

# Ecological Constraints Assessment

Rugby Borough Council

October 2025



**LEPUS** CONSULTING  
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

# Ecological Constraints Assessment

Rugby Borough Council

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Client comments can be sent to Lepus using the following contact details.

Eagle Tower,  
Montpellier Drive  
Cheltenham  
Gloucestershire  
GL50 1TA

Telephone: 01242 525222

E-mail: [enquiries@lepusconsulting.com](mailto:enquiries@lepusconsulting.com)  
[www.lepusconsulting.com](http://www.lepusconsulting.com)

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# Abbreviations

CEMP	Construction Ecological Management Plan
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way Act
EIA	Environmental Impact Assessment
FCS	Favourable Condition Status
GEP	Good Ecological Potential
GES	Good Ecological Status
ha	Hectares
HELAA	Housing and Economic Land Availability Assessment
HBA	Habitat Biodiversity Audit
IRZ	Impact Risk Zone
LBAP	Local Biodiversity Action Plan
LGS	Local Geological Site
LNR	Local Nature Reserve
LNRS	Local Nature Recovery Strategy
LPA	Local Planning Authority
LWS	Local Wildlife Site
m	Metre
NERC	Natural Environment and Rural Communities
NCAP	Natural Capital Assessment Partnership
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
OMP	Operation Management Plan
ORNEC	Operations Requiring Natural England's Consent
PEA	Preliminary Environmental Assessment
pLWS	Potential Local Wildlife Site
PPG	Planning Practice Guidance
RBC	Rugby Borough Council
SSSI	Site of Special Scientific Interest
WCA	Wildlife and Countryside Act
WFD	Water Framework Directive

# 1 Introduction

## 1.1 Local Plan review

- 1.1.1 Rugby Borough Council's (RBC) current Local Plan 2011-2031 was adopted in June 2019<sup>1</sup>. RBC is in the process of reviewing this Local Plan. A Regulation 18 Issues and Options consultation was carried out between November 2023 and February 2024. A call for sites ran alongside the Issues and Options consultation between 31<sup>st</sup> October 2023 and 2<sup>nd</sup> February 2024. RBC is in the process of producing a housing and economic land availability assessment (HELAA) to inform the new Local Plan.

## 1.2 Appointment and scope of work

- 1.2.1 Lepus Consulting has been appointed by RBC to undertake an assessment of ecological constraints at a number of sites which are being considered as part of the stage 2 site assessment process to support the Local Plan review.
- 1.2.2 RBC has identified 56 sites for consideration in this assessment. These sites are considered to be ecologically sensitive due to meeting one or more of the following criteria.
- Site is coincident with, adjacent to, or within the Impact Risk Zone (IRZ) (for the type of development proposed) of a Site of Special Scientific Interest (SSSI);
  - Site is coincident with or adjacent to a Local Wildlife Site (LWS); and,
  - Site is comprised of more than 20% medium to high distinctiveness habitat.
- 1.2.3 This report provides a desk-based description of the ecological features at each site, identifying potential impacts and outlining mitigation recommendations for development. It presents the results of a desk-based site appraisal only, and no site visits have been undertaken.
- 1.2.4 The aim of this report is to assess the constraints at ecologically sensitive HELAA sites and provide recommendations to inform the plan-making process in relation to the allocation of sites for development.
- 1.2.5 This report has been prepared and reviewed by Neil Davidson (BSc, MSc, CMLI, MCIEEM, CEnv) and Samantha Cheater (BSc, MSc, MCIEEM, CEnv), both chartered environmentalists. Mia Stukins (BA) has co-authored baseline attributes of the report.

## 1.3 Geographic context of Rugby

- 1.3.1 The Borough of Rugby is located within the County of Warwickshire in the West Midlands region of England. Rugby's northern and eastern boundary meets Hinckley and Bosworth District, Blaby District, Harborough District and West Northamptonshire. The western and southern boundary meets Nuneaton and Bedworth District, Coventry District, Warwick District and Stratford-on-Avon District. A map showing the location of Rugby Borough and the surrounding Local Planning Authorities (LPAs) is presented in **Figure 1.1**.
- 1.3.2 The borough covers 35,358ha and includes the market town of Rugby. The borough is characterised by a lowland, gently rolling landscape which is strongly influenced by the River Avon and River Leam. Land use is predominantly agricultural, comprising extensive areas of arable land and improved pasture. Rugby is centrally located in England and benefits from strong road and rail infrastructure. The M6, M45 and M69 motorways and the West Coast Main Line cross through the borough.<sup>146</sup>

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<sup>1</sup> Rugby Borough Council (2019) Rugby Borough Council Local Plan 2011-2031.

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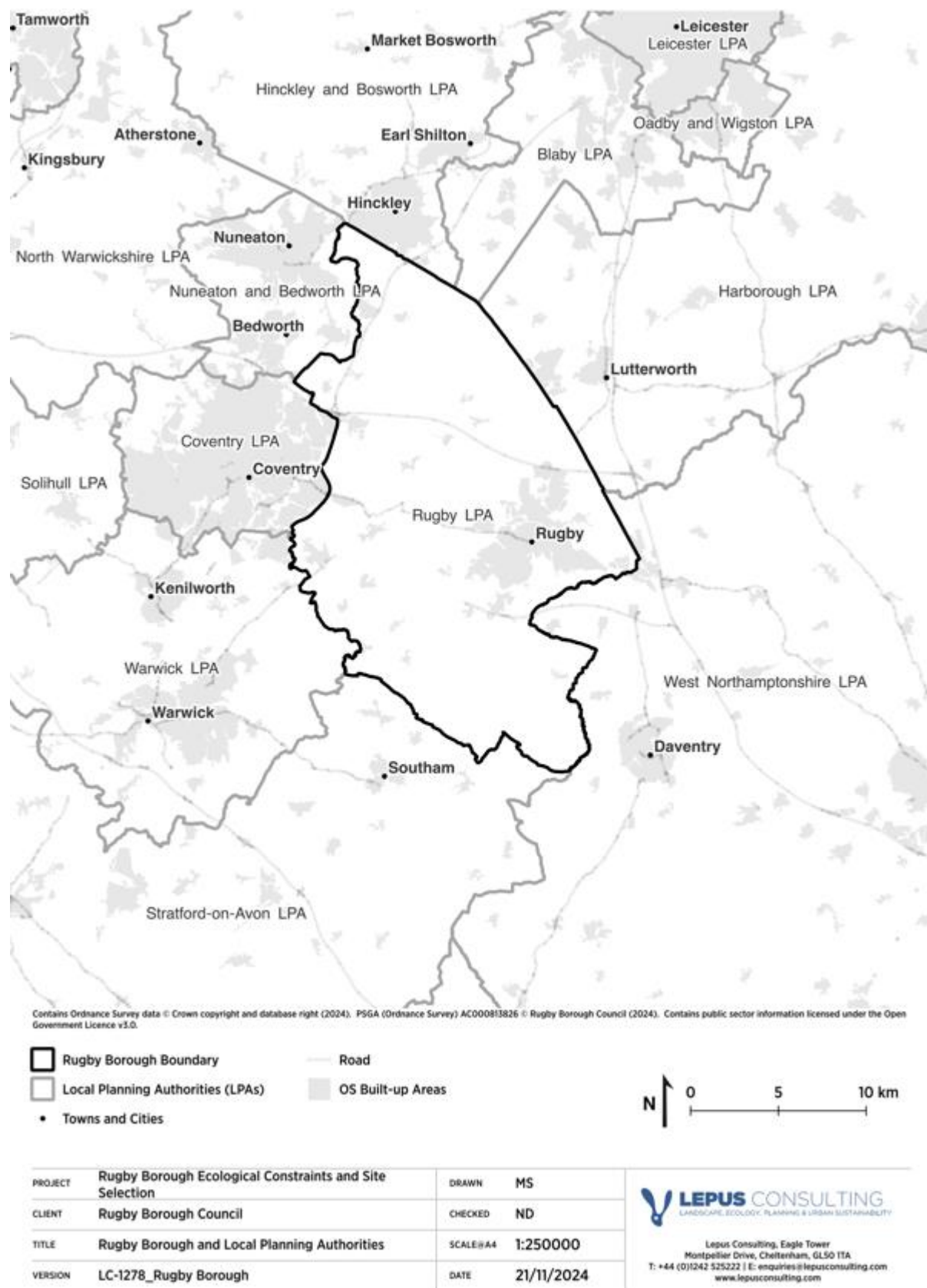
## 1.4 Biodiversity

- 1.4.1 Biodiversity comprises the variety and abundance of plants and animals across the world. Biodiversity has its own intrinsic value but also provides essential services and functions for all aspects of human life alongside many other multi-functional benefits.
- 1.4.2 The natural environment is a key consideration for sustainable development. Achieving the right balance between growth and housing, alongside protection of the natural environment, provides a number of opportunities. These include connecting people to the environment, improving mental health and wellbeing, and protecting and recovering nature. These benefits are set out in the 25 Year Environment Plan<sup>2</sup> and its update, the Environmental Improvement Plan<sup>3</sup>. A decline or loss of biodiversity has the potential to cause environmental, social, and economic impacts.

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<sup>2</sup> HMG (2018) 'A Green Future: Our 25 Year Plan to Improve the Environment'. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [Accessed: 04/09/25]

<sup>3</sup> HM Government (2023) Environmental Improvement Plan 2023: Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan> [Accessed: 11/09/25]



**Figure 1.1:** Rugby Borough and surrounding local planning authorities

## 2 Legislative and policy context

### 2.1 Legislation

2.1.1 The following legislation sets out protection for the designated sites and habitats considered in this report and has informed the assessment of ecological constraints at each site<sup>4</sup>:

- National Parks and Access to the Countryside Act 1949 (as amended)<sup>5</sup>;
- The Ramsar Convention 1971<sup>6</sup>;
- The Wildlife and Countryside Act (WCA) 1981 (as amended)<sup>7</sup>;
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) 1992<sup>8</sup>;
- The Countryside and Rights of Way Act (CRoW) 2000<sup>9</sup>;
- Natural Environment and Rural Communities (NERC) Act 2006<sup>10</sup>;
- Directive 2009/147/EC on the conservation of wild birds (the Birds Directive) 2009<sup>11</sup>;
- The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations) (as amended)<sup>12</sup>;
- The Environment Act 2021<sup>13</sup>; and,
- The Management of Hedgerow Regulations 2024<sup>14</sup>.

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<sup>4</sup> Note: this project comprises an assessment of designated sites information only and has not provided any assessment of protected or invasive species.

<sup>5</sup> Legislation.gov.uk. National Parks and Access to the Countryside Act 1949. Available at: <https://www.legislation.gov.uk/ukpga/Geo6/12-13-14/97/contents> [Accessed 02/09/25].

<sup>6</sup> United Nations Educational, Scientific and Cultural Organization (1994) Wetlands of International Importance especially as Waterfowl Habitat.

<sup>7</sup> HMSO (1981) The Wildlife and Countryside Act 1981.

<sup>8</sup> European Council (1992) Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora

<sup>9</sup> HMSO (2000) The Countryside and Rights of Way Act 2000.

<sup>10</sup> HMSO (2006) The Natural Environment and Rural Communities Act 2006.

<sup>11</sup> European Parliament and the Council of the European Union (2009) Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds

<sup>12</sup> HMSO (2017) The Conservation of Habitats and Species Regulations 2017 (as amended)

<sup>13</sup> HMSO (2021) The Environment Act 2021.

<sup>14</sup> HMSO (2024) The Management of Hedgerows Regulations 2024.

## 2.2 National Planning Policy Framework

2.2.1 The National Planning Policy Framework (NPPF)<sup>15</sup> directs local authorities to make every effort to allocate land for development where it is of low environmental value. The NPPF also requires efforts to promote biodiversity enhancement and the creation of ecological networks through the planning process. In relation to ecology and biodiversity, the following paragraphs of the NPPF are of relevance. The following sections of the NPPF have been taken into consideration in the evaluation of sites and the formulation of recommendations for development.

### **Paragraph 187**

*"Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) Protecting and enhancing valued landscapes, sites of biodiversity [...] (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) Recognising the [...] wider benefits from natural capital and ecosystem services [...];*
- d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*
- e) Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land stability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans".*

### **Paragraph 188**

*"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework<sup>16</sup>, take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".*

### **Paragraph 192**

*"To protect and enhance biodiversity and geodiversity, plans should:*

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally*

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<sup>15</sup> Ministry of Housing, Communities & Local Government and Department for Levelling Up, Housing and Communities (December 2024) National Planning Policy Framework. Available at: <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf> [Accessed 02/09/25].

<sup>16</sup> "Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality".



*designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation, and*

- b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*

### **Paragraph 193**

*"When determining planning applications, local planning authorities should apply the following principles:*

- a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted [...];*
- c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design”.*

## **2.3 Planning Practice Guidance**

- 2.3.1 The Government publishes Planning Practice Guidance (PPG)<sup>17</sup> to accompany the NPPF. Of particular relevance to this assessment is guidance on the natural environment<sup>18</sup>. This PPG sets out the importance of ensuring that biodiversity and natural ecological systems are considered through the planning process and decision making to ensure their protection and enhancement.

## **2.4 Rugby Borough Local Plan 2011-2031**

- 2.4.1 Policies from the adopted Local Plan 2011-2031<sup>19</sup> relating to biodiversity, as set out below, have been used to guide recommendations made for each site in terms of ecological mitigation and opportunities.

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<sup>17</sup> Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities (updated February 2024) Available at: <https://www.gov.uk/government/collections/planning-practice-guidance> [Accessed 11/09/25].

<sup>18</sup> Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities (updated February 2024) Natural Environment. Available at: <https://www.gov.uk/guidance/natural-environment> [Accessed 11/09/25].

<sup>19</sup> Rugby Borough Council. Local Plan 2011-31 Adoption. Available at: <https://www.rugby.gov.uk/w/local-plan-2011-31-adoption> [Accessed 02/09/25].

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## **Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets**

*"The Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity as set out below.*

*Development will be expected to deliver a net gain in biodiversity and be in accordance with the mitigation hierarchy below. Planning permission will be refused if significant harm resulting from development cannot be:*

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

### *Sites of National Importance*

*"Development affecting nationally important SSSIs either directly or indirectly will only be permitted in exceptional circumstances where the benefits of development clearly outweigh the impacts on the site or species.*

### *Sites of Local Importance*

*Development likely to result in the loss, deterioration, degradation or harm to habitats or species of local importance to biodiversity, geological or geomorphological conservation interests, either directly or indirectly, will not be permitted for Local Nature Reserves (LNRs), Local Wildlife Sites (LWS), Local Geological Sites (LGS), European and UK protected species, or Biodiversity Action Plan habitats unless:*

- The need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest. All Development proposals impacting on local wildlife sites will be expected to assess the site against the Green Book<sup>20</sup> criteria to determine the status of the site and to ascertain whether the development clearly outweighs the impacts on the site;*
- It can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interest; and,*
- Measures can be provided (and secured through planning conditions or legal agreements), according to the mitigation hierarchy as set out above. The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network.*

### *Ancient woodland*

*Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland, and/or the loss of aged or veteran trees... unless the need for, and benefits of, the development in that location clearly outweighs the loss.*

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<sup>20</sup> Warwickshire County Council (2015) The Green Book: Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull. Local Wildlife Sites Project: Habitat Biodiversity Audit for Warwickshire.

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

*Ecological Assessment*

*All proposals likely to have an impact on the sites noted above will require an Ecological Assessment. The Ecological Assessment shall include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of development.*

## 3 Methodology

### 3.1 Introduction

- 3.1.1 This chapter of the report sets out the methods that have been employed during the ecological constraints assessment to assess all 56 sites.
- 3.1.2 The assessment method applied in this report is desk-based and high-level. It has borrowed from elements that can be sourced from guidance set out in 'Guidelines for Preliminary Ecological Appraisal, Second Edition (2017)' published by the Chartered Institute of Ecology and Environmental Management (CIEEM)<sup>21</sup>.
- 3.1.3 The assessment method has been designed to enable a rapid, high-level assessment of a large number of sites at this stage of the plan making process.
- 3.1.4 The objectives of this ecological assessment project are as follows:
- Define an ecological baseline for each HELAA site;
  - Identify and map ecological constraints;
  - Identify mitigation measures likely to be required, following the 'Mitigation Hierarchy';
  - Identify additional surveys that may be required; and,
  - Identify opportunities to deliver ecological enhancement.
- 3.1.5 The ecological constraints assessment has been undertaken through the following three steps:
- **Step 1:** Establish the ecological baseline;
  - **Step 2:** Identify potential impacts; and,
  - **Step 3:** Identify recommendations.

### 3.2 Step 1: Establish the ecological baseline

- 3.2.1 The ecological baseline has been prepared using desk-based mapping information. The following datasets have been considered as part of this assessment:
- **Site information/context:** Aerial mapping and Ordnance Survey data have been reviewed in order to obtain an indication of the type of habitat likely to be present on site, alongside information on the site's setting within the wider landscape;
  - **Designated site information:** Publicly available data has been reviewed to identify designated sites located within the site boundary and surrounding area of each site, including statutory sites such as Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs); and non-statutory designations including Local Wildlife Sites (LWS). See also **Section 3.3**;
  - **Irreplaceable habitat:** Publicly available data has been used to determine the presence of ancient woodland, veteran trees or lowland fens coincident with, adjacent to or hydrologically linked to each site;
  - **Habitat survey data:** Phase 1 habitat survey data for Warwickshire and satellite habitat imagery have been used to provide information on the habitats on site and within the surrounding landscape; and,

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<sup>21</sup> CIEEM (2017) Guidelines for Preliminary Ecological Appraisal. Available at: <https://cieem.net/wp-content/uploads/2018/01/Guidelines-for-Preliminary-Ecological-Appraisal-Jan2018-typo-edit.pdf> [Accessed: 04/09/25]

- **Proposed development information:** Information provided by RBC regarding the potential development use of each site has been analysed in the context of the above information and data.

### **Site information/context**

- 3.2.2 Site information/context includes information regarding the sites and their surrounding areas. This information provides an indication of the proposed development type (i.e. employment, residential or mixed use) and contextual information about the setting of each site within its wider landscape. This information has been obtained through a review of aerial photography and Ordnance Survey maps.

### **Designated site information**

#### SSSIs and SSSI Impact Risk Zones (IRZs)

- 3.2.3 SSSIs are of national significance and include the UK's best wildlife and geological sites. SSSIs form part of the national ecological site network and are notified and protected under the WCA<sup>22</sup>.
- 3.2.4 Natural England has developed Impact Risk Zones (IRZs) for each SSSI unit in the country. IRZs are a GIS tool which allow a rapid initial assessment of the potential risks posed by development proposals to SSSIs. They define zones around each site which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. Data for IRZs is publicly available from Natural England<sup>23</sup>.
- 3.2.5 This report uses IRZs data to flag up SSSIs which are likely to be sensitive to development at each site. Where multiple IRZs correspond with a site boundary, the assessment considers the IRZ with the worst-case scenario, in line with the Precautionary Principle<sup>24</sup>. This report only includes IRZ constraints that are likely to be relevant to the potential development use for each site as defined by RBC.
- 3.2.6 Natural England periodically assesses the conservation conditions of each SSSI unit, assigning it a Favourable Condition Status (FCS). FCS is defined as follows:
- Favourable;
  - Unfavourable – recovering;
  - Unfavourable – no change; or,
  - Unfavourable – declining.
- 3.2.7 Information on the reasons for SSSI notification has been taken into consideration alongside their FCS in order to determine potential impacts from development and likely mitigation that may be required.

#### National Nature Reserves (NNRs)

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<sup>22</sup> Legislation.gov.uk (Updated 2024) Wildlife and Countryside Act 1981. Available at: <https://www.legislation.gov.uk/ukpga/1981/69> [Accessed 08/09/25].

<sup>23</sup> Natural England (September 2024) SSSI Impact Risk Zones (England) Available at: <https://www.data.gov.uk/dataset/5ae2af0c-1363-4d40-9d1a-e5a1381449f8/sssi-impact-risk-zones-england> [Accessed: 09/09/25].

<sup>24</sup> Defra (2023) Environmental principles policy statement. Available at: <https://www.gov.uk/government/publications/environmental-principles-policy-statement/environmental-principles-policy-statement> [Accessed 07/09/25].

- 3.2.8 NNRs are exemplary, nationally important nature reserves, where nature conservation is the primary land use and significant benefits may be provided for people and the environment. They are designated, and sometime owned, by Natural England under the National Parks and Access to the Countryside Act 1949, as amended by Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2006. A review of mapping data indicates that there are no NNRs within or adjacent to the Plan area.

Local Nature Reserves (LNRs)

- 3.2.9 LNRs are statutory sites designated under the National Parks and Access to the Countryside Act 1949 (as amended). Local authorities select and designate LNRs for their local importance in terms of its natural heritage. There are five LNRs in the project area.

- 3.2.10 LNRs within a 1km of the site have been identified, including an assessment of the LNRs within or adjacent to the site.

Local Wildlife Sites (LWS)

- 3.2.11 LWS are non-statutory wildlife-rich areas identified by Local Wildlife Site partnerships, often led by local authorities<sup>25</sup>. LWS have been selected based on "the most important, distinctive and threatened species and habitats within a national, regional and local context"<sup>26</sup>. These include ancient woodlands, wetlands, meadows, species rich hedgerows, wildlife ponds, former quarries and roadside verges<sup>27</sup>.

- 3.2.12 In Warwickshire, LWS have been identified through the analysis of Phase 1 habitat survey data by the Natural Capital Assessment Partnership (NCAP), managed by the Warwickshire Wildlife Trust. This LWS identification process considered selection criteria<sup>28</sup> designed to reflect the scientific and cultural value of potential sites to determine its local importance<sup>29</sup>. This included the rarity of plant and animal species, educational value, community and amenity value, or historical and landscape value among other factors.

- 3.2.13 Whilst LWS have no legal status, they are recognised within the planning system. National planning policy, set out in paragraph 192 of the NPPF<sup>30</sup>, requires local authorities to identify LWS and provide local policy to protect them.

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<sup>25</sup> Warwickshire Wildlife Trust. Natural Capital Assessment Partnership (NCAP). Available at: <https://www.warwickshirewildlifetrust.org.uk/NCAP> [Accessed 05/09/25].

<sup>26</sup> The Wildlife Trusts (2016) A short guide to Local Wildlife Sites. Available at: [https://www.wildlifetrusts.org/sites/default/files/2018-05/LocalWildlifeSites%20\\_ShortGuide.pdf](https://www.wildlifetrusts.org/sites/default/files/2018-05/LocalWildlifeSites%20_ShortGuide.pdf) [Accessed 02/09/25].

<sup>27</sup> Warwickshire Wildlife Trust. Natural Capital Assessment Partnership (NCAP). Available at: <https://www.warwickshirewildlifetrust.org.uk/NCAP> [Accessed 05/09/25].

<sup>28</sup> Habitat Biodiversity Audit (HBA), Warwickshire Wildlife Trust, Warwickshire County Council. The Green Book: Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull. Available at: <https://api.warwickshire.gov.uk/documents/WCCC-863-559> [Accessed 07/09/25].

<sup>29</sup> Warwickshire Wildlife Trust. Natural Capital Assessment Partnership (NCAP). Available at: <https://www.warwickshirewildlifetrust.org.uk/NCAP> [Accessed 07/09/25].

<sup>30</sup> Ministry of Housing, Communities & Local Government and Department for Levelling Up, Housing and Communities (December 2024) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed 02/09/25].



3.2.14 LWS within a 1km zone of influence of the site have been identified including an assessment of the LWS within or adjacent to the site. This report considers potential Local Wildlife Sites (pLWS) as part of the LWS category. Where available, the reasons for LWS designation have been considered to assess the potential impact of development. Where LWS are located within close proximity to a site, habitat connectivity has been reviewed, taking into consideration the following factors which may influence potential impacts of development upon the features for which they are designated:

- Distance to LWS and presence of possible connective habitat;
- Development or infrastructure which may act as a barrier to movement;
- Existing farming practices between LWS and potential development site; and,
- Features provided on the development site itself and whether these may present suitable features for reasons LWS is designated.

#### Irreplaceable habitat

3.2.15 Irreplaceable habitats are habitats which are difficult to restore or replace once destroyed as a result of their age, uniqueness, species diversity or rarity<sup>31</sup>. Irreplaceable habitat therefore includes some of England's most ecologically valuable terrestrial and intertidal habitat, including the following<sup>32</sup>:

- Ancient and veteran trees;
- Ancient woodland;
- Blanket bog;
- Coastal sand dunes;
- Limestone pavements;
- Lowland fens;
- Mediterranean saltmarsh scrub; and,
- *Spartina* saltmarsh swards.

3.2.16 Irreplaceable habitats located within Rugby, and therefore considered in this ecological assessment, include ancient woodland, ancient and veteran trees and lowland fens.

3.2.17 As outlined in paragraph 193 of the NPPF<sup>33</sup>, development resulting in the loss or deterioration of irreplaceable habitats should be, in the first instance, refused, unless there are exceptional reasons, and a suitable compensation strategy exists.

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<sup>31</sup> Defra (2024) Irreplaceable habitat guidance. Available at: <https://www.gov.uk/guidance/irreplaceable-habitats> [Accessed 08/09/25].

<sup>32</sup> Defra (2023) Irreplaceable habitats and BNG: what you need to know. Available at: <https://defraenvironment.blog.gov.uk/2023/10/05/irreplaceable-habitats-and-bng-what-you-need-to-know/> [Accessed 01/09/25].

<sup>33</sup> Ministry of Housing, Communities & Local Government and Department for Levelling Up, Housing and Communities (December 2024) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed 02/09/25].

- 3.2.18 Ancient woodland is defined as an area that has been wooded continuously since at least 1600AD. Data for ancient woodlands is available from Natural England<sup>34</sup>. Data for ancient and veteran trees is available at the Woodland Trust's Ancient Tree Inventory<sup>35</sup>.
- 3.2.19 Lowland fens are peatland ecosystems that receive water from a combination of sources, including soil, underlying rock, groundwater, and rainfall. These habitats support a diverse range of plant and animal communities.
- 3.2.20 The assessment considers irreplaceable habitats situated either within the site boundaries or within 50 metres of the site boundary. This includes ancient woodland, ancient trees, and veteran trees, as well as lowland fens that are hydrologically linked to the site.

#### **Habitat survey data**

- 3.2.21 The 2006 NERC Act places a duty on the Secretary of State, in consultation with Natural England, to produce a list of species and habitats of principal importance for the conservation of biodiversity and to take or promote steps to further their conservation<sup>36</sup>. This list of species and habitats must be used by LPAs to have regard to biodiversity in their policy and decision making.
- 3.2.22 Warwickshire, Coventry and Solihull's Local Biodiversity Action Plans (LBAP)<sup>37</sup> provide a local response for threatened habitats and species and contribute to national targets, where relevant to the Warwickshire sub-region, but also set local targets. There are a total of 52 biodiversity action plans for Warwickshire, Coventry and Solihull: 27 for vulnerable species and 25 for characteristic habitats.

#### Habitats of medium to high distinctiveness

- 3.2.23 JNCC Phase 1 habitat survey is a well-established survey, providing mapping over large areas of the British countryside. The Phase 1 habitat survey methodology is outlined in the 'Handbook for Phase 1 Habitat Survey: A technique for environmental audit' (2010)<sup>38</sup>.
- 3.2.24 In 1995, the five Warwickshire local authorities, alongside Solihull and Coventry unitary authorities, Natural England and the Environment Agency established the Habitat Biodiversity Audit Partnership (HBA) under the management of the Warwickshire Wildlife Trust<sup>39</sup>.

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<sup>34</sup> Natural England (2024) Ancient Woodland (England). Available at: <https://www.data.gov.uk/dataset/9461f463-c363-4309-ae77-fdcd7e9df7d3/ancient-woodland-england> [Accessed 02/09/25].

<sup>35</sup> Woodland Trust. Ancient Tree Inventory. Available at: <https://ati.woodlandtrust.org.uk/tree-search/?v=2681164&ml=map&z=13&nwLat=51.92196130543839&nwLng=-2.1363348920981773&seLat=51.86549742096331&seLng=-2.0172018964927085> [Accessed 06/09/25].

<sup>36</sup> Legislation.gov.uk (2006) Natural Environment and Rural Communities Act (2006). Available at: <https://www.legislation.gov.uk/ukpga/2006/16/contents> [Accessed 06/09/25].

<sup>37</sup> Warwickshire Wildlife Trust. Local Biodiversity Action Plan (LBAP). Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAP> [Accessed 06/09/25].

<sup>38</sup> JNCC (2010) Handbook for Phase 1 habitats survey: A technique for environmental audit. Available at: <https://data.jncc.gov.uk/data/9578d07b-e018-4c66-9c1b-47110f14df2a/Handbook-Phase1-HabitatSurvey-Revised-2016.pdf> [Accessed 06/09/25].

<sup>39</sup> Warwickshire County Council. Habitat Biodiversity Audit. Available at: <https://www.warwickshire.gov.uk/habitatbiodiversityaudit#:~:text=The%20Phase%201%20Habitat%20survey,find%20out%20more%20about%20surveying.> [Accessed 06/09/25].

- 3.2.25 The HBA surveyed Warwickshire, Solihull and Coventry to provide up-to-date biodiversity data for the sub-region. The Phase 1 Habitat survey for Warwickshire, which is updated every 5 years, has become an invaluable research data set for land-use change and landscape enhancements across the region.
- 3.2.26 The area of Warwickshire, Coventry and Solihull has been categorised into 6 broad habitat types: grassland, farmland, woodland, urban, post-industrial and wetland. These broad habitats have been sub-divided into 25 Habitat Action Plans, the aim being to give a comprehensive cover of all the land area of the sub-region<sup>40</sup>. Each habitat type is categorised into the following distinctiveness scores:
- 6 – High distinctiveness
  - 5 – Medium / high distinctiveness
  - 4 – Medium distinctiveness
  - 3 – Low / medium distinctiveness
  - 2 – Low distinctiveness
  - 1 – None
- 3.2.27 Distinctiveness is a measure of biodiversity based on the type of habitat and its distinguishing features. This includes a consideration of species richness and rarity, the extent to which the habitat is protected by designations, and the degree to which a habitat supports species rarely found in other habitats<sup>41</sup>. Therefore, habitat distinctiveness can also be interpreted as habitat importance or sensitivity to development.
- 3.2.28 Habitats for consideration in this assessment include those that have been allocated a score of 4, 5 or 6. These habitats are considered by RBC to be of medium to high distinctiveness.
- 3.2.29 In July 2023, the Natural Capital Assessment Partnership (NCAP), formerly known as HBA, acquired new satellite data from Spottitt<sup>42</sup>. This data used a combination of satellite imagery, remote sensing height data, and a vegetation index to understand the health or density of the vegetation, classifying the sub-region into 11 habitats. This assessment draws upon this satellite data to understand the baseline characteristics of the site and surrounding habitats at a higher resolution than the Phase 1 habitat data. However, the data has yet to be ground-truthed and therefore is not used in this assessment to map ecological constraints.
- 3.2.30 This assessment also examined the site's role in habitat connectivity within the surrounding landscape, using Phase 1 habitat data to identify potential movement pathways.
- Proposed development information**
- 3.2.31 In total, 56 HELAA sites were subject to an assessment of ecological constraints. These sites are listed in **Table 3.1** and shown in **Figure 3.1**. **Table 3.1** provides information on the proposed development type for each site as identified through HELAA.

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<sup>40</sup> Warwickshire Wildlife Trust. Species and Habitat Action Plans. Available at:  
<https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 06/09/25].

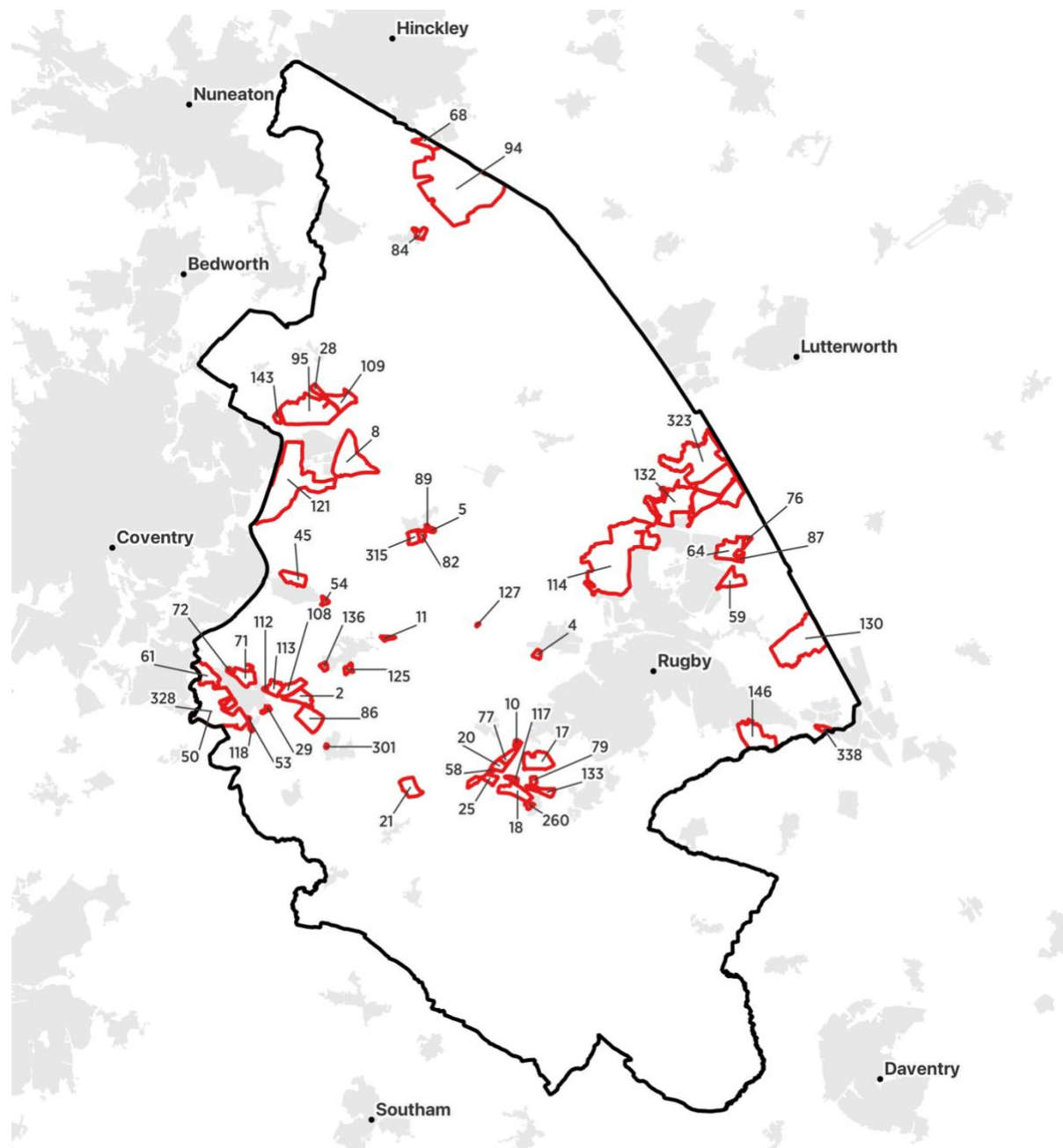
<sup>41</sup> Defra (2024) Statutory biodiversity metric tools and guides. Available at:  
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>. [Accessed: 11/09/25]

<sup>42</sup> Warwickshire Wildlife Trust. Natural Capital Assessment Partnership (NCAP). Available at:  
<https://www.warwickshirewildlifetrust.org.uk/NCAP> [Accessed 06/09/25].

