits above the level of the site is quite evident. A pylon corridor crosses the southern end of the site.					L
Movement	Movement along Hinkley Road and the M69 is quite evident, despite the screening provided by hedgerows and trees.					L
Visibility, key views, vistas and typical receptors	Long distance views from within the site are limited by the presence of hedgerows and trees. The PROW south of Ansty affords visibility over the site and the site is visible to southbound traffic on the M69.				M/L	

Views to and from important landscape and cultural heritage features	There are no known landscape or cultural heritage features within or adjacent to the site that are likely to be affected by the development proposals.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	A public right of way runs along much of the northern boundary provides some recreational value. The site has limited other landscape value.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Road users may notice a largely rural and undeveloped site, and views from PRowWs would be varied due to varying levels of enclosure from hedgerow and tree cover. There are no known views to designated features or valued community views.					L
Mitigation potential	Additional tree planting along roads can help to soften views and integrate new buildings into the landscape. Areas of woodland could be maintained and expanded.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a large site composed of fields located between the M69, Hinkley Road and Ansty. The site's rural character is diminished by noise and movement from traffic along nearby roads. Sensitivity to change is most likely to arise from the PRow and natural or semi-natural elements of the site.					L



View from the midway along the southern boundary of the site, Hinkley Road, looking west. The M69 is behind the tree line in the distance.



View from the midway along the southern boundary of the site, Hinkley Road, looking north.

Site 89: Home Farm, Brinklow



Site reference	89
Site name	Home Farm, Brinklow
Location	East of Brinklow
Site size (ha)	1.05
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore Parklands
Date of site visit	21/11/2024

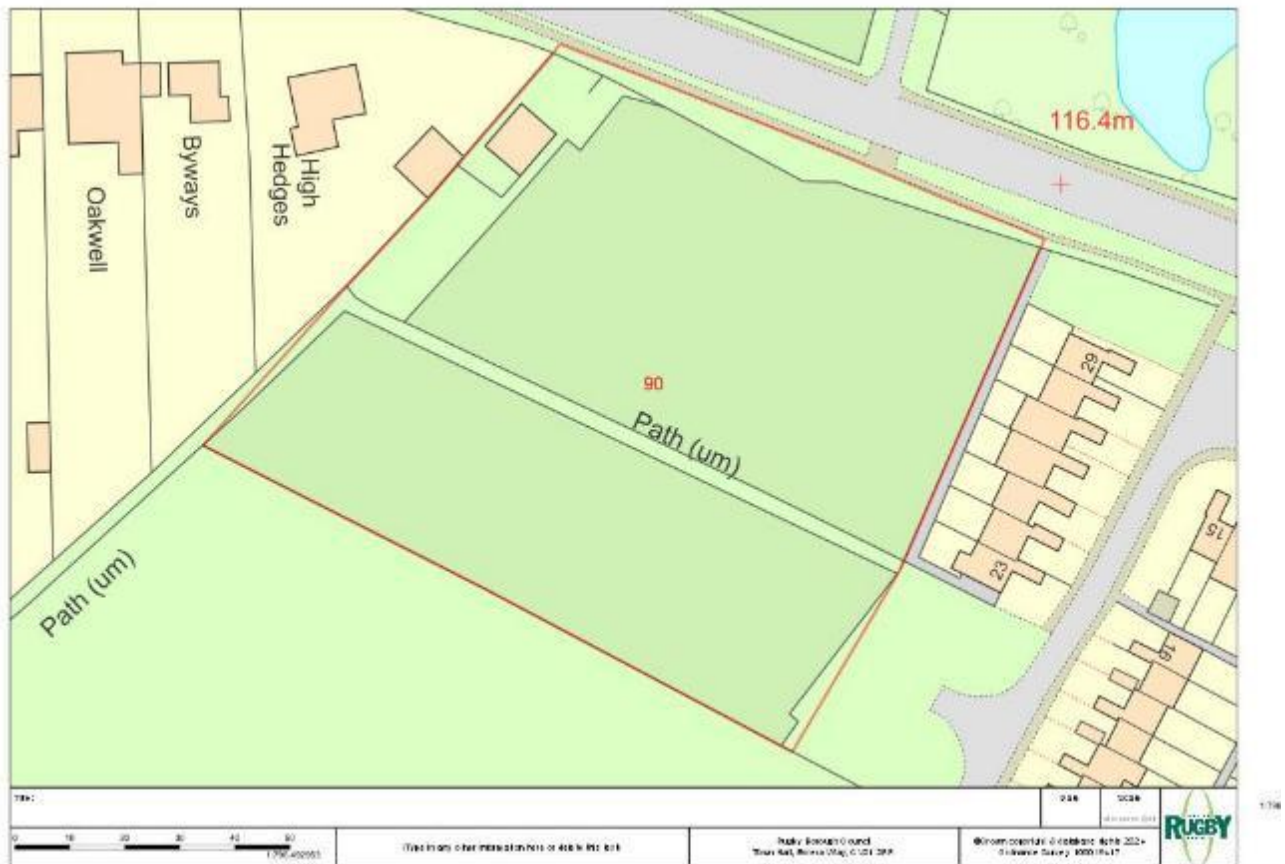
Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is an axe-head shape, from the road it consisted of multiple farm buildings and hardstand. There are no buildings on the head of the axe part of the site.					L
Landform	The site is relatively flat and uniform with few features. Aerial photography suggests a pond to the north of the site.				M/L	
Landcover (including biodiversity)	From the road there was limited vegetation, the rear of the site (not observed during site visit but from aerial photography) appears to be grass land likely associated with agricultural uses.					L
Man-made influences	The site is bound by buildings and fences, there are buildings and hard stand in the handle part of the axe head shape, the head part of the shape is grassland with limited man made influences other than fences.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site is located on the eastern edge of Brinklow, between residential areas and another farm. The site is bound by Rugby Road to the south, The farm to the east, and the rear of Brinklow residential properties to the north and west. The site is part of the Brinklow Conservation Area.				M/L	
Remoteness/tranquillity	The site is located on the edge of Brinklow. Coventry Road is a B road, and a significant volume of traffic was observed during the site visit, being early afternoon on a weekday. Therefore, there was not a high level of tranquillity at the front of the site. The rear of the site, being some distance from the road and buffered by residential uses may be more tranquil.					L
Visual						
Skyline and settings	Surrounding settlement limits view of the skyline.				M/L	
Movement	A high volume of vehicular traffic was observed on Coventry Road to the immediate south of the site.					L

Visibility, key views, vistas and typical receptors	Views into the site from the road obscured by the presence of farm buildings. A PROW crosses the north of the site providing greater visibility.				M/L	
Views to and from important landscape and cultural heritage features	The Grade II listed farmhouse next door may be visible from the site. The site is contained within the Brinklow Conservation Area. The relatively flat topography, small scale of the site and presence of buildings limits the ability for key vistas.				M/L	
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site has limited landscape value, however contains a public right of way, is within the Brinklow Conservation Area, adjacent to a Grade II listed farmhouse.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site is within the Brinklow Conservation Area and buildings on the rugby Road frontage provide an attractive approach to the village and are identified as a key view in the Brinklow Neighbourhood Plan.				M/L	
Mitigation potential	Protect and enhance the public right of way, design any development to be sympathetic to the Brinklow Conservation Area and surrounding heritage buildings. Retain buildings that contribute positively to the conservation area.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site offers little in terms of landscape, being mostly farm buildings, hardstand, and some agricultural uses in the northern section. The site has some value in terms contribution to the Brinklow Conservation Area, and relationship to the Grade II listed building on the adjacent property.				M/L	



View from Rugby Road looking north into the site.

Site 90: Homestead Farm, Dunchurch



Site reference	90
Site name	Homestead Farm, Dunchurch
Location	Western edge of Dunchurch
Site size (ha)	1.07ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Farmlands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a small site composed of two separate fields with a public footpath running between them. The fields are partly enclosed by hedges, but are mostly enclosed by low wooden fences that leave them exposed to views from the Coventry Road, the public footpath, and the playing fields of Dunchurch Junior School.			M		
Landform	The fields have a considerable slope from west to east, with a ditch at the edge of the site just before the houses of Done Cerce Close.				M/L	
Landcover (including biodiversity)	The sites are just greenfield/pastureland. The boundary hedgerows are sparse. There aren't any trees in the site, barring those on the boundaries.					L
Man-made influences	The only man-made influences in the site are the corrugated metal animal shelters to the northwest of the northern field. A row of houses on Done Cerce Close are overlooking the site and the Coventry Road is immediately to the north. To the south are the playing fields of Dunchurch Junior School including goalposts.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has an edge-of-settlement character.					L
Remoteness/tranquillity	The site doesn't feel remote given its proximity to dwellings and the school, and it is not tranquil because of the noise from the Coventry Road.					L
Visual						
Skyline and settings	The skyline to the north features an avenue of trees (with TPOs) along 'The Elms'. To the south, the M45, which is elevated, is the most prominent feature of the skyline. From the higher section of the site, the tower of St Peter's Church is prominent in the skyline looking east.				M/L	

Movement	Frequent movement along the Coventry Road, and in the distance, along the M45. In the summer the playing fields are likely to be a source of movement and noise.					L
Visibility, key views, vistas and typical receptors	The site is visible from the upper floors of the houses on Done Cerce Close, from the public footpath which intersects it, and from the Coventry Road.				M/L	
Views to and from important landscape and cultural heritage features	View of the tower of St Peter's Church.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The public footpath which intersects the site is likely valued by the local community, but otherwise the landscape value is minimal.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	View of St Peter's Church. View from the footpath of the protected trees of 'The Elms'.				M/L	
Mitigation potential	Maintain the public footpath. Seek to frame the notable views.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of two fields separated by a public footpath on the edge of Dunchurch. Although the value of the landscape is minimal, it's visibility and views act to increase its sensitivity to change.				M/L	



View of the southern field from the public footpath, looking southeast towards the school and its playing fields.



View of the northern field from the public footpath, looking northeast towards the houses of Done Cerce Close.



View from the public footpath to the north, across part of the site to the protected trees of 'The Elms'.



The tower of St Peter's Church as seen from the public footpath.

Site 101: Land south of Church Road, Church Lawford



Site reference	101
Site name	Land south of Church Road, Church Lawford
Location	East of Church Lawford
Site size (ha)	0.68ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	Most likely no longer used for agricultural purposes, so unmanaged in terms of groundcover or crops, surrounded by low density residential uses. Site well enclosed and surrounded by low fences, occasional mature trees hang over scrubby ground covers.					L
Landform	Relatively simple and featureless open land, gently slopes up from southern boundary of the site.					L
Landcover (including biodiversity)	Some mature trees and scrubby ground covering plants, no formal hedges but thicker vegetation towards the edges.				M/L	
Man-made influences	Other than fences and likely previous agricultural use the site has minimal influences. Surrounded by residential development.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	No special scenic features, close to Coventry Road / A428 and further south the railway line. Some views across Church Road, into the backs of housing, and across fields.					L
Remoteness/tranquillity	No special scenic features, close to Coventry Road / A428 and further south the railway line, close to the backs of housing, and other visible signs of human activity.					L
Visual						
Skyline and settings	Skylines essentially the backs of houses and across Coventry Road / A428.					L
Movement	The southern edge of the site is close to Coventry Road, an A road (A428). Church Road is a less busy village street.				M/L	
Visibility, key views, vistas and typical receptors	Neighbouring landscapes impacted by transport corridors, relatively simple backdrops.					L
Views to and from important landscape and cultural heritage features	St Peters Church, from 1874, is not far from the site, but is unlikely to be visible from the site due to intervening buildings and vegetation.					L

Value					
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	There are no public rights of way across the site, it has limited historic, geological, topographical or geomorphological value.				L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	No iconic views. Value limited to providing a green edge to Church Road.				L
Mitigation potential	Frontage development on Church Road.				
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	Small site, most likely no longer used for agricultural purposes, so unmanaged in terms of groundcover or crops, surrounded by low density residential uses. Site surrounded by low fences, occasional mature trees hang over scrubby ground covers. The nearest part of the site is approximately 200m to St Peters Church, built in 1874, however there is no visual relationship. There are no public rights of way.				L



View from the northern edge of the site looking south into the site (obscured).



View from the northwest external corner of the site looking southeast into the site.