**Table 3.1:** HELAA sites for an assessment of ecological constraints

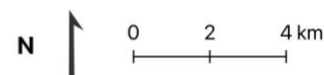
Site ref	Site name	Area (ha)	Proposed use	Approximate capacity (ha / no. of residential dwelling)
2	Ryton Fields Farm, Ryton on Dunsmore	22.9	Employment	6.37ha
4	Land West of Lawford Heath Lane, Long Lawford	4.68	Residential	110 dwellings
5	West Farm, Brinklow	3	Residential	78 dwellings
8	Land East of Ansty Park, Ansty, Coventry	90.56	Employment	20ha
10	The Penthouse, Coventry Road, Cawston	2.16	Residential or Employment	0.86ha 45 dwellings
11	The Hall, Rugby Road, Wolston	3.44	Employment	0.92ha
17	South West Rugby Safeguarded Land	36.94	Employment	12.92ha
18	Barnwell Farm, Thurlaston	26.17	Employment	9.67ha
20	Blue Boar Farm, Thurlaston	10.51	Employment	4ha
21	Boots Farm, Bourton on Dunsmore	23.33	Employment	6ha
25	Land South of A45, Dunchurch	14.79	Employment	4.75ha
28	South east of Main St, Antsy	6.84	Employment	1.85ha
29	Land to the South of Leamington Road	2.98	Residential	83 dwellings
45	Rugby Road, Binley Woods	21.46	Residential	364 dwellings
50	Prologis Park Ryton West, Ryton on Dunsmore	141.3	Employment	27.8ha
53	Oxford Road, Ryton	0.76	Residential or Employment	0.38ha 21 dwellings
54	Oakdale Nursery, Brandon	3.9	Residential	43 dwellings
58	North of A45, Dunchurch	1.8	Employment	0.9ha
59	Newton Manor Lane, Rugby	17.03	Residential	240 dwellings
61	Mountpark Ryton, Ryton on Dunsmore	30.56	Employment	7.2ha
64	Coton Park East, Central Park Drive, Rugby	35.97	Employment	11.5ha
68	M69 Junction 1	14.3	Employment	4.90ha
71	London Road, Ryton on Dunsmore	24.65	Employment	8.56ha
72	Land north of London Road, Ryton on Dunsmore	1.46	Employment	0.73ha
76	Lane east of Newton Lane, Newton	4.33	Employment	1.72ha
77	Land west of Symmetry Park, Rugby	12.31	Employment	4.50ha
79	Land west of Medda Place, Thurlaston	4.06	Residential	110 dwellings
82	Land south of Rugby Road, Brinklow	5.2	Residential	100 dwellings
84	Land South of Leicester Road, Wolvey	8.49	Residential	60 dwellings
86	Grange Farm, Ryton	37.46	Employment	9.30ha
87	Hillcrest Farm, Newton	3.07	Residential or Employment	0.14ha 25 dwellings
89	Home Farm, Brinklow	1.05	Residential	28 dwellings
94	Land adjacent to Hinckley Park, south of A5	348.21	Residential or Employment	75ha 4000 dwellings

Site ref	Site name	Area (ha)	Proposed use	Approximate capacity (ha / no. of residential dwelling)
95	Land bound by M69, M6, and B4029, Ansty	112.18	Employment	27.5ha
108	Land off Wolston Lane, Ryton on Dunsmore	20.36	Residential or Employment	8.03ha 421 dwellings
109	Land at Hopsford Farm, Antsy	27.64	Employment	9.1ha
112	Land off London Road (east), Ryton on Dunsmore	1.45	Residential	41 dwellings
113	Land off London Road (west), Ryton on Dunsmore	14.52	Employment	4.95ha
114	Land at M6 Junction 1, Newbold on Avon and Long Lawford	265.33	Mixed Use	34.69ha 3000 dwellings
117	Land at Mill House, Dunchurch	4.26	Mixed Use	1.60ha 70 dwellings
118	Land at Police College, Ryton-on-Dunsmore	2.3	Residential or Employment	0.92ha 48 dwellings
121	Land at Walsgrave Hill	201.83	Employment	42ha
125	Land east of Stretton Road, Wolston	5.1	Residential	75 dwellings
127	Land north of Church Road, Church Lawford	0.71	Residential	20 dwellings
130	Land north of Houlton	135.71	Employment	30.53ha
132	Land north of M6 J1	229.65	Residential or Employment	35ha 3500 dwellings
133	Land North of M45	11.81	Employment	4.29ha
136	Land North of Warwick Road, Wolston	3.87	Residential	80 dwellings
143	Land off Hinckley Road, M6 Junction 2	5.05	Employment	1.75ha
146	Land off Barby Lane	59.51	Residential	400 dwellings
260	PP – Thurlaston Meadows Care Home, Main Street, Thurlaston	3.52	Residential	74 dwellings
301	Plott Lane, Stretton-on-Dunsmore	0.93	Residential	25 dwellings
315	STRATEGIC - Land south of Brinklow	16.94	Residential	340 dwellings
323	STRATEGIC – Land at Churchover (Residential or Employment)	366.78	Residential or Employment	49ha 5366 dwellings
328	STRATEGIC - Land West of Prologis Park (Employment)	171.99	Employment	35ha
338	Crick Road	6.78	Residential	250 dwellings



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- Sites
- Rugby Borough Boundary



PROJECT	Rugby Borough Ecological Constraints and Site Selection	DRAWN	EG
CLIENT	Rugby Borough Council	CHECKED	EH
TITLE	Sites for Ecological Assessment	SCALE@A4	1:150000
VERSION	LC-1278_Sites_4	DATE	11/09/2025

**LEPUS CONSULTING**  
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

Lepus Consulting, Eagle Tower  
Montpellier Drive, Cheltenham, GL50 1TA  
T: +44 (0)1242 525222 | E: enquiries@lepusconsulting.com  
www.lepusconsulting.com

**Figure 3.1:** HELAA sites for assessment



### 3.3 Step 2: Identify potential impacts

- 3.3.1 Designated sites and sensitive habitat can be affected by land use plans in a number of different ways, including direct land take for new development, the type of use the land will be put to (for example, an extractive or noise-emitting use), or the pressure / threat a development generates (air pollution, water pollution or increased recreational pressure), and the resources used (for example water abstraction).
- 3.3.2 Threats and pressures to which the designated features of a site are vulnerable have been identified through reference to data held by Natural England such as 'operations requiring Natural England's consent' (ORNECs). This review has also drawn upon assessors' experience of Ecological Impact Assessment (EIA) and CIEEMs guidance on EIA. The potential for cumulative impacts has also been taken into consideration.
- 3.3.3 Potential impacts at designated sites and sensitive habitat have been identified and characterised through the application of a 'source-pathway-receptor' model. In particular, consideration has been given to whether HELAA site development has the potential to undermine the reasons for designation by changing the extent, function or structure of a habitat or the abundance or distribution of a species for which a site has been designated.
- 3.3.4 The potential impacts identified at each site include the following and considers both construction and operational phases of development:
- Direct habitat loss;
  - Habitat fragmentation;
  - Change in water quality;
  - Change in water levels;
  - Change in air quality;
  - Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire etc, spread of invasive species); and,
  - Increased recreational pressure.

### 3.4 Step 3: Identify recommendations

- 3.4.1 Where potential impacts are identified, **Chapter 57** outlines a series of recommendations to minimise the adverse impacts of development on ecological features. These include opportunities for ecological enhancement. Recommendations are underpinned by the Mitigation Hierarchy, as set out by the following<sup>43</sup>:
- 1. Avoidance:** seek options that avoid harm to ecological features (for example, by locating development on an alternative site);
  - 2. Mitigation:** negative effects should be avoided or minimised through mitigation measures, either through the design of the project or subsequent measures that can be guaranteed (for example, through a condition or planning obligation);
  - 3. Compensation:** where there are significant residual negative ecological effects despite the mitigation proposed, these should be offset by appropriate compensatory measures; and,

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<sup>43</sup> CIEEM (2024) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Available at: <https://cieem.net/wp-content/uploads/2018/08/EcIA-Guidelines-v1.3-Sept-2024.pdf> [Accessed 06/09/25].

- 4. Enhancement:** seek to provide net benefits for biodiversity over and above requirements for avoidance, mitigation or compensation.

3.4.2 This report evaluates the sites and therefore the potential for development considering the ecological baseline, potential impacts of development and recommendations to mitigate the impact of development on ecological features. This is summarised in **Chapter 60**. This assessment takes into account policy and legal implications which may be relevant and applies the following categories.

Low ecological constraints - development is possible across the majority of the site with mitigation

- Site may be located within an SSSI IRZ, but a review of impact pathways show limited potential for impacts<sup>44</sup>;
- Local designations are not located on or adjacent to the site;
- Habitats of medium to high distinctiveness located on site comprise less than 50% of the site area and can be retained or re-created using industry-standard environmental protection measures; or,
- There is no irreplaceable habitat located within or adjacent to the site.

Medium ecological constraints - development is possible across sections of the site with mitigation

- Site is located within an SSSI IRZ, and a review of impact pathways show likely impacts which would require mitigation;
- Local designations are coincident with or adjacent to the site;
- Habitats of medium to high distinctiveness located on site comprise more than 50% of the site area;
- Irreplaceable habitat associated with woodland features is located within 50m of the site; or,
- Irreplaceable habitat associated with lowland fen is located hydrologically connected to the development site.

High ecological constraints - an alternative site location should be considered

- Site coincident with or within a functionally significant distance of an SSSI, where ecological functioning is unlikely to be re-created within a significant period post-disturbance and adverse impacts appear impossible to avoid for the type of development proposed; or
- Irreplaceable habitat is located on site.

3.4.3 These categories are not absolute and should be used as a guiding framework within this high-level assessment. Further work is required such as detailed site assessments to support this evaluation.

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<sup>44</sup> Note: Subject to approval by Natural England.

## 3.5 Limitations

- 3.5.1 This assessment is solely desk-based, with no site visits conducted. Ecological records for each site and the surrounding area have not been collected, as this lies beyond the scope of this assessment.
- 3.5.2 For all designations and habitats other than SSSIs, where the study area was defined using the IRZ, the assessment focuses solely on features located within the site boundary or immediately adjacent to it. While all designations within 1km are identified, only those designations or habitats within or directly adjacent to the site are considered during the assessment.
- 3.5.3 A number of species are protected through European legislation under the Habitats Directive (as transcribed in England and Wales through the Habitats Regulations) and nationally protected through the WCA. Whilst a review of habitats on site and within the immediate surrounding area has been possible as part of this desk-based assessment, without a site visit it is not possible to provide an assessment of the implications of development upon protected or invasive species.
- 3.5.4 There are two European sites located within 20km of RBC's administrative boundary: Ensor's Pool SAC (4km to the west of the Plan area) and the River Mease SAC (18km to the north of the Plan area). Impacts from development in the Local Plan is likely to be cumulative and in-combination with other plans and projects. The potential impacts upon these European sites, and European sites further afield, will be considered through an HRA, in compliance with the Habitats Regulations. No further consideration is therefore given within this report to potential impacts upon European sites.
- 3.5.5 Warwickshire County Council is currently in the process of preparing a Local Nature Recovery Strategy (LNRS) for Warwickshire. The ecological constraints assessment presented in this report could be bolstered upon finalisation of the LNRS.
- 3.5.6 This report has not been able to draw on a specific hedgerow survey data set. It is considered that some potential development locations may include hedgerow habitats that can be considered to be medium or high distinctiveness. Hedgerows have not therefore been evaluated in any detail as part of this report.
- 3.5.7 It has been assumed that employment locations will lead to impacts on water quantity in terms of intercepting pluvial rainfall, land-take and potentially demand for water as part of the development, once operational.
- 3.5.8 For the purpose of ecological assessment and evaluation, and taking a precautionary approach, this report has not sought to differentiate between potential and designated Local Wildlife Sites.
- 3.5.9 All sites have been assessed at a desktop level and evaluated using secondary datasets which are presented in **section 3.2**. One site (site 95) has detailed planning application information which has been provided by the client. Under this circumstance, this additional information has been incorporated into the assessment. It is important to note that using information on an inconsistent basis leads to unfair bias when comparing all 56 sites together. Therefore, any site which has been evaluated using detailed planning application information should not be directly compared to other sites assessed in this report if seeking to draw comparisons between sites.

## 4 Site 2: Ryton Fields Farm, Ryton on Dunsmore

### 4.1 Overview

4.1.1 Site 2 is proposed for employment development. The site comprises an area of 22.9ha and has a capacity of 6.37ha.

4.1.2 It is located to the east of Ryton-on-Dunsmore, approximately 6.7km to the west of Rugby. The A45 runs along the southern site boundary, with Warwick Road along the western. The site comprises of arable and pastoral fields enclosed by hedgerows with trees, with industrial buildings at Ryton Fields and a residential property also located within the site.

### 4.2 Ecological baseline

#### SSSI

4.2.1 Site 2 is located within an IRZ associated with Brandon Marsh SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.1**).

4.2.2 Brandon Marsh SSSI is located approximately 680m to the north-west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>45,46</sup>. The River Avon, water habitats, pastoral fields and Warwick Road lie between the site and the SSSI. These water habitats within the surrounding landscape are likely to serve as functionally linked habitat between the SSSI and the site, particularly during periods of flooding.

#### LWS

4.2.3 The River Avon and Tributaries LWS is located within the site, comprising tributaries of the River Avon. A description of the River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

4.2.4 **Table 4.1** identifies other LWSs located within 1km of the site.

**Table 4.1:** LWS located within 1km of Site 2

Local Wildlife Sites ((p)LWS) within 1km of Site 2	Approximate distance from Site 2 (metres)
River Avon and Tributaries	Within the site
Ryton Church Pastures	560
The Coppice (pLWS)	760
Warren Farm (pLWS)	805
Site adjacent to Ryton Church Pastures (pLWS)	935

<sup>45</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>46</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

### **Habitats of medium to high distinctiveness**

4.2.5 Habitats of medium to high distinctiveness within the site boundary include an area of semi-natural broadleaved woodland located to the south-east of the site, comprising 0.17ha (0.76%).

4.2.6 A small area of semi-natural broadleaved woodland is located adjacent to the south-east of the site and planted broadleaved woodland located adjacent to the west of the site.

### **Irreplaceable habitat**

4.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

4.2.8 The ecological constraints identified during this assessment are shown on **Figure 4.1**.

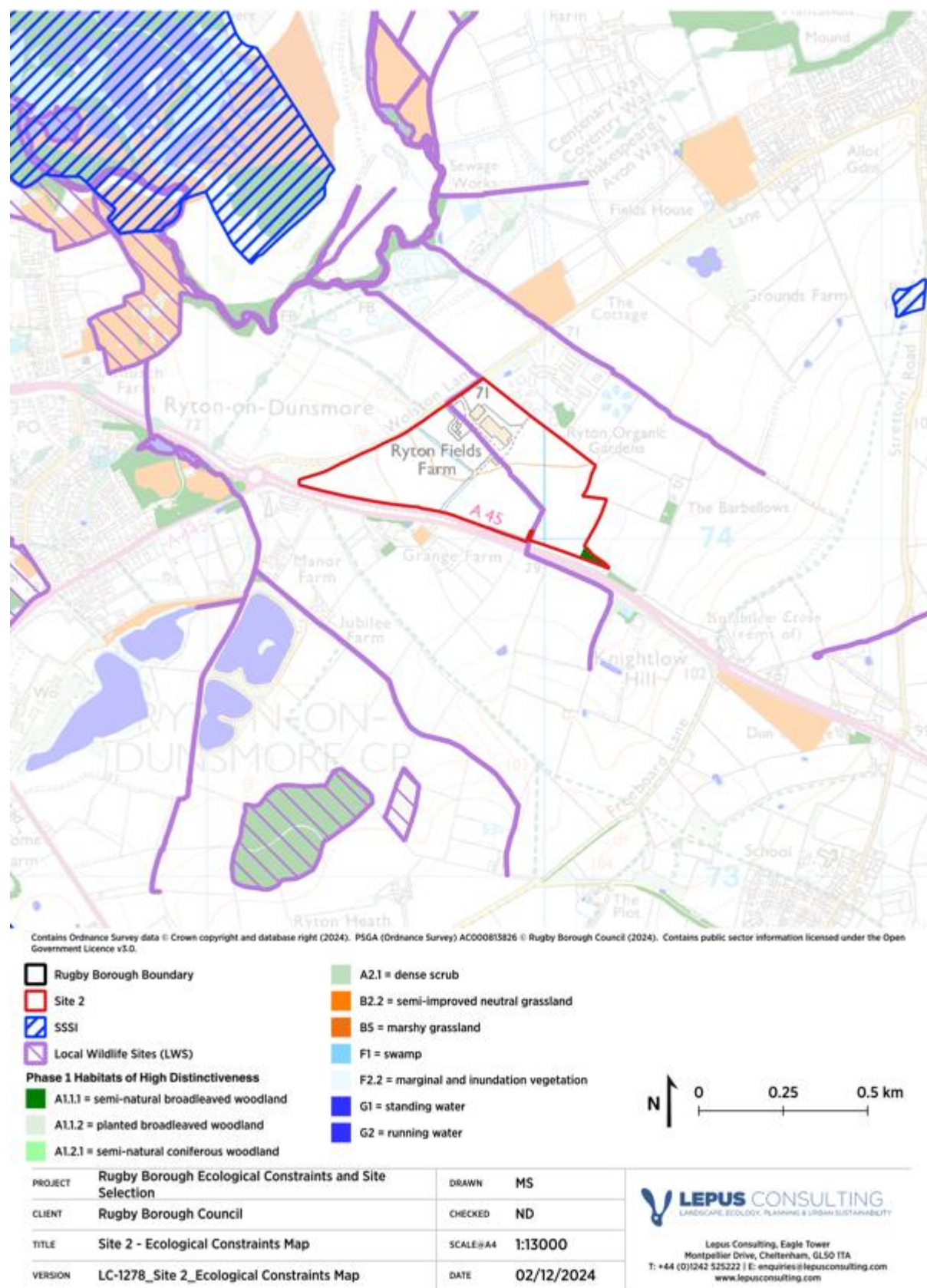


Figure 4.1: Site 2 ecological constraints map



## 4.3 Potential impacts

### Designated Sites

4.3.1 Proposed employment development at Site 2 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- River Avon Tributaries LWS

### Habitat of medium to high distinctiveness

4.3.2 Semi-natural broadleaved woodland is located at the south-east of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>47</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

### Summary of potential impacts

4.3.3 **Table 11.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 4.2:** Site 2 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	River Avon and Tributaries LWS	Habitats of medium to high distinctiveness
Direct habitat loss	N	Y	Y
Habitat fragmentation	Y	Y	Y
Change in water quality	Y	Y	Y
Change in water levels	Y	Y	Y
Change in air quality	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y
Increased recreational pressure	N	N	N

4.3.4 There are medium ecological constraints at Site 2 given the location of LWS within the site, with hydrological impact pathways to Brandon Marsh SSSI. It is necessary to demonstrate that there will be no adverse impacts on Brandon Marsh SSSI from any development at Site 2 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

<sup>47</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].



- 1.1.1 Site 2 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Brandon Marsh SSSI or the LWS through sensitive site design and the adoption of appropriate mitigation measures.

## 5 Site 4: Land west of Lawford Heath Lane, Long Lawford

### 5.1 Overview

5.1.1 Site 4 is proposed for residential development. The site comprises of an area of 4.68ha and has a capacity for 110 residential dwellings.

5.1.2 Site 4 is located to the south of Long Lawford, separated by the A428, approximately 1.5km from Rugby. The site comprises of an arable field, with Lawford Heath Lane running along its eastern boundary and the A428 along its northern. A small watercourse runs along the western site boundary.

### 5.2 Ecological baseline

#### SSSI

5.2.1 The site is located within an IRZ associated with Draycote Meadows SSSI, Ryton Wood SSSI, Brandon Marsh SSSI and Combe Pool SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.4**).

5.2.2 Draycote Meadows SSSI is located approximately 4.5km to the south-west of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in a 'Favourable' condition<sup>48</sup>. The A4071, pastoral and arable fields and isolated farmhouses lie between the site and the SSSI.

5.2.3 Brandon Marsh SSSI is located approximately 7.3km to the west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>49,50</sup>. The village of Wolston, the River Avon and pastoral and arable fields are located between the site and the SSSI.

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<sup>48</sup> Natural England. Draycote Meadows SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001298&SiteName=Draycote%20Meadows%20SSSI> [Accessed 03/09/25].

<sup>49</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>50</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

5.2.4 Combe Pool SSSI is located approximately 7.8km to the north-west of the site. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in an 'Unfavourable – recovering' condition as a result of the clearing of Rhodedendron in the northern section<sup>51</sup>. The A428, B4428, large areas of woodland, villages and pastoral and arable fields are located between the site and the SSSI.

5.2.5 Ryton Wood SSSI is located approximately 8.4km to the south-west of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>52</sup>. The A45, A423, B4455 villages and pastoral and arable fields are located between the site and the SSSI.

### LWS

5.2.6 The River Avon and Tributaries LWS is located within the site and comprises a tributary of the River Avon. A description of the River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

5.2.7 **Table 5.1** identifies other LWSs located within 1km of the site.

**Table 5.1:** LWS located within 1km of Site 4

Local Wildlife Sites ((p)LWS) within 1km of Site 4	Approximate distance from Site 4 (metres)
River Avon and Tributaries	Within the site
Lawford Heath Meadows (pLWS)	25
Irrigation Pool (pLWS)	740
Rugby-Leamington Disused Railway	900
Rugby-Leamington Disused Railway - Leamington Extension (pLWS)	920

### Habitats of medium to high distinctiveness

5.2.8 Habitats of medium to high distinctiveness located within the site boundary include a watercourse along the western boundary and a small area of planted broadleaved woodland at the northern boundary, comprising 0.11ha (2.4%).

- A1.1.2 Planted broadleaved woodland – 0.03ha (0.64%)
- G2 Running water – 0.08ha (1.71%)

5.2.9 Planted broadleaved woodland is located adjacent to the north-eastern site boundary.

<sup>51</sup> Natural England. Combe Pool SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 11/09/25].

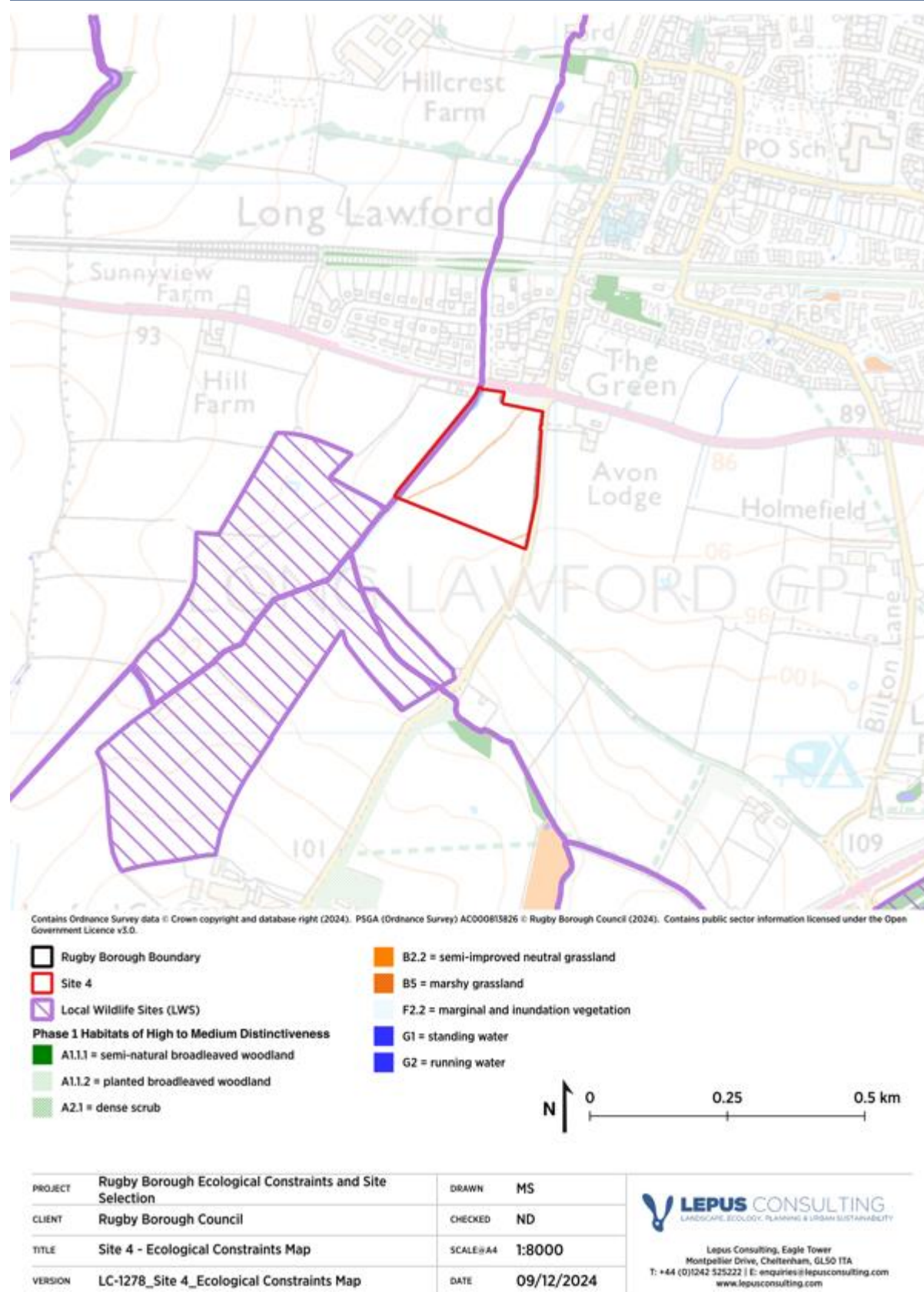
<sup>52</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 11/09/25].

**Irreplaceable habitat**

- 5.2.10 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

**Ecological Constraints**

- 5.2.11 The ecological constraints identified during this assessment are shown on **Figure 5.1**.



**Figure 5.1:** Site 4 ecological constraints map

## 5.3 Potential impacts

### Designated Sites

5.3.1 Proposed residential development at Site 4 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Combe Pool SSSI
- Draycote Meadows SSSI
- River Avon Tributaries LWS
- Ryton Wood SSSI

### Habitat of medium to high distinctiveness

5.3.2 Planted broadleaved woodland is located at the north of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>53</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

5.3.3 A watercourse is located along the western site boundary. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>54</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to Good Ecological Status (GES) or Good Ecological Potential (GEP) if heavily modified, as set out by the Water Framework Directive (WFD). Development impacts from diffuse and point solution is of particular concern.

### Summary of potential impacts

5.3.4 **Table 5.2** summarises the potential development impact pathways at the key ecological constraints.

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<sup>53</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>54</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 11/09/25].

**Table 5.2:** Potential development impact pathways

Potential impacts	Draycote Meadows SSSI	Ryton Wood SSSI	Brandon Marsh SSSI	Combe Pool SSSI	River Avon and Tributaries LWS	Habitats of medium to high distinctiveness
Direct habitat loss	N	N	N	N	Y	Y
Habitat fragmentation	N	N	N	N	Y	Y
Change in water quality	N	N	Y	N	Y	Y
Change in water levels	Y	Y	Y	Y	Y	Y
Change in air quality	N	N	N	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	N	N	Y	Y
Increased recreational pressure	Y	Y	Y	Y	Y	Y

5.3.5 There are medium ecological constraints at Site 4 given the location of an LWS within the site and its potential impact pathways to SSSIs. It is necessary to demonstrate that there will be no adverse impacts on Draycote Meadows SSSI, Ryton Wood SSSI, Brandon Marsh SSSI and Combe Pool SSSI from any development at Site 4 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

1.1.2 Site 4 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon any SSSI or the LWS through sensitive site design and the adoption of appropriate mitigation measures.



## 6 Site 5: West Farm, Brinklow

### 6.1 Overview

- 6.1.1 Site 5 is proposed for residential development, comprising an area of 3ha and has capacity for 78 residential dwellings.
- 6.1.2 Site 5 is located to the east of Brinklow, approximately 6km to the north-west of Rugby. The site comprises of a farm and a pastoral field, with the B4455 running along its southern boundary and Rugby Road along its eastern.

### 6.2 Ecological baseline

#### SSSI

- 6.2.1 The site is located within an IRZ associated with Combe Pool SSSI, Brandon Marsh SSSI, Ryton Wood SSSI and Draycote Meadows SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.4**).
- 6.2.2 Combe Pool SSSI is located approximately 3.5km to the north-west of the site. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in an 'Unfavourable – recovering' condition as a result of the clearing of Rhodedendron in the northern section<sup>55</sup>. The village of Brinklow, B4428, woodland and arable and pastoral fields are located between the SSSI and the site.
- 6.2.3 Brandon Marsh SSSI is located approximately 5.7km to the west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>56,57</sup>. The A428, B4455, large areas of woodland and arable and pastoral fields are located between the SSSI and the site.

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<sup>55</sup> Natural England. Combe Pool SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 11/09/25].

<sup>56</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>57</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

6.2.4 Ryton Wood SSSI is located approximately 8.1km to the south-west of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>58</sup>. The A428, A45 and A423, the village of Wolston and arable and pastoral fields are located between the SSSI and the site.

6.2.5 Draycote Meadows SSSI is located approximately 8.2km to the south-west of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in a 'Favourable' condition<sup>59</sup>. The A45, A428, A4071 and arable and pastoral fields are located between the SSSI and the site.

### LWS

6.2.6 The Brinklow Disused Canal Pool LWS is located adjacent to the northern site boundary. A description of the Brinklow Disused Canal Pool LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

6.2.7 **Table 6.1** identifies LWSs located within 1km of the site.

**Table 6.1:** LWS located within 1km of Site 5

Local Wildlife Sites ((p)LWS) within 1km of Site 5	Approximate distance from Site 5 (metres)
Brinklow Disused Canal Pool	Adjacent to the site
River Avon and Tributaries	130
Brinklow Castle	225
Oxford Canal (pLWS)	530
Brinklow Meadows (pLWS)	600
All Oaks Wood	675
Manor Farm Meadows	800
High Wood	955

### Habitats of medium to high distinctiveness

6.2.8 Habitats of medium to high distinctiveness within the site boundary include semi-natural broadleaved woodland at the northern boundary, comprising 0.07ha (2.3%).

6.2.9 Two standing water bodies are located adjacent to the northern site boundary, forming Brinklow Disused Canal Pool LWS, with dense scrub connecting the two pools.

### Irreplaceable habitat

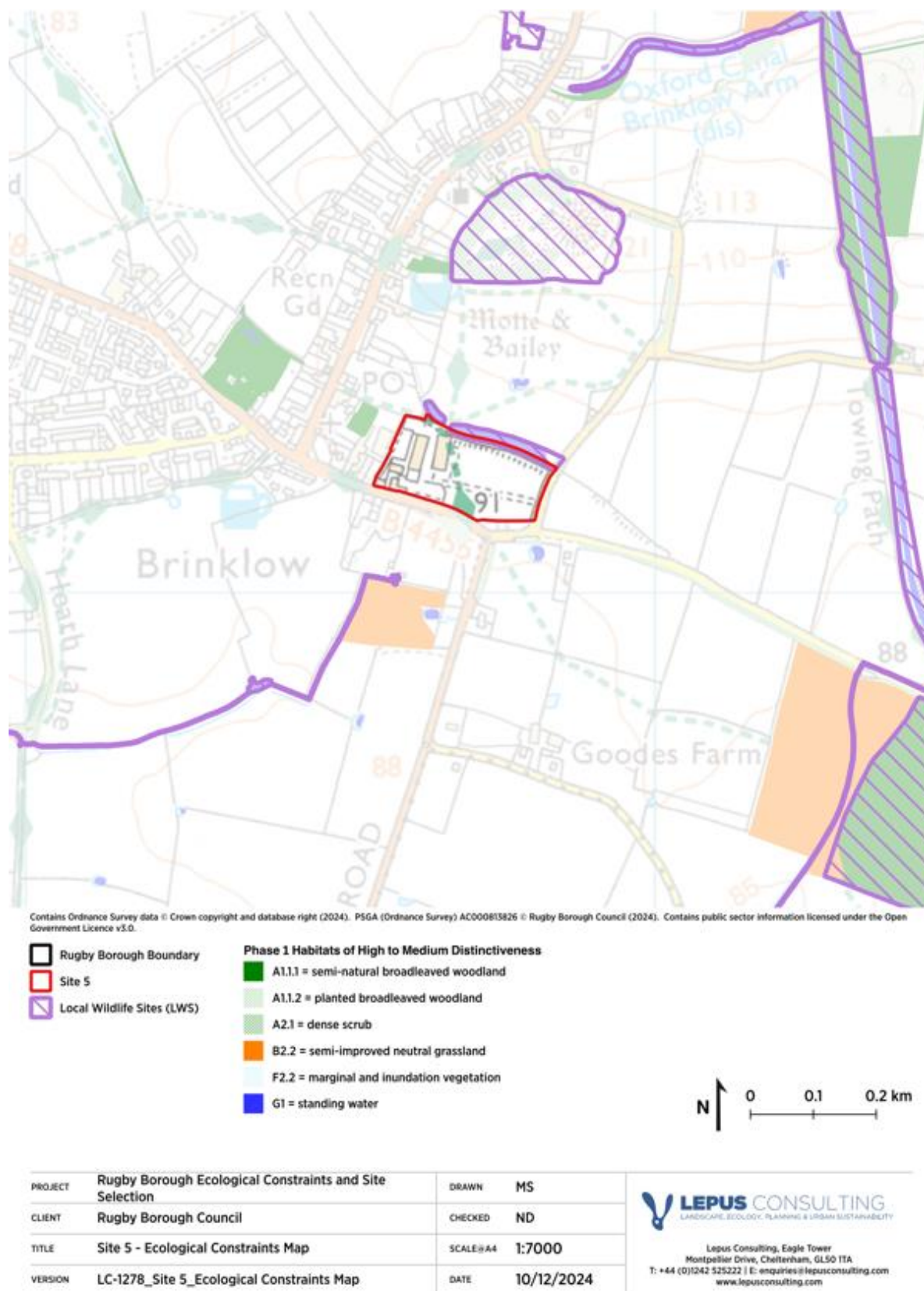
6.2.10 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

<sup>58</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 11/09/25].

<sup>59</sup> Natural England. Draycote Meadows SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001298&SiteName=Draycote%20Meadows%20SSSI> [Accessed 11/09/25].

## Ecological Constraints

6.2.11 The ecological constraints identified during this assessment are shown on **Figure 6.1**.



**Figure 6.1:** Site 5 ecological constraints map

## 6.3 Potential impacts

### Designated Sites

6.3.1 Proposed residential development at Site 5 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Brinklow Disused Canal Pool LWS
- Combe Pool SSSI
- Draycote Meadows SSSI
- River Avon Tributaries LWS
- Ryton Wood SSSI

### Habitat of medium to high distinctiveness

6.3.2 Semi-natural broadleaved woodland is located at the north of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>60</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

### Summary of potential impacts

6.3.3 **Table 6.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 6.2:** Site 5 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Combe Pool SSSI	Draycote Meadows SSSI	Ryton Wood SSSI	Brinklow Disused Canal Pool LWS	Habitats of medium to high distinctiveness
Direct habitat loss	N	N	N	N	N	Y
Habitat fragmentation	N	N	N	N	Y	Y
Change in water quality	N	N	N	N	Y	Y
Change in water levels	Y	Y	Y	Y	Y	Y
Change in air quality	N	Y	N	N	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	N	N	Y	Y
Increased recreational pressure	Y	Y	Y	Y	Y	Y

<sup>60</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

- 6.3.4 There are medium ecological constraints at Site 5 given the location of an LWS adjacent to the site and potential impact pathways to SSSIs. It is necessary to demonstrate that there will be no adverse impacts on Draycote Meadows SSSI, Ryton Wood SSSI, Brandon Marsh SSSI and Combe Pool SSSI from any development at Site 5 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 6.3.5 Site 5 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon any SSSI or the adjacent Brinklow Disused Canal Pool LWS through sensitive site design and the adoption of appropriate mitigation measures.

## 7 Site 8: Land east of Antsy Park, Antsy, Coventry

### 7.1 Overview

7.1.1 Site 8 is proposed for employment development. The site comprises an area of 90.56ha and has a capacity of 20ha.

7.1.2 Site 8 is located to the east of Antsy Park warehousing developments, approximately 2.2km to the east of Coventry and 8.7km to the north-west of Rugby. The site is comprised of arable and pastoral fields, delineated by hedgerows with sparse hedgerow trees. Residential properties and agricultural buildings are located at the southern site boundary along Peter Hall Lane. The B4029 runs along the eastern boundary, with Combe Fields Road along the western boundary and the M6 motorway less than 100m to the north. An electricity pylon is located centrally within the northernmost field and a small watercourse runs through the site.

### 7.2 Ecological baseline

#### SSSI

7.2.1 Site 8 is located within an IRZ associated with Combe Pool SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.2**).

7.2.2 Combe Pool SSSI is situated within the grounds of Combe Abbey Country Park, located 1.2km to the south-west of Site 8. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in an 'Unfavourable – recovering' condition as a result of the clearing of Rhodedendron in the northern section<sup>61</sup>. Warehousing development, woodland and arable fields are located between the SSSI and the site.

#### LWS

7.2.3 There are no LWS located within or adjacent to the site.

7.2.4 **Table 7.1** identifies other LWSs located within 1km of the site.

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<sup>61</sup> Natural England. Combe Pool SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 11/09/25].

**Table 7.1:** LWS located within 1km of Site 8

Local Wildlife Sites ((p)LWS) within 1km of Site 8	Approximate distance from Site 8 (metres)
Nettle Site (pLWS)	385
Oxford Canal (pLWS)	500
Combe Abbey	550
Antsy Park Ponds (pLWS)	590
Railway (pLWS)	750
Hill Park Wood	785
High Wood	830
Disused Canal Branch (pLWS)	950
Home Farm Grasslands	990

**Habitats of medium to high distinctiveness**

- 7.2.5 There are no habitats of medium to high distinctiveness located within or directly adjacent to the site.

**Irreplaceable habitat**

- 7.2.6 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

**Ecological Constraints**

- 7.2.7 The ecological constraints identified during this assessment are shown on **Figure 7.1**.



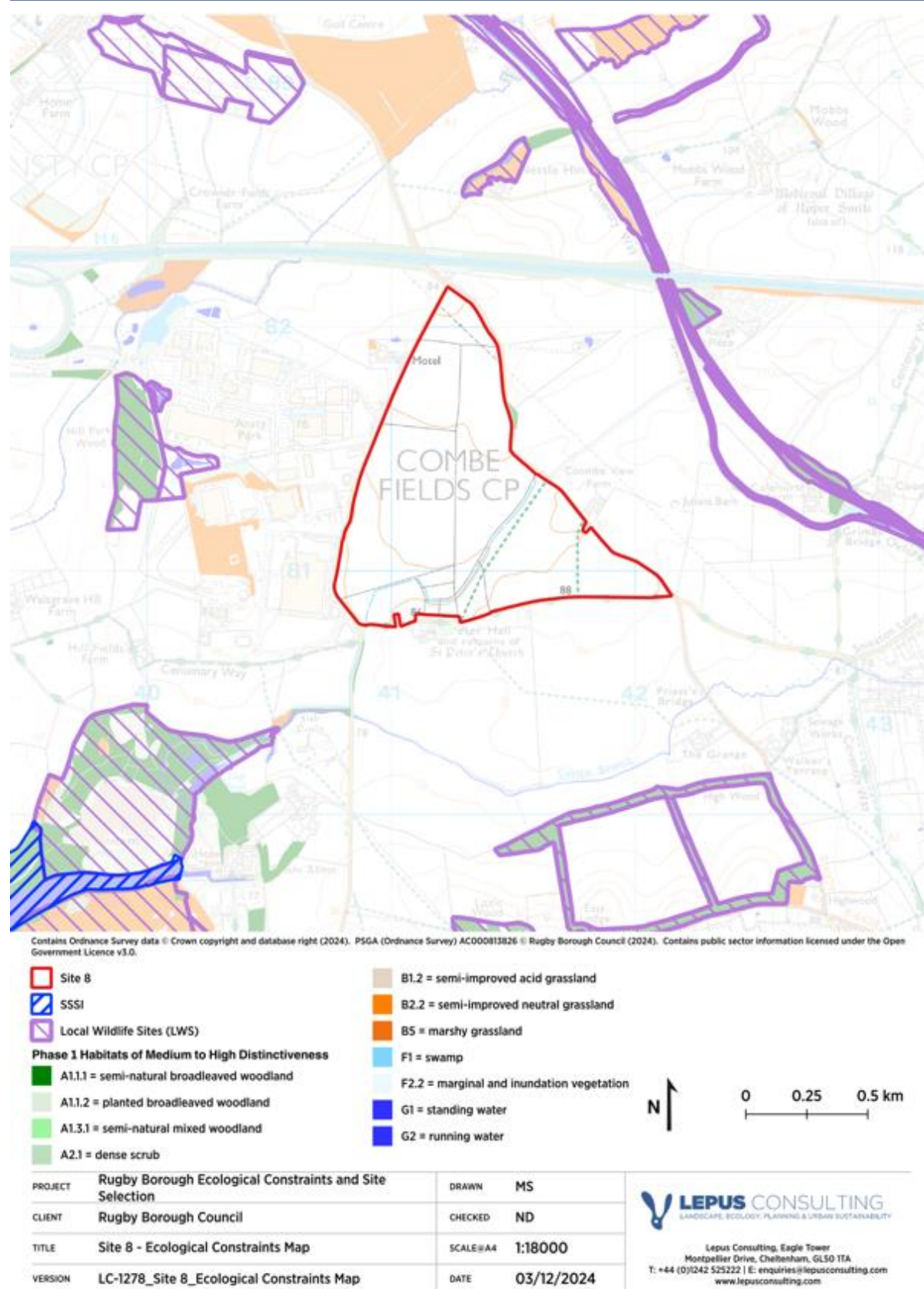


Figure 7.1: Site 8 ecological constraints map

## 7.3 Potential impacts

### Designated Sites

- 7.3.1 Proposed employment development at Site 8 has the potential to impact Combe Hill SSSI only. Likely potential impacts from development upon the features of this SSSI are described in **Appendix B**.

### Summary of potential impacts

- 7.3.2 **Table 7.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 7.2:** Site 8 potential development impact pathways and receptors

Potential impacts	Combe Pool SSSI
Direct habitat loss	N
Habitat fragmentation	N
Change in water quality	Y
Change in water levels	Y
Change in air quality	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N
Increased recreational pressure	N

- 7.3.3 There are low ecological constraints at Site 8. It is necessary to demonstrate that there will be no adverse impacts on Combe Pool SSSI from any development at Site 8 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

## 8 Site 10: The Penthouse, Coventry Road, Cawston

### 8.1 Overview

8.1.1 Site 10 is proposed for residential or employment development. The site comprises of an area of 2.16ha and has capacity for 45 dwellings or 0.86ha.

8.1.2 The site is situated at the south-west of Rugby's urban fringe, separated from Rugby by the A4107 which runs along its eastern boundary. The site comprises of pastoral fields and a building at the north of the site.

### 8.2 Ecological baseline

#### SSSI

8.2.1 The site is located within an IRZ associated with Draycote Meadows SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.3**).

1.1.3 Draycote Meadows SSSI is located approximately 1.9km to the south-west of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in a 'Favourable' condition<sup>62</sup>. The A45, A4071, dismantled railway, residential settlements and arable fields are located between the SSSI and the site.

#### LWS

8.2.2 There are no LWS located within or adjacent to the site.

8.2.3 **Table 8.1** identifies other LWSs located within 1km of the site.

**Table 8.1:** LWS located within 1km of Site 10

Local Wildlife Sites ((p)LWS) within 1km of Site 10	Approximate distance from Site 10 (metres)
Rugby-Leamington Disused Railway	70
River Avon and Tributaries	115
Cawston Woodlands	270

#### Habitats of medium to high distinctiveness

8.2.4 There are no habitats of medium to high distinctiveness located within or adjacent to the site.

#### Irreplaceable habitat

8.2.5 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

#### Ecological Constraints

8.2.6 The ecological constraints identified during this assessment are shown on **Figure 8.1**.

<sup>62</sup> Natural England. Draycote Meadows SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001298&SiteName=Draycote%20Meadows%20SSSI> [Accessed 11/09/25].

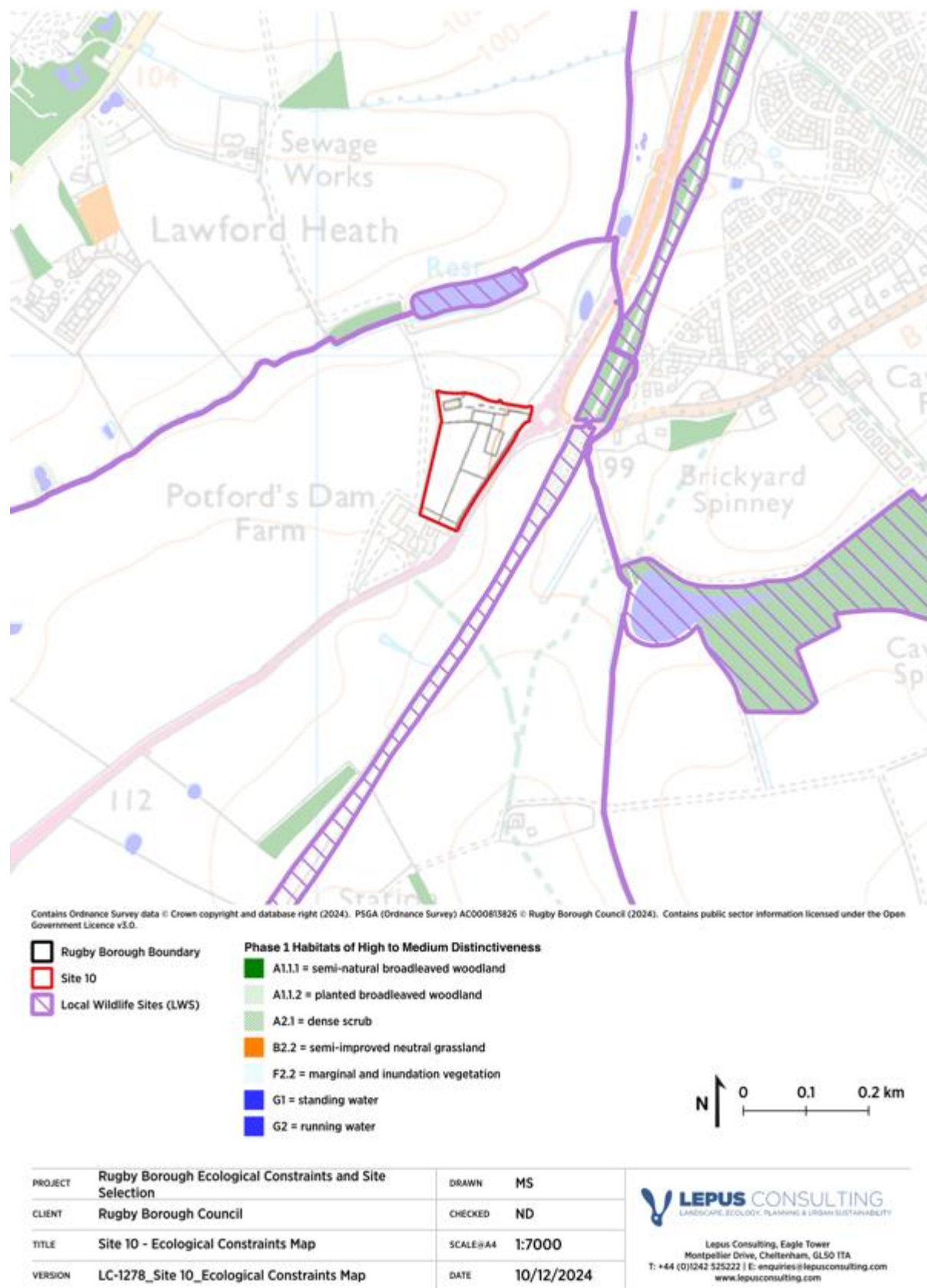


Figure 8.1: Site 10 ecological constraints map

## 8.3 Potential impacts

### Designated Sites

- 8.3.1 Proposed residential or employment development at Site 10 has the potential to impact Draycote Meadows SSSI only. Likely potential impacts from development upon the features of this SSSI are described in **Appendix B**.

### Summary of potential impacts

- 8.3.2 **Table 8.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 8.2:** Site 10 potential development impact pathways and receptors

Potential impacts	Draycote Meadows SSSI
Direct habitat loss	N
Habitat fragmentation	N
Change in change quality	N
Change in water levels	Y
Change in air quality	N
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N
Increased recreational pressure	N

- 8.3.3 There are low ecological constraints at Site 10. It is necessary to demonstrate that there will be no adverse impacts on Draycote Meadows SSSI from any development at Site 10 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.



## 9 Site 11: The Hall, Rugby Road, Wolston

### 9.1 Overview

- 9.1.1 Site 11 is proposed for employment development. The site comprises an area of 3.44ha and has a capacity of 0.92ha.
- 9.1.2 Site 11 is situated to the north-east of the village of Wolston, approximately 5.3km to the north-west of Rugby. The site comprises of a school, an elderly care company and gardens. A railway line runs along the northern site boundary, the B4455 along the eastern, and Rugby Road along the southern boundary.

### 9.2 Ecological baseline

#### SSSI

- 9.2.1 The site is located within an IRZ associated with Combe Pool SSSI and Brandon Marsh SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.6**).
- 9.2.2 Brandon Marsh SSSI is located approximately 3.3km to the north-west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>63,64</sup>. The village of Wolston and arable and pastoral fields are located between the SSSI and the site.
- 9.2.3 Combe Pool SSSI is located approximately 4.1km to the west of the site. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in an 'Unfavourable – recovering' condition as a result of the clearing of Rhodedendron in the northern section<sup>65</sup>. The A428, B4428, woodland and arable and pastoral fields are located between the SSSI and the site.

#### LWS

- 9.2.4 There are no LWSs located within or adjacent to the site.
- 9.2.5 **Table 9.1** identifies other LWSs located within 1km of the site.

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<sup>63</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>64</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

<sup>65</sup> Natural England. Combe Pool SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 11/09/25].

**Table 9.1:** LWS located within 1km of Site 11

Local Wildlife Sites ((p)LWS) within 1km of Site 11	Approximate distance from Site 11 (metres)
River Avon and Tributaries	40
Sallys Hole	562

**Habitats of medium to high distinctiveness**

9.2.6 Habitats of medium to high distinctiveness within the site boundary include broadleaved woodland within the west of the site and dense scrub to the north, comprising 1.6ha (46.5%).

- A1.1.1 Semi-natural broadleaved woodland (1.21ha, 35.2%)
- A2.1 Dense scrub (0.39ha, 11.3%)

9.2.7 Dense scrub is located adjacent to the northern site boundary.

**Irreplaceable habitat**

9.2.8 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

**Ecological Constraints**

9.2.9 The ecological constraints identified during this assessment are shown on **Figure 9.1**.



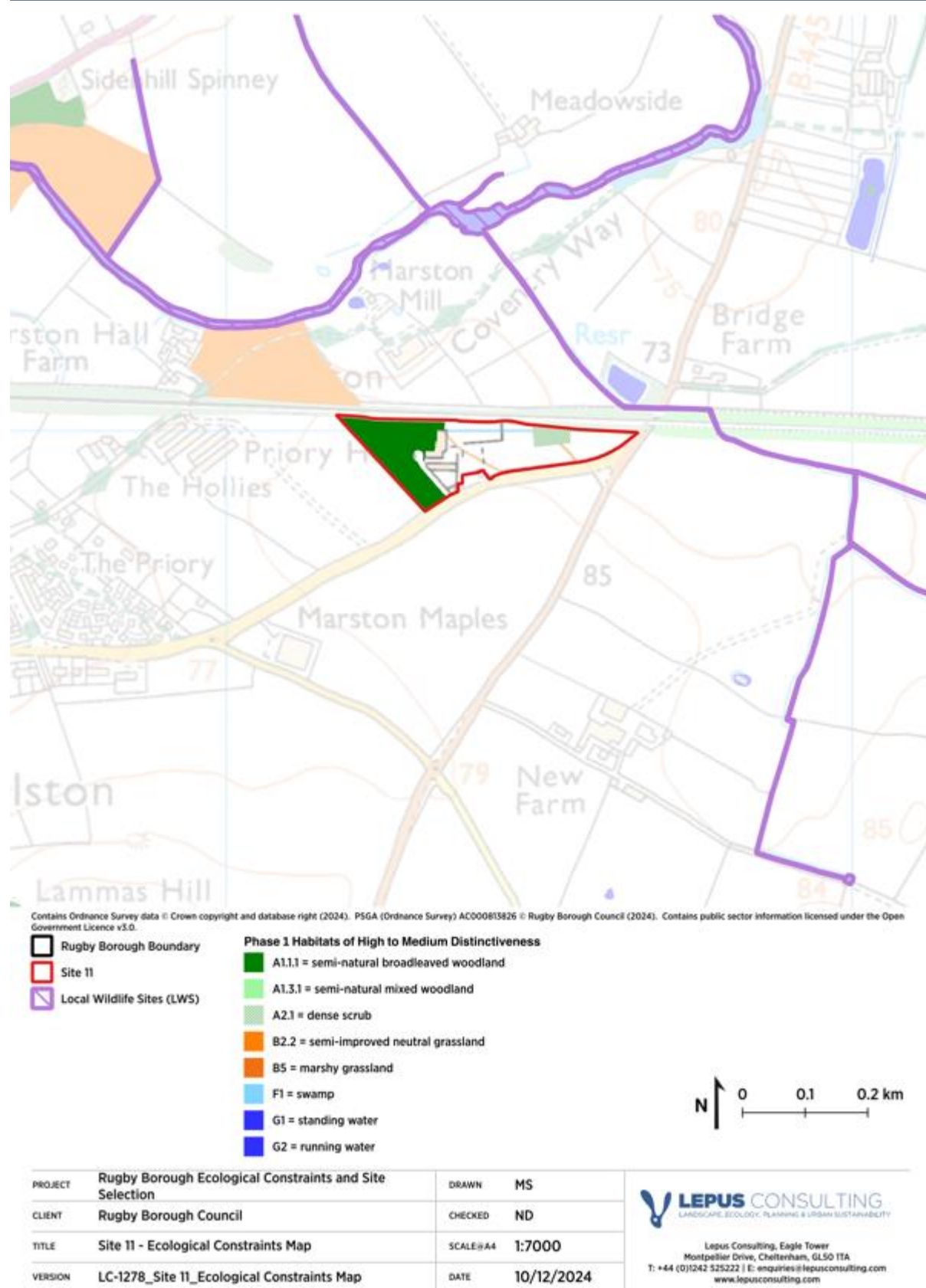


Figure 9.1: Site 11 ecological constraints map

## 9.3 Potential impacts

### Designated Sites

9.3.1 Proposed employment development at Site 11 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Combe Pool SSSI

### Habitat of medium to high distinctiveness

9.3.2 Semi-natural broadleaved woodland is located within the west of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>66</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

9.3.3 Dense scrub is located to the north of the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>67</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

### Summary of potential impacts

9.3.4 **Table 9.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 9.2:** Site 11 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Combe Pool SSSI	Habitats of medium to high distinctiveness
Direct habitat loss	N	N	Y
Habitat fragmentation	N	N	Y
Change in water quality	N	N	Y
Change in water levels	Y	Y	Y
Change in air quality	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	Y
Increased recreational pressure	N	N	N

<sup>66</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>67</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

- 9.3.5 There are low ecological constraints at Site 11. Site 11 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Brandon Marsh SSSI and Combe Pool SSSI through sensitive site design and the adoption of appropriate mitigation measures as set out in **Chapter 57**. Sensitive site design and layout will be an important consideration for development at Site 11 due to the presence of habitats of medium to high distinctiveness comprise 46.5% of the site. The landscape scheme should aim to incorporate these areas of habitat within the design, as set out in **Chapter 57**, with development concentrated to the east.

## 10 Site 17: South West of Rugby Safeguarded Land

### 10.1 Overview

10.1.1 Site 17 is proposed for employment development. The site comprises an area of 36.94ha and has a capacity of 12.92ha.

10.1.2 Site 17 is situated to the south of Cawston, approximately 1.4km from Rugby. The site comprises of arable and pastoral fields, with Cawston Spinney, Fox Covert and Boat House Spinney to the north and east. Symmetry Park, a warehousing development, is located to the south.

### 10.2 Ecological baseline

#### SSSI

10.2.1 The site is located within an IRZ associated with Draycote Meadows SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.3**).

10.2.2 Draycote Meadows SSSI is located approximately 1.6km to the south-west of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in a 'Favourable' condition<sup>68</sup>. The A45, Whitefields Golf Course and warehousing development is located between the SSSI and the site.

#### LWS

10.2.3 River Avon and Tributaries LWS runs along the western site boundary and through a section of the south-west of the site. Cawston Woodlands LWS is located adjacent to the northern boundary of the site. A description of the River Avon and Tributaries LWS and Cawston Woodlands LWS and reasons for their qualification as an LWS are provided at **Appendix B**.

10.2.4 **Table 10.1** identifies other LWSs located within 1km of the site.

**Table 10.1:** LWS located within 1km of Site 17

Local Wildlife Sites ((p)LWS) within 1km of Site 17	Approximate distance from Site 17 (metres)
River Avon and Tributaries	Within the site
Cawston Woodlands	Adjacent to the site
Rugby-Leamington Disused Railway	210

#### Habitats of medium to high distinctiveness

10.2.5 There are no habitats of medium to high distinctiveness located within the site.

10.2.6 A large area of semi-natural deciduous woodland is located adjacent to the north of the site and a large waterbody at Cawston Spinney.

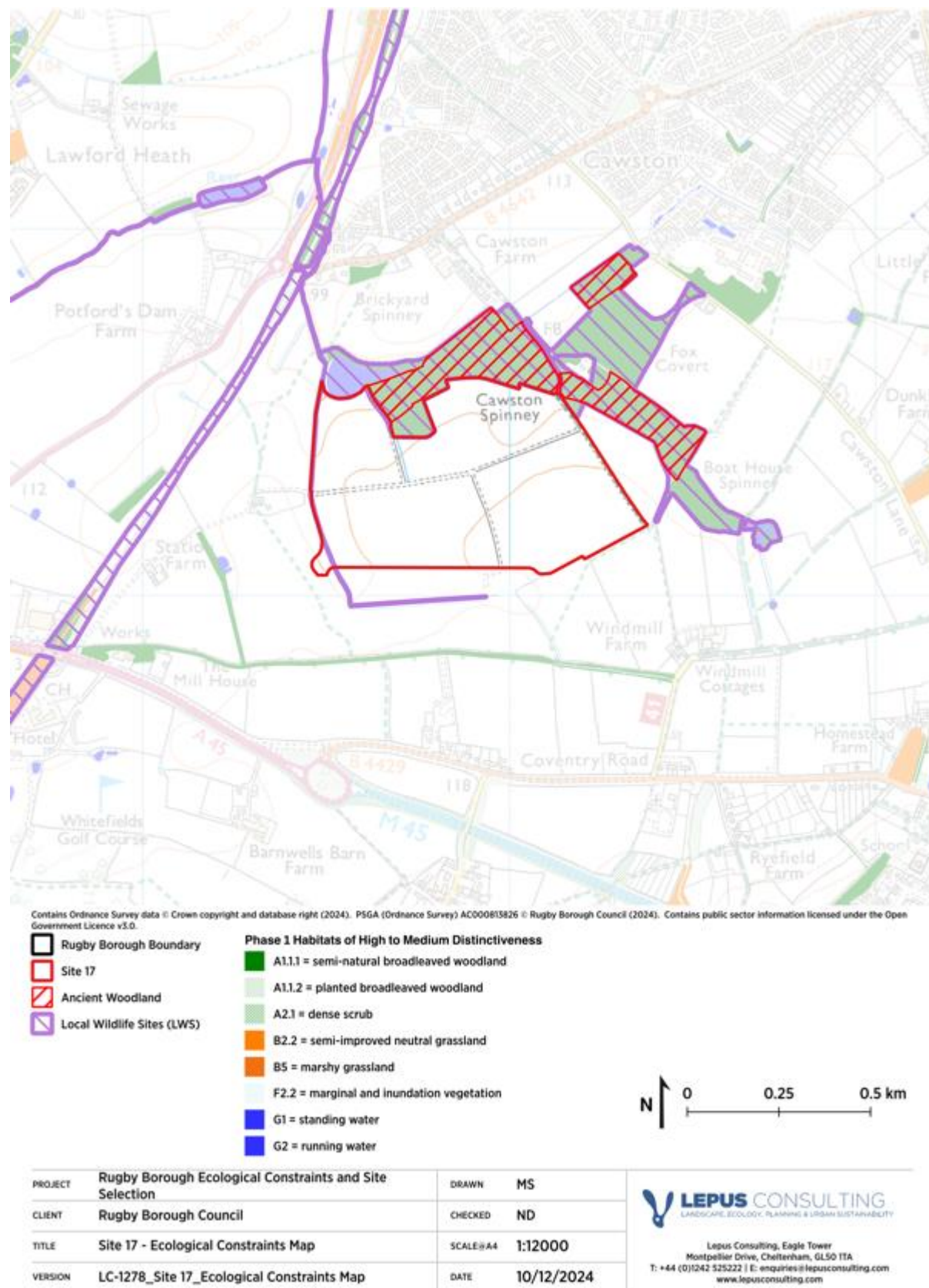
<sup>68</sup> Natural England. Draycote Meadows SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001298&SiteName=Draycote%20Meadows%20SSSI> [Accessed 11/09/25].

**Irreplaceable habitat**

- 10.2.7 Ancient woodland is located adjacent to the northern site boundary at Cawston Spinney, comprising approximately 10ha.

**Ecological Constraints**

- 10.2.8 The ecological constraints identified during this assessment are shown on **Figure 10.1**.



**Figure 10.1:** Site 17 ecological constraints map



## 10.3 Potential impacts

### Designated Sites

10.3.1 Proposed employment development at Site 17 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Cawston Woodlands LWS
- Draycote Meadows SSSI
- River Avon and Tributaries LWS

### Irreplaceable habitat

10.3.2 Ancient woodland is located adjacent to the site. Ancient woodland is vulnerable to changes in air quality, surface water quality and hydrological regime. Indirect impacts may include recreational disturbance. Ancient woodlands often support species of birds, bats, mammals and invertebrates. These species may be affected by development impacts associated with employment development such as lighting, noise and visual disturbance. Warwickshire's LBAP for woodland aims to expand and restore ancient woodland currently in unfavourable condition to favourable or recovering<sup>69</sup>.

### Summary of potential impacts

10.3.3 **Table 10.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 10.2:** Site 17 potential development impact pathways and receptors

Potential impacts	Draycote Meadows SSSI	Cawston Woodlands LWS	River Avon and Tributaries LWS	Irreplaceable habitat
Direct habitat loss	N	N	Y	N
Habitat fragmentation	N	N	Y	Y
Change in water quality	N	Y	Y	Y
Change in water levels	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y
Increased recreational pressure	N	N	N	N

10.3.4 There are medium ecological constraints at Site 17. Site 17 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Draycote Meadows SSSI through sensitive site design and the adoption of appropriate mitigation measures. The location of ancient woodland adjacent to the northern site boundary requires careful mitigation measures to ensure the habitat is not adversely impacted by hydrological, air quality, urbanisation and recreation effects as set out in **Chapter 57**. Development design and layout should protect and enhance the River Avon and Tributaries LWS and the Cawston Woodlands LWS.

<sup>69</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].



## 11 Site 18: Barnwell Farm, Thurlaston

### 11.1 Overview

11.1.1 Site 18 is proposed for employment development. The site comprises an area of 26.17ha and has a capacity of 9.67ha.

11.1.2 Site 18 is located to the west of the village of Thurlaston, approximately 1.2km to the south-west of Rugby. The site comprises of arable and pastoral fields bordered and segmented by hedgerows with intermittent tree cover. In the centre of the site, adjacent to agricultural buildings, lies a small area of woodland. The A45 runs along the northern site boundary and the M45 motorway is located approximately 150m to its north. Symmetry Park, a commercial park, is located to the north of the site, beyond the A45.

### 11.2 Ecological baseline

#### SSSI

11.2.1 Site 18 is located within an IRZ associated with Draycote Meadows SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.1**).

11.2.2 Draycote Meadows SSSI is located approximately 530m to the south-west of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>70</sup>. Whitefields Golf Course is located between the SSSI and the site.

#### LWS

11.2.3 There are no LWSs located within or adjacent to the site.

11.2.4 **Table 11.1** identifies other LWSs located within 1km of the site.

**Table 11.1:** LWS located within 1km of Site 18

Local Wildlife Sites ((p)LWS) within 1km of Site 18	Approximate distance from Site 18 (metres)
Rugby-Leamington Disused Railway	220
Far Popehill Spinney	250
River Avon and Tributaries	480
Draycote Water	500
Cawston Woodlands	950

#### Habitats of medium to high distinctiveness

11.2.5 Habitats of medium to high distinctiveness within the site include two small ponds at the northern boundary, comprising of 0.02ha (0.08%).

11.2.6 An additional two ponds are located adjacent to the northern and western site boundaries.

#### Irreplaceable habitat

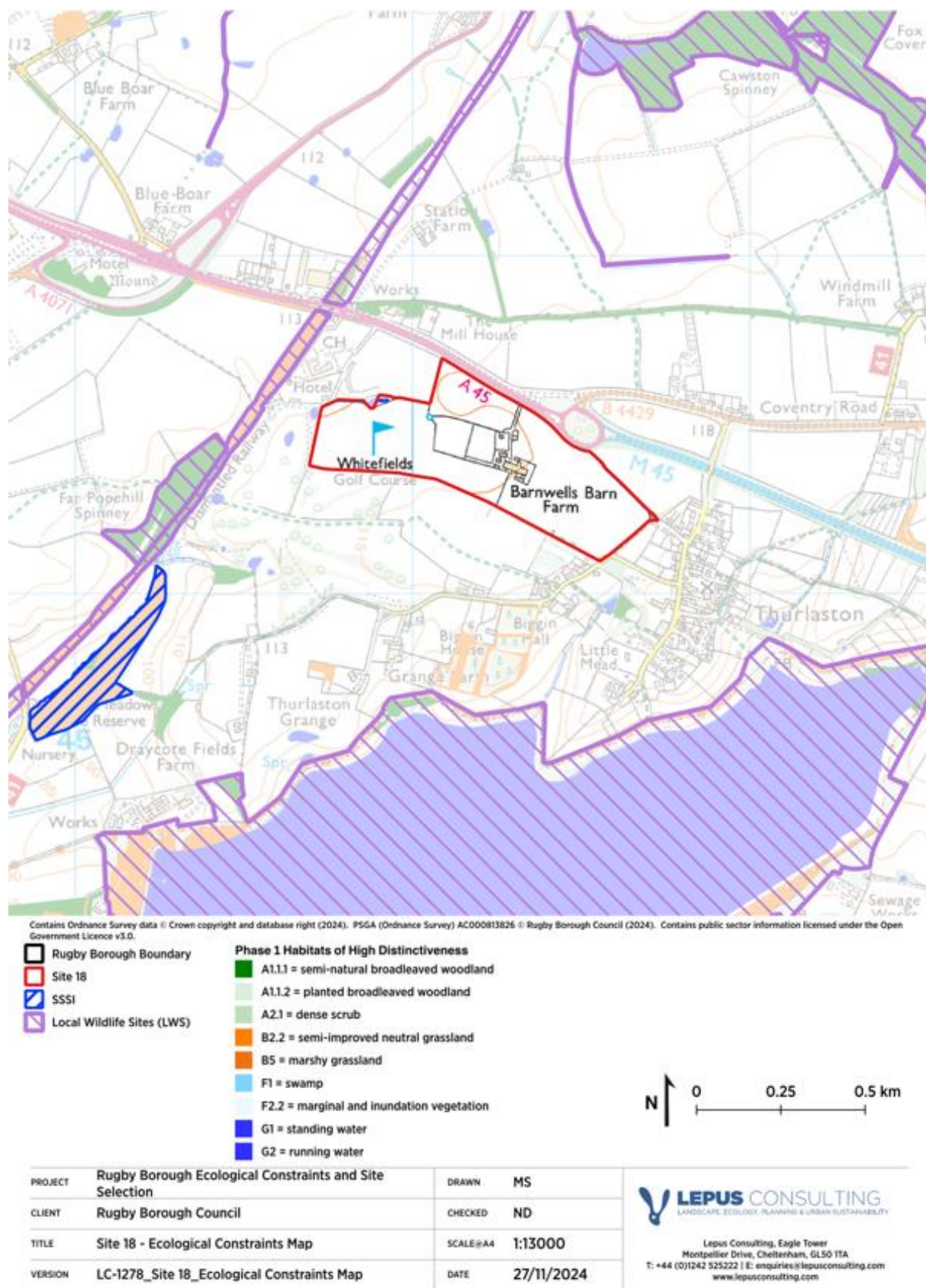
11.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

<sup>70</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].

## Ecological Constraints

11.2.8 The ecological constraints identified during this assessment are shown on **Figure 11.1**.



**Figure 11.1:** Site 18 ecological constraints map

## 11.3 Potential impacts

### Designated Sites

- 11.3.1 Proposed employment development at Site 18 has the potential to impact Draycote Meadow SSSI. Likely potential impacts from development upon the features of this designation are described in **Appendix B**.