Site 102: Land south of Brownsover Road, Newbold-on-Avon



Site reference	102
Site name	Land south of Brownsover Road, Newbold-on-Avon
Location	Between Newbold and Glebe Farm Industrial Estate
Site size (ha)	8.19ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	High Cross Plateau – Open Plateau
Date of site visit	28/11/ 2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site comprises several fields of varying sizes. The site is shaped as an almost equilateral triangle, the southern boundary being the canal, the northern being Brownsover Road, and the eastern a viaduct cycleway. The eastern and part of the southern boundaries are wooded with tall trees, the northern has a poorly managed hedgerow, however there is little enclosure given the large and undulating nature of the site, relatively low hedge, and views from across the canal.					L
Landform	The land has a high point in the northern corner, and an almost uniform slope to the canal which forms the southern boundary.				M/L	
Landcover (including biodiversity)	The site contains simple regular pasture and arable fields. There are small pockets of woodland on the eastern edge.					L
Man-made influences	On site there is a relative absence of man made features, as the site has been used for crops, it is crossed by hedgerows and surrounded by hedgerows and a canal. However, surrounding the site is evidence of man-made influences, although boundary vegetation means that they are less apparent that would be expected.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	Brownsover Road detracts somewhat from the scenic quality of the site, however the canal along the southern boundary provides a sense of place and the site has a rural feel.			M		
Remoteness/tranquillity	The site is in close proximity to transport infrastructure, including Brownsover Road and the bridge over the canal, the canal, and the cycleway, all of which reduce tranquillity levels and the feeling of remoteness. However, the site feels quite tranquil.				M/L	
Visual						
Skyline and settings	There is no distinctive skyline, rather the hedgerows to Brownsover Road, the backs of houses across the canal. Views are really only possible to the south, which reveal the canal and a view of housing which is at a grade lower than the canal and the site. The skyline to the east and north is enclosed by vegetation.				M/L	

Movement	Views of moving traffic along Brownsover Road, and likely water craft on the canal would be possible. The viaduct cycleway runs along the eastern edge of the site.				M/L	
Visibility, key views, vistas and typical receptors	Across the canal the view is of the back of housing which is at a grade lower than the canal and the site. The site sits lower than its cycleway boundary so there is no scenic value in that direction. There are no key views from the site, residential properties are across the canal and partially visible, views may be possible from Brownsover Road, and the viaduct cycle way runs along the eastern edge of the site. There are views towards Newbold Quarry Country Park. The most important receptors will be those using the canal or walking the canal towpath opposite the site for whom the site will provide a rural backdrop.			M		
Views to and from important landscape and cultural heritage features	There are no known designated landscape or cultural heritage features within the vicinity of the site. However, there is a clear visual relationship with the canal.				M/L	
Value						
Landscape value • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential	The landscape includes features such as mature trees and hedgerows. There are no public rights of way across the site, the nearest pedestrian or cycle areas are the cycleway and canal towpath which is on the other side of the canal. The principal scenic value of the site is as a rural edge to the canal.				M/L	
Visual value • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views	No iconic views, views from designated and landscape features, or regional or community valued views are known on the site. Views across the canal and into the site may have some aesthetic value to canal users.				M/L	
Mitigation potential						
Mitigation potential	Ensuring minimal impact on canal and cycle viaduct.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of a pastoral field enclosed by trees, hedgerows and the canal. The site has a rural character notwithstanding its proximity to existing residential dwellings and commercial uses across the canal and cycleway. Views are mainly to/from the canal towpath and that is the principal visual sensitivity.				M/L	



View from the northern corner of the site looking south.



View from midway along Brownsover Road, the northern boundary of the site, looking south. The canal runs along the shaded edge in the distance.

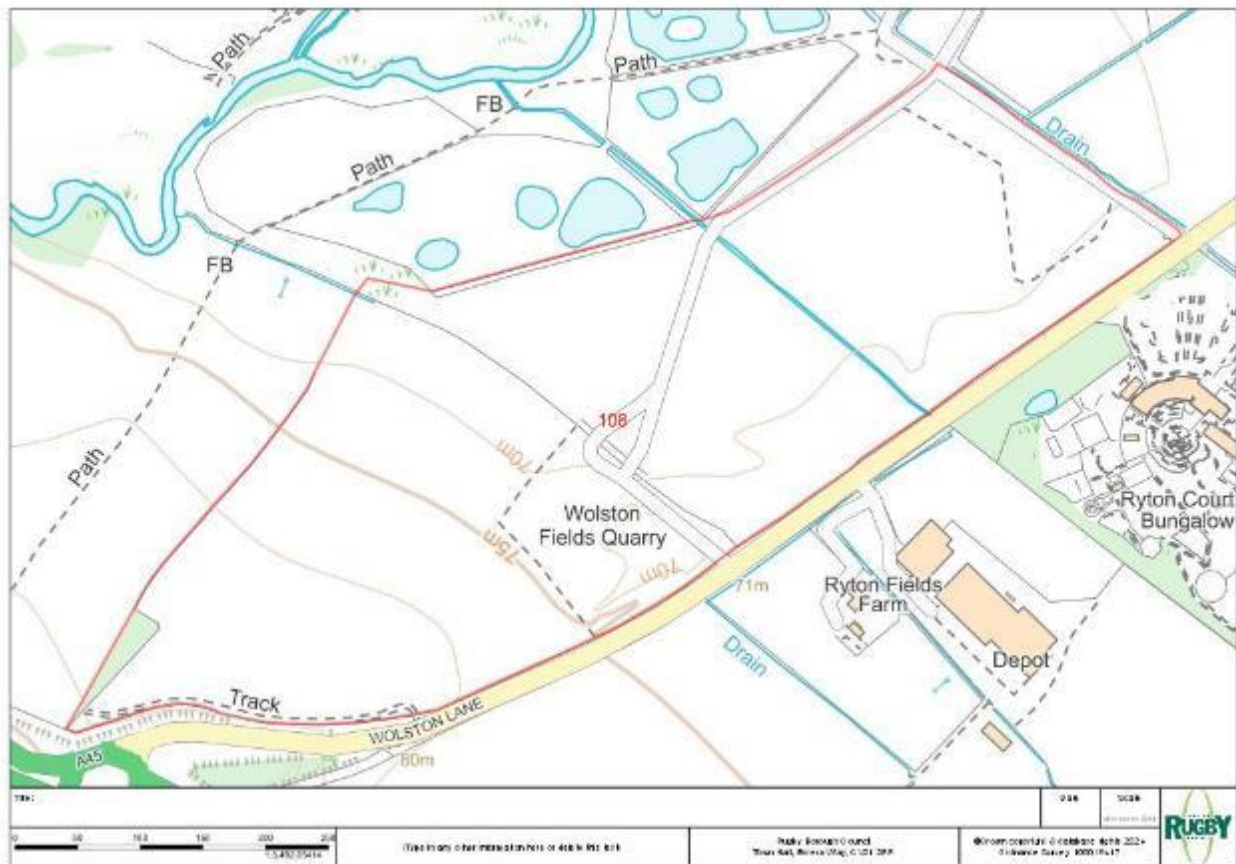


View from across the canal, being the southern boundary of the site. This is midway along the southern boundary looking north. Brownsover Road runs behind the hedgerow at the back of the site.



View from across the canal, which is the southern boundary of the site. This is close to the western corner of the site looking north east. Brownsover road, the northern boundary of the site runs behind the hedgerow on the left hand side of the photograph.

Site 108: Land off Wolston Lane, Ryton-on-Dunsmore



Site reference	108
Site name	Land off Wolston Lane, Ryton-on-Dunsmore
Location	East of Ryton-on-Dunsmore
Site size (ha)	20.34ha
Development type	Residential or Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is very large, close to the A45. It comprises large sized fields which are delineated by poorly maintained hedgerows and some mature trees.				M/L	
Landform	The site slopes upwards towards its southwestern end, otherwise is flat.				M/L	
Landcover (including biodiversity)	The site comprises arable fields bounded by hedgerows with trees. There is relatively uniform ground cover. There is a small copse at the southern end of the site and the site is crossed by a stream which forms part of the River Avon and Tributaries Local Wildlife Site.				M/L	
Man-made influences	There are clear man-made influences in the quarry road, A45 and Wolston Lane. However, the site is rural and not related to existing built development in terms of a settlement or existing employment site.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a rural feel. But its scenic quality is reduced by the quarry and haul roads and its proximity to the A45 and Wolston Lane.				M/L	
Remoteness/tranquillity	The quarry haul roads, Wolston lane and A45 reduce the level of tranquillity. Ryton on Dunsmore is not visible from much of the site.				M/L	
Visual						
Skyline and settings	The skyline is primarily shaped by hedgerows and trees. The land rises towards the A45. More extensive views may be possible from the higher southern end of the site (not visited).				M/L	
Movement	Movement along surrounding roads and quarry haul, is quite evident, despite the screening provided by hedgerows and trees.					L
Visibility, key views, vistas and typical receptors	Long distance views from within the site are limited due to hedgerows and trees. Two public footpaths cross the site, affording views of the site itself. More extensive views may be possible from the higher southern end of the site (not visited).				M/L	

Views to and from important landscape and cultural heritage features	Views to the River Avon may be possible from the southern end of the site. There are no known designated landscape or cultural heritage features within or adjacent to the site that are likely to be affected by the development proposals.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	Two public rights of way cross the site providing some recreational value. Pools and beyond that a SSSI on the northern boundary have natural value.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Public rights of way cross the site and from this the public may enjoy some views across the landscape. There may be greater visibility at the southern end of the site. There are no known views to iconic features or valued community views.				M/L	
Mitigation potential	Additional tree planting along roads can help to soften views and integrate new buildings into the landscape. Areas of woodland could be maintained and expanded.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a large site composed of arable fields. The site's rurality is diminished by quarry traffic and noise and movement from traffic along nearby roads. Sensitivity to change is most likely to arise from the PROWs, the site's relative isolation from the existing settlement edge and from natural or semi-natural elements of the site.				M/L	



View from the eastern corner of the site looking west.



View from close to the northern corner of the site looking south.

Site 112: Land off London Road (west), Ryton-on-Dunsmore



Site reference	112
Site name	Land off London Road (east), Ryton-on-Dunsmore
Location	East of Ryton-on-Dunsmore
Site size (ha)	1.45ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is comprised of a single arable field which did not appear to be in use. Fields were bound by hedgerows to the north and west but open to the A45.					L
Landform	The field is sloping, rising to the north west of the site.				M/L	
Landcover (including biodiversity)	The site comprises an arable field. Some semi mature trees and hedgerows on boundaries. Field fallow and overgrown at the time of visit				M/L	
Man-made influences	The site is bound by London Road to the south, it is immediately to the east of Ryton-on-Dunsmore.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site is situated at the urban edge, with the village to the west. Nonetheless, the site appears part of a rural landscape.				M/L	
Remoteness/tranquillity	London Road/A45 runs to the south of the site, which has an impact and is a detractor.					L
Visual						
Skyline and settings	There are medium distance views across fields to the east To the north the skyline is hedgerow and trees. To the south the skyline is the A45 and houses beyond. The northern skyline is trees and houses on Trinity Close				M/L	
Movement	London Road/A45 runs to the south, there are no public rights of way on the site.					L
Visibility, key views, vistas and typical receptors	Very open views from the A45 with traffic the main receptor. Key views may exist to St Leonards Church to the north west, and across the fields to the east. Limited visibility to private views from dwellings on Coal Yard Road and to the west on Trinity Close.				M/L	

Views to and from important landscape and cultural heritage features	Glimpsed views are possible to St Leonards Church to the north west. There are no other known significant cultural heritage features within proximity of the site.				M/L	
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site doesn't contain any specific rare character or quality. No public access onto the site is possible. The site borders Ryton Church Pastures LWS to the north creating natural sensitivity. The overall scenic quality of the rural landscape is diminished by the presence of the A45.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Potential views to the listed church and over fields.				M/L	
Mitigation potential	Screening by use of landscaping to London Road, pedestrian access or rights of way may improve permeability.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of an arable field bordered by hedgerows and trees. The site is quite open to London Road, traffic on which is the main visual receptor. The site's rural character and sloping topography provide some scenic quality notwithstanding its proximity to the dual carriageway. Limited intervisibility with the listed church.				M/L	