### Habitat of medium to high distinctiveness

- 11.3.2 Standing water habitat, in the form of ponds, is located within and adjacent to the north-western boundary of the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>71</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

### Summary of potential impacts

- 11.3.3 **Table 11.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 11.2:** Site 18 potential development impact pathways and receptors

Potential impacts	Draycote Meadows SSSI	Habitats of medium to high distinctiveness
Direct habitat loss	N	Y
Habitat fragmentation	N	Y
Change in water quality	Y	Y
Change in water levels	Y	Y
Change in air quality	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y
Increased recreational pressure	N	N

- 11.3.4 There are low ecological constraints at Site 18. Site 18 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon the Draycote Meadows SSSI. It is also necessary to mitigate impacts upon habitat of medium to high distinctiveness (ponds) through sensitive site design and the adoption of appropriate mitigation measures as set out in **Chapter 57**.

<sup>71</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at:  
<https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

## 12 Site 20: Blue Boar Farm, Thurlaston

### 12.1 Overview

- 12.1.1 Site 20 is proposed for employment development. The site comprises of an area of 10.51ha and has a capacity of 4ha.
- 12.1.2 Site 20 is situated at the urban fringe, approximately 150m to the south-west of Rugby. The site comprises of two arable fields bordered and segmented by hedgerows with intermittent tree cover. The A4071 runs along the north-western site boundary, with Dunchurch Trading Estate and settlements to the south.

### 12.2 Ecological baseline

#### SSSI

- 12.2.1 Site 20 is located within an IRZ associated with Draycote Meadows SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.3**).
- 12.2.2 Draycote Meadows SSSI is located approximately 530m to the south-west of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>72</sup>. The A45, a dismantled railway and settlements are located between the SSSI and the site.

#### LWS

- 12.2.3 Rugby-Leamington Disused Railway is located directly adjacent to the site, along the eastern site boundary. A description of the Rugby-Leamington Disused Railway LWS and reasons for its qualification as an LWS is provided at **Appendix B**.
- 12.2.4 **Table 12.1** identifies other LWSs within 1km of Site 20.

**Table 12.1:** LWS located within 1km of Site 20

Local Wildlife Sites ((p)LWS) within 1km of Site 20	Approximate distance from Site 20 (metres)
Rugby-Leamington Disused Railway	Adjacent to the site
River Avon and Tributaries	185
Cawston Woodlands	490
Far Popehill Spinney	610

#### Habitats of medium to high distinctiveness

- 12.2.5 Habitats of medium to high distinctiveness within the site boundary include two small ponds located at the centre of the site and on the north-eastern boundary, comprising 0.09ha (0.37%).
- 12.2.6 Two small areas of semi-natural broadleaved woodland are located adjacent to the north-western and south-eastern boundaries.

<sup>72</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].

### **Irreplaceable habitat**

- 12.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

- 12.2.8 The ecological constraints identified during this assessment are shown on **Figure 12.1**.



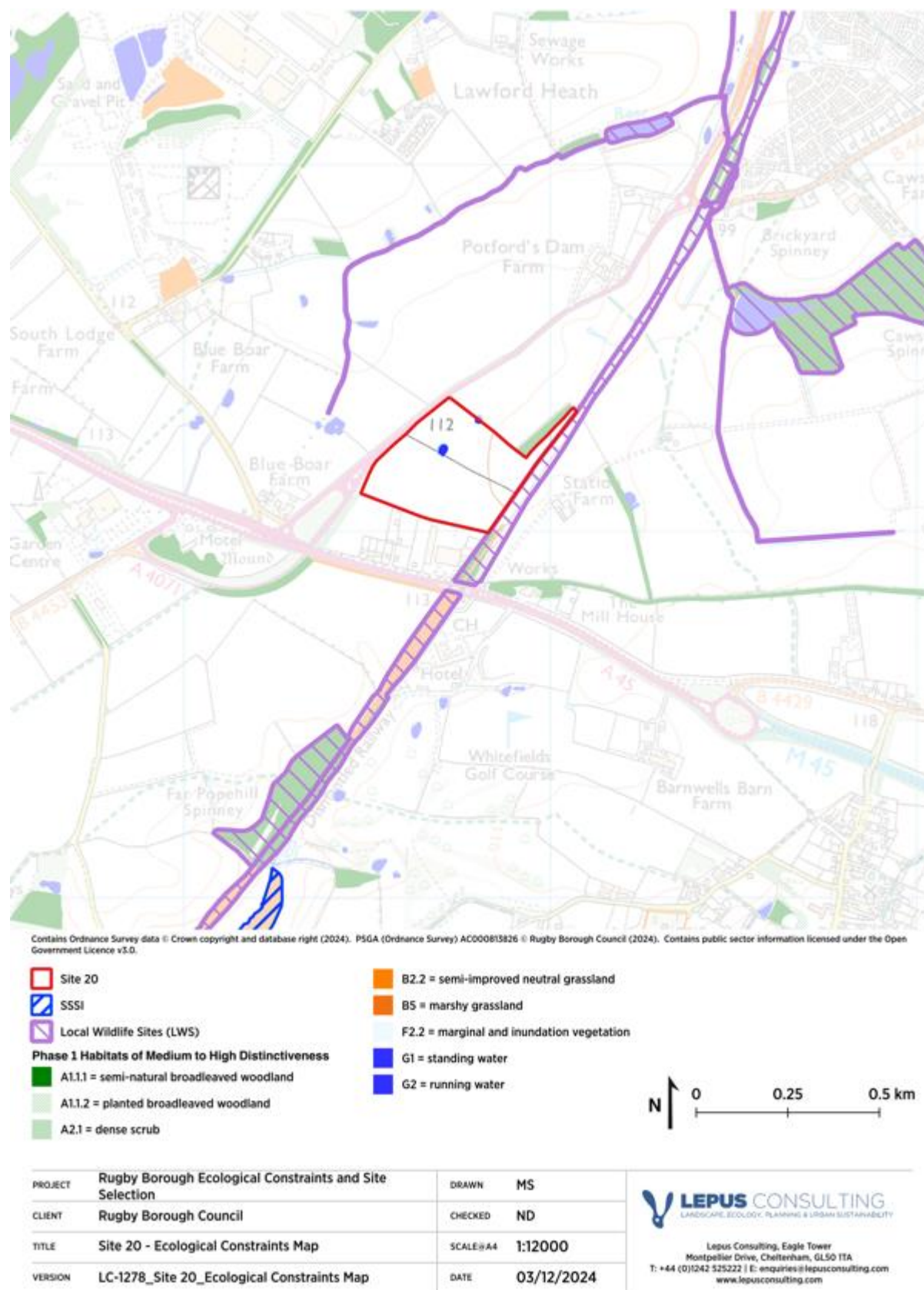


Figure 12.1: Site 20 ecological constraints map

## 12.3 Potential impacts

### Designated Sites

12.3.1 Proposed employment development at Site 20 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Draycote Meadows SSSI
- Rugby-Leamington Disused Railway LWS

### Habitat of medium to high distinctiveness

12.3.2 Standing water habitat, in the form of ponds, is located within the centre of the site and at the northern site boundary. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>73</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

### Summary of potential impacts

12.3.3 **Table 12.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 12.2:** Site 20 potential development impact pathways and receptors

Potential impacts	Draycote Meadows SSSI	Rugby-Leamington Disused Railway LWS	Habitats of medium to high distinctiveness
Direct habitat loss	N	N	Y
Habitat fragmentation	N	Y	Y
Change in water quality	N	Y	Y
Change in water levels	Y	Y	Y
Change in air quality	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y
Increased recreational pressure	N	N	N

12.3.4 There are medium ecological constraints at Site 20 given the location of an LWS adjacent to the site and the potential impact pathways to Draycote Meadows SSSI. Site 20 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Draycote Meadows SSSI and Rugby -Leamington Disused Railway LWS, through sensitive site design and the adoption of appropriate mitigation measures as set out in **Chapter 57**. It will also be necessary to mitigate impacts upon habitat of medium to high distinctiveness (ponds) through sensitive site and landscaping design.

<sup>73</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].



## 13 Site 21: Boots Farm, Bourton on Dunsmore

### 13.1 Overview

- 13.1.1 Site 21 is proposed for employment development. The site comprises of an area of 23.33ha and has a capacity of 6ha.
- 13.1.2 Site 21 is situated approximately 600m to the north of Bourton on Dunsmore, approximately 4km to the south-west of Rugby. The site comprises of arable fields, with Boots Farm situated to the south-east. The B4453 runs along the southern site boundary, approximately 165m to the south of the site. Boots Spinney and Lemon's Wood is located adjacent to the south-west and north-east of the site respectively.

### 13.2 Ecological baseline

#### SSSI

- 13.2.1 The site is located within an IRZ associated with Draycote Meadows SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.7**).
- 13.2.2 Draycote Meadows SSSI is located approximately 1.6km to the south-east of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>74</sup>. The B4453, a dismantled railway, woodland and arable fields are located between the SSSI and the site.

#### LWS

- 13.2.3 Lemon's Wood and Boots Spinney LWS is located to the west of the site. A description of the Lemon's Wood and Boots Spinney LWS and reasons for its qualification as an LWS are provided at **Appendix B**.
- 13.2.4 **Table 13.1** identifies other LWSs located within 1km of the site.

**Table 13.1:** LWS located within 1km of Site 21

Local Wildlife Sites ((p)LWS) within 1km of Site 21	Approximate distance from Site 21 (metres)
Lemon's Wood and Boots Spinney	Adjacent to the site
Frankton Wood (pLWS)	955

#### Habitats of medium to high distinctiveness

- 13.2.5 Habitats of medium to high distinctiveness within the site boundary include two small areas of broadleaved woodland and ponds located at the site boundaries, comprising 0.59ha (2.53%).
- A1.1.1 Semi-natural broadleaved woodland (0.55ha, 2.36%)
  - G1 Standing water (0.04ha, 0.17%)
- 13.2.6 Semi-natural broadleaved woodland at Boots Spinney and Lemon's Wood is located adjacent to the site. Running water is located along the western boundary.

<sup>74</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].

**Irreplaceable habitat**

- 13.2.7 Ancient woodland is located adjacent to the north-western site boundary at Lemon's Wood, comprising 1.66ha.

**Ecological Constraints**

- 13.2.8 The ecological constraints identified during this assessment are shown on **Figure 13.1**.

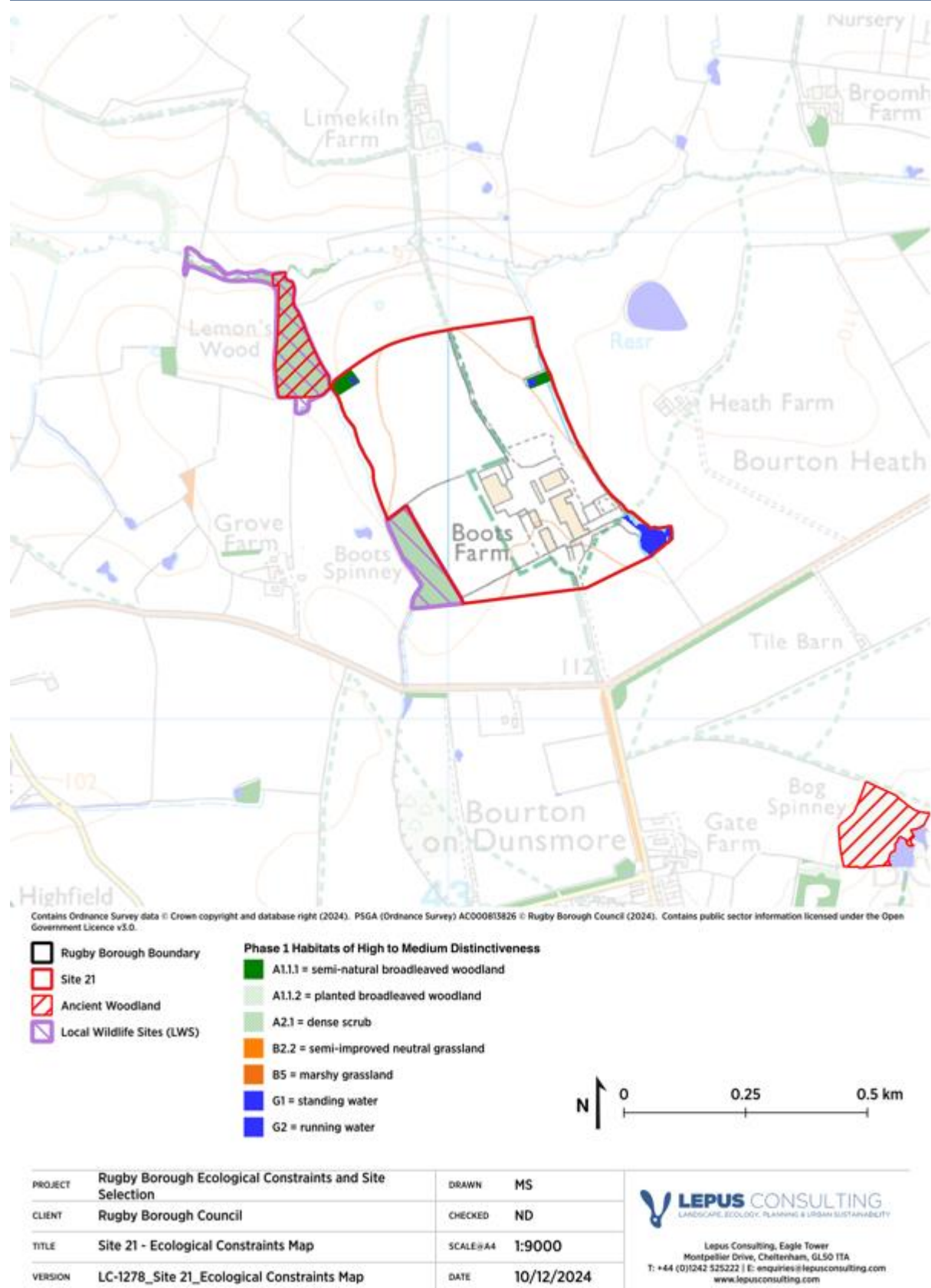


Figure 13.1: Site 13 ecological constraints map

## 13.3 Potential impacts

### Designated Sites

- 13.3.1 Proposed employment development at Site 21 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Draycote Meadows SSSI
- Lemon's Wood and Boots Spinney LWS

### Habitat of medium to high distinctiveness

- 13.3.2 Semi-natural broadleaved woodland is located within the west of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>75</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

- 13.3.3 Standing water habitat, in the form of ponds, are located within the centre of the site and at the northern site boundary. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>76</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

### Irreplaceable habitat

- 13.3.4 Ancient woodland is located adjacent to the site. Ancient woodland is vulnerable to changes in air quality, surface water quality and hydrological regime. Indirect impacts may include recreational disturbance. Ancient woodlands often support species of birds, bats, mammals and invertebrates. These species may be affected by development impacts associated with residential and employment development such as lighting, noise and visual disturbance. Warwickshire's LBAP for woodland aims to expand and restore ancient woodland currently in unfavourable condition to favourable or recovering<sup>77</sup>.

### Summary of potential impacts

- 13.3.5 **Table 13.2** summarises the potential development impact pathways at the key ecological constraints.

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<sup>75</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>76</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

<sup>77</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

**Table 13.2:** Site 21 potential development impact pathways and receptors

Potential impacts	Draycote Meadows SSSI	Lemon's Wood and Boots Spinney LWS	Habitats of medium to high distinctiveness	Irreplaceable habitat
Direct habitat loss	N	N	Y	N
Habitat fragmentation	N	Y	Y	Y
Change in water quality	N	Y	Y	Y
Change in water levels	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y
Increased recreational pressure	N	N	N	N

- 13.3.6 There are medium ecological constraints at Site 21. Site 21 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Draycote Meadows SSSI through sensitive site design and the adoption of appropriate mitigation measures as set out in **Chapter 57**. The location of ancient woodland adjacent to the western site boundary requires careful mitigation measures to ensure the habitat is not adversely impacted by hydrological, air quality and urbanisation effects through the use of buffers. Small areas of woodland and standing water within the site boundary have the potential to be used as functionally linked land associated with the adjacent Lemon's Wood and Boots Spinney LWS, and therefore should be retained and protected where possible within the landscaping and site design.

## 14 Site 25: Land south of A45, Dunchurch

### 14.1 Overview

14.1.1 Site 25 is proposed for employment development. The site comprises of an area of 14.79ha and has a capacity of 4.75ha.

14.1.2 The site is located to the south of the A45 and A4071, approximately 1.5km to the south-west of Rugby. The site comprises of two arable fields connected at the centre by a narrow access passage. The fields are bounded by hedgerows with trees, particularly along the northern boundary.

### 14.2 Ecological baseline

#### SSSI

14.2.1 Site 25 is located within an IRZ associated with Draycote Meadows SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.1**).

14.2.2 Draycote Meadows SSSI is located approximately 530m to the south-west of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>78</sup>. Woodland at Far Popehill Spinney and arable fields are located between the SSSI and the site.

#### LWS

14.2.3 Rugby-Leamington Disused Railway is located directly adjacent to the site, along the eastern site boundary. A description of the Rugby-Leamington Disused Railway LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

14.2.4 **Table 14.1** identifies other LWSs within 1km of Site 25.

**Table 14.1:** LWS located within 1km of Site 25

Local Wildlife Sites ((p)LWS) within 1km of Site 25	Approximate distance from Site 25 (metres)
Rugby-Leamington Disused Railway	Adjacent to the site
Far Popehill Spinney	150
River Avon and Tributaries	400
Draycote Water	960

#### Habitats of medium to high distinctiveness

14.2.5 There are no habitats of medium to high distinctiveness located within the site.

14.2.6 Semi-natural broadleaved woodland and semi-improved neutral grassland are located adjacent to the northern site boundary, with marshy grassland adjacent to the eastern.

#### Irreplaceable habitat

14.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

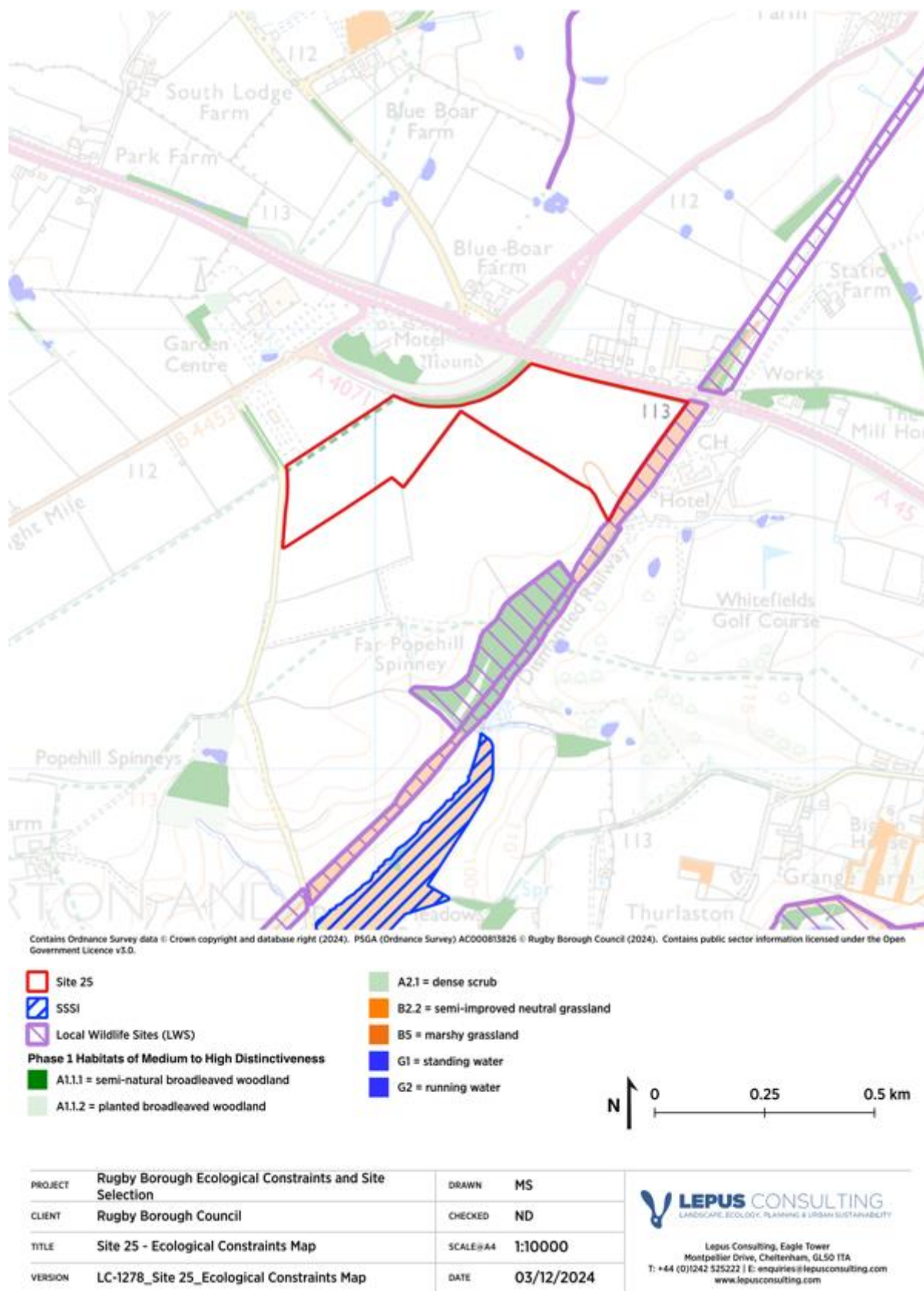
<sup>78</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].



## Ecological Constraints

14.2.8 The ecological constraints identified during this assessment are shown on **Figure 14.1**.



**Figure 14.1:** Site 25 ecological constraints map



## 14.3 Potential impacts

### Designated Sites

14.3.1 Proposed employment development at Site 25 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Draycote Meadows SSSI
- Rugby-Leamington Disused Railway LWS

### Summary of potential impacts

14.3.2 **Table 14.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 14.2:** Site 25 potential development impact pathways and receptors

Potential impacts	Draycote Meadows SSSI	Rugby-Leamington Disused Railway LWS
Direct habitat loss	N	N
Habitat fragmentation	N	Y
Change in water quality	N	Y
Change in water levels	Y	Y
Change in air quality	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y
Increased recreational pressure	N	N

14.3.3 There are medium ecological constraints at Site 25. Site 25 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Draycote Meadows SSSI and Rugby -Leamington Disused Railway LWS, through sensitive site design and the adoption of appropriate mitigation measures as set out in **Chapter 57**. Development should be concentrated to the west of the site, with a buffer between development and the LWS.

## 15 Site 28: South east of Main St, Antsy

### 15.1 Overview

- 15.1.1 Site 28 is proposed for employment development. The site comprises of 6.84ha and has a capacity of 1.85ha.
- 15.1.2 Site 28 is located to the east of Antsy, approximately 7km to the north-east of Coventry and 11km to the north-west of Rugby. The site comprises an arable field, with the Oxford Canal along its western boundary, and the B4029 along its eastern.

### 15.2 Ecological baseline

#### SSSI

- 15.2.1 The site is located within an IRZ associated with Combe Pool SSSI and Ensor's Pool SSSI. This IRZ does not require Natural England to be consulted on development likely to be associated with the proposed end use of the site.
- 15.2.2 Combe Pool SSSI is located approximately 3.3km to the south-east of the site. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in an 'Unfavourable – recovering' condition as a result of the clearing of Rhododendron in the northern section<sup>79</sup>. The M6 motorway, warehousing development, woodland and arable fields are located between the SSSI and the site.
- 15.2.3 Ensor's Pool SSSI is located approximately 8.5km to the north-west of the site. Ensor's Pool SSSI lies on the southern edge of Nuneaton to the north of Rugby and formed in an abandoned clay pit and is ground water fed. It is designated for populations of Native White-Clawed Crayfish (*Austropotamobius pallipes*). A description of Ensor's Pool SSSI and the features for which it has been notified is provided at **Appendix B**. The SSSI comprises of one unit in an 'Unfavourable – declining' condition as a result of a decline in the White-Clawed Crayfish (*Austropotamobius pallipes*) population<sup>80</sup>. The M69, A444, the town of Nuneaton and pastoral and arable fields are located between the SSSI and the site.

#### LWS

- 15.2.4 There are no LWS located within the site.
- 15.2.5 Oxford Canal pLWS is located adjacent to the north-western site boundary. A description of the Oxford Canal pLWS and reasons for its qualification as an LWS is provided at **Appendix B**.
- 15.2.6 **Table 15.1** identifies other LWSs located within 1km of the site.

<sup>79</sup> Natural England. Combe Pool SSSI – Condition of Features and Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 11/09/25].

<sup>80</sup>

**Table 15.1:** LWS located within 1km of Site 28

Local Wildlife Sites ((p)LWS) within 1km of Site 28	Approximate distance from Site 28 (metres)
Oxford Canal (pLWS)	Adjacent to the site
Home Farm Grasslands Ansty (pLWS)	45
Home Farm Grasslands	55
Railway (pLWS)	605
Nettle Hill	920

**Habitats of medium to high distinctiveness**

15.2.7 Habitats of medium to high distinctiveness within the site include semi-improved neutral grassland, comprising of 6.84ha (100%).

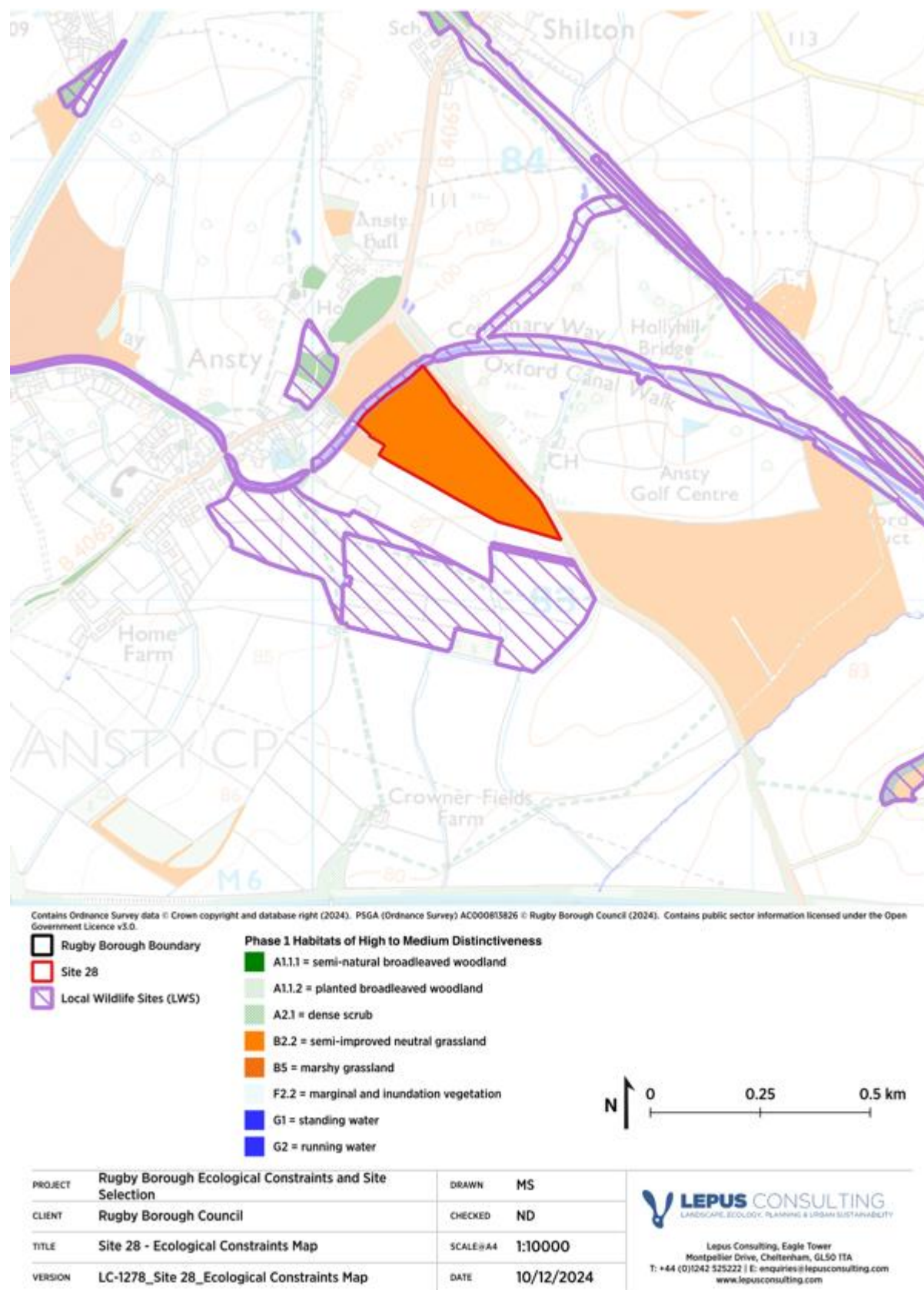
15.2.8 Standing water, coincident with the Oxford Canal, is located adjacent to the site.

**Irreplaceable habitat**

15.2.9 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

**Ecological Constraints**

15.2.10 The ecological constraints identified during this assessment are shown on **Figure 15.1**.



**Figure 15.1:** Site 28 ecological constraints map

## 15.3 Potential impacts

### Designated Sites

15.3.1 Proposed employment development at Site 28 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Combe Pool SSSI
- Ensor's Pool SSSI
- Oxford Canal pLWS

### Habitat of medium to high distinctiveness

15.3.2 Semi-improved neutral grassland is located within the entirety of the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>81</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

### Summary of potential impacts

15.3.3 **Table 15.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 15.2:** Site 28 potential development impact pathways and receptors

Potential impacts	Combe Pool SSSI	Ensor's Pool SSSI	Oxford Canal pLWS	Habitats of medium to high distinctiveness
Direct habitat loss	N	N	N	Y
Habitat fragmentation	N	N	Y	Y
Change in water quality	N	N	Y	Y
Change in water levels	Y	N	Y	Y
Change in air quality	Y	N	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	Y	Y
Increased recreational pressure	N	N	N	N

15.3.4 There are medium ecological constraints at Site 28. Site 28 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Combe Pool SSSI and Oxford Canal pLWS, through sensitive site design and the adoption of appropriate mitigation measures as set out in **Chapter 57**. Semi improved neutral grassland covers the entire area of Site 28. It is therefore necessary to survey this site to ensure that this habitat type still dominates and where required mitigate impacts upon habitats of medium to high distinctiveness through sensitive site layout and landscaping design.

<sup>81</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

## 16 Site 29: Land to the South of Leamington Road

### 16.1 Overview

- 16.1.1 Site 29 is proposed for residential development. The site comprises 2.98ha and has a capacity for 83 residential dwellings.
- 16.1.2 Site 29 is located to the south of Ryton-on-Dunsmore, approximately 8.3km to the west of Rugby. The site comprises of arable fields with a settlement to the north and business development to the east and west of the site. Settlements are located at the north-western boundary and the A445 runs along a small section of the north-western boundary of the site.

### 16.2 Ecological baseline

#### SSSI

- 16.2.1 The site is located within an IRZ associated with Brandon Marsh SSSI and Ryton Wood SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.8**).
- 16.2.2 Brandon Marsh SSSI is located approximately 945m to the north of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>82,83</sup>. The A445, A45, Ryton-on-Dunsmore, the River Avon and arable fields are located between the SSSI and the site.
- 16.2.3 Ryton Wood SSSI is located approximately 750m to the south-west of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>84</sup>. The A423, water features and pastoral fields are located between the SSSI and the site.

#### LWS

- 16.2.4 There are no LWSs located within or adjacent to the site.
- 16.2.5 **Table 16.1** identifies other LWSs located within 1km of the site.

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<sup>82</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>83</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

<sup>84</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 11/09/25].

**Table 16.1:** LWS located within 1km of Site 29

Local Wildlife Sites ((p)LWS) within 1km of Site 29	Approximate distance from Site 29 (metres)
River Avon and Tributaries	35
Warren Farm (pLWS)	125
Ryton Church Pastures	535
Featherstone Farm Fields (pLWS)	620
The Coppice (pLWS)	620
Site Adjacent to Ryton Church Pastures (pLWS)	920

### **Habitats of medium to high distinctiveness**

16.2.6 There are no habitats of medium to high distinctiveness located within the site.

16.2.7 Dense scrub is located adjacent to the south-eastern site boundary.

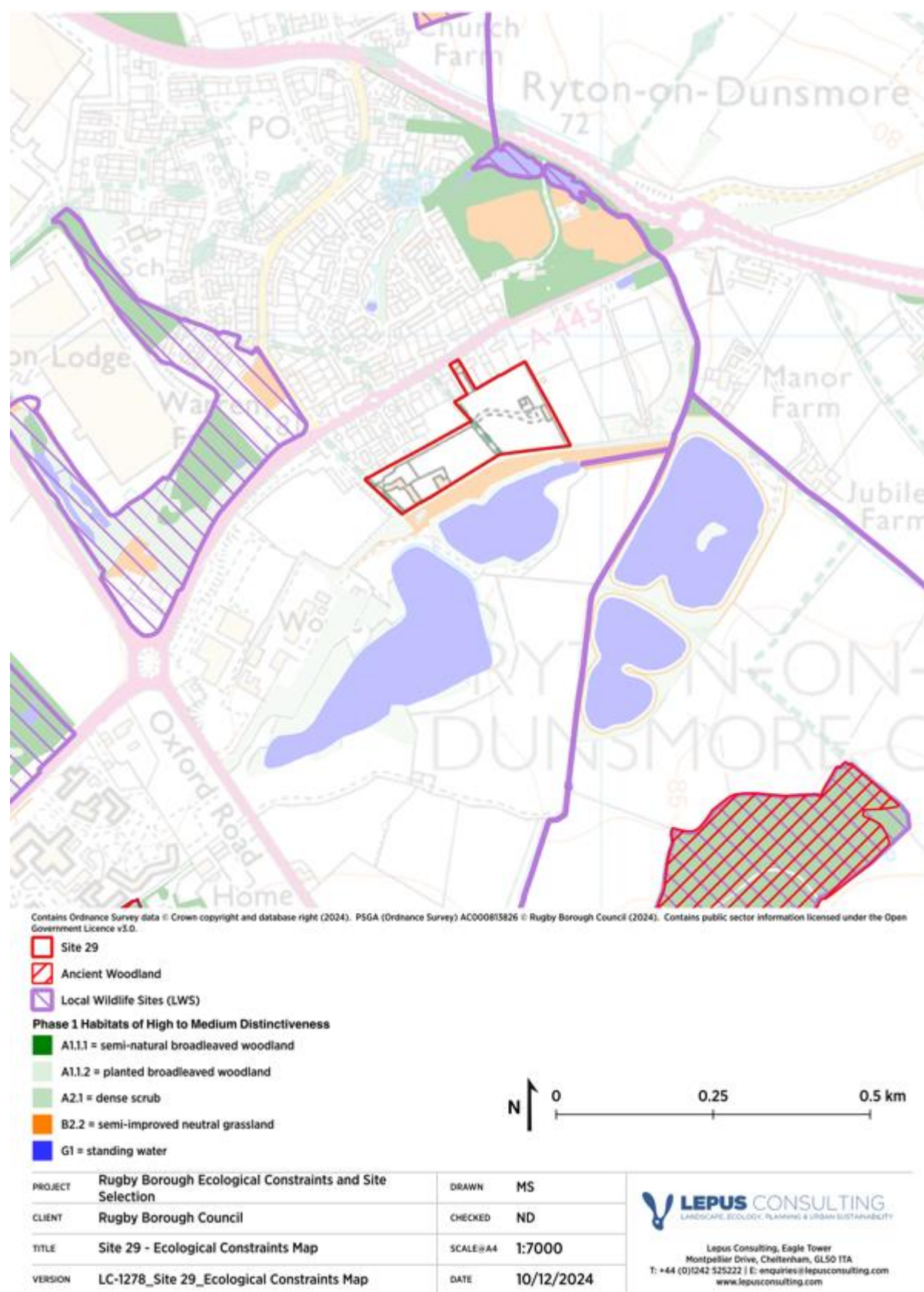
### **Irreplaceable habitat**

16.2.8 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

16.2.9 The ecological constraints identified during this assessment are shown on **Figure 16.1**.





**Figure 16.1:** Site 29 ecological constraints map

## 16.3 Potential impacts

### Designated Sites

16.3.1 Proposed residential development at Site 29 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Ryton Wood SSSI

### Summary of potential impacts

16.3.2 **Table 16.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 16.2:** Site 29 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Ryton Wood SSSI
Direct habitat loss	N	N
Habitat fragmentation	N	N
Change in water quality	N	N
Change in water levels	Y	Y
Change in air quality	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N
Increased recreational pressure	Y	Y

16.3.3 There are low ecological constraints on Site 29. It is necessary to demonstrate that there will be no adverse impacts on Brandon Marsh SSSI or Ryton Wood SSSI from any development at Site 29 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**. This site has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon any SSSI as there are no other ecological constraints.

## 17 Site 45: Rugby Road, Binley Woods

### 17.1 Overview

17.1.1 Site 45 is proposed for residential development. The site comprises of an area of 21.46ha and has capacity for 364 residential dwellings.

17.1.2 Site 45 is located to the north of Binley Woods, approximately 5km to the east of Coventry and 9.2km to the west of Rugby. The site comprises of arable fields with small watercourses located throughout. New Close Wood is situated to the east of the site and Big Rough to the west. Settlements are located to the south of the site, with the A428 adjacent to a small section of the site.

### 17.2 Ecological baseline

#### SSSI

17.2.1 The site is located within an IRZ associated with Combe Pool SSSI and Brandon Marsh SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (**paragraph A.1.9**).

1.1.4 Combe Pool SSSI is located approximately 855m to the north-west of the site. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in an 'Unfavourable – recovering' condition as a result of the clearing of Rhodedendron in the northern section<sup>85</sup>. The B4428 and arable fields are located between the SSSI and the site.

17.2.2 Brandon Marsh SSSI is located approximately 1.7km to the south of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>86,87</sup>. The A428, the village of Binley Woods, areas of woodland and arable fields are located between the SSSI and the site.

#### LWS

17.2.3 There are no LWSs located within the site.

17.2.4 New Close and Birchley Wood LWS is located adjacent to the site. A description of the New Close and Birchley Wood LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

17.2.5 **Table 17.1** identifies LWS located within 1km of the site.

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<sup>85</sup> Natural England. Combe Pool SSSI – Condition of Features and Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 11/09/25].

<sup>86</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>87</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

**Table 17.1:** LWS located within 1km of Site 45

Local Wildlife Sites ((p)LWS) within 1km of Site 45	Approximate distance from Site 45 (metres)
New Close and Birchley Wood	Adjacent to the site
Binley Common Farm Wood (pLWS)	360
Brandon Wood	430
Brandon Little Wood	510
Piles Coppice	700
Bike Track (pLWS)	840
Grassland adjacent to Brandon Wood	880
Coombe Abbey	890

### **Habitats of medium to high distinctiveness**

- 17.2.6 Habitats of medium to high distinctiveness within the site include two small ponds, comprising of 0.068ha (0.68%).
- 17.2.7 Semi-natural broadleaved woodland is located adjacent to the eastern (New Close Wood) and western (Big Rough) boundaries.

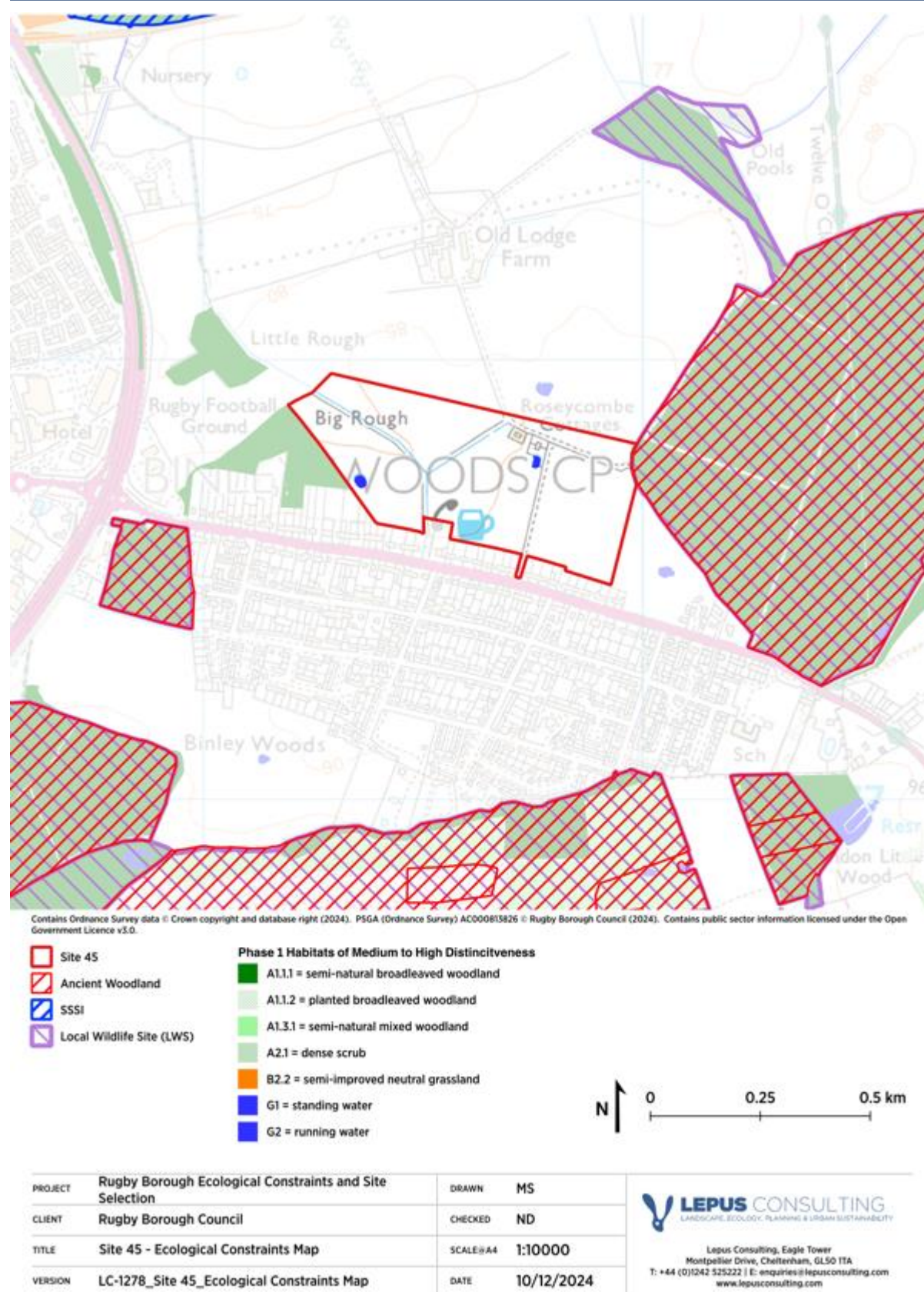
### **Irreplaceable habitat**

- 17.2.8 Ancient woodland is located adjacent to the eastern site boundary at New Close Wood, comprising of 97ha.

### **Ecological Constraints**

- 17.2.9 The ecological constraints identified during this assessment are shown on **Figure 17.1**.





**Figure 17.1:** Site 45 ecological constraints map

## 17.3 Potential impacts

### Designated Sites

17.3.1 Proposed residential development at Site 45 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Combe Pool SSSI
- New Close and Birchley Wood LWS

### Habitat of medium to high distinctiveness

17.3.2 Standing water habitat, in the form of ponds, is located within the centre of the site and at the northern site boundary. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>88</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

### Irreplaceable habitat

17.3.3 Ancient woodland is located adjacent to the site. Ancient woodland is vulnerable to changes in air quality, surface water quality and hydrological regime. Indirect impacts may include recreational disturbance. Ancient woodlands often support species of birds, bats, mammals and invertebrates. These species may be affected by development impacts associated with residential and employment development such as lighting, noise and visual disturbance. Warwickshire's LBAP for woodland aims to expand and restore ancient woodland currently in unfavourable condition to favourable or recovering<sup>89</sup>.

### Summary of potential impacts

17.3.4 **Table 17.2** summarises the potential development impact pathways at the key ecological constraints.

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<sup>88</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at:  
<https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

<sup>89</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at:  
<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

**Table 17.2:** Site 45 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Combe Pool SSSI	New Close and Birchley Wood LWS	Habitats of medium to high distinctiveness	Irreplaceable habitat
Direct habitat loss	N	N	N	Y	N
Habitat fragmentation	N	N	Y	Y	Y
Change in water quality	N	Y	Y	Y	Y
Change in water levels	Y	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	Y	Y	Y
Increased recreational pressure	Y	Y	Y	Y	Y

17.3.5 There are medium ecological constraints at Site 45. It is necessary to demonstrate that there will be no adverse impacts on Combe Pool SSSI and Brandon Marsh SSSI from any development at Site 45 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

17.3.6 Areas of standing water and watercourses within the site boundary should be retained, protected and enhanced through sensitive site design and the adoption of appropriate mitigation measures. The location of ancient woodland and New Close and Birchley Wood LWS adjacent to the eastern site boundary requires careful mitigation to ensure this habitat is not adversely impacted by hydrological, air quality, urbanisation and recreation effects through the use of buffers.



## 18 Site 50: Prologis Park Ryton West, Ryton on Dunsmore

### 18.1 Overview

18.1.1 Site 50 is proposed for employment development. The site comprises of an area of 141.3ha and has a capacity of 27.8ha.

18.1.2 Site 50 is situated at the urban fringe of Coventry within a well-established and expanding concentration of warehousing development, with Prologis Park to the east and Middlemarch Industrial Estate to the west. Coventry is situated approximately 1.2km to the north of the site and Rugby approximately 8.6km to the east of the site. The site is comprised of arable and pastoral fields divided and bounded by hedgerow with trees. The River Avon marks the western boundary, with the flood zone extending approximately 420m into the site. The A423 runs along the eastern boundary, with settlements located to the north and east of the site.

### 18.2 Ecological baseline

#### SSSI

18.2.1 The site is located within an IRZ associated with Ryton Wood SSSI and Brandon Marsh SSSI which requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.7**).

18.2.2 Ryton Wood SSSI is located approximately 240m to the south of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>90</sup>. The A445 and a Police Training Centre is located between the SSSI and the site.

18.2.3 Brandon Marsh SSSI is located approximately 935m to the north-east of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>91,92</sup>. The A423, A45, a warehousing development, woodland and pastoral fields are located between the SSSI and the site.

#### LWS

18.2.4 The River Avon and Tributaries LWS is located within the site through the form of small watercourses and adjacent to the site, with the River Avon along the western site boundary. A description of the River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

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<sup>90</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 11/09/25].

<sup>91</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>92</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

18.2.5 Featherstone Farm Fields pLWS is located within and adjacent to the south-east of the site. Siskin Drive Bird Sanctuary LWS is located adjacent to the western site boundary. A description of Featherstone Farm Fields pLWS and Siskin Drive Bird Sanctuary LWS and reasons for their qualification as LWSs is provided at **Appendix B**.

18.2.6 **Table 18.1** identifies other LWSs located within 1km of the site.

**Table 18.1:** LWS located within 1km of Site 50

Local Wildlife Sites ((p)LWS) within 1km of Site 50	Approximate distance from Site 50 (metres)
River Avon and Tributaries	Within the site
Featherstone Farm Fields (pLWS)	Within the site
Siskin Drive Bird Sanctuary	Adjacent to the site
Warren Farm (pLWS)	25
Rock Farm Sludge Lagoons (pLWS)	145
Rowley Lane (pLWS)	200
Rock Spinney (pLWS)	270
Steetley Meadows	645
Site Adjacent to Ryton Church Pastures (pLWS)	920
Ryton Church Pastures	965
The Coppice (pLWS)	900

#### **Habitats of medium to high distinctiveness**

18.2.7 Habitats of medium to high distinctiveness within the site include the following, comprising of 6.48ha (17%).

- A1.1.1 Semi-natural broadleaved woodland (1.54ha, 4%)
- A1.1.2 Planted broadleaved woodland (1.7ha, 4.5%)
- A2.1 Dense scrub (2.12ha, 5.6%)
- B2.2 Semi-improved neutral grassland (0.33ha, 0.86%)
- F1 Swamp (0.01ha, 0.03%)
- F2.2 Marginal and inundation vegetation (0.2ha, 0.5%)
- G1 Standing water (0.28ha, 0.7%)
- G2 Running water (0.3ha, 0.8%)

18.2.8 Running water and semi-improved neutral grassland are located adjacent to the site.

#### **Irreplaceable habitat**

18.2.9 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

#### **Ecological Constraints**

18.2.10 The ecological constraints identified during this assessment are shown on **Figure 18.1**.

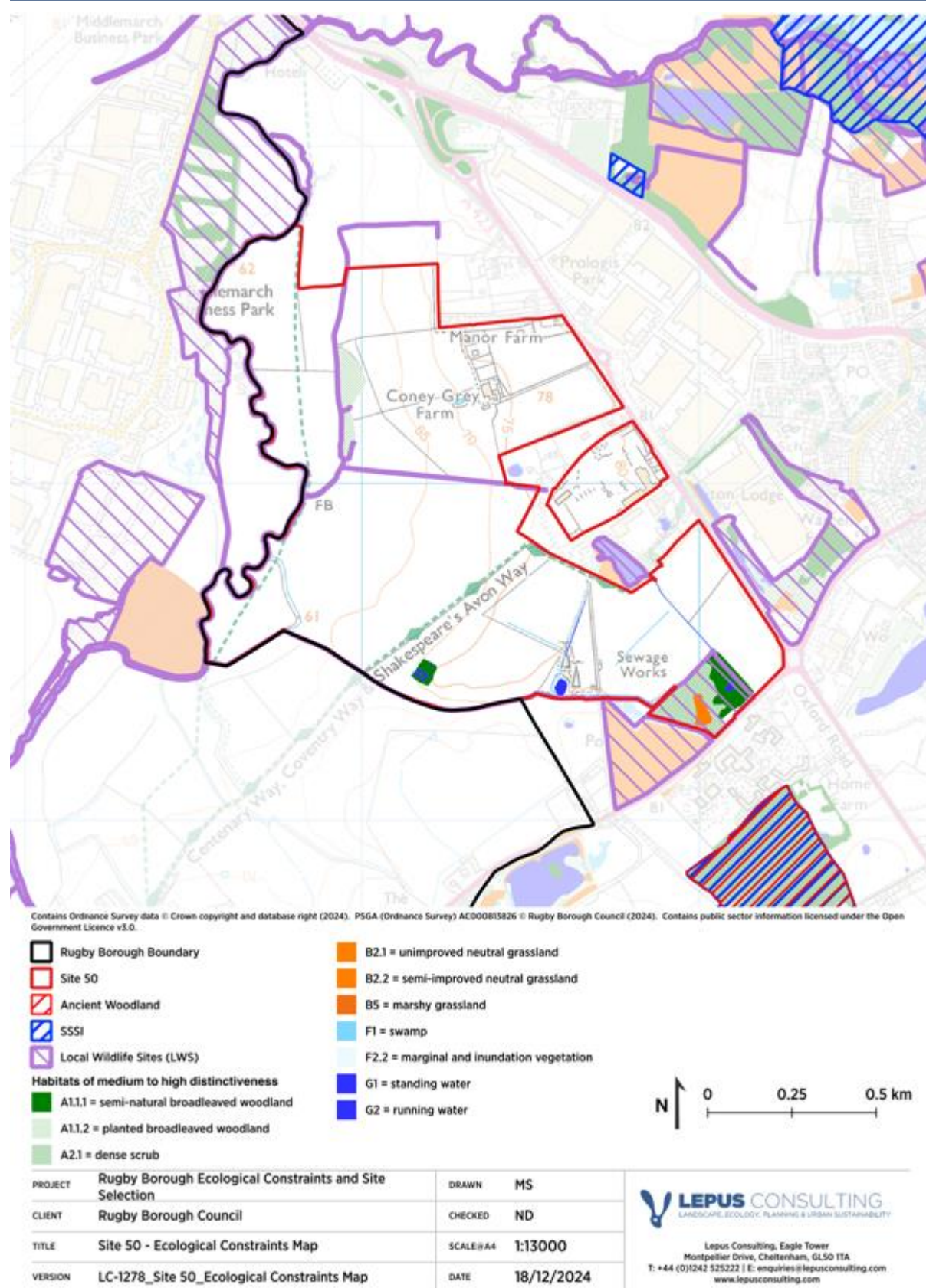


Figure 18.1: Site 50 ecological constraints map

## 18.3 Potential impacts

### Designated Sites

18.3.1 Proposed employment development at Site 50 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Featherstone Farm Fields pLWS
- River Avon and Tributaries LWS
- Ryton Wood SSSI
- Siskin Drive Bird Sanctuary LWS

### Habitat of medium to high distinctiveness

18.3.2 Semi-natural and planted broadleaved woodland is located within the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>93</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

18.3.3 Semi-improved neutral grassland is located within the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>94</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

18.3.4 Dense scrub is located within the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>95</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

18.3.5 Swamp and inundation vegetation is located within the site along the watercourses. Warwickshire's LBAP for marsh, swamp and wet grassland aims to restore and expand this habitat<sup>96</sup>. These habitats are vulnerable to hydrological changes, requiring the water level to be above or close to ground level for much of the year.

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<sup>93</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>94</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

<sup>95</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>96</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Marsh, Swamp & Wet Grassland. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Marsh%20Swamp%20%26%20Wet%20Grassland.November%202021.pdf> [Accessed 08/09/25].

18.3.6 Standing water habitat, in the form of ponds, is located within the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>97</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

18.3.7 Watercourses are located through the centre of the site. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>98</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to GES or GEP if heavily modified, as set out by the WFD. Development impacts from diffuse and point solution is of particular concern.

### Summary of potential impacts

18.3.8 **Table 18.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 18.2:** Site 50 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Ryton Wood SSSI	Featherstone Farm Fields pLWS	River Avon and Tributaries LWS	Siskin Drive Bird Sanctuary LWS	Habitats of medium to high distinctiveness
Direct habitat loss	N	N	N	Y	N	Y
Habitat fragmentation	Y	N	N	Y	N	Y
Change in water quality	N	N	Y	Y	Y	Y
Change in water levels	Y	Y	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y	Y	Y
Increased recreational pressure	N	N	N	N	N	N

18.3.9 There are high ecological constraints at Site 50. Given the location of Ryton Wood SSSI within 500m of the site, there are significant constraints to the development at this site and other alternative sites for development should be considered in the first instance.

<sup>97</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

<sup>98</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 03/09/25].



- 18.3.10 Where alternatives site locations are not feasible, it is recommended that sensitive design and site layout avoid and ensure the protection of ecologically sensitive features associated with Ryton Wood SSSI, River Avon and Tributaries LWS, Featherstone Farm Fields pLWS and Siskin Drive Bird Sanctuary LWS. This should be undertaken in consultation with Natural England. It is necessary to demonstrate that there will be no adverse impacts on Ryton Wood SSSI from any development at Site 50 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 18.3.11 The River Avon's floodplain also extends into the site. Development should avoid and protect these areas of the site through careful site layout and design. Mitigation as set out in **Chapter 57** may include the incorporation of a wildlife corridor along the River Avon and buffer zones. Opportunities to include these areas into innovative sustainable nature-based drainage solutions should be sought which may also assist with flood mitigation.

## 19 Site 53: Oxford Road, Ryton

### 19.1 Overview

- 19.1.1 Site 53 is proposed for residential or employment development. The site comprises of an area of 0.76ha and has a capacity of 0.38ha or 21 residential dwellings.
- 19.1.2 Site 53 is located to the south of Ryton-on-Dunsmore, approximately 10km to the west of Rugby. The site comprises of a garden centre. Prologis Park, a warehousing development, is located to the north, separated by a wooded area, and the A445-A423 roundabout is located adjacent to the south.,

### 19.2 Ecological baseline

#### SSSI

- 19.2.1 The site is located within an IRZ associated with Ryton Wood SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (**paragraph A.1.10**).
- 19.2.2 Ryton Wood SSSI is located approximately 420m to the south of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>99</sup>. A roundabout (A423-A445) and a Police Training Centre is located between the SSSI and the site.

#### LWS

- 19.2.3 The site is located entirely within Warren Farm pLWS. A description of the Warren Farm pLWS and reasons for its qualification as an LWS are provided at **Appendix B**.
- 19.2.4 **Table 18.1** identifies other LWS located within 1km of the site.

**Table 19.1:** LWS located within 1km of Site 53

Local Wildlife Sites ((p)LWS) within 1km of Site 53	Approximate distance from Site 53 (metres)
Warren Farm (pLWS)	Within the site
Featherstone Farm Fields (pLWS)	190
River Avon and Tributaries	350
The Coppice (pLWS)	875
Ryton Church Pastures	975

#### Habitats of medium to high distinctiveness

- 19.2.5 There are no habitats of medium to high distinctiveness within the site.
- 19.2.6 Semi-improved neutral grassland and dense scrub is located adjacent to the northern site boundary.

<sup>99</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 11/09/25].

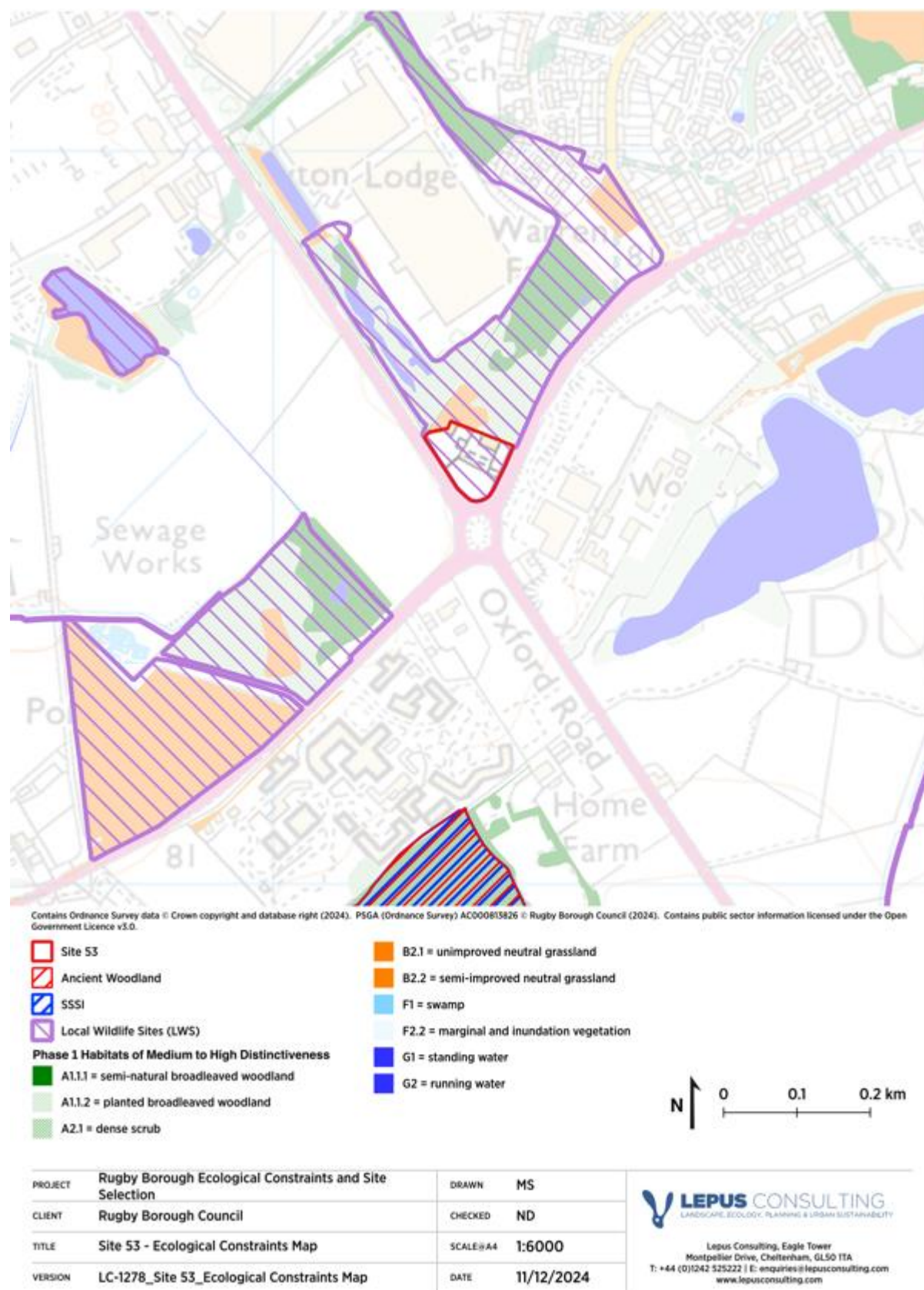


**Irreplaceable habitat**

- 19.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

**Ecological Constraints**

- 19.2.8 The ecological constraints identified during this assessment are shown on **Figure 19.1**.



**Figure 19.1:** Site 53 ecological constraints map

## 19.3 Potential impacts

### Designated Sites

19.3.1 Proposed residential or employment development at Site 53 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Ryton Woods SSSI
- Warren Farm pLWS

### Summary of potential impacts

19.3.2 **Table 19.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 19.2:** Site 53 potential development impact pathways and receptors

Potential impacts	Ryton Wood SSSI	Warren Farm pLWS
Direct habitat loss	N	Y
Habitat fragmentation	N	Y
Change in water quality	N	Y
Change in water levels	Y	Y
Change in air quality	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	Y	Y
Increased recreational pressure	Y	Y

19.3.3 There are high ecological constraints at Site 53. Given the location of Ryton Wood SSSI within 500m of the site, there are significant constraints to the development at this site and other alternative sites for development should be considered in the first instance.

19.3.4 Where alternatives site locations are not feasible, it is recommended that sensitive design and site layout avoid and ensure the protection of ecologically sensitive features associated with Ryton Wood SSSI and Warren Farm pLWS. This should be undertaken in consultation with Natural England. It is necessary to demonstrate that there will be no adverse impacts on Brandon Marsh SSSI from any development at Site 53 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

## 20 Site 54: Oakdale Nursery, Brandon

### 20.1 Overview

- 20.1.1 Site 54 is proposed for residential development. The site comprises an area of 3.9ha and has capacity for 43 residential dwellings.
- 20.1.2 Site 54 is situated to the southeast of Binley Woods, approximately 6.5km to the east of Coventry and 10km to the west of Rugby.
- 20.1.3 The site is a former horticultural nursery and garden centre and comprises scattered trees and scrub with standing water located to the south of the site. The A428 runs adjacent to the northwestern site boundary. New Close Wood is situated to the north of the site beyond the A428, and Brandon Little Wood is located to its south-west. The settlement of Bindley Woods is located to the west of the site.

### 20.2 Ecological baseline

#### SSSI

- 20.2.1 The site is located within a SSSI IRZ associated with Combe Pool SSSI, Brandon Marsh SSSI and Ryton and Brandon Gravel Pits SSSI. This IRZ does not require Natural England to be consulted on development likely to be associated with the proposed end use of Site 54.
- 20.2.2 Combe Pool SSSI is located approximately 2km to the north-west of the site. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises one unit in an 'Unfavourable – recovering' condition as a result of the clearing of Rhodedendron in the northern section<sup>100</sup>. The A428, B4428, housing and arable fields are located between the SSSI and the site.
- 20.2.3 Brandon Marsh SSSI is located approximately 1.9km to the south of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>101,102</sup>. A railway line and areas of woodland are located between the SSSI and the site.

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<sup>100</sup> Natural England. Combe Pool SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 11/09/25].

<sup>101</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>102</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

- 20.2.4 Ryton and Brandon Gravel Pits SSSI is comprised of three distinct components. One of these components is located 3.3km to the south-west of the site, with the other two components located 2.1km and 1.9 km to the south-west of the site. Ryton and Brandon Gravel Pits SSSI is designated for its national geological importance, with Avon Terrace 4 gravels overlying Baginton Gravel to form part of the Wolstonian (penultimate glacial stage) sequence (as set out at **Appendix B**)<sup>103</sup>.

### LWS

- 20.2.5 There are no LWSs located within the site.
- 20.2.6 Brandon Little Wood LWS is located adjacent to the southwestern site boundary. A description of the Brandon Little Wood LWS and reasons for its qualification as an LWS are provided at **Appendix B**.
- 20.2.7 **Table 20.1** identifies LWS located within 1km of the site.

**Table 20.1:** LWS located within 1km of Site 54

Local Wildlife Sites ((p)LWS) within 1km of Site 54	Approximate distance from Site 54 (metres)
Brandon Little Wood	Adjacent
New Close and Birchley Wood	68
Bike Track	220
Brandon Wood	321

### Habitats of medium to high distinctiveness

- 20.2.8 Habitats of medium to high distinctiveness within the site include standing water and semi-natural broadleaved woodland, both located within the southern section of the site, comprising 0.69ha (17.6%).
- A1.1.1 Semi-natural broadleaved woodland (1.02ha, 26.1%)
  - G1 Standing water (0.64ha, 16.4%)

### Irreplaceable habitats

- 20.2.9 Ancient woodland is located immediately adjacent to the site's southwestern boundary. Ancient woodland is vulnerable to changes in air quality, surface water quality and hydrological regime. Indirect impacts may include recreational disturbance. Ancient woodlands often support species of birds, bats, mammals and invertebrates. These species may be affected by development impacts associated with residential and employment development such as lighting, noise and visual disturbance. Warwickshire's LBAP for woodland aims to expand and restore ancient woodland currently in unfavourable condition to favourable or recovering<sup>104</sup>.

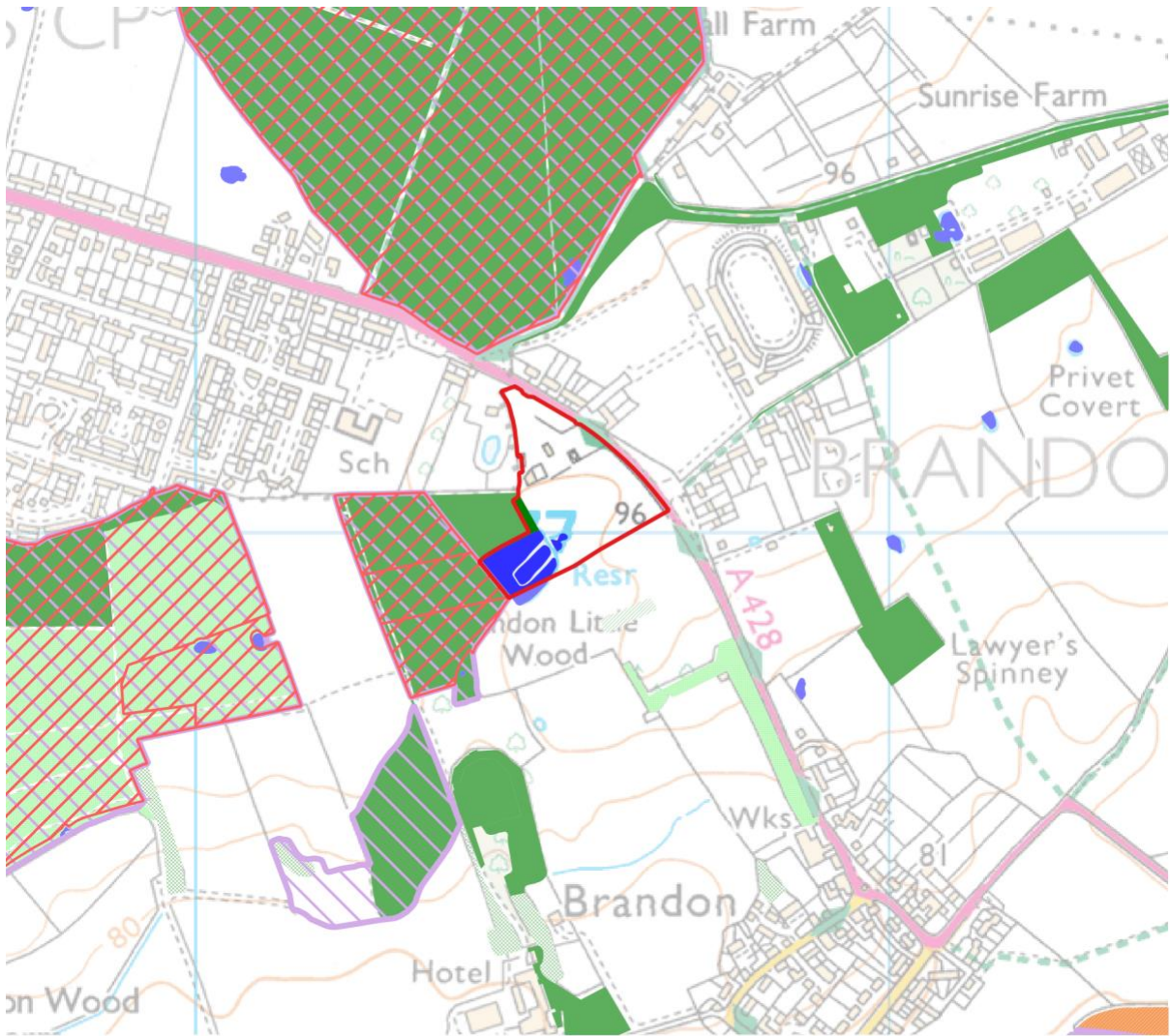
### Ecological Constraints

- 20.2.10 The ecological constraints identified during this assessment are shown on **Figure 20.1**.

<sup>103</sup> Natural England. Ryton and Brandon Gravel Pits SSSI Citation. Available at: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002826.pdf> [Accessed 02/09/25].