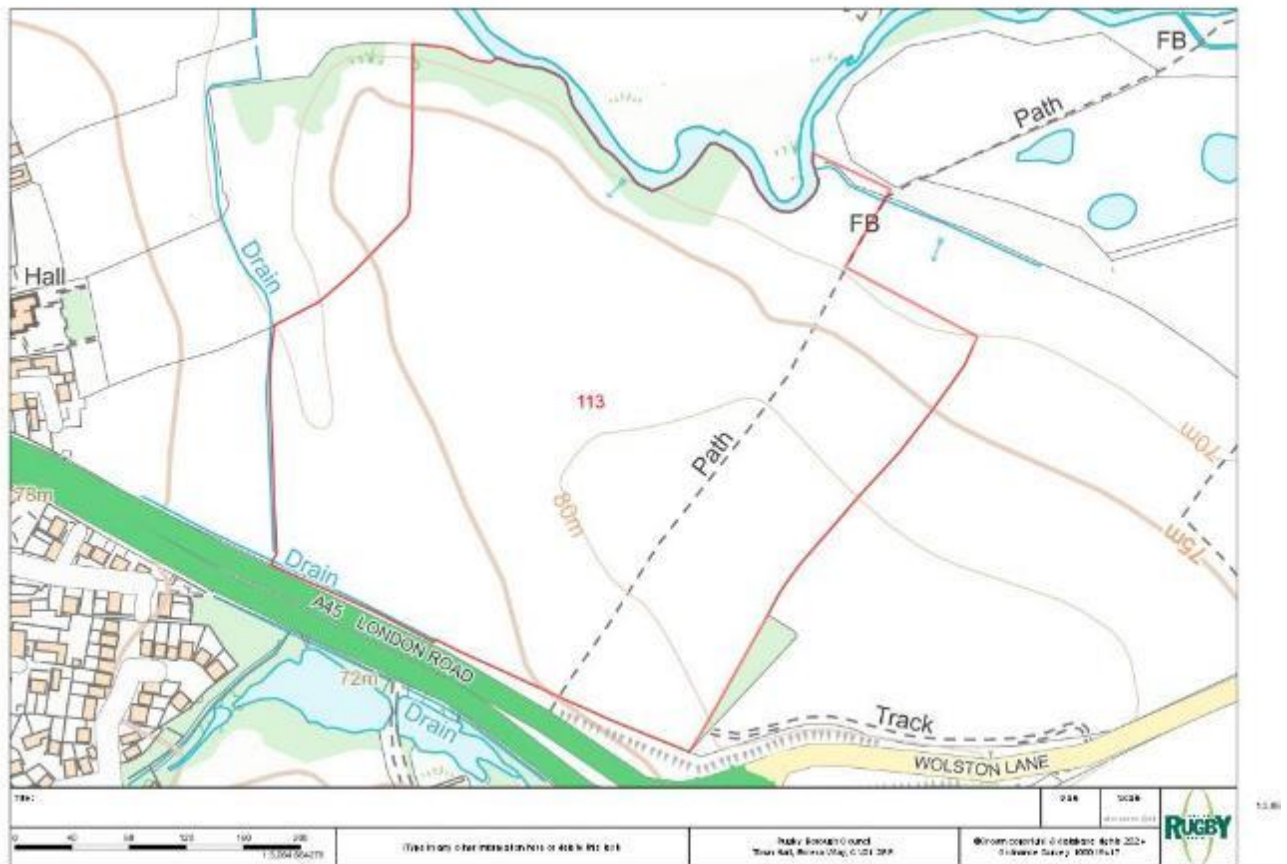


View from the north west of the site looking south, note that the site is the far side of the fence which runs through the mid-section of this photograph.



View from the southern side, London Road, looking north into the site.

Site 113: Land off London Road (east), Ryton-on-Dunsmore



Site reference	113
Site name	Land off London Road (west), Ryton-on-Dunsmore
Location	East of Ryton-on-Dunsmore
Site size (ha)	14.51ha
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is comprised of a single large arable field to the northeast of Ryton-on-Dunsmore. It is between the A45 dual carriageway to the south and the River Avon to the north. The site is bounded by hedgerows and trees on all sides, although these are sparse in sections of the site's border with the A45.					L
Landform	The site has a high point to the east, where the PRoW runs, and slopes down from this point to the north, south and west.				M/L	
Landcover (including biodiversity)	The site is mostly comprised by an arable field. However, to the north, adjacent to the River Avon (LWS), are areas of reeds/tall grass, and the northernmost third of the PRoW has hedgerow and trees running parallel to it. Furthermore, in the southeast part of the site there is a lone mature tree surrounded by arable field.			M		
Man-made influences	Within the site itself, the only man-made is the evidence of the land being cultivated, and the PRoW track which runs from north to south in the eastern part of the site. Immediately outside the site, to the south, is the A45. The buildings of Ryton-on-Dunsmore are in relatively close proximity too.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site lies within a rural landscape characterised by surrounding fields and the settlement of Ryton-on-Dunsmore. The A45/London Road heavily affects the scenic quality of the southern part of the site. However, the scenic quality is markedly better in the north, near to the River Avon.				M/L	
Remoteness/tranquillity	Apart from the northernmost section where noise is reduced, the site is not tranquil due to traffic of the A45. Because of the presence of this road, and the visibility of buildings of Ryton-on-Dunsmore, the site does not feel particularly remote.				M/L	

Visual						
Skyline and settings	To the south and west skylines feature some buildings of Ryton-on-Dunsmore, including St Leonard's Church, and the green boundaries of fields. Skylines to the north and east, where there are views of much greater distance, include undulating countryside, green field boundaries, and buildings on the outskirts of Wolston.			M		
Movement	Unceasing vehicular movements along the A45 can be seen from all parts of the site, excluding the northernmost section. Infrequent movement of pedestrians along the PRoW will also be a feature.					L
Visibility, key views, vistas and typical receptors	There are some clear views into the site from the A45. There is some intervisibility with the north of Ryton-on-Dunsmore, and long-distance intervisibility with the southern outskirts of Wolston. Key views include those of St Leonard's Church (Grade II* listed) to the west, and expansive views to the northeast towards Wolston.			M		
Views to and from important landscape and cultural heritage features	There is intervisibility with St Leonard's Church (Grade II* listed) across most of the site. Views of the River Avon are possible from the northern most section of the site.				M/L	
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site is not of historic or cultural value. It has some recreational value due to the have PRoW, and some natural value derived from the green boundaries and grassland/wetland adjacent to the River Avon. The overall scenic quality of the rural landscape is diminished by the presence of the A45.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Views into the site are possible but restricted due to vegetation, views may be possible to the Grade II* listed church.			M		
Mitigation potential	Protection and enhancement of the public right of way. Screening from the A45. Protection of natural value of the section of the site that adjoins the River Avon.					

Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site is comprised of a single large arable field to the northeast of Ryton-on-Dunsmore, between the A45 dual carriageway and the River Avon. Sensitivities are likely to arise from the intervisibility of the site (particularly with St Leonard's Church), the natural value of the green field boundaries and the section of the site which adjoins the river, and the limited recreational value of the PRoW.			M		
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View from the western most point on the southern boundary, looking south east.



View from the southern part of the PRow looking northwest, with St Leonard's Church clearly visible in the background.



View from the centre of the PRow looking northeast with Wolston visible in the far distance.



View from the northern part of the PRow looking north towards the edge of the site (River Avon).



View of the River Avon from the northern edge of the site.

Site 116: Land at Marton Road, Birdingbury



Site reference	116
Site name	Land at Marton Road, Birdingbury
Location	West of Birdingbury
Site size (ha)	0.82ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Feldon – Lias Village Farmlands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A small paddock on the edge of Birdingbury enclosed by well-maintained hedgerows on its northern, eastern and western boundaries. The southern edge of the site is enclosed by trees and shrubs that are sparse in places.				M/L	
Landform	The site is flat and slightly lower than the Marton Road which runs parallel to its southern boundary.					L
Landcover (including biodiversity)	The site is entirely covered by grass, aside from the hedgerows, trees and shrubs which are on its boundaries.					L
Man-made influences	No man-made influences in the site itself, barring the two gaps in the hedgerow on the western boundary where there are gates/fences. Immediately to the south is the Marton Road, and to the west is a private road which leads to the Munro Business Park, which is directly to the north of the site.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a semi-rural character.				M/L	
Remoteness/tranquillity	The site was relatively tranquil at the time of visiting. The only noise was from occasional traffic on the Marton Road, although presumably noise could come from the Munro Business Park at times when it is busier. The site does not feel remote because of its proximity to the business park and the village.				M/L	
Visual						
Skyline and settings	Looking east, the skyline features the business park and residential dwellings on the edge of the village. Higher ground can be seen in the distance including a prominent building that appears to be Draycote Hill Farm. To the west/southwest there are long-distance views of countryside fields.				M/L	

Movement	The only movement at the time of visiting was the occasional vehicle travelling along Marton Road.			M		
Visibility, key views, vistas and typical receptors	The site is visible from parts of the business park and from a couple of residential dwellings to the east. It can also be seen from the Marton Road through the parts of the boundary where the trees/shrubs are sparse.				M/L	
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site has little landscape value given its present use, barring the natural value of the hedgerows and trees that are on its boundaries. There is no public access.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has minimal visual value.					L
Mitigation potential	Improve the screening of the site from the Marton Road. Retain the hedgerows.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of a small paddock enclosed by hedgerows on the edge of the village of Birdingbury. Its proximity to a business park and unremarkable landform limit the sensitivity of the site, while those that increase it are the site's relative tranquillity and the natural value of the trees/hedgerows on its boundaries (although these could potentially be maintained).					L

Additional comments: Access would likely need to be from the private road which leads to the business park.



View of the site from its southwestern corner looking to the northeast. The business park and some residential dwellings can be seen behind the site, and in the distance higher ground can be seen, including a house at Draycote Hill Farm.

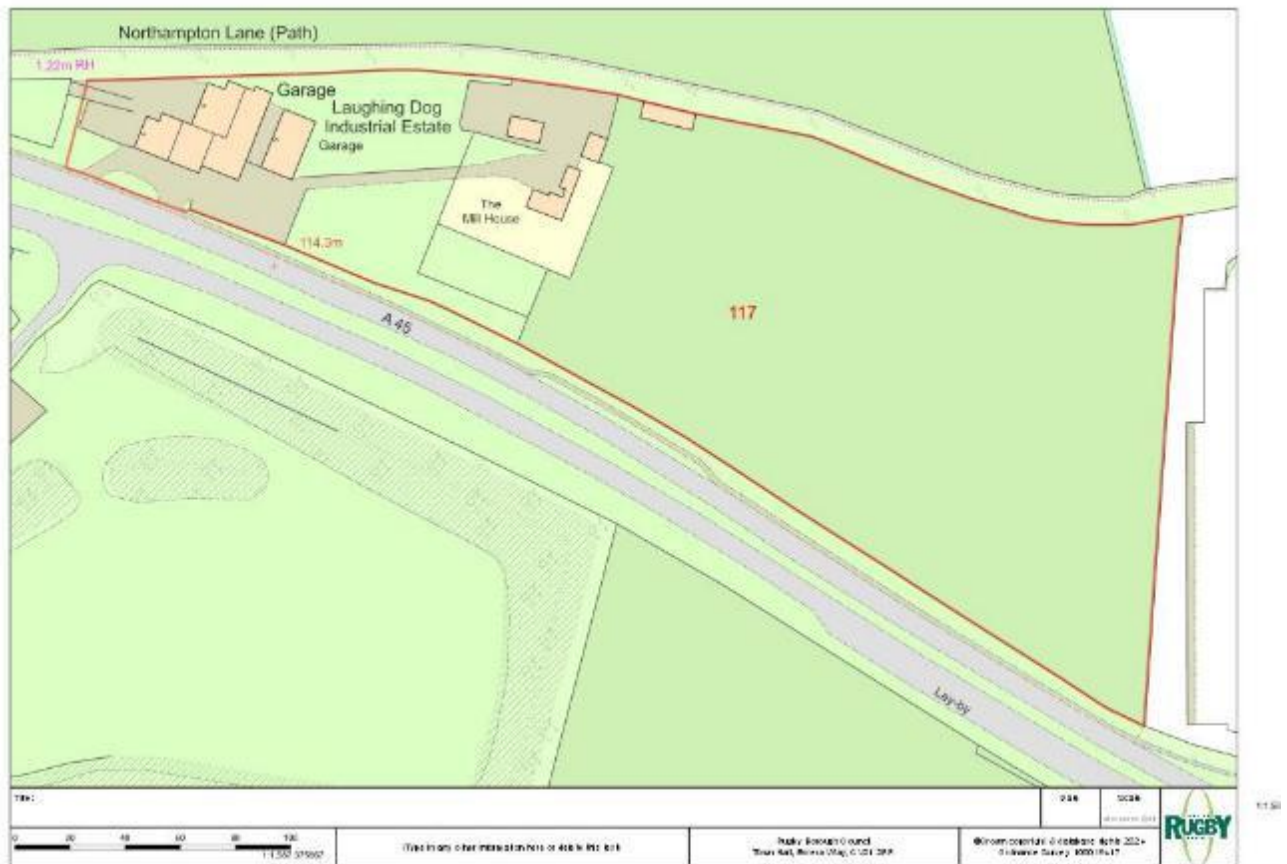


A view of the site from its northwestern corner looking to the southeast.



The entrance to Munro Business Park with the site to the right of the private road.

Site 117: Land at Mill House, Dunchurch



Site reference	117
Site name	Land at Mill House, Dunchurch
Location	Northwest of Thurlaston
Site size (ha)	4.26ha
Development type	Mixed
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Farmlands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A relatively small site consisting of an industrial estate, a residential dwelling and a field. The site is enclosed by hedgerows and trees which are sparse at certain points. The A45 runs the length of the site's southern boundary and there is a bridleway to the north, beyond which is Symmetry Park.					L
Landform	The site is flat and lower than the A45.					L
Landcover (including biodiversity)	The western side of the site is covered by industrial buildings and hardstanding, and the eastern side is a field which appears to be covered by grass. In the centre is a house which is separated from the industrial estate by mature trees, shrubs and brambles.				M/L	
Man-made influences	The industrial estate, it's car park and open storage areas. The residential dwellings and its ancillary outbuildings. A pole supporting phone lines in the middle of the field.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	Low scenic quality due to the site's proximity to the A45 and Symmetry Park.					L
Remoteness/tranquillity	Not tranquil at all – constant noise from traffic along the A45. Not remote as the site adjoins Symmetry Park and will be surrounded by the South West Rugby urban extension.					L
Visual						
Skyline and settings	The skyline to the north and east is dominated by the warehouses of Symmetry Park. To the northwest there is a large bund blocking views out to the Cawston Greenway. Views to the south blocked by the A45.					L
Movement	Constant movement of traffic along the A45.					L
Visibility, key views, vistas and typical receptors	Visible from the A45 through the gaps in the hedgerow/trees. May also be visible from the upper floors of Draycote Hotel at Whitefields Golf Club.					L
Views to and from important landscape and cultural heritage features	None.					L

Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The only notable value that the landscape holds is the natural value of the mature trees that separate the different sections of the site, including the TPOs which are located along the site's boundary with the bridleway to the north.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Minimal.					L
Mitigation potential	Maintaining the natural features within the site.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of an industrial estate, residential dwelling and field sandwiched between the A45 and Symmetry Park. The only aspects of the site that have some sensitivity to change are its limited natural features.					L

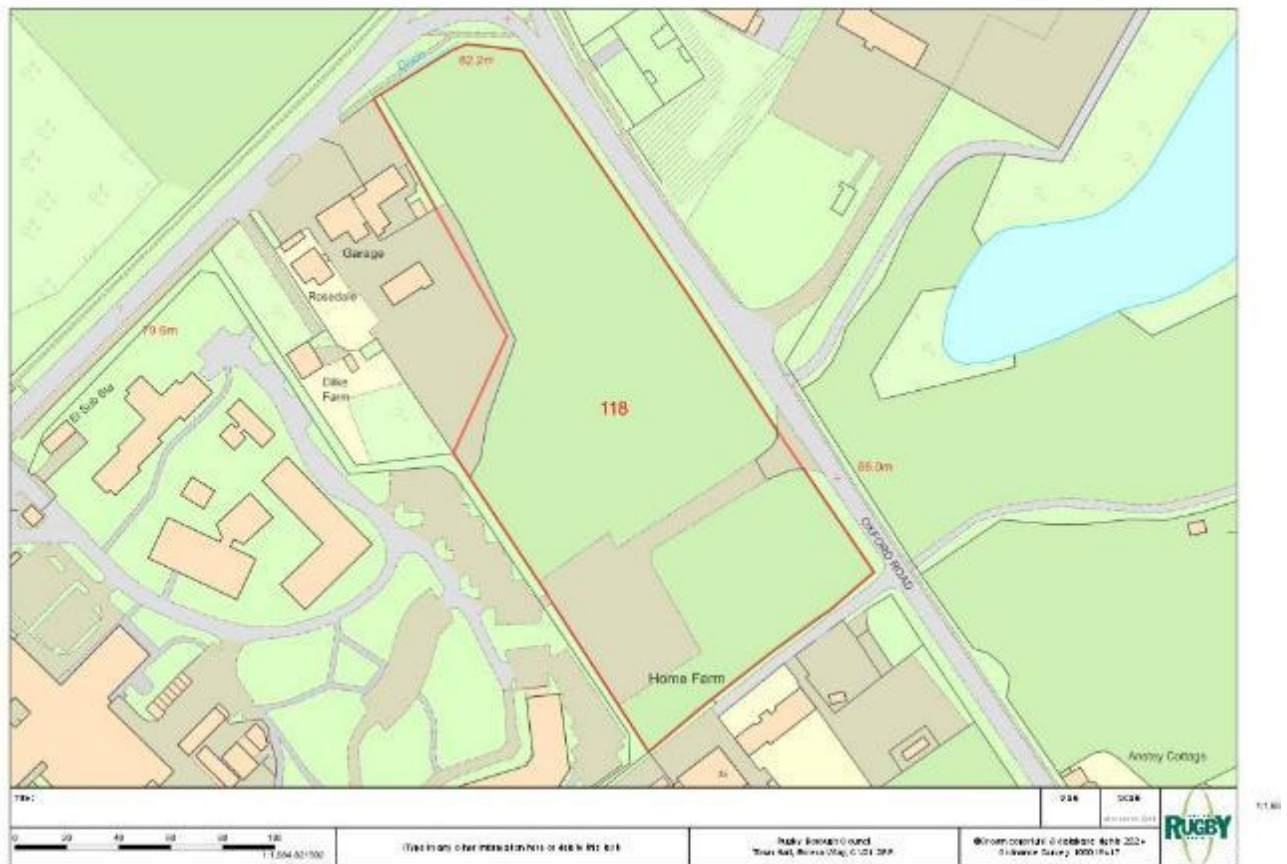


View of the industrial estate from the western edge of the site, looking eastwards.



View of the area that separates the industrial estate from the residential dwelling, looking east with the warehouses of Symmetry Park in the background.

Site 118: Land at Police College, Ryton-on-Dunsmore



Site reference	118
Site name	Land at Police College, Ryton-on-Dunsmore
Location	South of Ryton-on-Dunsmore
Site size (ha)	2.3ha
Development type	Residential or Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	18/09/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a small site to the south of Ryton-on-Dunsmore comprised of disused grassland/scrubland and an area of hardstanding. It is enclosed by hedgerow and trees on all sides, except for its boundary with the site of Marton Car Sales which is fenced.				M/L	
Landform	The site is flat with no remarkable landform features.					L
Landcover (including biodiversity)	The site is mostly covered by grass/scrub, except for a section of hardstanding in the south of the site. The boundaries mostly feature hedgerows, within which there are numerous mature trees.					L
Man-made influences	The hardstanding section in the south of the site and the driveway which leads to it from a gated disused entrance on Oxford Road. Tall metal fencing, particularly between this site and the site of Marton Car Sales to the northwest. Directly outside the site are the buildings of the Police College, Marton Car Sales, and the commercial units to the south, as well as Oxford Road to the east, beyond which are the industrial units of Keller.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has minimal scenic quality. Its character is that of a disused edge-of-settlement area.					L
Remoteness/tranquillity	The site does not feel remote at all given its proximity to major roads and commercial and industrial uses. For the same reasons it is not tranquil – noise from traffic is persistent.					L
Visual						
Skyline and settings	Given the flat topography, the skylines from the site are limited to near-distance views of the trees in the site boundaries, and of adjacent buildings, such as those of the Police College.					L
Movement	Frequent movement of traffic along the nearby Oxford Road (A423) and Leamington Road (A445).					L

Visibility, key views, vistas and typical receptors	There is some visibility of the site from the Oxford and Leamington Roads, in the limited areas where the trees and hedges of the boundaries are sparse. The site can also be seen from the Police College, the rear of Marton Car Sales, and from the handful of residential properties to the south (off Oxford Road).				M/L	
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape has low value, apart from the biodiversity value of the trees and hedges along its boundaries. Close proximity to the Ryton Wood SSSI creates potential ecological sensitivity.					L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has minimal visual value.					L
Mitigation potential	Maintain the existing green site boundaries, particularly the mature trees.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a small site to the south of Ryton-on-Dunsmore comprised of disused grassland/scrubland and an area of hardstanding. It is adjacent to major roads and commercial/industrial uses, and views to and from the site are mostly screened. The only sensitivities are likely to be those arising from the natural value of the trees and hedges that bound the site.					L



View from the eastern boundary of the site (Oxford Road) looking southwest towards the Police College.

Site 122: Land at Fenley Field, Old Laurentian Rugby Club



Site reference	122
Site name	Land at Fenley Field, Old Laurentian Rugby Club
Location	Bilton, East of Lime Tree Avenue
Site size (ha)	4.64ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Farmlands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a fairly large site that is currently comprised of two rugby pitches divided by a row of trees running from the northwest to the southeast. The site is enclosed by walls, fences and shrubs/trees, with residential dwellings directly to the north, south and west. The site is exposed to the east where there is agricultural land that will be developed as part of the South West Rugby urban extension.				M/L	
Landform	Flat with a ditch running parallel to the trees that run along the middle of the site.					L
Landcover (including biodiversity)	Rugby pitches (mown grass), a hardstanding car park to the north of the site, a clubhouse and viewing stand in the northeast of the site, and a row of mature trees that intersect the pitches.					L
Man-made influences	Clubhouse, car park, floodlights and a radio mast. Residential dwellings (existing and planned) will surround the site on all sides.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	Character determined by its present use as a rugby club.					L
Remoteness/tranquillity	Quite a tranquil area – the only noise is that of traffic which can be heard in the distance (faintly). Site does not feel remote due to its proximity to residential dwellings on three sides.			M		
Visual						
Skyline and settings	No long distance views. Skylines to the southwest, northwest and northeast are of nearby housing and trees. Skyline to northwest features the distinctive trees that act as a corridor along Lime Tree Avenue.				M/L	
Movement	None.		H/M			
Visibility, key views, vistas and typical receptors	The site is visible from the upper floors of the nearby housing. It can also be clearly seen from the agricultural land to the southeast.				M/L	
Views to and from important landscape and cultural heritage features	None, except the protected trees of Lime Tree Avenue.					L

Value					
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site has high recreational value due to its use as a rugby club. It appears to also be used informally by dog walkers.		H/M		
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has minimal visual value.				L
Mitigation potential	Finding a new site for the Rugby club. Protecting the trees within the site.				
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of rugby pitches divided by a row of mature trees. It is on the edge of Rugby town and surrounded by residential properties on three sides. The value of the site is primarily recreational, though there is also some natural value. The sensitivities that these lead to could potentially be annulled via mitigatory measures.			M/L	



View from the west of the site of the northern pitches with the clubhouse to the far right.



View from the west of the site looking south towards the southern pitch with houses of Elborow Way in the background.



View from the southern rugby pitch looking west with the trees of Lime Tree Avenue in the background.



View from the north of the site looking south with the trees that divide the northern and southern pitches in the background.

Site 125: Land East of Stretton Road, Wolston



Site reference	125
Site name	Land East of Stretton Road, Wolston
Location	South of Wolston
Site size (ha)	5.1ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	19/09/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a relatively large site on the southern edge of Wolston which currently hosts numerous paddocks separated by fencing. It is enclosed partly by hedgerow and partly by fencing. Directly to the north are the homes of John Simpson Close, to the west is Stretton Road, to the east is a stream (River Avon tributary) and to the south are more paddocks.			M		
Landform	The site is subtly undulating.				M/L	
Landcover (including biodiversity)	The site is almost entirely grassland, barring two stable buildings, a hardstanding track that leads to the middle of the site from Stretton Road. There are a handful of trees within the site, near to its entrance, trees along its boundary with the stream to the east, and a substantial hedgerow running the length of its boundary with Stretton Road.					L
Man-made influences	Within the site there are the fences that act to parcel out the individual paddocks, the two outbuildings, the hardstanding track, and telephone lines. In close proximity to the site are residential dwellings to the north and Stretton Road to the west.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a rural character which is marginally detracted from by the presence of residential dwellings to the north.				M/L	
Remoteness/tranquillity	The site was tranquil at the time of visiting. No traffic was observed or heard on Stretton Road. The southern parts of the site feel more remote than the northern section which adjoins the village boundary.			M		
Visual						
Skyline and settings	Looking south and to the east, the skyline features undulating countryside, trees and field boundaries. To the north and west the skyline features near-distance views of the field boundaries and residential dwellings of the village.				M/L	

Movement	Minimal.		H/M			
Visibility, key views, vistas and typical receptors	The site has intervisibility with the rears of residential dwellings on John Simpson Close, and with agricultural land to the south and east. Intervisibility with Stretton Road is minimal due to the screening by the hedgerow. The site is visible from the Dyer's Lane Recreation Ground, which it is slightly higher than.				M/L	
Views to and from important landscape and cultural heritage features	To the east, in the far-distance, the tower of St Peter's Church can be seen in Church Lawford.				M/L	
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	Aside from acting as a setting for the village, the site has low landscape value in its current form. Some natural value is derived from the trees and hedgerows.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has some visual value due to the long-distance views from the site to the south and east, and the intervisibility of the site with nearby properties and land.				M/L	
Mitigation potential	Maintain existing natural field boundaries. Framing of views to the south and east.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a relatively large site on the southern edge of Wolston which currently hosts numerous paddocks separated by fencing. It is a tranquil area with a rural character that is diminished slightly by its proximity to residential dwellings. There are some expansive views from the site, and intervisibility with adjoining land and properties. Sensitivities arise from the site's tranquillity and sections of limited enclosure, as well as its proximity to a local wildlife site (Riven Avon tributary).				M	



View from the western boundary of the site looking east.