<sup>104</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25]





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- Site 54

Ancient Woodland

Local Wildlife Sites (LWS)

Habitats of High to Medium Distinctiveness

A1.1.1 = semi-natural broadleaved woodland

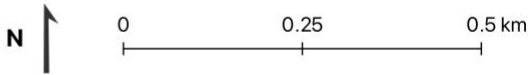
A1.1.2 = planted broadleaved woodland
- A1.3.1 = semi-natural mixed woodland

A2.1 = dense scrub

B5 = marshy grassland

G1 = standing water

G2 = running water



PROJECT	Rugby Borough Ecological Constraints and Site Selection	DRAWN	EG
CLIENT	Rugby Borough Council	CHECKED	EH
TITLE	Site 54 - Ecological Constraints Map	SCALE@A4	1:8000
VERSION	LC-1278_Site 54_Ecological Constraints Map	DATE	11/09/2025

**LEPUS CONSULTING**  
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

Lepus Consulting, Eagle Tower  
Montpellier Drive, Cheltenham, GL50 1TA  
T: +44 (0)1242 525222 | E: enquiries@lepusconsulting.com  
www.lepusconsulting.com

Figure 20.1: Site 54 ecological constraints map

## 20.3 Potential impacts

### Designated Sites

- 20.3.1 Proposed residential development at Site 54 has the potential to impact Brandon Little Wood LWS given its location immediately adjacent to the site's southwestern boundary. Likely potential impacts from development upon the features of the designation are described in **Appendix B**.

### Habitat of medium to high distinctiveness

- 20.3.2 Semi-natural broadleaved woodland is located within the south-west of the site. LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>105</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.
- 20.3.3 Standing water habitat, in the form of ponds is located within the south-west of the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>106</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

### Irreplaceable habitat

- 20.3.4 Ancient woodland located immediately adjacent to the site's southwestern boundary. Ancient woodland is vulnerable to changes in air quality, surface water quality and hydrological regime. Indirect impacts may include recreational disturbance. Woodlands often support species of birds, bats, mammals and invertebrates. These species may be affected by development impacts such as lighting, noise and visual disturbance.

### Summary of potential impacts

- 20.3.5 **Table 20.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 20.2:** Site 54 potential development impact pathways and receptors

Potential impacts	Brandon Little Wood LWS	Habitats of medium to high distinctiveness	Irreplaceable habitat
Direct habitat loss	N	Y	N
Habitat fragmentation	Y	Y	Y
Change in water quality	Y	Y	Y
Change in water levels	Y	Y	Y
Change in air quality	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence)	Y	Y	Y

<sup>105</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>106</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].



of fire, spread of invasive species)			
Increased recreational pressure	Y	Y	Y

20.3.6 There are medium ecological constraints at Site 54 due to the location of ancient woodland habitat (irreplaceable habitat) and Brandon Little Wood LWS immediately adjacent to Site 54. Standing water and semi-natural broadleaved woodland are also located within the site. In total, habitats of medium to high distinctiveness comprise 17.9% of the overall site area.

20.3.7 The location of ancient woodland and Brandon Little Wood LWS adjacent to the south-western site boundary requires careful mitigation to ensure this habitat is not adversely impacted by hydrological, air quality, urbanisation and recreation effects through the use of buffer zones. Development would most appropriately be located adjacent to the northwestern boundary alongside the A428.

## 21 Site 58: North of A45, Dunchurch

### 21.1 Overview

21.1.1 Site 58 is proposed for employment development. The site comprises 1.8ha and has a capacity of 0.9ha.

21.1.2 Site 58 is situated at the south-west of Rugby's urban fringe, approximately 1.5km from Rugby. The site comprises an arable field bordered by hedgerows with intermittent tree cover. The A4071 runs along the western site boundary, and the A45 along the southern. Settlements are located to the east of the site.

### 21.2 Ecological baseline

#### SSSI

21.2.1 The site is located within an IRZ associated with Draycote Meadows SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.1**).

21.2.2 Draycote Meadows SSSI is located approximately 530m to the south-west of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>107</sup>. The A45, a dismantled railway, woodland at Far Popehill Spinney and arable fields are located between the SSSI and the site.

#### LWS

21.2.3 There are no LWSs located within or adjacent to Site 58.

21.2.4 **Table 21.1** identifies other LWSs located within 1km of the site.

**Table 21.1:** LWS located within 1km of Site 58

Local Wildlife Sites ((p)LWS) within 1km of Site 58	Approximate distance from Site 58 (metres)
Rugby-Leamington Disused Railway	220
River Avon and Tributaries	235
Far Popehill Spinney	465

#### Habitats of medium to high distinctiveness

21.2.5 There are no habitats of medium to high distinctiveness located within the site.

21.2.6 Dense scrub is located adjacent to the western boundary of the site along the A4071.

#### Irreplaceable habitats

21.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

#### Ecological Constraints

21.2.8 The ecological constraints identified during this assessment are shown on **Figure 21.1**.

<sup>107</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].

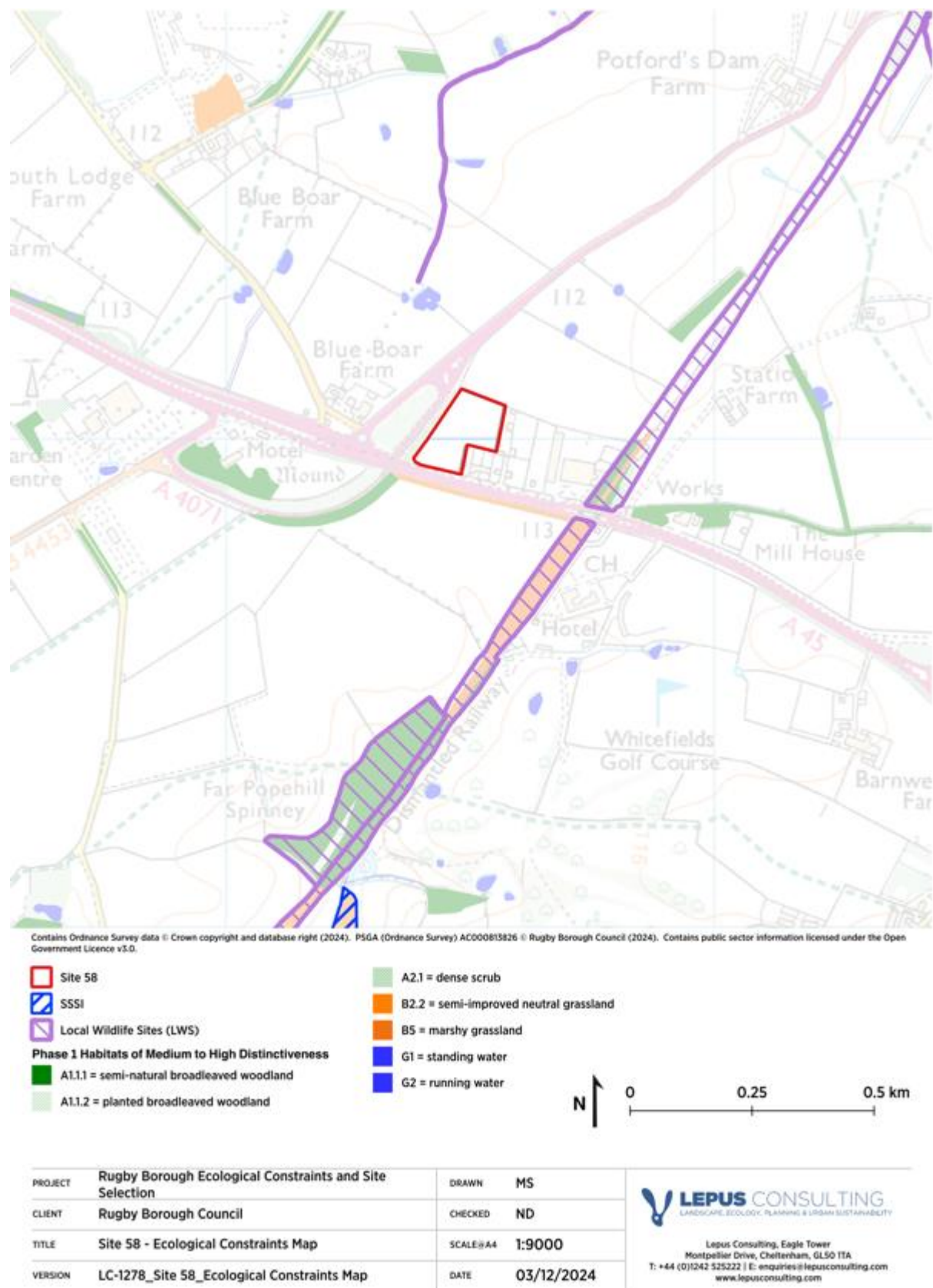


Figure 21.1: Site 58 ecological constraints map

## 21.3 Potential impacts

### Designated Sites

- 21.3.1 Proposed employment development at Site 58 has the potential to impact Draycote Meadow SSSI. Likely potential impacts from development upon the features of this designation are described in **Appendix B**.

### Summary of potential impacts

- 21.3.2 **Table 21.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 21.2:** Site 58 potential development impact pathways and receptors

Potential impacts	Draycote Meadows SSSI
Direct habitat loss	N
Habitat fragmentation	N
Change in water quality	N
Change in water levels	Y
Change in air quality	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N
Increased recreational pressure	N

- 21.3.3 There are low ecological constraints at Site 58. It is necessary to demonstrate that there will be no adverse impacts on Draycote Meadows SSSI from any development at Site 58 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

## 22 Site 59: Newton Manor Lane, Rugby

### 22.1 Overview

22.1.1 Site 59 is proposed for residential development. The site comprises of 17.03ha and has capacity for 240 residential dwellings.

22.1.2 Site 59 is situated at Rugby's urban fringe, to the east of Brownsover and to the south of Newton. The site comprises of arable and pastoral fields bordered by hedgerows with trees. A dismantled railway, following the Great Central Walk, runs along the site's western boundary with Newton Manor Lane to the south, and Newton Road to the east.

### 22.2 Ecological baseline

#### SSSI

22.2.1 The site is located within an IRZ associated with Cave's Inn Pits SSSI. This IRZ does not require Natural England to be consulted on development likely to be associated with the proposed end use of the site.

22.2.2 Cave's Inn Pits SSSI is located approximately 1.6km to the north-east of the site. Cave's Inn Pit site contains some of the best remaining areas of neutral marsh in Leicestershire to the east of Rugby; this interest is supported by the presence of other wetland, scrub and grassland habitats within disused gravel pits. The marsh and open water habitats are representative of base-rich wetland communities in eastern and southern England. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in an 'Unfavourable -recovering condition'<sup>108</sup>. The village of Newton, the M6 motorway, the A5 and pastoral fields are located between the site and the SSSI.

#### LNR

22.2.3 Ashlawn Cutting LNR is located adjacent to the western site boundary, along the dismantled railway. A description of Ashlawn Cutting LNR and reasons for its qualification as a LNR are provided at **Appendix B**.

#### LWS

22.2.4 River Avon and Tributaries LWS is located within the site as a small watercourse running north-south at the site's centre. A description of River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

22.2.5 Great Central Walk North LWS is located adjacent to the west of the site, along the dismantled railway. A description of the Great Central Walk North LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

22.2.6 **Table 22.1** identifies the LWSs located within 1km of the site.

<sup>108</sup> Natural England. Designated Sites View. Cave's Inn Pits SSSI: Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1003549&SiteName=Cave%27s%20Inn%20Pits%20SSSI> [Accessed 07/09/25].

**Table 22.1:** LWS located within 1km of Site 59

Local Wildlife Sites ((p)LWS) within 1km of Site 59	Approximate distance from Site 59 (metres)
River Avon and Tributaries	Within the site
Great Central Walk North	Adjacent to the site
Coton Park Pool	25
Clifton Disused Railway (pLWS)	420
Newton Pool and Pastures	450
Humpty Dumpty Fields (pLWS)	725
Clifton Lakes	820
Gravel Works Pond and Marsh (pLWS)	900

### **Habitats of medium to high distinctiveness**

- 22.2.7 Habitat of medium to high distinctiveness within the site includes a watercourse running north-south through the centre of the site, comprising 0.08ha (0.32%).
- 22.2.8 Dense scrub is located adjacent to the western boundary of the site, along the Great Central Walk/dismantled railway.

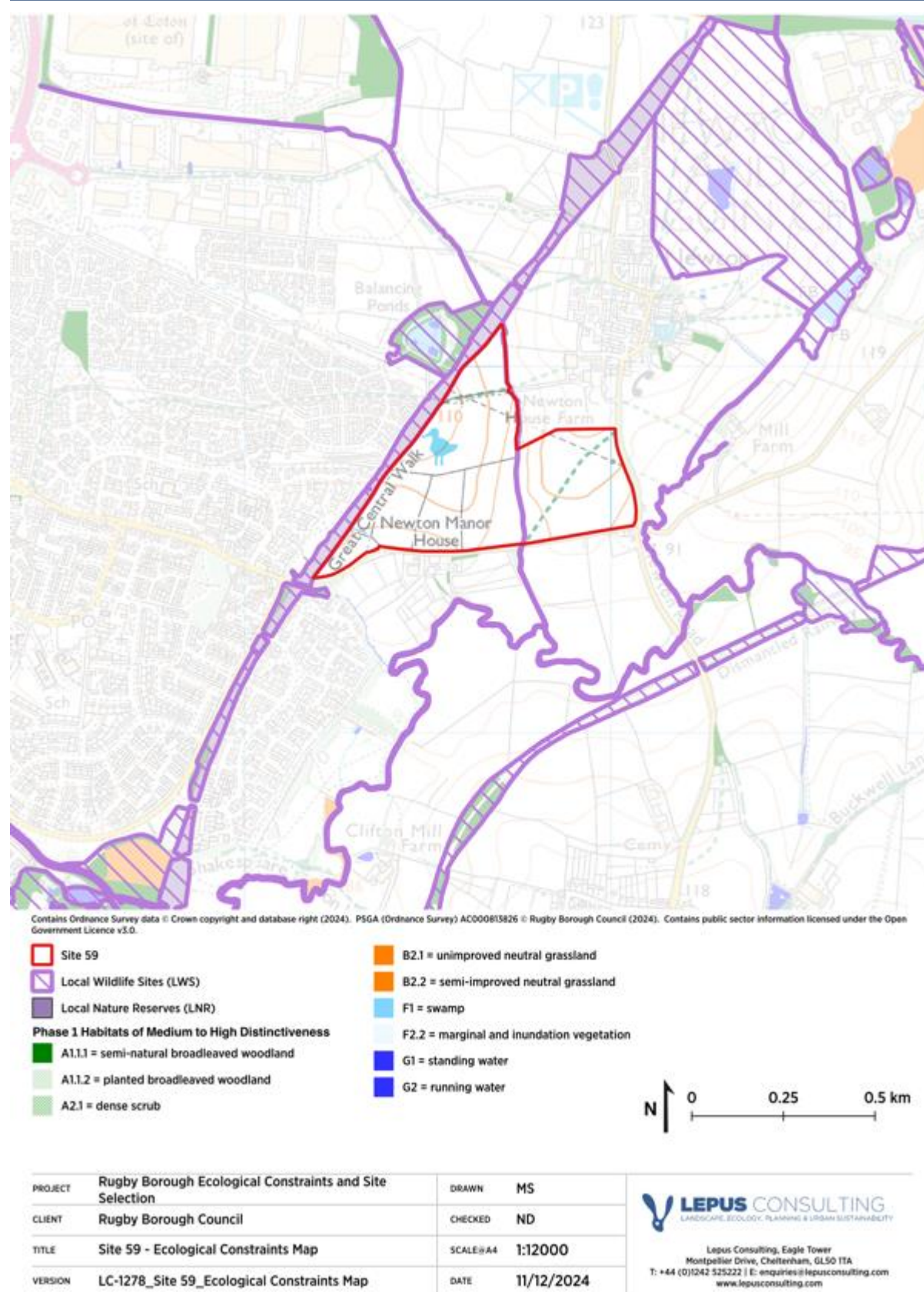
### **Irreplaceable habitats**

- 22.2.9 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

- 22.2.10 The ecological constraints identified during this assessment are shown on **Figure 22.1**.





**Figure 22.1:** Site 59 ecological constraints map



## 22.3 Potential impacts

22.3.1 Proposed residential development at Site 59 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Ashlawn Cutting LNR
- Cave's Inn Pits SSSI
- Great Central Walk North LWS
- River Avon and Tributaries LWS

### Habitats of medium to high distinctiveness

22.3.2 A watercourse is located through the centre of the site. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>109</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to GES or GEP if heavily modified, as set out by the WFD. Development impacts from diffuse and point solution is of particular concern.

### Summary of potential impacts

22.3.3 **Table 22.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 22.2:** Site 59 potential development impact pathways and receptors

Potential impacts	Cave's Inn Pits SSSI	Ashlawn Cutting LNR	Great Central Walk North LWS	River Avon and Tributaries LWS	Habitats of medium to high distinctiveness
Direct habitat loss	N	N	N	Y	Y
Habitat fragmentation	N	Y	Y	Y	Y
Change in water quality	N	Y	Y	Y	Y
Change in water levels	Y	N	N	Y	Y
Change in air quality	Y	N	N	N	N
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y	Y
Increased recreational pressure	N	Y	Y	Y	Y

<sup>109</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 03/09/25].

- 22.3.4 There are medium ecological constraints at Site 59. It is necessary to demonstrate that there will be no adverse impacts on Cave's Inn Pit SSSI from any development at Site 59 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 22.3.5 Site 59 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Ashlawn Cutting LNR, River Avon and Tributaries LWS (which run through the site) and Great Central Walk North LWS (which is adjacent to the site) through sensitive site design and layout and the adoption of appropriate mitigation measures as set out in **Chapter 57**.

## 23 Site 61: Mountpark Ryton, Ryton on Dunsmore

### 23.1 Overview

23.1.1 Site 61 is proposed for employment development. The site comprises of an area of 30.56ha and has a capacity of 7.2ha.

23.1.2 Site 61 is situated at the urban fringe of Coventry within a well-established and expanding concentration of warehousing development, with Prologis Park to the east and Middlemarch Industrial Estate to the west. Coventry is situated approximately 750m to the north-west of the site and Rugby approximately 9.6km to the east of the site. The site is comprised of arable and pastoral fields divided and bounded by hedgerow with trees. The River Avon marks the western boundary, with the flood zone extending approximately 250m into the site. The A423 runs along the eastern boundary, with settlements located to the south-east of the site.

### 23.2 Ecological baseline

#### SSSI

23.2.1 The site is located within an IRZ associated with Brandon Marsh SSSI and requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.5**).

23.2.2 Brandon Marsh SSSI is located approximately 935m to the east of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>110,111</sup>. The A45, A423, the River Avon, woodland and arable fields are located between the SSSI and the site.

#### LWS

23.2.3 The River Avon and Tributaries LWS is located within the site through the form of a small watercourse. A description of the River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

23.2.4 Siskin Drive Bird Sanctuary LWS is located adjacent to the western site boundary. A description of the Siskin Drive Bird Sanctuary LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

23.2.5 **Table 23.1** identifies other LWSs located within 1km of the site.

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<sup>110</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>111</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

**Table 23.1:** LWS located within 1km of Site 61

Local Wildlife Sites ((p)LWS) within 1km of Site 61	Approximate distance from Site 61 (metres)
River Avon and Tributaries	Within the site
Siskin Drive Bird Sanctuary	Adjacent to the site
Rowley Lane (pLWS)	200
Steetley Meadows	570
Rock Farm Sludge Lagoons (pLWS)	680
Featherstone Farm Fields (pLWS)	785
Baginton Fields	870
Willenhall Wood	880
Warren Farm (pLWS)	945
Site Adjacent to Ryton Church Pastures (pLWS)	980

### Habitats of medium to high distinctiveness

23.2.6 Habitats of medium to high distinctiveness within the site are located along the eastern site boundary, with a watercourse located to the south of the site, comprising of 0.49ha (1.6%).

- A2.1 Dense scrub (0.41ha, 1.3%)
- G2 Running water (0.08ha, 0.3%)

23.2.7 Running water is located adjacent to the north-western and western site boundary, with dense scrub adjacent to the eastern.

### Irreplaceable habitat

23.2.8 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### Ecological Constraints

23.2.9 The ecological constraints identified during this assessment are shown on **Figure 23.1**.

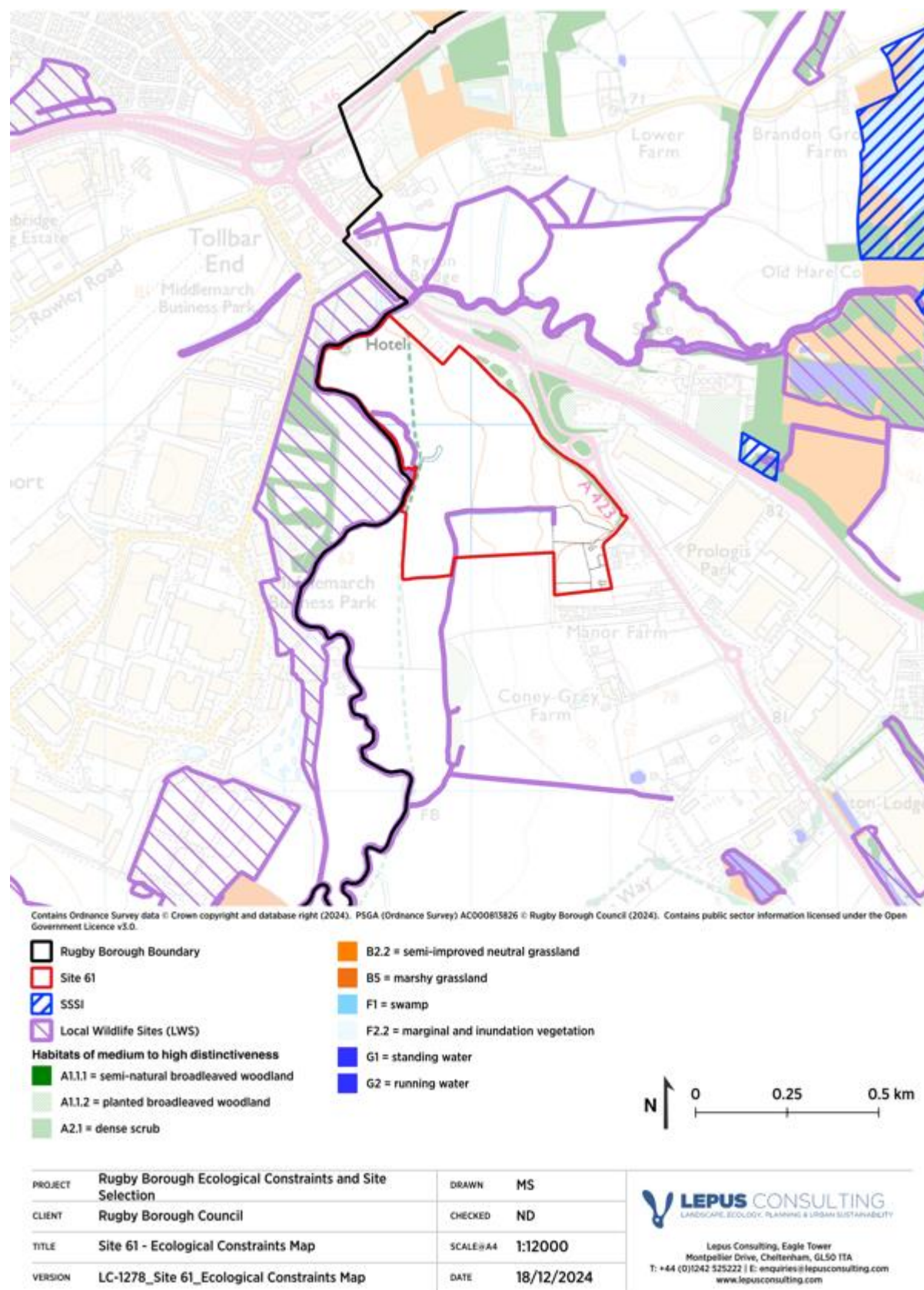


Figure 23.1: Site 61 ecological constraints map

## 23.3 Potential impacts

23.3.1 Proposed employment development at Site 61 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- River Avon and Tributaries LWS
- Siskin Drive Bird Sanctuary LWS

### Habitats of medium to high distinctiveness

23.3.2 Dense scrub is located to the north of the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>112</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

23.3.3 A watercourse is located through the centre of the site. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>113</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to GES or GEP if heavily modified, as set out by the WFD. Development impacts from diffuse and point solution is of particular concern.

### Summary of potential impacts

23.3.4 **Table 23.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 23.2:** Site 61 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	River Avon and Tributaries LWS	Siskin Drive Bird Sanctuary LWS	Habitats of medium to high distinctiveness
Direct habitat loss	N	Y	N	Y
Habitat fragmentation	Y	Y	Y	Y
Change in water quality	N	Y	Y	Y
Change in water levels	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y
Increased recreational pressure	N	N	N	N

<sup>112</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>113</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 11/09/25].



- 23.3.5 There are medium ecological constraints at Site 61. It is necessary to demonstrate that there will be no adverse impacts on Brandon Marsh SSSI from any development at Site 61 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 23.3.6 Site 61 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon River Avon and Tributaries LWS (which run through the site) and Siskin Drive Bird Sanctuary LWS (which is adjacent to the site) through sensitive site design and layout and the adoption of appropriate mitigation measures as set out in **Chapter 57**.

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

### 24.1 Overview

24.1.1 Site 64 is proposed for employment development. The site comprises of 35.97ha and has capacity of 11.5ha.

24.1.2 Site 64 is situated at Rugby's urban fringe, to the west of Newton and to the east of warehousing development. The site comprises of arable and pastoral fields bordered by hedgerows with trees. A dismantled railway, following the Great Central Walk, runs along a section of the site's south-eastern boundary, the M6 along a section of the northern boundary and Newton Lane along the eastern boundary.

### 24.2 Ecological baseline

#### SSSI

24.2.1 The site is located within an IRZ associated with Cave's Inn Pit SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (**Appendix A, paragraph A.1.11**).

24.2.2 Cave's Inn Pit is located approximately 800m to the north-east of the site. Cave's Inn Pit site contains some of the best remaining areas of neutral marsh in Leicestershire to the east of Rugby; this interest is supported by the presence of other wetland, scrub and grassland habitats within disused gravel pits. The marsh and open water habitats are representative of base-rich wetland communities in eastern and southern England. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in an 'Unfavourable -recovering condition'<sup>114</sup>. The M6 motorway, the A5, pastoral fields and a dismantled railway are located between the site and the SSSI.

#### LNR

24.2.3 Ashlawn Cutting LNR is located adjacent to the eastern site boundary, along the dismantled railway. A description of Ashlawn Cutting LNR and reasons for its qualification as a LNR are provided at **Appendix B**.

#### LWS

24.2.4 River Avon and Tributaries LWS is located within the site as a small watercourse running north-west to south-east. A description of River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

24.2.5 Great Central Walk North LWS is located adjacent to the east of the site, along the dismantled railway. The LWS consists of a 3km long section of the disused Great Central Railway to the north-east of Rugby, containing a complex mosaic of calcareous and neutral semi-improved grassland, tall herb, scrub, secondary woodland and small wetlands. A description of Great Central Walk North LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

24.2.6 **Table 24.1** identifies other LWSs located within 1km of the site.

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<sup>114</sup> Natural England. Designated Sites View. Cave's Inn Pits SSSI: Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1003549&SiteName=Cave%27s%20Inn%20Pits%20SSSI> [Accessed 07/09/25].

**Table 24.1:** LWS located within 1km of Site 64

Local Wildlife Sites ((p)LWS) within 1km of Site 64	Approximate distance from Site 64 (metres)
River Avon and Tributaries	Within the site
Great Central Walk North	Adjacent to the site
Newton Pool and Pastures	135
Coton Park Pool	150
Road Verge (A5) (pLWS)	660
Gravel Works Pond and Marsh (pLWS)	690

### **Habitats of medium to high distinctiveness**

24.2.7 Habitats of medium to high distinctiveness within the site include a small area of broadleaved woodland, comprising an area of 0.05ha (0.38%).

24.2.8 Semi-natural broadleaved woodland and dense/continuous scrub is located adjacent to the site boundaries.

### **Irreplaceable habitats**

24.2.9 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

24.2.10 The ecological constraints identified during this assessment are shown on **Figure 24.1**.

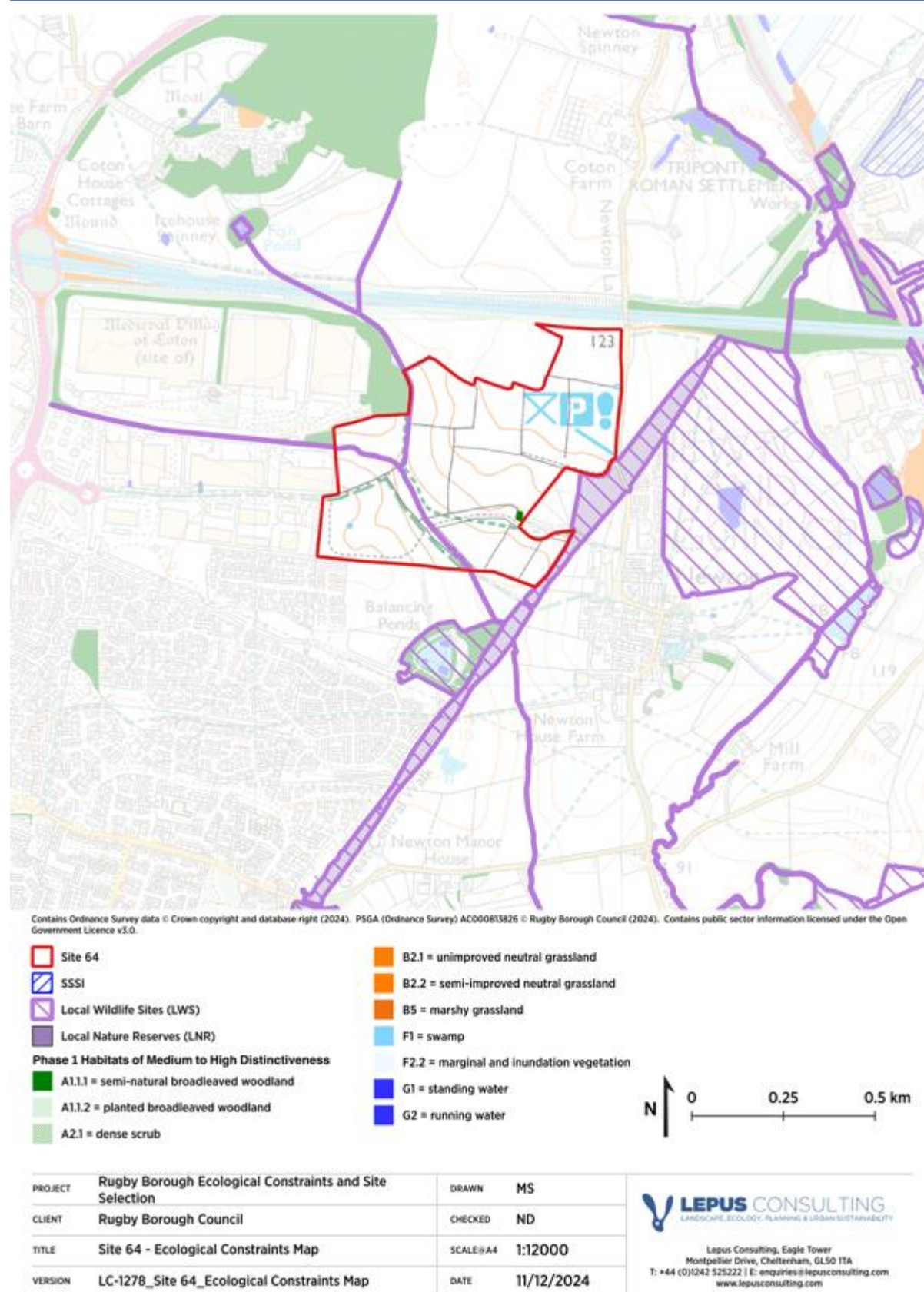


Figure 24.1: Site 64 ecological constraints map

## 24.3 Potential impacts

24.3.1 Proposed employment development at Site 64 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Ashlawn Cutting LNR
- Cave's Inn Pits SSSI
- Great Central Walk North LWS
- River Avon and Tributaries LWS

Habitats of medium to high distinctiveness

24.3.2 Broadleaved woodland is located within the west of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>115</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

### Summary of potential impacts

24.3.3 **Table 24.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 24.2:** Site 64 potential development impact pathways and receptors

Potential impacts	Cave's Inn Pits SSSI	Ashlawn Cutting LNR	Great Central Walk North LWS	River Avon and Tributaries LWS	Habitats of medium to high distinctiveness
Direct habitat loss	N	N	N	Y	Y
Habitat fragmentation	N	Y	Y	Y	Y
Change in water quality	N	Y	Y	Y	Y
Change in water levels	Y	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y	Y
Increased recreational pressure	N	N	N	N	N

<sup>115</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

- 24.3.4 There are medium ecological constraints at Site 64. It is necessary to demonstrate that there will be no adverse impacts on Cave's Inn Pit SSSI from any development at Site 64 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 24.3.5 Site 64 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Ashlawn Cutting LNR and River Avon and Tributaries LWS (which run through the site) and Great Central Walk North LWS (adjacent to the site) through sensitive site design and layout and the adoption of appropriate mitigation measures as set out in **Chapter 57**.
- 24.3.6 Areas of woodland and river habitat on site should be protected and enhanced through a planting scheme and site design.



## 25 Site 68: M69 Junction 1

### 25.1 Overview

25.1.1 Site 68 is proposed for employment development. The site covers an area of 14.3ha and has a capacity of 4.9ha.

25.1.2 Site 68 is situated to the north of the Borough and at the southern fringe of Hinckley, within a nexus of key transport infrastructure including the M69 motorway, A5 and B4107. The site comprises several parcels of varying sizes including pasture and arable fields. Ponds and small pockets of woodland are found in the central area. A restaurant is situated at the centre of the site.

### 25.2 Ecological baseline

#### SSSI

25.2.1 Site 68 is located within an IRZ associated with Burbage Woods and Aston Firs SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.4**).

25.2.2 Burbage Woods and Aston Firs SSSI is located approximately 3.3km to the north-east of the site. The site comprises one of the best remaining examples of Ash-(Fraxinus) Oak-(Quercus Robur) Maple-(Acer) woodland in Leicestershire (to the north of Rugby) and is representative of semi-natural woodland developed on the clays of eastern England. Full details of the features for which it has been notified are provided at **Appendix B**. All four units of the SSSI are in an 'Unfavourable – recovering' condition<sup>116</sup>. The M69 motorway, A5, B578, B4669, warehousing development and arable and pastoral fields are located between the SSSI and the site.

#### LWS

25.2.3 Ash Pole Spinney pLWS is located within the north-east of the site and adjacent to the south of the site. A description of Ash Pole Spinney pLWS and reasons for its qualification as an LWS are provided at **Appendix B**.

25.2.4 **Table 25.1** identifies other LWSs located within 1km of the site.

**Table 25.1:** LWS located within 1km of Site 68

Local Wildlife Sites ((p)LWS) within 1km of Site 68	Approximate distance from Site 68 (metres)
Ash Pole Spinney (pLWS)	Within the site
Woodland extension (pLWS)	155
Stretton Croft	160

#### Habitats of medium to high distinctiveness

25.2.5 Habitats of medium to high distinctiveness within the site are predominantly located to the north and west of the site, comprising 3.79ha (26.5%). The eastern area of the site, with the exception of a small area of hedgerow to the north-east, does not contain habitats of medium to high distinctiveness.