Site 127: Land north of Church Road, Church Lawford



Site reference	127
Site name	Land north of Church Road, Church Lawford
Location	Church Lawford
Site size (ha)	0.71
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	11.03.2025

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A relatively small site located in the village of Church Lawford between residential dwellings and pastureland. The south of the site, which features a derelict house and outbuildings, is enclosed by overgrown hedges and a gate. The northern section of the site, comprised of unmanaged scrub, is enclosed by low well kept hedgerows and a wire fence to the north and shrubs and trees to the east.					L
Landform	The site appears to be relatively flat, but is higher than Church Road to the south and the pastureland to the north. A more exact assessment of the landform would be possible if it were not covered by unmanaged vegetation.					L
Landcover (including biodiversity)	The small section of the site that adjoins Church Road is already developed, featuring a derelict house and outbuildings. The larger northern part of the site is covered by unmanaged scrub, brambles and grass. There are hedges of all sides of the site and trees on the boundaries to the east, and southern border with the gardens of the other properties of Church Road.				M/L	
Man-made influences	Telephone wires cross from Church Road to the previously developed part of the site where there is a derelict house and outbuildings. There appear to be some discarded materials amongst the overgrown scrub in the northern part of the site. Directly outside the site there are residential dwellings and Church Road.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site is located within the south east of Church Lawford between settlements. A PRoW runs along the northern boundary, and Church Road along the southern boundary. This is a local road and is therefore not a major aural detractor. To the north and east of the site, pastoral fields are located surrounding Church Lawford.				M/L	

Remoteness/tranquillity	The site is quite tranquil. The only noise was from infrequent traffic on Church Road/School Street and farming activity. The site doesn't feel remote due to its proximity to residential dwellings.			M		
Visual						
Skyline and settings	From the southern edge of the site the skylines are comprised of nearby buildings and trees/hedges. From the northern part of the site, the skylines to the north and west feature the backs of houses on School Street and Smithy Lane. Skylines to the east are partly obscured by vegetation, but feature St Peter's Church and Rugby cement plant.				M/L	
Movement	Infrequent movement of vehicles and pedestrians accessing properties along Church Road. Glimpsed sights of trains travelling between Rugby and Nuneaton.			M		
Visibility, key views, vistas and typical receptors	There is intervisibility between the site and the rears of nearby dwellings, particularly those on Church Road, School Street and Smithy Lane. There is also intervisibility between the site and the PRow which passes close to its northern boundary. From Church Road the derelict buildings can be seen, but the rest of the site is obscured by vegetation.				M/L	
Views to and from important landscape and cultural heritage features	There are views of St Peter's Church (Grade II listed) from parts of the site.			M		
Value						
Landscape value • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential	The landscape generally has a poor condition due to its run-down state. Conversely, for the same reason, the scrub, brambles and sections of overgrown hedgerow are likely to provide some natural value.				M/L	
Visual value • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views	There are views of St Peter's Church (Grade II listed) from parts of the site. The views from the PRow along the northern boundary are likely to be impacted by any development on the site. However, due to the nature of the surrounding landscape, residential development within the site is					L

	expected to blend well with the existing environment. As a result, any visual impact on recreationally valued views is likely to be minimal. Views from Shakespeare's Avon Way, a key recreational route, are also anticipated to remain largely unaffected, preserving the scenic and recreational experience.					
Mitigation potential	Maintain or enhance the existing green field boundaries. Design development to account for potential views of St Peter's Church.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a relatively small site located in the village of Church Lawford between residential dwellings and pastureland. It features derelict buildings and an open area with unmanaged/overgrown scrub, brambles and grasses. Sensitivities may arise from its current natural value, intervisibility with other properties, and views of St Peter's Church. Although views from the footpath along the northern boundary may be disturbed by development, this impact is not expected to be a detractor to the area's scenic or recreational value. Site development is likely to fit harmoniously with the overall sense of place.					L



View from the external southwest corner of the site looking northeast towards the derelict buildings that face Church Road.



View from the external northern boundary of the site looking south with houses of Church Road in the background.



View from the external northern boundary of the site looking west. The site is to the left, while on the right is the PRow which passes close by to the site, and the rears of properties on Green Lane/School Street.

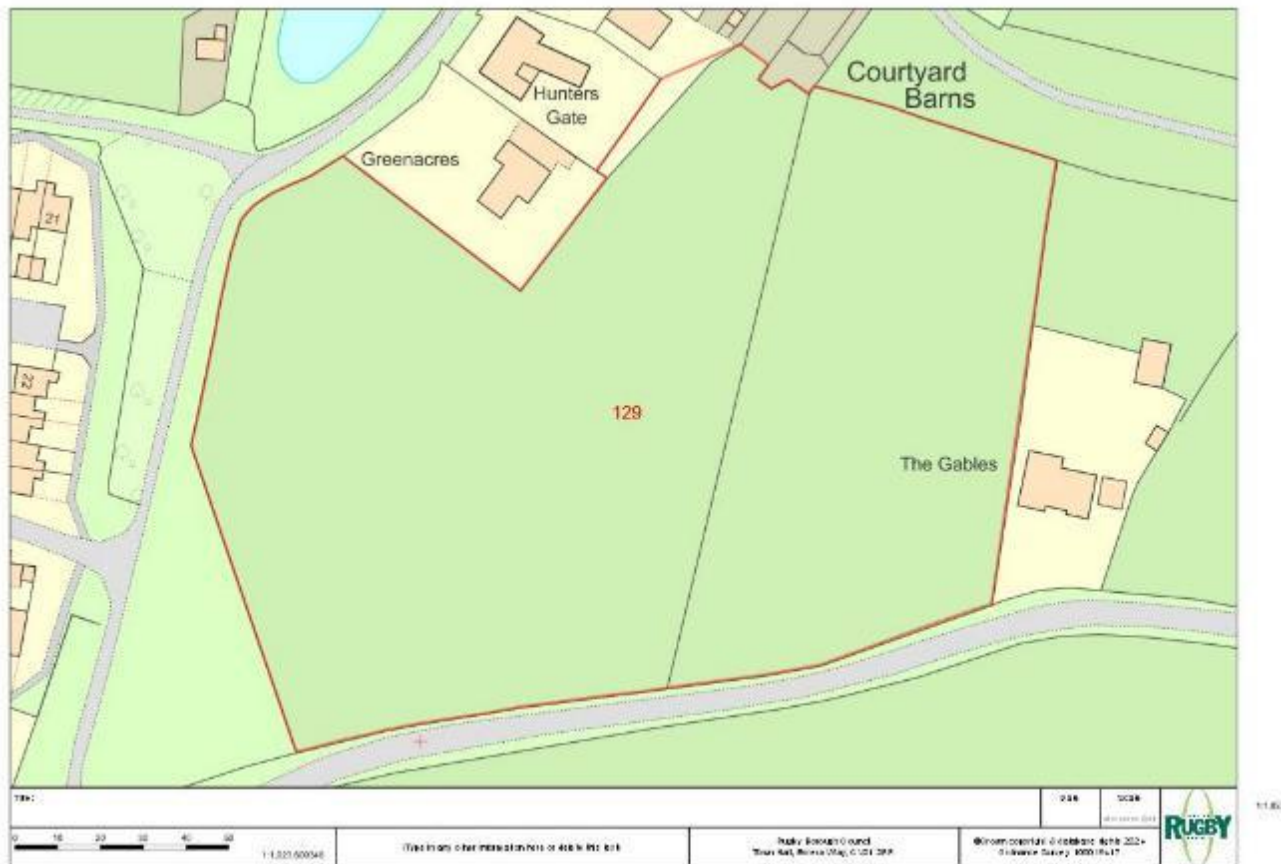


View from the external northern edge of the site looking northwest across pastureland towards houses of Smithy Lane.



View from the external northeastern corner of the site looking southeast towards St Peter's Church and Rugby cement plant.

Site 129: Land North of Lilbourne Road, Clifton-upon-Dunsmore



Site reference	129
Site name	Land north of Lilbourne Road, Clifton-upon-Dunsmore
Location	East of Clifton upon Dunsmore
Site size (ha)	2.31ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A relatively small site composed of a single field on the eastern edge of Clifton upon Dunsmore. The site is enclosed by hedgerows to the south, east, and west, barring a gated section onto Buckwell Lane. The site is enclosed by low wooden fencing to the north.				M/L	
Landform	Quite flat, with a slight slope from east to west (towards the village).					L
Landcover (including biodiversity)	The site is covered by grass (used as a paddock), except for the hedgerows and trees within the boundaries.					L
Man-made influences	The only man-made influences within the site are telephone poles and overhead telephone lines. Immediately to the south is Lilbourne Road, and there are residential dwellings in close proximity to the north, east and west.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a semi-rural, edge of settlement character.				M/L	
Remoteness/tranquillity	The site does not seem remote due to the proximity of residential dwellings. It is not particularly tranquil due to the noise of traffic along the Lilbourne Road.				M/L	
Visual						
Skyline and settings	To the northwest there are views of the Coton Park warehouses in the distance. Otherwise, the skyline is primarily made up of short-distance views of field boundary trees and shrubs. The conservation area appraisal references the approach to the village on Lilbourne Road.			M		
Movement	Frequent traffic along the Lilbourne Road.					L
Visibility, key views, vistas and typical receptors	The site is not visible from most of the village due to the screening of trees and shrubs. The only views into the site are from the residential dwellings at the junction of Hillmorton Lane and Lilbourne Road, from part of Buckwell Lane itself and the dwellings directly to the north and east.				M/L	

Views to and from important landscape and cultural heritage features	Limited intervisibility with the conservation but the Conservation Area Appraisal lists views out of the village to the countryside along Lilbourne Road.				M/L	
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site is commonplace, has no know historical value, no recreational value, and little natural value (limited to the field boundaries). There is no public access. The site provides a rural approach to Clifton and to the conservation area.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has limited visual value.				M/L	
Mitigation potential	Maintain existing hedgerows and trees in the field boundaries.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	A relatively small site composed of a single field on the eastern edge of Clifton upon Dunsmore currently used as a paddock. The landscape has little value and is quite well enclosed. The only sensitivities that there are arise from proximity to the conservation area, the limited intervisibility with nearby dwellings and the natural value of the existing field boundaries.				M/L	

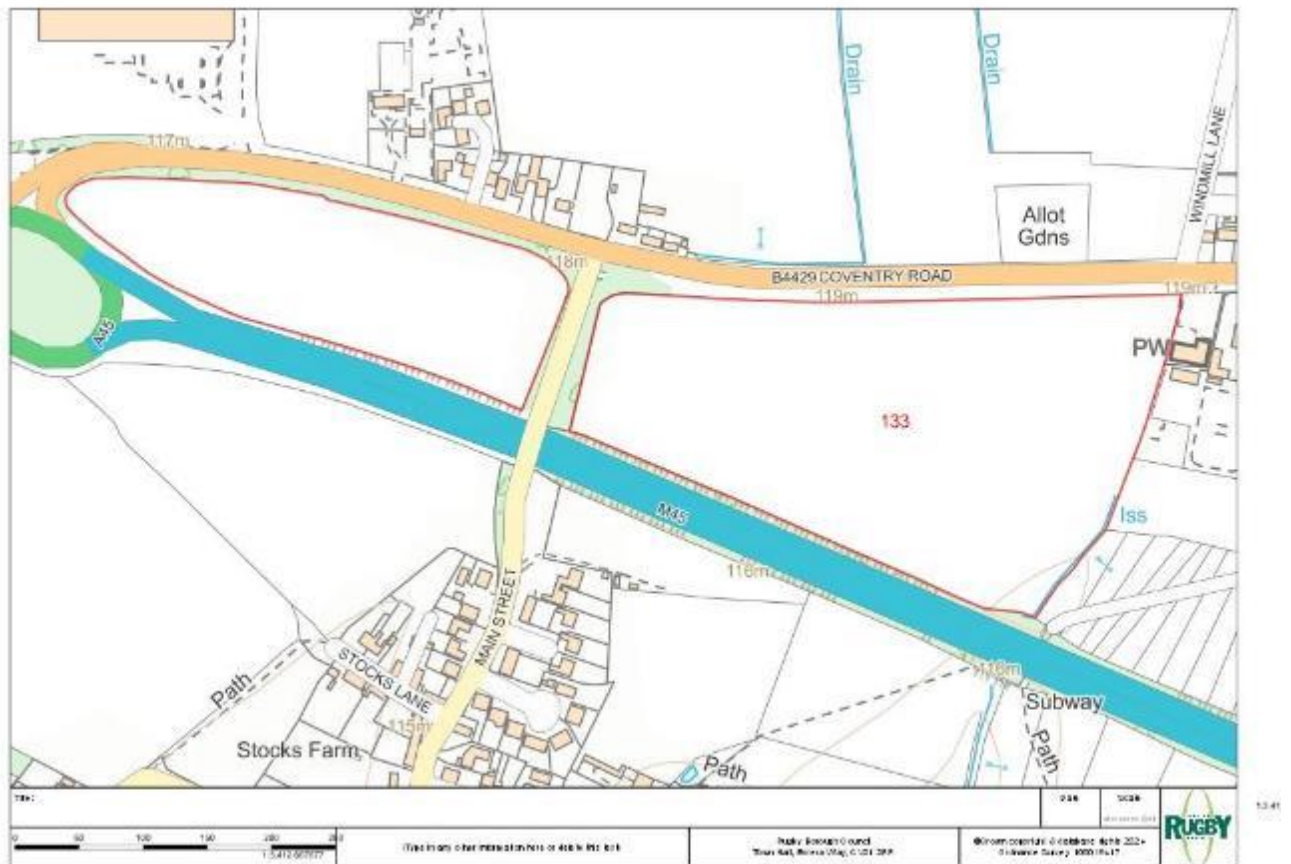


View from the west of the site (Buckwell Lane) looking east.



View from the west of the site (Buckwell Lane) looking southeast.

Site 133: Land North of M45



Site reference	133
Site name	Land North of M45
Location	North of Thurlaston
Site size (ha)	11.81ha
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Farmlands
Date of site visit	08/08/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a medium sized site consisting of two arable fields just to the north of Thurlaston. The site is enclosed by hedgerows, shrubs and trees on all sides. The M45 bounds the site to the south, as does the Coventry Road to the north. Main Street, which connects Thurlaston to the Coventry Road, runs in between the two fields.				M/L	
Landform	The site is flat.					L
Landcover (including biodiversity)	The site is composed of arable fields that are either bare or have crops planted. Aside from this, the only landcover is that of the trees, shrubs and hedges of the fields boundaries.					L
Man-made influences	Within the site, the only man-made influences are the cultivation of the land, and the telephone poles and wires which run across the southeastern corner of the eastern field. Directly outside the site man-made influences are present in all directions, most notably including the M45 to the south and the warehouses of Symmetry Park to the northwest. Notwithstanding that, the site would not integrate with either Thurlaston or Dunchuch as it lies on neither settlement edge. The site also provides a rural approach to Thurlaston village.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The agricultural character of the site is heavily impinged upon by the man-made influences in close proximity.					L
Remoteness/tranquillity	The site does not feel remote due to the urbanising effects of the warehouses of Symmetry Park. It is not tranquil at all due to the constant noise of traffic from the Coventry Road and M45.					L
Visual						
Skyline and settings	Skylines seen from the site are likely limited to near-distance views of field boundaries given its topography, except for to the northeast where the warehouses of Symmetry Park are dominant. The				M/L	

	Thurlaston Conservation Area Appraisal identifies a view out of the conservation area looking north with mature trees and states the village remains strongly linked to the countryside.					
Movement	Frequent movement of traffic along the Coventry Road and M45, partly obscured by field boundary hedges and trees.					L
Visibility, key views, vistas and typical receptors	The site is visible from the grounds of the Dunchurch Baptist Church to the east, and partly visible from some of the dwellings on Coventry Road. Clear views of the site can be gained from Main Street bridge, and there is some limited intervisibility of the site with Thurlaston village.				M/L	
Views to and from important landscape and cultural heritage features	Limited views of The Windmill (Grade II) in Thurlaston.				M/L	
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The value that the landscape currently holds is the natural value of its green field boundaries and its contribution to providing a rural setting to Thurlaston.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	There are no iconic views or views of designated assets. Minimal visual value is derived from the site's intervisibility with adjacent properties and from Main Street.					L
Mitigation potential	Maintain the existing trees, shrubs and hedges around the boundaries. Improve the screening of the site from properties of Coventry Road and the village of Thurlaston.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a medium sized site consisting of two arable fields just to the north of Thurlaston. It is enclosed by the M45 to the south and Coventry Road to the north. Sensitivities are only likely to arise from the site's intervisibility with adjacent properties on Coventry Road, and from the natural value of the trees and hedges that enclose the site and from its contribution to the rural setting of Thurlaston.				M/L	



View from the northern boundary of the eastern field looking east with Dunchurch Baptist Church to the left.



View from the northeastern corner of the western field looking west with the A45 visible in the background.



View of the eastern field from Main Street bridge (looking east), above the M45.



View of the western field from Main Street bridge (looking east), above the M45.

Site 134: Land North of Plott Lane, Stretton-on-Dunsmore



Site reference	134
Site name	Land North of Plott Lane, Stretton-on-Dunsmore
Location	Northwestern edge of Stretton-on-Dunsmore
Site size (ha)	4.82ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	18/09/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A relatively large site consisting of a single arable field on the northwestern edge of Stretton-on-Dunsmore. The site is enclosed by shrubs, trees and hedges on all sides, except for the section of the eastern boundary which faces onto the gardens of Squires Road, where there are fences.			M		
Landform	The site is quite flat, but the southern section slopes down towards Plott Lane.					L
Landcover (including biodiversity)	The site is an arable field. At the time of visiting it was covered with mature sweetcorn plants. The only elements conducive to biodiversity are the trees, shrubs and hedges along the boundaries which are particularly dense on the Plott Lane boundary.					L
Man-made influences	Within the site the only man-made influence is that of the preparation of the ground for farming and the public right of way that traverses it from east to west. Directly to the southeast of the site are the properties of Squires Road, and immediately to the south is Plott Lane.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a rural character stemming from its use as farmland. This is detracted from somewhat by the visibility of the properties of Squires Road.				M/L	
Remoteness/tranquillity	The site does not feel remote due to its proximity to the edge of the village. It is somewhat tranquil, but noise could be heard from the school and from occasional traffic on Plott Lane.			M		
Visual						
Skyline and settings	The skyline is primarily composed of trees and greenery of the boundaries of this site and those that border it. To the southwest there are clear views of the properties of Squires Lane.				M/L	

Movement	Minimal movement can be seen from the site. Visibility of traffic on Plott Lane is largely obscured by the trees along the southern boundary.			M		
Visibility, key views, vistas and typical receptors	There is intervisibility between the site and properties on Squires Road. A PROW crosses the centre of the site.				M/L	
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape has some recreational value due to the PROW which traverses it, and also derives a some value from its scenic character.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The visual value of the site comes from the intervisibility it has with nearby properties and the limited views obtained from the PROW.				M/L	
Mitigation potential	Maintain the existing natural boundary features.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a relatively large site consisting of a single arable field on the northwestern edge of Stretton-on-Dunsmore. It has a simple landform and low natural value. Limited sensitivities are likely to arise from the presence of a PROW and intervisibility with properties on Squires Road.				M/L	



View from the east of the site looking west towards the PROW that intersects the site (partly obscured by crops).

Site 135: Land north of Rugby Road, Church Lawford



Site reference	135
Site name	Land north of Rugby Road, Church Lawford
Location	East of Church Lawford
Site size (ha)	0.56ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	Most likely no longer used for agricultural purposes, so unmanaged in terms of groundcover or crops. The site sits in a gap on Rugby Road between residential properties with garden to the west and fields to the east. Site surrounded by hedgerow, occasional mature trees hang over scrubby ground covers.					L
Landform	Relatively simple and featureless land, gently slope up from the road which is the southern boundary of the site.					L
Landcover (including biodiversity)	Some mature trees and scrubby ground covering plants, thicker vegetation towards the edges.				M/L	
Man-made influences	The site has minimal influences within it. It is a village edge location bounded by Coventry Road, there is an unused field to the north.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	Skylines essentially the backs of houses and across Coventry Road / A428. The site has a semi-rural edge of village character.				M/L	
Remoteness/tranquillity	The southern edge of the site Rugby Road, an A road (A428).					L
Visual						
Skyline and settings	Skylines essentially the backs of houses and across Coventry Road / A428.					L
Movement	The southern edge of the site is Coventry Road, an A road (A428).				M/L	
Visibility, key views, vistas and typical receptors	Neighbouring landscapes impacted by transport corridors, backs of houses, relatively simple backdrops.					L
Views to and from important landscape and cultural heritage features	High boundary vegetation and enclosure mean very limited visibility, likely limited to neighbouring residential properties.					L

Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	There are no public rights of way across the site, it has limited historic, geological, topographical or geomorphological value. Some natural value in the vegetation on site. Site provides a rural approach to Church Lawford.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Limited views, to, from or across the site.					L
Mitigation potential	Creating public rights of way across the site may increase permeability.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site is most likely no longer used for agricultural purposes, so unmanaged in terms of groundcover or crops, surrounded by thick boundary vegetation. There are no public rights of way. It has an edge of village semi-rural character.					L



Site 136: Land North of Warwick Road, Wolston



Site reference	136
Site name	Land North of Warwick Road, Wolston
Location	Southwestern edge of Wolston
Site size (ha)	3.87ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	19/09/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	This is a relatively large site consisting of a single field on the southeastern edge of Wolston. To the north and west the site is enclosed by low hedgerows, shrubs and trees. To the south, along Warwick Road, the site is only enclosed by a low wire fence, and to the east, facing onto Millennium Way, the site is only enclosed by a low wooden fence – although in both cases (south and east) there are trees just outside the boundary which provide some screening.			M		
Landform	The site is mostly flat, but it slopes away to the northwestern corner where there is a pond.					L
Landcover (including biodiversity)	The site is entirely greenfield/pastureland, barring the northwestern corner where there are trees and a pond.				M/L	
Man-made influences	None within the site, except for phone lines and poles on the western side, and the fences along the boundaries. To the northwest of the site there is an active quarry, to the east are residential dwellings and to the south is the Warwick Road.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a semi-rural, edge of settlement character.				M/L	
Remoteness/tranquillity	The site does not feel remote given its proximity to the village. It is somewhat tranquil, but this is diminished by the noise from traffic on Warwick Road, and is likely to be further diminished when there are works underway at the quarry.				M/L	
Visual						
Skyline and settings	To the south, east and west, the skyline is primarily formed by the site’s boundary features. Views to the north are of a greater distance, but the skyline is only of trees and countryside.					L
Movement	Movement is limited to the traffic of Warwick Road.				M/L	

Visibility, key views, vistas and typical receptors	The site is visible from Warwick Road and from some of the properties of Millennium Way and Wolston Lane. A PROW runs along the northern boundary.				M/L	
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape has minimal natural value derived from the pond and trees in the northwest of the site, and the hedges, shrubs and trees along its boundaries.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has some visual value limited to view from Warwick Road/Wolston Lane and Millennium Way and from the PROW to the north.				M/L	
Mitigation potential	Maintain and enhance the existing boundary trees, shrubs and hedges.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of a single green field on the southwestern edge of Wolston. It has a simple landform and is unremarkable in its features. Limited sensitivities are only likely to arise from the sites intervisibility with residential properties to the east, from the PROW and from the natural value of the trees, shrubs and hedges which bound the site.				M/L	



View of the site from its boundary with Warwick Road looking north.



View from the southeastern corner of the site looking northwest.