- A1.1.1 Semi-natural broadleaved woodland (0.04ha, 0.28%)

<sup>116</sup> Natural England. Burbage Wood and Aston Firs SSSI Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1003526&SiteName=Burbage%20Wo and%20and%20Aston%20Firs%20SSSI> [Accessed 09/09/25].

- A1.1.2 Planted broadleaved woodland (1.08ha, 7.6%)
- A2.1 Dense scrub (0.29ha, 2%)
- B2.2 Semi-improved neutral grassland (1.86ha, 13%)
- G1 Standing water (0.52ha, 3.6%)

25.2.6 Dense scrub is located adjacent to the north-western and southern site boundaries.

**Irreplaceable habitat**

25.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

**Ecological Constraints**

25.2.8 The ecological constraints identified during this assessment are shown on **Figure 26.1**.

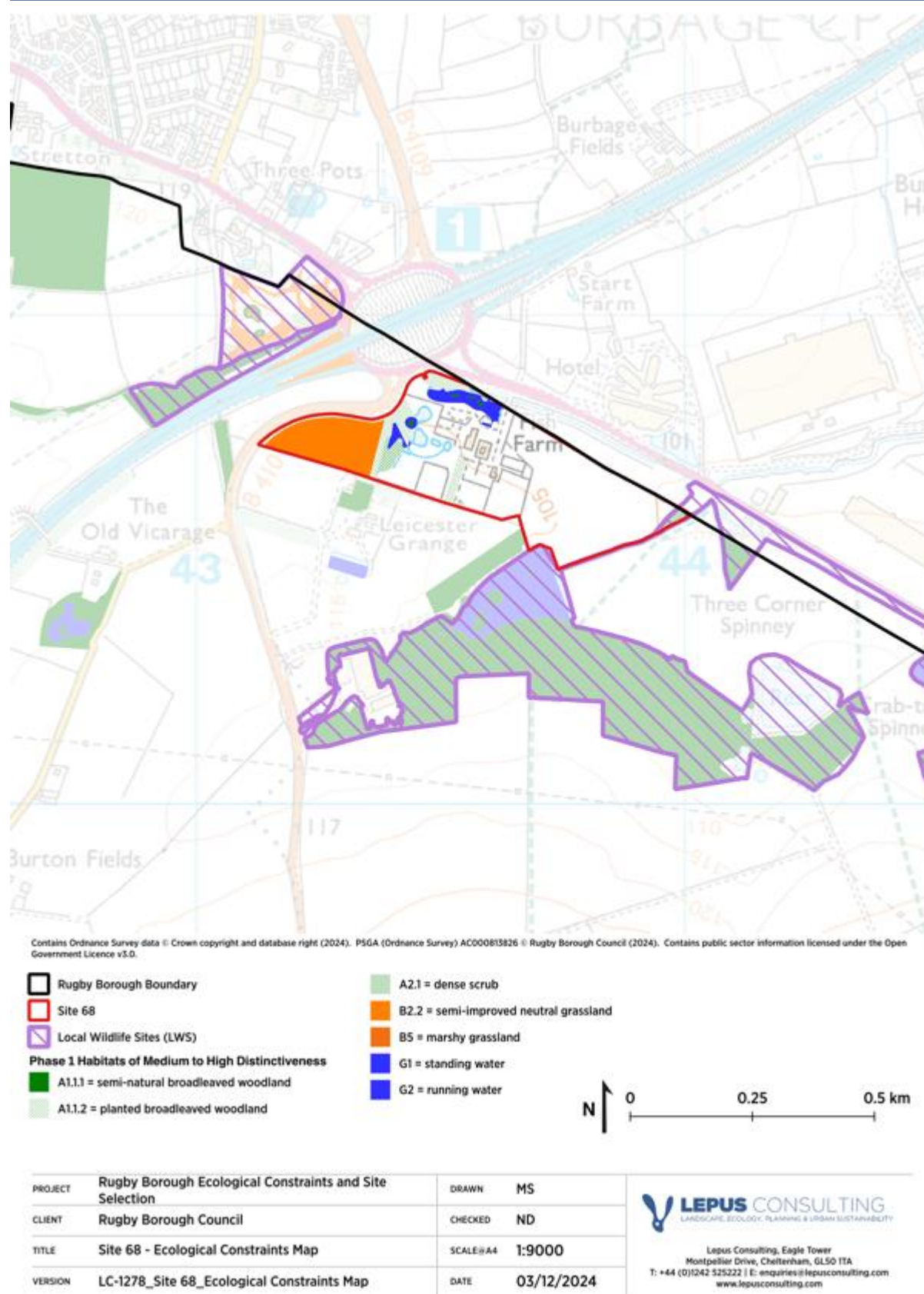


Figure 25.1: Site 68 ecological constraints map

## 25.3 Potential impacts

### Designated Sites

25.3.1 Proposed employment development at Site 68 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Ash Pole Spinney pLWS
- Burbage Woods and Aston Firs SSSI

### Habitat of medium to high distinctiveness

25.3.2 Semi-natural and planted broadleaved woodland is located within the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>117</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

25.3.3 Dense scrub is located within the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>118</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

25.3.4 Semi-improved neutral grassland is located to the west of the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>119</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

25.3.5 Standing water habitat, in the form of ponds, is located within the centre of the site and at the northern site boundary. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>120</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

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<sup>117</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>118</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>119</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

<sup>120</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

## Summary of potential impacts

25.3.6 **Table 26.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 25.2:** Site 68 potential development impact pathways and receptors

Potential impacts	Burbage Woods and Aston Firs SSSI	Ash Pole Spinney pLWS	Habitat of medium to high distinctiveness
Direct habitat loss	N	N	Y
Habitat fragmentation	N	Y	Y
Change in water quality	N	Y	Y
Change in water levels	Y	Y	Y
Change in air quality	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y
Increased recreational pressure	N	N	N

25.3.7 There are medium ecological constraints at Site 68 given the location of an LWS within the site. It is necessary to demonstrate that there will be no adverse impacts on Burbage Woods and Aston Firs SSSI from any development at Site 68 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

25.3.8 Site 68 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Ashpole Spinney pLWS through sensitive site design and the adoption of appropriate mitigation measures as set out in **Chapter 57**. Habitat of medium to high distinctiveness should be retained on site within a planting scheme and enhanced.

## 26 Site 71: London Road, Ryton on Dunsmore

### 26.1 Overview

- 26.1.1 Site 71 is proposed for employment development. The site covers an area of 24.65ha and has a capacity of 8.56ha.
- 26.1.2 Site 71 is located to the north-west of Ryton-on-Dunsmore, approximately 1.8km to the east of Coventry. The site consists of pastoral fields enclosed by hedgerows with tall trees, a wooded area to the south-west and a pond to the west. The A45 is situated along the site's southern boundary. Several small watercourses run through the site, particularly along field boundaries. These water features drain into the River Avon, which is located approximately 100m to the north of the site. The River Avon flows in a westerly direction across the Borough. A small section of the north of the site is located within Flood Zone 3, associated with the River Avon.

### 26.2 Ecological baseline

#### SSSI

- 26.2.1 Site 71 is located within the Brandon Marsh SSSI and the Ryton and Brandon Gravel Pits SSSI IRZs, which require Natural England to be consulted for any development at the site (see **Appendix A, paragraph A.1.4**).
- 26.2.2 Ryton and Brandon Gravel Pits SSSI is comprised of three distinct components. One of these components is located within the western area of the site, with the other two components located 800m and 1km to north of the site. Ryton and Brandon Gravel Pits SSSI is designated for its national geological importance, with Avon Terrace 4 gravels overlying Baginton Gravel to form part of the Wolstonian (penultimate glacial stage) sequence (as set out at **Appendix B**)<sup>121</sup>.
- 26.2.3 Brandon Marsh SSSI is located immediately adjacent to the northern site boundary. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI is comprised of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water being in an 'Unfavourable – recovering' condition<sup>122,123</sup>.

#### LWS

- 26.2.4 River Avon and Tributaries LWS is located within the site as small watercourses. A description of River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

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<sup>121</sup> Natural England. Ryton and Brandon Gravel Pits SSSI Citation. Available at: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002826.pdf> [Accessed 02/09/25].

<sup>122</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>123</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.



26.2.5 Steetley Meadows LWS lies adjacent to the northern site boundary and to the south of the River Avon. Site Adjacent to Ryton Church Pastures LWS is located adjacent to the north-east site boundary. A description of the Steetley Meadows LWS and Site Adjacent to Ryton Church Pastures LWS and reasons for their qualification as LWSs are provided at **Appendix B**.

26.2.6 **Table 26.1** identifies other LWSs located within 1km of the site.

**Table 26.1:** LWS located within 1km of Site 71

Local Wildlife Sites ((p)LWS) within 1km of Site 71	Approximate distance from Site 71 (metres)
River Avon and Tributaries	Within the site
Steetley Meadows	Adjacent to the site
Site adjacent to Ryton Church Pastures	Adjacent to the site
Ryton Church Pastures	175
Warren Farm (pLWS)	325
Brandon Marsh Sheep Field	530
Featherstone Farm Fields (pLWS)	850
The Pools, Black Spinney and Long Spinney (pLWS)	855

#### **Habitats of medium to high distinctiveness**

26.2.7 Habitats of medium to high distinctiveness within the site are predominantly located to the west of the site, comprising 10ha (40%). The eastern area of the site, with the exception of small areas of hedgerow and woodland to the south-east, does not contain habitats of medium to high distinctiveness.

- A1.1.1 Semi-natural broadleaved woodland (0.87ha, 10.2%)
- A1.1.2 Planted broadleaved woodland (0.14ha, 1.6%)
- A2.1 Dense scrub (0.14ha, 1.6%)
- B2.2 Semi-improved neutral grassland (2.05ha, 24%)
- F2.2 Marginal and inundation vegetation (0.27ha, 3.2%)
- G2 Running water (0.07ha, 0.08%)

26.2.8 Dense scrub is located adjacent to the north-western and southern site boundaries.

#### **Irreplaceable habitats**

26.2.9 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

#### **Ecological Constraints**

26.2.10 The ecological constraints identified during this assessment are shown on **Figure 26.1**.

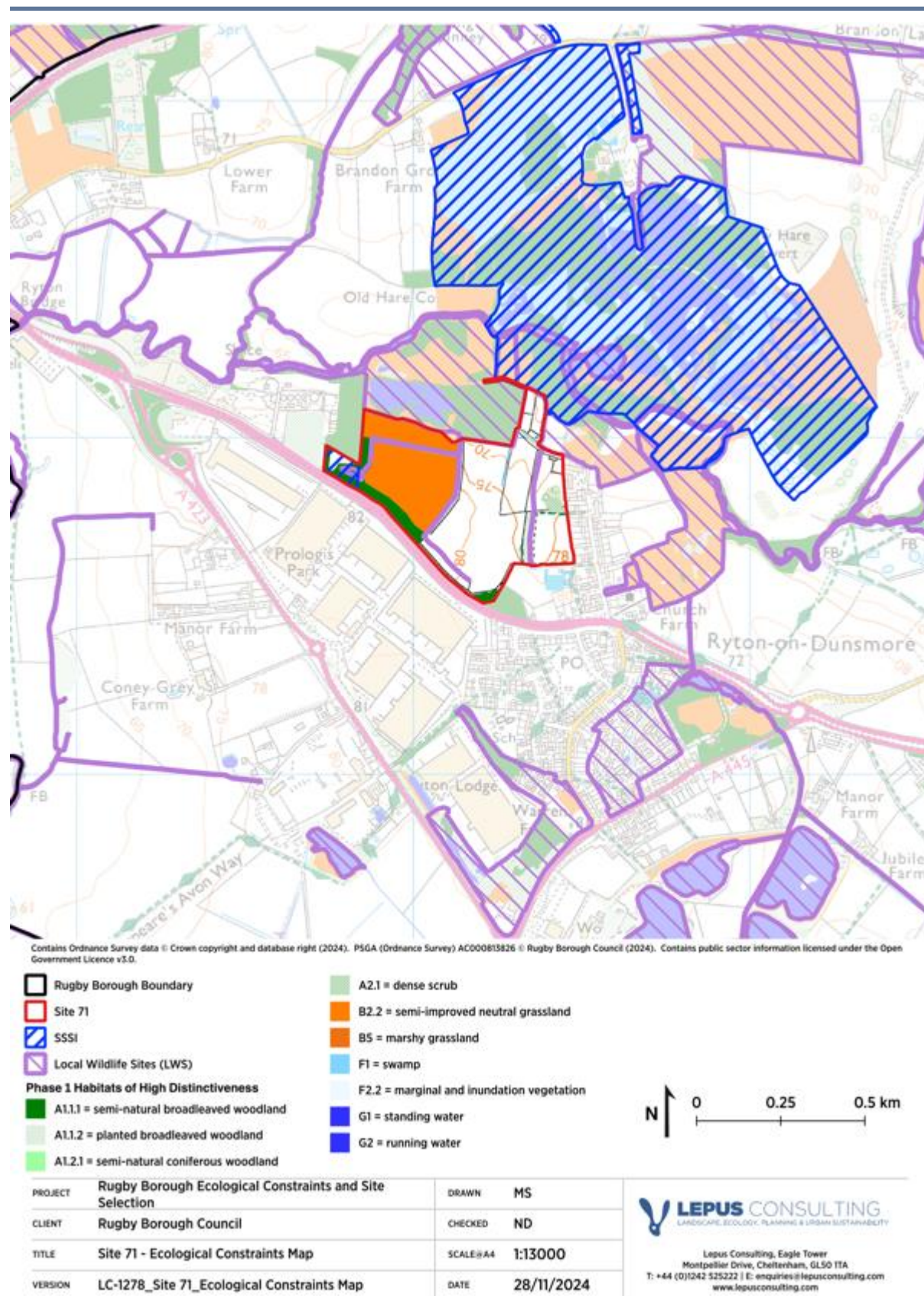


Figure 26.1: Site 71 ecological constraints map

## 26.3 Potential impacts

### Designated Sites

26.3.1 Proposed employment development at Site 71 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Ryton and Brandon Gravel Pits SSSI
- River Avon Tributaries LWS
- Steetley Meadows LWS
- Site adjacent to Ryton Church Pastures LWS

### Habitat of medium to high distinctiveness

26.3.2 Broadleaved woodland is located within the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>124</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

26.3.3 Dense scrub is located to the north of the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>125</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

26.3.4 Semi-improved neutral grassland is located within the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>126</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

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<sup>124</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>125</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>126</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

26.3.5 Watercourses are located through the centre of the site. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>127</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to GES or GEP if heavily modified, as set out by the WFD. Development impacts from diffuse and point solution is of particular concern.

26.3.6 Inundation vegetation is located within the site along the watercourses. Warwickshire's LBAP for marsh, swamp and wet grassland aims to restore and expand this habitat<sup>128</sup>. These habitats are vulnerable to hydrological changes, requiring the water level to be above or close to ground level for much of the year.

### Summary of potential impacts

26.3.7 **Table 26.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 26.2:** Site 71 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Ryton and Brandon Gravel Pits SSSI	River Avon and Tributaries LWS	Steetley Meadows LWS	Site adjacent to Ryton Church Pastures LWS	Habitats of medium to high distinctiveness
Direct habitat loss	N	Y	Y	N	N	Y
Habitat fragmentation	Y	Y	Y	Y	Y	Y
Change in water quality	Y	N	Y	Y	Y	Y
Change in water levels	Y	N	Y	Y	Y	Y
Change in air quality	Y	N	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	Y	N	Y	Y	Y	Y
Increased recreational pressure	N	N	N	N	N	N

26.3.8 There are high ecological constraints at Site 71. Given the presence of Ryton and Brandon Gravel Pits SSSI within the site boundary, the location of Brandon Marsh SSSI immediately adjacent to the site, the location of LWSs within and adjacent to the site and coverage of more than 40% of the site with habitat of medium to high distinctiveness, it is concluded that there are considerable constraints to the development of Site 71. It is therefore recommended that alternative sites be identified which may be more ecologically suitable for development of this scale.

<sup>127</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 03/09/25].

<sup>128</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Marsh, Swamp & Wet Grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Marsh%20Swamp%20%26%20Wet%20Grassland.November%202021.pdf> [Accessed 08/09/25].



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

### 27.1 Overview

- 27.1.1 Site 72 is proposed for employment development. The site covers an area of 1.46ha and has a capacity of 0.73ha.
- 27.1.2 Site 72 is located to the north-west of Ryton-on-Dunsmore, approximately 2km to the east of Coventry and 11km to the west of Rugby. The site consists of a pastoral field enclosed by hedgerows with trees. The A45 is situated along the site's southern boundary and a sewerage works is located adjacent to the north. The River Avon is located approximately 120m to the north of the site.

### 27.2 Ecological baseline

#### SSSI

- 27.2.1 The site is located within an IRZ associated with Ryton and Brandon Gravel Pits SSSI and Brandon Marsh SSSI. This IRZ requires Natural England to be consulted on all development and planning applications.
- 27.2.2 Ryton and Brandon Gravel Pits SSSI is located 12m to the east of the site. Ryton and Brandon Gravel Pits SSSI is designated for its national geological importance, with Avon Terrace 4 gravels overlying Baginton Gravel to form part of the Wolstonian (penultimate glacial stage) sequence (as set out at **Appendix B**)<sup>129</sup>. An access road is located between the SSSI and the site.
- 27.2.3 Brandon Marsh SSSI is located approximately 515m to the north-east of the site boundary. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI is comprised of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water being in an 'Unfavourable – recovering' condition<sup>130,131</sup>. Water features and woodland is located between the SSSI and the site.

#### LWS

- 27.2.4 There are no LWSs located within or adjacent to the site.
- 27.2.5 **Table 27.1** identifies other LWSs located within 1km of the site.

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<sup>129</sup> Natural England. Ryton and Brandon Gravel Pits SSSI Citation. Available at: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002826.pdf> [Accessed 02/09/25].

<sup>130</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>131</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

**Table 27.1:** LWS located within 1km of Site 72

Local Wildlife Sites ((p)LWS) within 1km of Site 72	Approximate distance from Site 72 (metres)
River Avon and Tributaries	70
Steetley Meadows	115
Site adjacent to Ryton Church Pastures (pLWS)	645
Ryton Church Pastures	965
Siskin Drive Bird Sanctuary	820
Warren Farm (pLWS)	830
The Pools, Black Spinney and Long Spinney (pLWS)	870

### **Habitats of medium to high distinctiveness**

- 27.2.6 Habitats of medium to high distinctiveness within the site include dense scrub, comprising 1.46ha (100%). There are no habitats of medium to high distinctiveness located adjacent to the site.

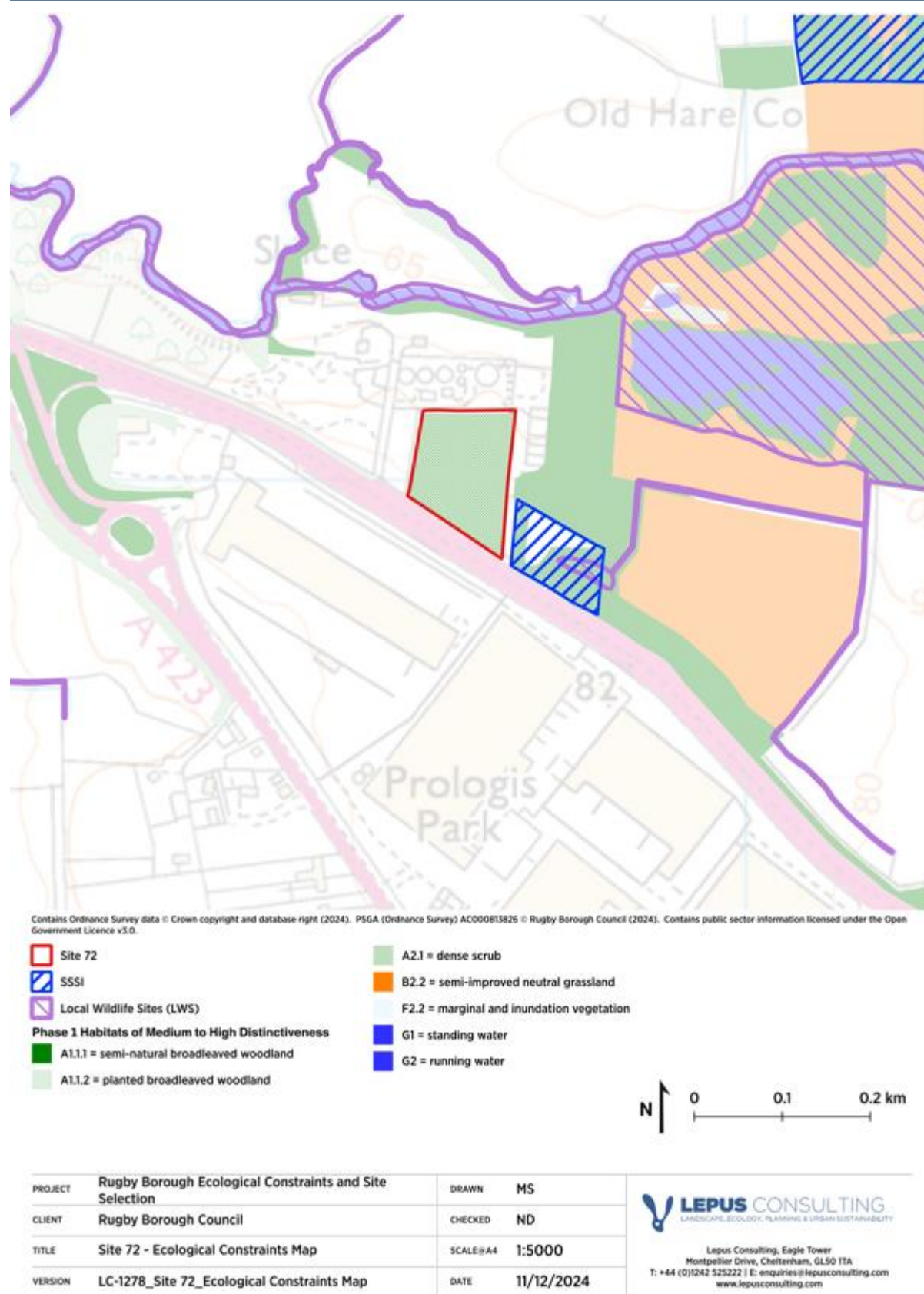
### **Irreplaceable habitats**

- 27.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

- 27.2.8 The ecological constraints identified during this assessment are shown on **Figure 27.1**.





**Figure 27.1:** Site 72 ecological constraints map

## 27.3 Potential impacts

### Designated Sites

27.3.1 Proposed employment development at Site 72 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Ryton and Brandon Gravel Pits SSSI

### Habitats of medium to high distinctiveness

27.3.2 Dense scrub is located to the north of the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>132</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

### Summary of potential impacts

27.3.3 **Table 27.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 27.2:** Site 72 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Ryton and Brandon Gravel Pits SSSI	Habitats of medium to high distinctiveness
Direct habitat loss	N	N	Y
Habitat fragmentation	N	N	Y
Change in water quality	N	N	Y
Change in water levels	Y	N	Y
Change in air quality	Y	N	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	Y
Increased recreational pressure	N	N	N

27.3.4 There are medium ecological constraints at Site 72. It is necessary to demonstrate that there will be no adverse impacts on Brandon Marsh SSSI and Ryton and Brandon Gravel Pits SSSI from any development at Site 72 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

<sup>132</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

- 27.3.5 Mapping data suggests that habitats of medium to high distinctiveness cover 100% of the site. It is recommended that the site be re-surveyed to confirm the extent of these habitat types and to help define constraints to development. Development should retain and protect as much of this habitat as possible through integration within a planting scheme and sensitive site design and layout.

## 28 Site 76: Lane east of Newton Lane, Newton

### 28.1 Overview

- 28.1.1 Site 76 is proposed for employment development. The site covers an area of 4.33ha and has capacity of 1.72ha.
- 28.1.2 Site 76 is located to the north of Newton, approximately 880m to the north of Rugby. The site consists of an arable field enclosed by hedgerows with trees. The M6 is situated along the site's northern boundary, Newton Road along the western and a dismantled railway along the eastern boundary.

### 28.2 Ecological baseline

#### SSSI

- 28.2.1 The site is located within an IRZ associated with Cave's Inn Pit SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.12**).
- 28.2.2 Cave's Inn Pit SSSI is located approximately 605m to the north-east of the site. Cave's Inn Pit site contains some of the best remaining areas of neutral marsh in Leicestershire to the east of Rugby; this interest is supported by the presence of other wetland, scrub and grassland habitats within disused gravel pits. The marsh and open water habitats are representative of base-rich wetland communities in eastern and southern England. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in an 'Unfavourable -recovering condition'<sup>133</sup>. The M6 motorway, A5, dismantled railway and pastoral fields are located between the site and Cave's Inn Pit SSSI.

#### LNR

- 28.2.3 Ashlawn Cutting LNR is located adjacent to the eastern site boundary. A description of Ashlawn Cutting LNR is provided at **Appendix B**.

#### LWS

- 28.2.4 Great Central Walk North LWS is located adjacent to the east of the site, along the dismantled railway. A description of Great Central Walk North LWS and reasons for its qualification as an LWS are provided at **Appendix B**.
- 28.2.5 **Table 28.1** identifies other LWSs located within 1km of the site.

**Table 28.1:** LWS located within 1km of Site 76

Local Wildlife Sites ((p)LWS) within 1km of Site 76	Approximate distance from Site 76 (metres)
Great Central Walk North	Adjacent to the site
Newton Pool and Pastures	17
River Avon and Tributaries	195
Road Verge (A5) (pLWS)	420
Coton Park Pool	550
Gravel Works Pond and Marsh (pLWS)	585

<sup>133</sup> Natural England. Designated Sites View. Cave's Inn Pits SSSI: Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1003549&SiteName=Cave%27s%20Inn%20Pits%20SSSI> [Accessed 07/09/25].

### **Habitats of medium to high distinctiveness**

- 28.2.6 There are no habitats of medium to high distinctiveness located within the site.
- 28.2.7 Dense scrub is located adjacent to the eastern boundary of the site, along the Great Central Walk LWS/dismantled railway. A small area of semi-improved neutral grassland runs along the northern site boundary.

### **Irreplaceable habitats**

- 28.2.8 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

- 28.2.9 The ecological constraints identified during this assessment are shown on **Figure 28.1**.



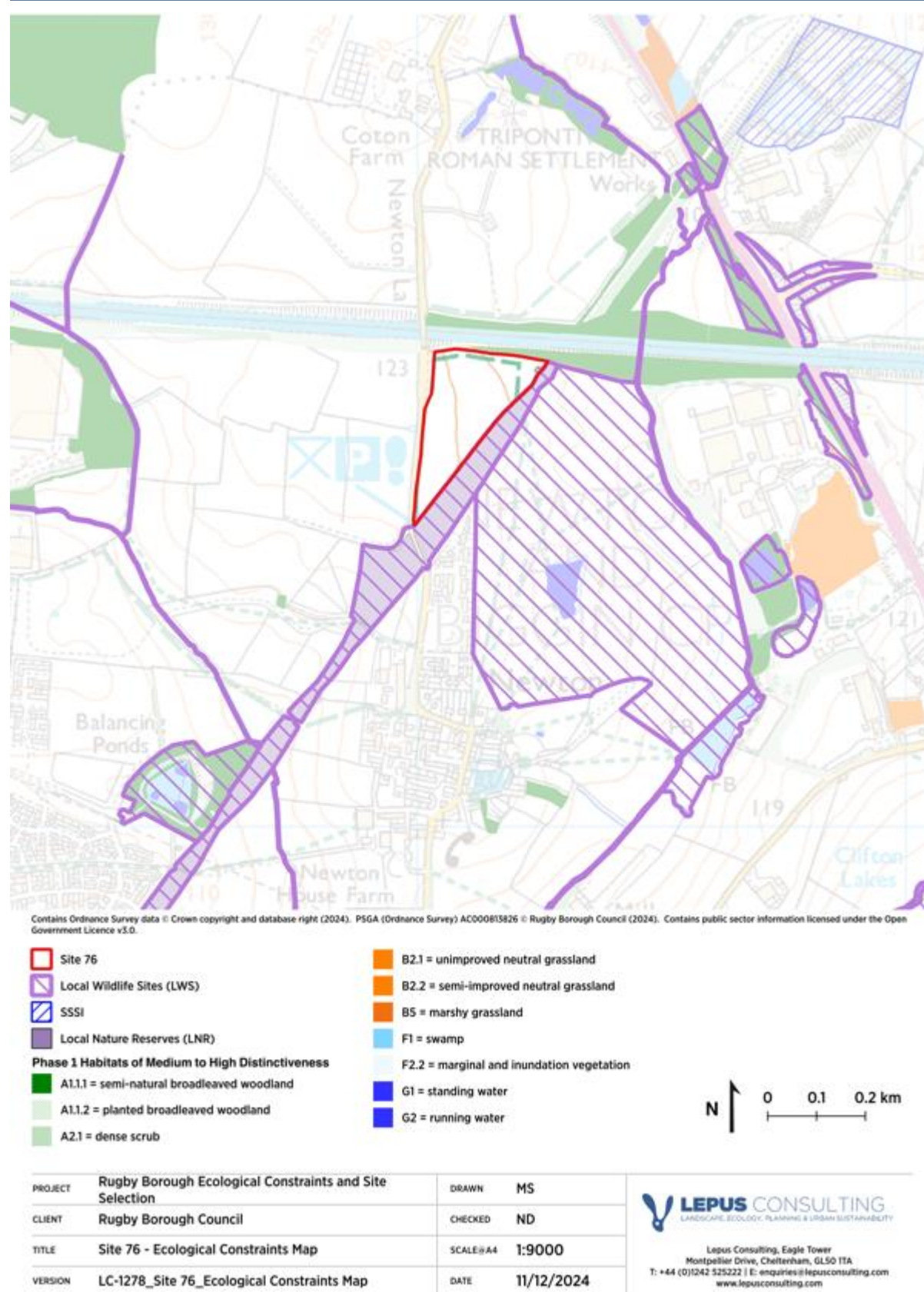


Figure 28.1: Site 76 ecological constraints map



## 28.3 Potential impacts

### Designated Sites

28.3.1 Proposed employment development at Site 76 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Ashlawn Cutting LNR
- Cave's Inn Pit SSSI
- Great Central Walk North LWS

### Summary of potential impacts

28.3.2 **Table 28.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 28.2:** Site 76 potential development impact pathways and receptors

Potential impacts	Cave's Inn Pit SSSI	Ashlawn Cutting LNR	Great Central Walk North LWS
Direct habitat loss	N	N	N
Habitat fragmentation	N	Y	Y
Change in water quality	N	Y	Y
Change in water levels	Y	Y	Y
Change in air quality	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y
Increased recreational pressure	N	N	N

28.3.3 There are medium ecological constraints at Site 76 given the location of local designations adjacent to the site. It is necessary to demonstrate that there will be no adverse impacts on Cave's Inn Pit SSSI from any development at Site 76 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

28.3.4 Site 76 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Ashlawn Cutting LNR and Great Central Walk North LWS through sensitive site design and the adoption of appropriate mitigation measures as set out in **Chapter 57**.

## 29 Site 77: Land west of Symmetry Park, Rugby

### 29.1 Overview

29.1.1 Site 77 is proposed for employment development. The site covers an area of 12.31ha and has capacity of 4.5ha.

29.1.2 Site 77 is situated at the urban fringe, approximately 600m to the south-west of Rugby. The site comprises an arable field bounded by hedgerow with trees. The A4071 runs along the western site boundary and a dismantled railway along the eastern boundary.

### 29.2 Ecological baseline

#### SSSI

29.2.1 The site is located within an IRZ associated with Draycote Meadow SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.3**).

29.2.2 Draycote Meadows SSSI is located approximately 1.3km to the south-west of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>134</sup>. The A45, dismantled railway and arable and pastoral fields are located between the SSSI and the site.

#### LWS

29.2.3 Rugby-Leamington Disused Railway LWS is located adjacent to the east of the site, along the dismantled railway.

29.2.4 **Table 29.1** identifies other LWSs located within 1km of the site.

**Table 29.1:** LWS located within 1km of Site 77

Local Wildlife Sites ((p)LWS) within 1km of Site 77	Approximate distance from Site 77 (metres)
Rugby-Leamington Disused Railway	Adjacent to the site
River Avon and Tributaries	45
Cawston Woodlands	165
Far Popehill Spinney	894

#### Habitats of medium to high distinctiveness

29.2.5 Habitats of medium to high distinctiveness within the site are located at the south of the site, comprising of 0.59ha (4.8%).

- A1.1.1 Semi-natural broadleaved woodland (0.57ha, 4.6%)
- G1 Standing water (0.02ha, 0.2%)

29.2.6 Dense scrub is located adjacent to the eastern site boundary within the disused railway.

<sup>134</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].

### **Irreplaceable habitats**

- 29.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

- 29.2.8 The ecological constraints identified during this assessment are shown on **Figure 29.1**.

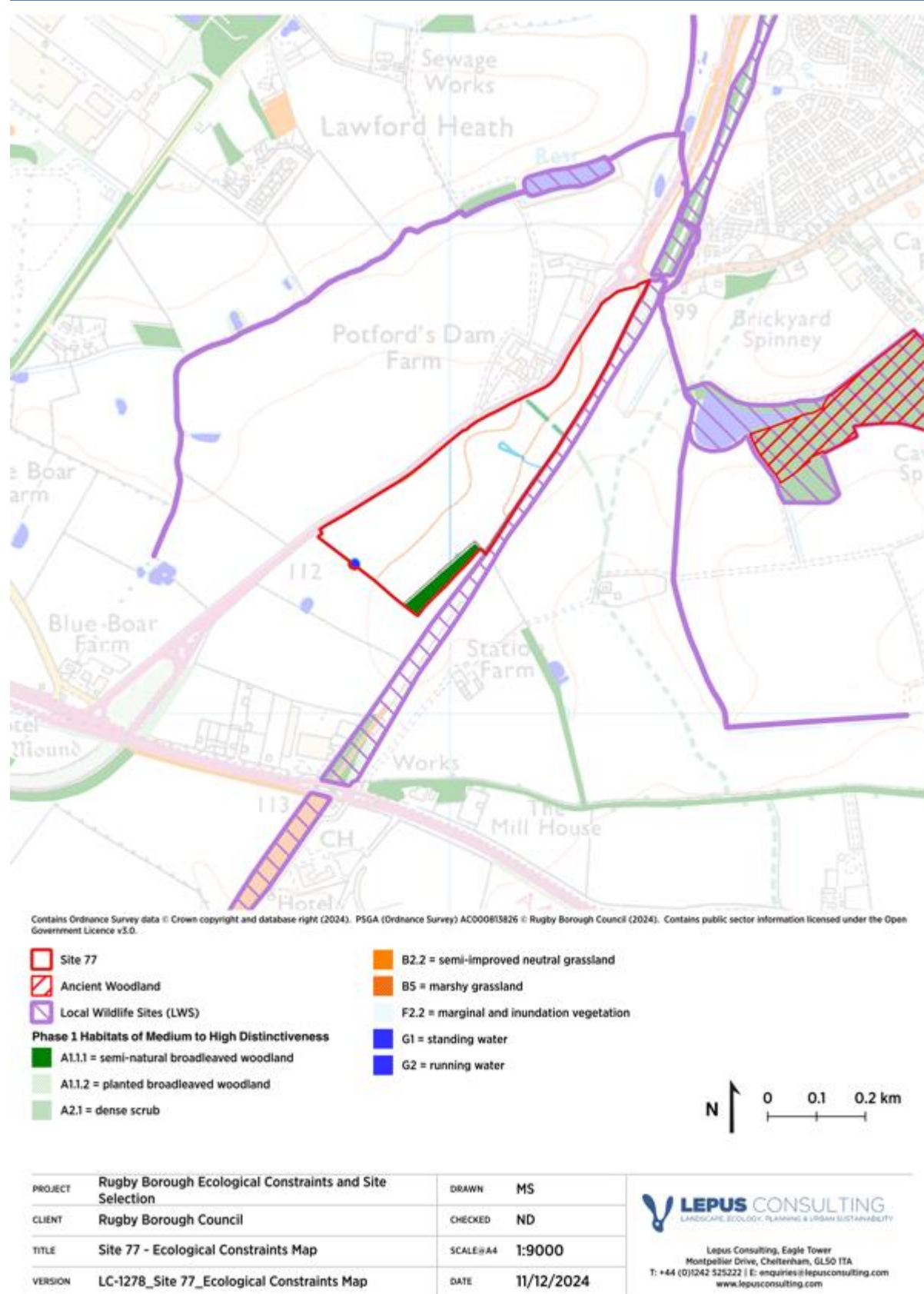


Figure 29.1: Site 77 ecological constraints map

## 29.3 Potential impacts

### Designated Sites

29.3.1 Proposed employment development at Site 77 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Draycote Meadow SSSI
- Rugby-Leamington Disused Railway LWS

### Habitats of medium to high distinctiveness

29.3.2 Semi-natural broadleaved woodland is located within the south-east of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>135</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

29.3.3 Standing water habitat, in the form of a pond, is located within the north-western boundary of the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>136</sup>. Development on site is likely to result in the direct loss of, or impacts upon, the pond through a change in water quality or water quantity.