Site 143: Land off Hinckley Road, M6 Jctn 2



Site reference	143
Site name	Land off Hinckley Road, M6 Jctn 2
Location	South of Ansty
Site size (ha)	5.05
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore Parklands
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is an approximate triangle, bound by roads to access the M6 and the M69. It is comprised of a two fields, a small area of hardstand and a gate. Parts of the site are delineated by low fences and thick boundary vegetation comprising motorway verges. The site is very visually enclosed.					L
Landform	Relatively flat topography, minimal features other than scrubby vegetation and some trees, relatively uniform.					L
Landcover (including biodiversity)	The site comprises fields so uniform landcover with thick boundary vegetation comprising motorway verges bounding this, and some semi-mature trees, including a small stand along the eastern edge (outside of site). Vegetation provides some biodiversity value.				M/L	
Man-made influences	The site is largely free from man-made influences, apart from obvious pastoral uses, gates, hardstand and hedges but is surrounded by transport infrastructure.					L
Aesthetic, perceptual and experiential						
Scenic quality and character	The site is dominated by the surrounding motorways.					L
Remoteness/tranquillity	The presence of the motorways significantly reduces the level of tranquillity.					L
Visual						
Skyline and settings	The skyline is primarily shaped by boundary vegetation and trees, although the presence of the motorways is evident.					L
Movement	Movement along the motorways is quite evident, despite the screening provided by boundary vegetation.					L
Visibility, key views, vistas and typical receptors	Long distance views from within the site are limited by the presence of hedgerows, trees and motorways. The site is comparatively open to the M69 from where views are possible.					L
Views to and from important landscape and cultural heritage features	There are no known landscape or cultural heritage features within or adjacent to the site that are likely to be affected by the development proposals.					L

Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	There are no public rights of way, there is a small strip of semi-mature trees, but limited landscape value given dominance of nearby motorways.					L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	There are no known views to iconic features or valued community views.					L
Mitigation potential	Areas of woodland could be maintained and expanded.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a site bound by ramps taking traffic between the M6 and M69 at the Ansty Interchange. The site's character is dominated by noise and movement from traffic along nearby roads.					L



View from the entrance gate on the western edge of the site looking northeast.



View from the entrance gate on the western edge of the site looking southeast.



View looking away from the site to the west at the adjacent National Highways depot.

Site 202: Newton Road, Clifton-upon-Dunsmore



Site reference	202
Site name	Newton Road, Clifton-upon-Dunsmore
Location	North of Clifton-upon-Dunsmore
Site size (ha)	3.58ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A relatively large site that is the southern part of a field on the northern edge of Clifton upon Dunsmore. The northern side is open (to the rest of the field). The eastern side is enclosed by a hedgerow, and the south and west are enclosed by fencing, trees and shrubs which are sparse in parts.			M		
Landform	Slightly convex, with areas that undulate, but otherwise relatively flat.					L
Landcover (including biodiversity)	The site is entirely greenfield/pastureland, except for the small corrugated metal barn which is located in the southeastern corner of the site. The mature trees in the southern and western boundaries have natural value, but may be outside of the site.					L
Man-made influences	The only man-made influence within the site is a small corrugated metal barn in the southeastern corner. To the south, beyond a track are residential properties, and immediately to the west is Newton Road. Just beyond the eastern boundary is a pond, residential dwellings, farm buildings, and above ground telephone lines.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a rural, edge of village character, although the prominence of the Coton Park warehouses in the distance detracts from this somewhat.				M/L	
Remoteness/tranquillity	The site is somewhat tranquil, especially on the eastern side, but less so to the west where the noise of traffic from Newton Road is prominent. The site doesn't feel remote due to the proximity of dwellings.				M/L	
Visual						
Skyline and settings	Long-distance views to the north, featuring undulating countryside, Coton Park industrial estate to the northwest, and wind turbines to the northeast. Views to the south are of a short-distance, featuring the trees of the southern boundary and some views of residential dwellings.					L

Movement	Visible movement of traffic on major roads in the distance to the north, and of traffic much closer on the Newton Road to the west.				M/L	
Visibility, key views, vistas and typical receptors	The site is partially visible from the upper floors of some houses to the south, as well as from the dwellings to the east along Buckwell Lane. A PROW crosses the north west corner of the site, there is a further PROW along the track close to the eastern boundary.				M/L	
Views to and from important landscape and cultural heritage features	The site is close to the conservation area but intervening Springwell House limited intervisibility.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The value of the landscape is low – only the natural value of the hedgerows and trees along its boundaries (including TPOs to the south) and its scenic character in providing a rural approach to the village.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Limited visual value from PROWs.				M/L	
Mitigation potential	Maintain existing hedgerows and boundary trees.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of part of a field on the northern edge of the village of Clifton upon Dunsmore. Sensitivities arise from the limited natural value of the current landscape (derived from the field boundaries), and its intervisibility with dwellings in the village, the PROWs and the countryside to the north.				M/L	

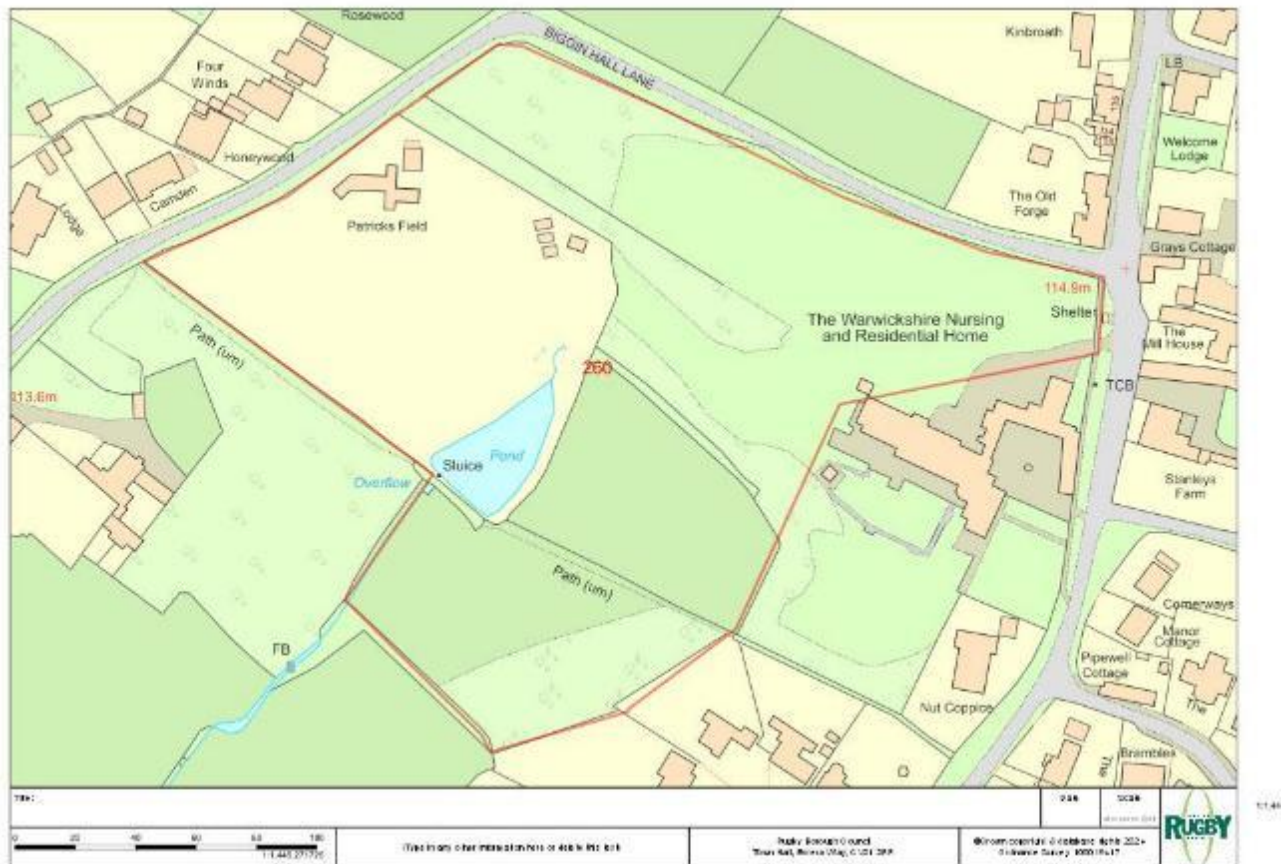


View from the southeastern corner of the site looking northwest, with Coton Park warehouses in the distance.



View from the west of the site looking to the northeast, with wind turbines in the distance.

Site 260: PP - Thurlaston Meadows Care Home, Main St



Site reference	260
Site name	PP - Thurlaston Meadows Care Home, Main St
Location	West of Thurlaston
Site size (ha)	3.52ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Urban
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	Site consists of the grounds of a nursing and residential home, and the grounds of a large residential dwelling. The site is enclosed by high hedges, shrubs and trees along Biggin Hall Lane, and by walls along Main Street. Conversely, the southern side of the site is quite exposed to views from along the public footpath. There is specific reference to the contribution of the site within the conservation area appraisal.			M		
Landform	The site has plateaus where the nursing home and residential property are, but dips considerably in the middle, with steep slopes leading to the scrubby part of the grounds of the nursing home and the pond in the grounds of the residential dwelling.		H/M			
Landcover (including biodiversity)	The site has some mown grass near to the nursing home and residential dwelling, but is otherwise covered by scrubland, bushes, brambles, and a large number of mature trees, including c.35 with protection orders.			M		
Man-made influences	The care home and it's associated features (car park, paths, fences and gates). The large residential dwelling, it's landscaped garden, outbuildings and pond.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a distinct rural village character.			M		
Remoteness/tranquillity	The site is quite tranquil, although on its northern side the traffic of the M45 can be faintly heard. It does not feel remote, given that it is on the edge of the village and has residential dwellings in close proximity on several sides.				M/L	
Visual						
Skyline and settings	From the west of the site there are only near-distance views of the residential properties of Biggin Hall Lane. From the east of the site the skyline consists of the buildings of the village, several of which are listed (The Windmill, Stanleys Farmhouse, St Edmonds Church). Views from within the centre of the site are likely obscured by hedges/trees that enclose the site, and the main nursing home building itself.			M		

Movement	Minimal– one dog walker was seen during the site visit.		H/M			
Visibility, key views, vistas and typical receptors	There are views into the site from the dwellings on Biggin Hall Lane and Main Street.			M		
Views to and from important landscape and cultural heritage features	Intervisibility with nearby listed buildings, particularly Stanleys Farmhouse and The Windmill. Only the spire of the church is visible from the site.		H/M			
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site has considerable natural value due to the presence of a large number of trees and semi-natural areas (scrub, bushes, the pond). There is also historic value with part of the site lying within the conservation area.			M		
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site's visual value stems from its intervisibility with nearby dwellings and its role as a setting for nearby designated heritage assets.			M		
Mitigation potential	Protecting the natural features of the site. Design in keeping with the character of the village and accounting for the nearby presence of heritage assets.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site grounds of a nursing and residential home, and the grounds of a large residential dwelling, on the edge of the rural village of Thurlaston. It has considerable natural value due to the presence of a large number of protected trees and is close proximity to and has intervisibility with several listed buildings, part of the site lies within the conservation area. These features make the site more sensitive to change.		H/M			



View into the site, looking north at the nursing home, from the public footpath that is to the south of the site.



View from the eastern edge of the site looking east towards Stanleys Farmhouse (with the message boards attached to it) and the Windmill.

Site 307: SC - North Road, Clifton-upon-Dunsmore (Site A)



Site reference	307
Site name	SC - North Road, Clifton-upon-Dunsmore (Site A)
Location	Northwest of Clifton-upon-Dunsmore
Site size (ha)	0.94ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A small site that is only a section of a larger field used as pastureland on the edge of the village of Clifton upon Dunsmore. It is totally open to the north and west (towards the rest of the field). To the south it enclosed by tall hedges and trees. To the east it is partly enclosed by fences and shrubs.		H/M			
Landform	The site appears to be reasonably flat and featureless – the rest of the field that it is a section of slopes considerably towards the west.					L
Landcover (including biodiversity)	The site is entirely covered by grass (used as pastureland), barring the livestock pen which is located at its entrance onto North Road.					L
Man-made influences	The only man-made influence within the site is a livestock pen. Immediately to the east and south of the site are residential dwellings and above ground telephone lines.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a semi-rural, edge of settlement character.				M/L	
Remoteness/tranquillity	The site is relatively tranquil, all that can be heard is some faint traffic noise in the background. It does not feel remote given the proximity of residential dwellings.			M		
Visual						
Skyline and settings	To the north and west there are panoramic views of the north of Rugby town, including the residential areas of Brownsover and Coton Park, as well as the warehouses of Swift Valley and Coton Park industrial estates. Views to the south and east are limited to short distances and feature the field boundaries of the site and residential dwellings.			M		
Movement	Minimal – there aren’t any clear views of busy roads.		H/M			
Visibility, key views, vistas and typical receptors	Visibility of the site from the village is restricted to what can be seen through the entrance at North Road, and what can be seen from the gardens of properties immediately to the east of the site. The site is highly visible from the north and west due to its elevated nature.				M/L	

Views to and from important landscape and cultural heritage features	Although the views of Rugby town are expansive, there are no notable cultural heritage features in sight.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site has low landscape value. There is no public access.					L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Views across the site may be valued by the local community, although there are no designated features within the skylines seen from the site.				M/L	
Mitigation potential	Design that is in keeping with the low-rise character of the village.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a small site that consists of a cutting of a larger field used as pastureland on the edge of the village of Clifton upon Dunsmore. The site has minimal landscape value. The only sensitivities are likely to be due to its expansive views of Rugby town to the northwest, its proximity to residential dwellings which have some intervisibility, and the current tranquillity of the area.				M/L	



A view from the southeastern corner of the site, looking across it in a northwestern direction, towards Rugby town.



A view from the southeastern corner of the site, looking in a western direction with the southern boundary to the left.

Site 309: Land South of Leicester Road, Wolvey



Site reference	309
Site name	SC - Land North of the B4109, Wolvey
Location	West of Wolvey
Site size (ha)	1.18ha
Development type	Residential
National Character Area	Leicestershire Vales
Landscape Character Area	High Cross Plateau – Village Farmlands
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A medium-sized site comprising four agricultural fields on the edge of Wolvey enclosed by hedgerows on all sides and a concentration of trees along the boundary with the River Anker to the north. The vegetation enclosing the site along its borders with Hall Lane and Bulkington Road is well managed enabling views into the site.				M/L	
Landform	The site is reasonably flat at its southernmost point, then slopes away to the north and west.				M/L	
Landcover (including biodiversity)	The site is entirely covered by grass, except for the internal hedgerows that separate the fields. The external boundaries all feature hedgerows, shrubs, and in some instances, trees.				M/L	
Man-made influences	The only man-made influence within the site is the evidence that the land has been farmed or put to pasture. Immediately to the south and east are Bulkington Road, Hall Lane, and residential dwellings that overlook the site. To the west are the pools of Makins Fishery, but these are mostly obscured by vegetation.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a semi-rural character given that it is on the edge of a settlement. Its scenic quality is detracted from by the Bulkington Road and the M69 which is visible in the distance to the northwest.				M/L	
Remoteness/tranquillity	The site does not feel particularly remote given its proximity to residential dwellings. The sections closest to Bulkington Road aren't very tranquil due to traffic noise, and the noise of traffic from the M69 can be heard throughout the site.				M/L	
Visual						
Skyline and settings	To the south and east, the skyline is dominated by residential dwellings. To the west the skyline is composed of undulating countryside, trees, and some farm buildings in the middle-distance. To the north the skyline has pylons.				M/L	

Movement	There is regular movement from traffic on the Bulkington Road (although this is less noticeable in the northern fields) and from traffic in the distance on the M69 which is to the northwest of the site.				M/L	
Visibility, key views, vistas and typical receptors	The site is highly visible from the residential properties to its south, and would also likely be visible from the high ground to its west. A path (not a designated PROW) runs around the site's eastern boundary and a PROW runs NW from Hall Lane.				M/L	
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape has a rural character, but this is impinged somewhat by the Bulkington Road and proximity of the village. It has limited recreational value due to the presence of a PROW, and some natural value due to its hedgerows and green boundaries (particularly the boundary with the River Anker).				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has visual value from the PROW and as a backdrop for the residential dwellings to the east.				M/L	
Mitigation potential	Maintain the existing hedgerows. Set development back from the River Anker. Maintain or enhance the PROW.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	A medium-sized site comprising four agricultural fields on the edge of Wolvey enclosed by hedgerows on all sides and a concentration of trees along the boundary with the River Anker to the north. Limited sensitivities are likely to arise from its intervisibility with nearby dwellings, its natural value (particularly as a setting for the River Anker), and the recreational value of its PROW.				M/L	



View from the boundary of the site with the Bulkington Road cul-de-sac looking west.



View from the entrance to the site on Hall Lane looking north.



View of the northern edge of the site, where it meets the River Anker.



View from the northern edge of the site looking south towards properties of Hall Lane.

Site 313: SC – Land north of Shilton, Bedworth



Site reference	313
Site name	SC - Land north of Shilton, Bedworth
Location	North of Shilton
Site size (ha)	1.62
Development type	Residential
National Character Area	Leicestershire Vales
Landscape Character Area	High Cross Plateau – Village Farmlands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is an irregular shape, bound by farmland to the north and the rest of the field to the east, Bulkington Road to the west, and the rear of residential development of Shilton to the south. It comprises part of a single mid-sized field, there are some mature trees on the southern and western boundaries, and hedgerows on the eastern boundary. There is a limited sense of enclosure.					L
Landform	The land is elevated when viewed from Bulkington Road in Shilton, and relatively flat.					L
Landcover (including biodiversity)	The land is used for agriculture.					L
Man-made influences	Other than agriculture there are no obvious man-made features on the site but it is bound by back gardens to the south.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site is characterised by its agricultural use, which abuts the rear of residential development.					L
Remoteness/tranquillity	As the site is quite elevated it is somewhat removed from the surrounding road uses, it is somewhat overlooked by the rear of the residential development to the south.				M/L	
Visual						
Skyline and settings	The skyline is mature trees to the west, houses and small stands of trees to the south, hedgerows on the east, agricultural land to the north.					L
Movement	The presence of Bulkington Road at the western boundaries does not impact greatly due to the elevated nature of the site. Leicester Road to the east has a greater impact albeit screened by hedgerows.				M/L	
Visibility, key views, vistas and typical receptors	Into the site, there may be some views from Leicester Road, and the residential development on the south. Out of the site the raised nature means that there are some views to the west. There is a PROW across both the southern and northern boundaries.				M/L	

Views to and from important landscape and cultural heritage features	There are no relevant important landscape or cultural heritage features.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site has some recreational value from the PROW, but limited landscape value overall.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	A public right of way runs along both the northern and southern boundaries, and from this the public may enjoy some views across the landscape.				M/L	
Mitigation potential	Development may be able to enhance the public rights of way, and be carefully designed to not impact on existing residential development.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site is an irregular shape, bound by farmland to the north and the rest of the field to the east, Bulkington Road to the west, and the rear of residential development of Shilton to the south. It comprises part of a single mid-sized field. There are some mature trees on the southern and western boundaries, and hedgerows on the eastern boundary. The site is elevated and therefore offers some views. PROWs provide some recreational value.				M/L	



View from the Bulkington Road, the western boundary of the site, looking south east. The site starts behind the raised row of trees.



View from the north western corner of the site looking south east. The buildings in the distance is the rear of a row of houses which front onto Leicester Road/B4065.

Site 315: Land south of Rugby Rd, Brinklow



Site reference	315
Site name	Land south of Brinklow (Residential)
Location	South of Brinklow
Site size (ha)	16.94
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore Parklands
Date of site visit	21/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site comprises two large fields, making an irregular shape, on the southern edge of Brinklow. Road access is limited from the B4455 and Heath Lane. The land is grass under pasture, bound by some semi mature trees and hedges. As the site is quite large, and irregularly shaped, the surrounding semi mature trees and hedges do not create a sense of enclosure, but rather one of large sky.				M/L	
Landform	The land is relatively flat and uniform, with topography that slopes gently from the north to the south.					L
Landcover (including biodiversity)	The site is comprised of pastoral fields bounded by hedge rows and some semi mature trees. There appears to be a drainage ditch at the southern edge of the site, and a small pond on the northern edge bordering the PRow. The hedgerows and mature trees would provide a level of biodiversity, consistent with edges of farm land.				M/L	
Man-made influences	The site is largely free from man-made influences, apart from some fences within the site, and the ploughed nature of the ground. The site has access to the B4455 and Heath Lane. The site is under crop. The north of the site is the Brinklow settlement edge.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site lies at the southern edge of Brinklow. It has medium views across large fields and to the B4455. It provides a rural edge to the settlement and has a rural character.			M		
Remoteness/tranquillity	The site has one edge which has access to the B4455, and then an undisturbed view of the B4455 across another field which is not part of the site. While not a noisy site, it is on the village edge in close proximity to a busy road which diminishes its tranquillity.				M/L	
Visual						
Skyline and settings	From the central and southern parts of the site, the skyline to the north features trees and some of the buildings of Brinklow, including St John the Baptist Church (Grade II* listed). To the south and east there are some medium to long views, and the skyline features undulating countryside, farm buildings, trees and the Rugby cement plant.				M/L	

Movement	Frequent movement of traffic along the B4455 and infrequent traffic on Heath Lane can be seen. There is a PRoW that runs along the northern and western edges of the site where there is irregular movement of pedestrians.				M/L	
Visibility, key views, vistas and typical receptors	Receptors include the rear of houses to the north of the site. There is also intervisibility with Heath Lane (partially obscured by vegetation) and with other farmland to the south and east.				M/L	
Views to and from important landscape and cultural heritage features	The site's Rugby Road frontage adjoins the conservation area which has intervisibility with the site on this frontage. The conservation area appraisal notes the availability to the south of views to the countryside on Rugby Road and states that the designation benefits from its rural setting.			M		
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The landscape is under crop, with surrounding hedges and semi-mature trees. The landscape would not be described as of great character or rarity. There were no items of geological, topographical, geomorphological, historic, natural or recreational value other than public rights of way. The scenic value relates to medium to long views across farmland and the B4455 and its contribution to providing a rural setting to Brinklow.				M/L	
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	Views across the site may be valued by residents making use of the right of way across the site.				M/L	
Mitigation potential	Retention and enhancement of public rights of way. Careful design to integrate with the Brinklow Conservation area, especially given possible constraints to site access.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site comprises arable fields and agricultural infrastructure situated at the southern fringe of Brinklow. The presence of several PRoWs within and surrounding the site provides recreational value. Views from the site are possible, and roads may impact on the visual and audial quality of parts of the landscape. Semi-mature trees contribute to the landscape of the site.				M/L	



View from the northern edge of the site (B4455) looking south across the site.



View from the northern edge of the site (B4455) looking north towards buildings of Home Farm.



A view from the northwestern corner of the site looking east.



A view from the northwestern corner of the site looking south.



St John the Baptist Church as seen from the west of the site looking north.



The CEMEX cement plant of Rugby town as seen from the west of the site looking southeast.



View from the PRow at the north of the site looking east, with properties of Heath Lane on the left.



A pond near the northern edge of the site, as viewed from the PRow.

Site 338: Land South of Crick Road, Houlton



Site reference	338
Site name	Land South of Crick Road, Houlton
Location	South of Houlton, Rugby
Site size (ha)	6.24
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Feldon – Vale Farmlands
Date of site visit	06.02.2025

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	The site is comprised of a single green field to the south of the Houlton urban extension. It is bound by Crick Road to the north, the railway to the south, a warehouse and car park to the east, and land reserved for a train station to the west. The site is enclosed by hedgerows and trees on all sides, although these are lower and more sparse along much of the border with the railway.					L
Landform	The land appears to be flat with no notable landform features.					L
Landcover (including biodiversity)	The site is entirely covered by grass and scrub. The field boundaries feature hedgerows, trees and shrubs.				M/L	
Man-made influences	Within the site, the only man-made influences are some fencing, the entrance gates on Crick Road, and telephone cables. Directly bordering the site are the Crick Road, railway line and a warehouse.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a semi-rural character, although the quality of this is heavily impinged by the bordering man-made influences.					L
Remoteness/tranquillity	The site is not remote or tranquil. Noise of road traffic is frequent, and the noise of passing trains is semi-frequent.					L
Visual						
Skyline and settings	From within the site, the skylines are primarily composed of the trees and shrubs which border the field, except to the southeast where warehouses and wind turbines can be seen, and to the north, where there are glimpses of residential dwellings.					L
Movement	Fairly frequent movement of traffic along the Crick Road can be seen, as can the movement of trains along the railway line.					L

Visibility, key views, vistas and typical receptors	There is intervisibility between the site and houses along the Crick Road, although this is often heavily obscured by the green field boundary. The site can also be seen from the offices of the adjoining warehouse, and there may be intervisibility between the site and the farmland on the opposite side of the railway.				M/L	
Views to and from important landscape and cultural heritage features	None.					L
Value						
Landscape value <ul style="list-style-type: none"> • Strength of landscape character/quality and condition • Rarity • Geological, topographical, geomorphological • Historic landscape • Natural value • Recreational value • Scenic – aesthetic, perceptual, experiential 	The site has minimal natural value due to its green boundaries. Otherwise, there is no scenic, historic, geological, or recreational value.					L
Visual value <ul style="list-style-type: none"> • Iconic views • Views from designated and landscape features • Regional/local valued views • Community valued views 	The site has minimal visual value.					L
Mitigation potential	Maintain or enhance the current green field boundaries.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site is comprised of a single green field to the south of the Houlton urban extension. It is mostly well enclosed by green field boundaries, has an unremarkable landform, and is closely bordered by a main road, railway line and warehouse. Overall, the landscape is likely to have minimal sensitivity to change.					L



View from the northwestern corner of the site looking southeast across the site with a warehouse in the background.



View from the southwest exterior corner of the site looking southeast along the boundary of the site.

APPENDIX: MAPS OF SITES ASSESSED (GROUPED)