### Summary of potential impacts

29.3.4 **Table 29.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 29.2:** Site 77 potential development impact pathways and receptors

Potential impacts	Draycote Meadow SSSI	Rugby-Leamington Disused Railway LWS	Habitats of medium to high distinctiveness
Direct habitat loss	N	N	Y
Habitat fragmentation	N	Y	Y
Change in water quality	N	Y	Y
Change in water levels	Y	Y	Y
Change in air quality	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y
Increased recreational pressure	N	N	N

<sup>135</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>136</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

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- 29.3.5 There are medium ecological constraints at Site 77 given the location of local designations adjacent to the site. It is necessary to demonstrate that there will be no adverse impacts on Draycote Meadows SSSI from any development at Site 77 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 29.3.6 Site 77 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Rugby-Leamington Disused Railway LWS through sensitive site design and the adoption of appropriate mitigation measures as set out in **Chapter 57**. Woodland and water habitats of medium to high distinctiveness should be retained, protected and incorporated into a planting scheme.



## 30 Site 79: Land west of Medda Place, Thurlaston

### 30.1 Overview

- 30.1.1 Site 79 is proposed for residential development. The site covers an area of 4.06ha and has capacity for 110 residential dwellings.
- 30.1.2 Site 79 is situated to the north of Thurlaston, approximately 2.3km to the south-west of Rugby. The site comprises a pastoral field bounded by hedgerow with trees, a café and a caravan park. The B4429 runs along the southern site boundary, with the M54 situated 140m to the south. Symmetry Park warehousing development is located to the west of the site.

### 30.2 Ecological baseline

#### SSSI

- 30.2.1 The site is located within an IRZ associated with Draycote Meadow SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.13**).
- 30.2.2 Draycote Meadows SSSI is located approximately 1.5km to the south-east of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>137</sup>. The A45, B4429, Whitefields golf course, arable fields and Symmetry Park warehousing development are located between the site and Draycote Meadow SSSI.

#### LWS

- 30.2.3 There are no LWS located within or adjacent to the site. **Table 30.1** identifies other LWSs located within 1km of the site.

**Table 30.1:** LWS located within 1km of Site 79

Local Wildlife Sites ((p)LWS) within 1km of Site 79	Approximate distance from Site 79 (metres)
River Avon and Tributaries	145
Cawston Woodland	595
Draycote Water	750
Rugby-Leamington Disused Railway	790

#### Habitats of medium to high distinctiveness

- 30.2.4 There are no habitats of medium to high distinctiveness located within the site.
- 30.2.5 Semi-natural deciduous woodland is located adjacent to the northern site boundary.

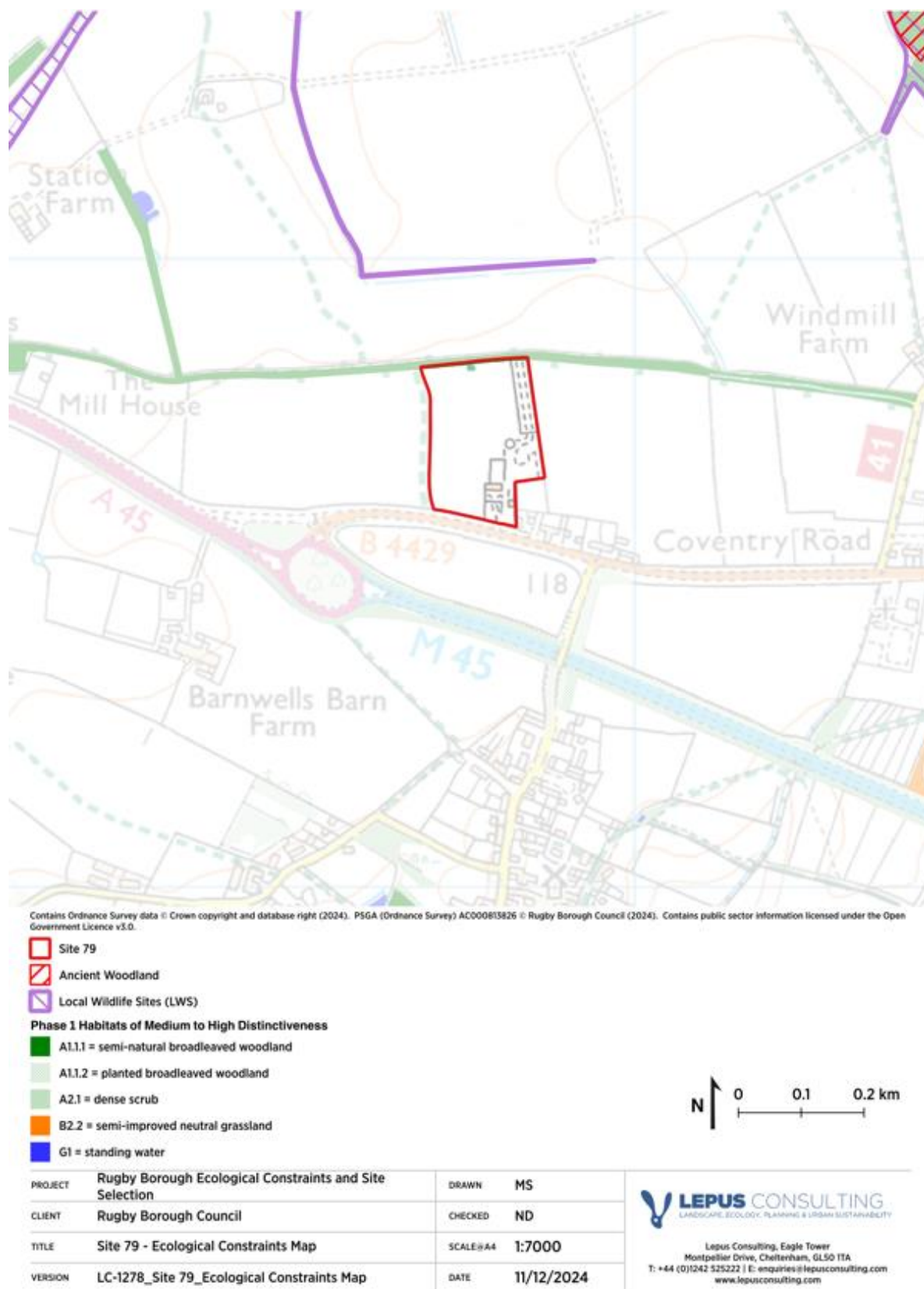
#### Irreplaceable habitats

- 30.2.6 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

<sup>137</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].

## Ecological Constraints

30.2.7 The ecological constraints identified during this assessment are shown on **Figure 30.1**.



**Figure 30.1:** Site 79 ecological constraints map

### 30.3 Potential impacts

#### Designated Sites

- 30.3.1 Proposed residential development at Site 79 has the potential to impact Draycote Meadow SSSI. Likely potential impacts from development upon the features of this designation are described in **Appendix B**.

#### Summary of potential impacts

- 30.3.2 **Table 30.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 30.2:** Site 79 potential development impact pathways and receptors

Potential impacts	Draycote Meadow SSSI
Direct habitat loss	N
Habitat fragmentation	N
Change in water quality	N
Change in water levels	N
Change in air quality	N
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N
Increased recreational pressure	Y

- 30.3.3 There are low ecological constraints at Site 79. It is necessary to demonstrate that there will be no adverse impacts on Draycote Meadows SSSI from any development at Site 79 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

## 31 Site 82: Land south of Rugby Road, Brinklow

### 31.1 Overview

- 31.1.1 Site 82 is proposed for residential development. The site covers an area of 5.2ha and has a capacity for 100 residential dwellings.
- 31.1.2 Site 82 is located to the south of Brinklow, approximately 6.2km to the north-west of Rugby. The site consists of an arable field bounded and enclosed by hedgerows with trees. The B4455 runs along a section of the northern boundary and settlements are located to the north of the site.

### 31.2 Ecological baseline

#### SSSI

- 31.2.1 Site 82 is located within an IRZ associated with Combe Pool SSSI, Brandon Marsh SSSI, Ryton Wood SSSI and Draycote Meadows SSSI which requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.4**).
- 31.2.2 Combe Pool SSSI is located approximately 3.2km to the west of the site. Combe Pool SSSI is situated within the grounds of Combe Abbey Country Park, located adjacent to the southern site boundary. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI is considered to be in an 'Unfavourable -recovering' condition<sup>138</sup>. The village of Brinklow, the B4428, woodland and arable and pastoral fields are located between the SSSI and the site.
- 31.2.3 Brandon Marsh SSSI is located approximately 5.4km to the south-west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>139,140</sup>. The A428, woodland and arable and pastoral fields are located between the SSSI and the site.

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<sup>138</sup> Natural England. Combe Pool SSSI: Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 04/09/25].

<sup>139</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>140</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

31.2.4 Ryton Wood SSSI is located approximately 7.7km to the south-west of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>141</sup>. The village of Wolston, A428, A45, A423 and arable and pastoral fields are located between the SSSI and the site.

31.2.5 Draycote Meadows SSSI is located approximately 8km to the south-east of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>142</sup>. The A4071, A428 and arable and pastoral fields are located between the SSSI and the site.

### LWS

31.2.6 The River Avon and Tributaries LWS is located adjacent to the southern and eastern site boundary. A description of the River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

31.2.7 **Table 31.1** identifies other LWSs located within 1km of the site.

**Table 31.1: LWS located within 1km of Site 82**

Local Wildlife Sites ((p)LWS) within 1km of Site 82	Approximate distance from Site 82 (metres)
River Avon and Tributaries	Adjacent to the site
Brinklow Disused Canal Pool	165
Brinklow Castle	365
Brinklow Meadows (pLWS)	735
Oxford Canal	850
All Oaks Wood	860
High Wood	860
Manor Farm Meadows	925

### Habitats of medium to high distinctiveness

31.2.8 There are no habitats of medium to high distinctiveness located within the site.

31.2.9 Semi-improved neutral grassland is located adjacent to the eastern boundary of the site. A small area of standing water is located adjacent to the southern site boundary.

### Irreplaceable habitats

31.2.10 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

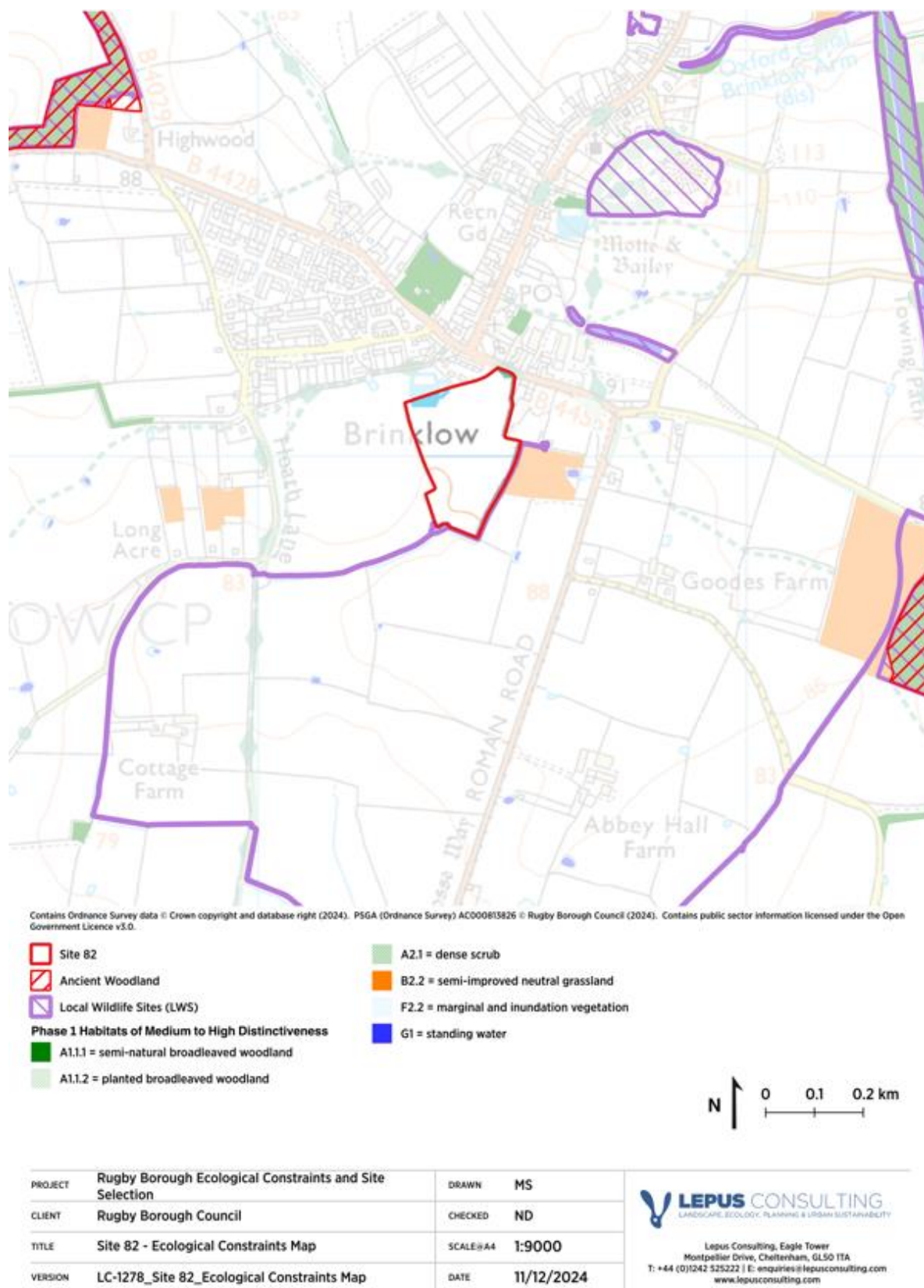
<sup>141</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 12/09/25].

<sup>142</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].



## Ecological Constraints

31.2.11 The ecological constraints identified during this assessment are shown on **Figure 31.1**.



**Figure 31.1:** Site 82 ecological constraints map



### 31.3 Potential impacts

#### Designated Sites

31.3.1 Proposed residential development at Site 82 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Combe Pool SSSI
- Draycote Meadows SSSI
- River Avon and Tributaries LWS
- Ryton Wood SSSI

#### Summary of potential impacts

31.3.2 **Table 31.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 31.2:** Site 82 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Combe Pool SSSI	Draycote Meadows SSSI	Ryton Wood SSSI	River Avon and Tributaries LWS
Direct habitat loss	N	N	N	N	N
Habitat fragmentation	N	N	N	N	Y
Change in water quality	Y	N	N	N	Y
Change in water levels	Y	Y	Y	Y	Y
Change in air quality	N	Y	N	N	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	N	N	Y
Increased recreational pressure	Y	Y	Y	Y	Y

31.3.3 There are medium ecological constraints at Site 82. It is necessary to demonstrate that there will be no adverse impacts on Combe Pool SSSI, Draycote Meadows SSSI, Brandon Marsh SSSI and Ryton Woods SSSI from any development at Site 82 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 58**.

31.3.4 Site 82 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon the adjacent River Avon and Tributaries LWS through sensitive site design and the adoption of appropriate mitigation measures.

## 32 Site 84: Land South of Leicester Road, Wolvey

### 32.1 Overview

- 32.1.1 Site 84 is proposed for residential development. The site covers an area of 8.49ha and has a capacity for 60 residential dwellings.
- 32.1.2 Site 84 is located to the north-east of Wolvey, approximately 13.3km to the north-west of Rugby. The site consists of arable and pastoral fields bounded and enclosed by hedgerows with trees. The River Anker flows through the centre of the site from the south-east to the north-west. The River Anker is a major tributary of the River Tame, which it joins in Tamworth before its confluence with the River Trent near Alrewas, Lichfield.

### 32.2 Ecological baseline

#### SSSI

- 32.2.1 Site 84 is located within an IRZ associated with Ensor's Pool SSSI which does not require Natural England to be consulted on development likely to be associated with the proposed end use of the site.
- 32.2.2 Ensor's Pool SSSI is located approximately 8.5km to the north-west of the site. Ensor's Pool SSSI lies on the southern edge of Nuneaton to the north of Rugby and formed in an abandoned clay pit and is ground water fed. It is designated for populations of Native White-Clawed Crayfish (*Austropotamobius pallipes*). Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI is considered to be in an 'Unfavourable - recovering' condition<sup>143</sup>. The M69 motorway, A444, Oxford Canal, Nuneaton and arable and pastoral fields are located between the SSSI and the site.

#### LWS

- 32.2.3 Wolvey Rush Pasture pLWS is located within the centre of the site and adjacent to the southern site boundary. Wolvey Wetlands Reserve LWS is located adjacent to the west of the site. A description of Wolvey Rush Pasture pLWS and Wolvey Wetlands Reserve LWS and reasons for its qualification as LWSs are provided at **Appendix B**.
- 32.2.4 **Table 32.1** identifies other LWSs located within 1km of the site.

**Table 32.1:** LWS located within 1km of Site 84

Local Wildlife Sites ((p)LWS) within 1km of Site 84	Approximate distance from Site 84 (metres)
Wolvey Rush Pasture (pLWS)	Within the site
Wolvey Wetlands Reserve	Adjacent to the site
Wolvey Trout Pits (pLWS)	335

#### Habitats of medium to high distinctiveness

- 32.2.5 Habitats of medium to high distinctiveness within the site are located at the centre of the site, to the north-east of the River Anker, comprising 4.09ha (48.2%).
- A1.1.1 Semi-natural broadleaved woodland (0.13ha, 1.5%)
  - B2.2 Semi-improved neutral grassland (1.3ha, 15.3%)
  - B5 Marshy grassland (1.5ha, 17.7%)

<sup>143</sup> Natural England. Ensor's Pool SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1006643&SiteName=Ensor%27s%20Pool%20SSSI> [Accessed 09/09/25].

- F1 Swamp (1.1ha, 12.9%)
- G2 Running water (0.06ha, 0.71%)

32.2.6 Marshy grassland is located adjacent to the south of the site, with semi-natural broadleaved woodland and swamp located adjacent to the north-west of the site.

**Irreplaceable habitats**

32.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

**Ecological Constraints**

32.2.8 The ecological constraints identified during this assessment are shown on **Figure 32.1**.

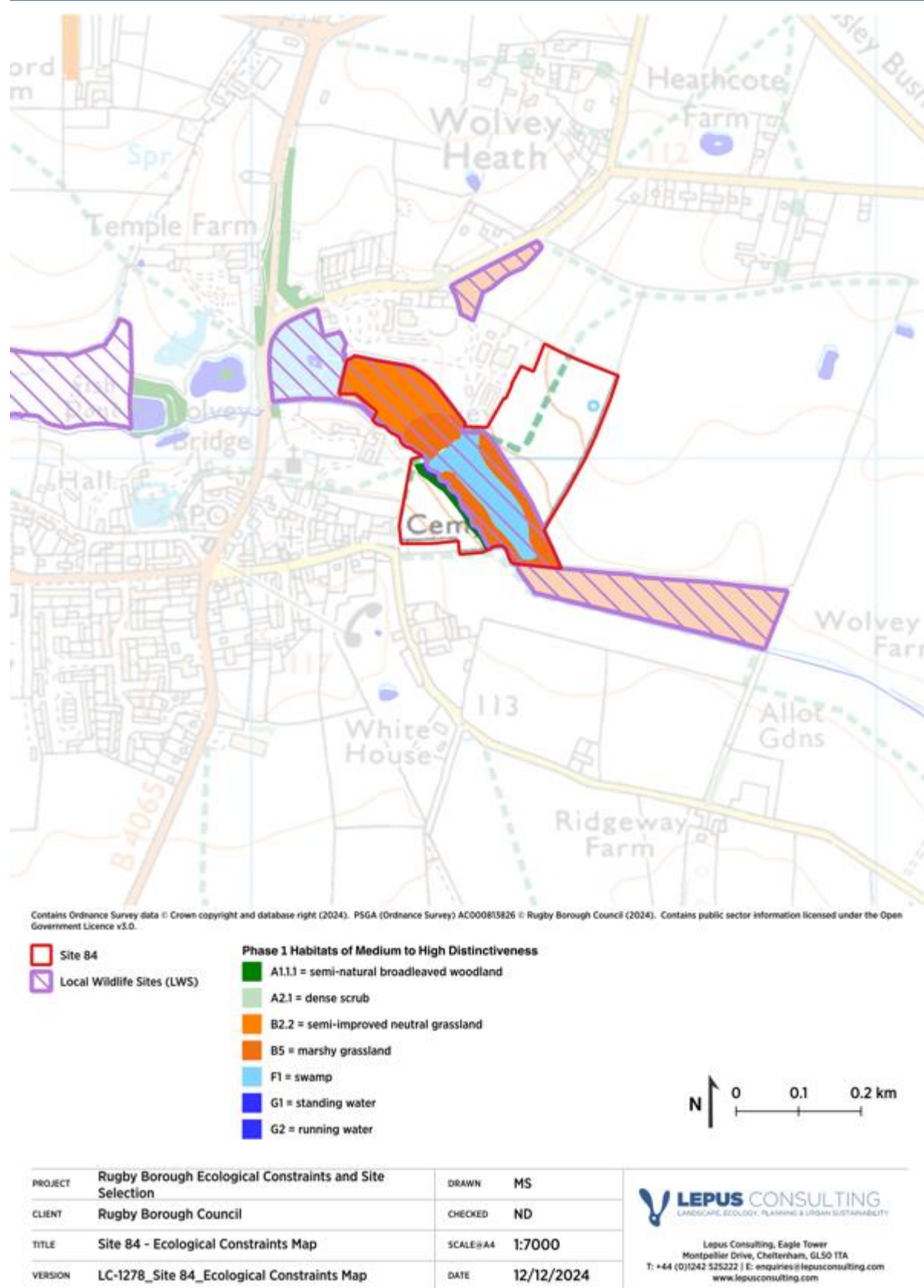


Figure 32.1: Site 84 ecological constraints map

## 32.3 Potential impacts

### Designated Sites

32.3.1 Proposed residential development at Site 84 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Ensor's Pool SSSI
- Wolvey Rush Pasture pLWS
- Wetlands Reserve LWS

### Habitats of medium to high distinctiveness

32.3.2 Semi-natural broadleaved woodland is located within the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>144</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

32.3.3 Semi-improved neutral grassland is located within the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>145</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

32.3.4 Marshy grassland and swamp habitats are located centrally within the site. Warwickshire's LBAP for marsh, swamp and wet grassland aims to restore and expand this habitat<sup>146</sup>. These habitats are vulnerable to hydrological changes, requiring the water level to be above or close to ground level for much of the year.

32.3.5 A watercourse runs along the north-western boundary and through the centre of the site. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>147</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to GES or GEP if heavily modified, as set out by the WFD. Development impacts from diffuse and point solution is of particular concern.

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<sup>144</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 06/09/25].

<sup>145</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

<sup>146</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Marsh, Swamp & Wet Grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Marsh%20Swamp%20%26%20Wet%20Grassland.November%202021.pdf> [Accessed 06/09/25].

<sup>147</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 06/09/25].

## Summary of potential impacts

32.3.6 **Table 32.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 32.2:** Site 84 potential development impact pathways and receptors

Potential impacts	Ensor's Pool SSSI	Wolvey Rush Pasture pLWS	Wolvey Wetlands Reserve LWS	Habitat of medium to high distinctiveness
Direct habitat loss	N	Y	N	Y
Habitat fragmentation	N	Y	Y	Y
Change in water quality	N	Y	Y	Y
Change in water levels	N	Y	Y	Y
Change in air quality	N	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y
Increased recreational pressure	N	Y	N	Y

32.3.7 There are medium ecological constraints at Site 84. Wolvey Rush Pasture pLWS runs through Site 84 and Wolvey Wetlands Reserve LWS is located adjacent. Swamp and marshy grassland habitat are located within the centre of the site. In total habitats of medium to high distinctiveness comprise 48.2% of the overall site area.

32.3.8 Although the layout and design of development is unknown at this stage, ecological constraints on site will make development challenging. Development should aim to retain, protect and enhance habitats of medium to high distinctiveness and protect the LWSs through measures outlined in **Chapter 57**.



## 33 Site 86: Grange Farm, Ryton

### 33.1 Overview

- 33.1.1 Site 86 is proposed for employment development. The site covers an area of 37.46ha and has a capacity of 9.3ha.
- 33.1.2 Site 86 is located to the east of Ryton-on-Dunsmore and to the west of Stretton-on-Dunsmore, approximately 6.2km to the west of Rugby. The site consists of arable fields bounded enclosed by hedgerows with trees alongside small ponds. The A45 runs along the northern boundary and Freeboard Lane along the eastern.

### 33.2 Ecological baseline

#### SSSI

- 33.2.1 Site 86 is located within an IRZ associated with Brandon Marsh SSSI and Ryton Wood SSSI which requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.4**).
- 33.2.2 Brandon Marsh SSSI is located approximately 1.1km to the north-west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>148,149</sup>. The A45, the River Avon and arable and pastoral fields are located between the SSSI and the site.
- 33.2.3 Ryton Wood SSSI is located approximately 1.5km to the south-west of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>150</sup>. The A423, woodland and arable and pastoral fields are located between the SSSI and the site.

#### LWS

- 33.2.4 The River Avon and Tributaries LWS is located within the site and comprises tributaries of the River Avon. A description of the River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.
- 33.2.5 **Table 33.1** identifies other LWSs located within 1km of the site.

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<sup>148</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>149</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

<sup>150</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 12/09/25].

**Table 33.1:** LWS located within 1km of Site 86

Local Wildlife Sites ((p)LWS) within 1km of Site 86	Approximate distance from Site 86 (metres)
River Avon and Tributaries	Within the site
The Coppice (pLWS)	300

### **Habitats of medium to high distinctiveness**

33.2.6 Habitats of medium to high distinctiveness are located throughout the site, comprising 0.6ha (1.66%).

- A1.1.1 Semi-natural broadleaved woodland (0.09ha, 0.24%)
- A2.1 Dense scrub (0.23ha, 0.61%)
- F1 Swamp (0.09ha, 0.24%)
- G1 Standing water (0.21ha, 0.56%)

33.2.7 Dense scrub is located adjacent to the northern and north-eastern site boundaries.

### **Irreplaceable habitats**

33.2.8 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

33.2.9 The ecological constraints identified during this assessment are shown on **Figure 33.1**.

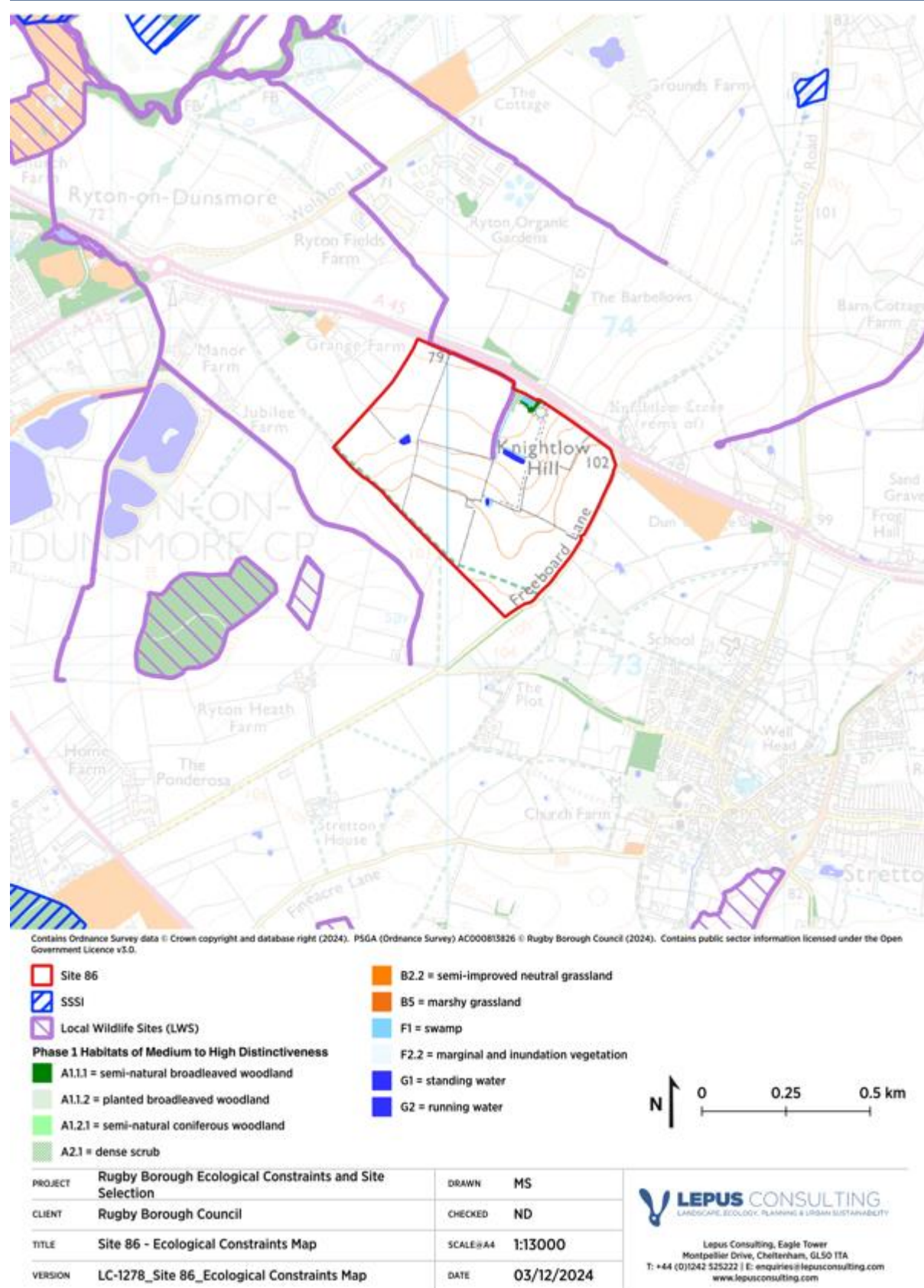


Figure 33.1: Site 86 ecological constraints map

### 33.3 Potential impacts

#### Designated Sites

33.3.1 Proposed employment development at Site 86 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- River Avon Tributaries LWS
- Ryton Wood SSSI

#### Habitat of medium to high distinctiveness

33.3.2 Semi-natural broadleaved woodland is located at the north of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>151</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

33.3.3 Dense scrub is located to the north of the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>152</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

33.3.4 Swamp habitat is located to the north of the site. Warwickshire's LBAP for marsh, swamp and wet grassland aims to manage, restore and create wetland areas<sup>153</sup>. Development on site is likely to result in the direct loss of, or impacts upon, this swamp habitat through a change in water quality or water quantity.

33.3.5 Standing water habitat, in the form of ponds, is located throughout the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>154</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

#### Summary of potential impacts

33.3.6 **Table 33.2** summarises the potential development impact pathways at the key ecological constraints.

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<sup>151</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>152</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>153</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021: Marsh, swamp & wet grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Marsh%20Swamp%20%26%20Wet%20Grassland.November%202021.pdf> [Accessed 04/09/25].

<sup>154</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

**Table 33.2:** Site 86 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Ryton Wood SSSI	River Avon and Tributaries LWS	Habitat of medium to high distinctiveness
Direct habitat loss	N	N	Y	Y
Habitat fragmentation	Y	Y	Y	Y
Change in water quality	Y	N	Y	Y
Change in water levels	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	Y	Y
Increased recreational pressure	N	N	N	N

33.3.7 There are medium ecological constraints at Site 86. It is necessary to demonstrate that there will be no adverse impacts on Brandon Marsh SSSI and Ryton Woods SSSI from any development at Site 86 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

33.3.8 Site 86 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon the River Avon and Tributaries LWS through sensitive site design and the adoption of appropriate mitigation measures. In addition, habitat of medium to high distinctiveness should be protected from development and enhanced through sensitive planting design.

## 34 Site 87: Hillcrest Farm, Newton

### 34.1 Overview

34.1.1 Site 87 is proposed for residential or employment development. The site covers an area of 3.07ha and has a capacity of 0.14ha or 25 residential dwellings.

34.1.2 Site 87 is located to the west of Wolvey, approximately 600m to the north-east of Rugby. The site consists of pastoral fields enclosed by hedgerows with trees alongside a farm within the south-east of the site including an access road through the site's centre. A dismantled railway, following the Great Central Walk, runs along the site's western boundary with Newton Lane to the east.

### 34.2 Ecological baseline

#### SSSI

34.2.1 The site is located within an IRZ associated with Cave's Inn Pit SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.17**).

34.2.2 Cave's Inn Pit SSSI is located approximately 1.1km to the north-east of the site. Cave's Inn Pit site contains some of the best remaining areas of neutral marsh in Leicestershire to the east of Rugby; this interest is supported by the presence of other wetland, scrub and grassland habitats within disused gravel pits. The marsh and open water habitats are representative of base-rich wetland communities in eastern and southern England. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in an 'Unfavourable -recovering condition'<sup>155</sup>. The M6 motorway, A5 and pastoral fields are located between the site and the SSSI.

#### LNR

34.2.3 Ashlawn Cutting LNR is located adjacent to the western site boundary, along the dismantled railway. A description of Ashlawn Cutting LNR and reasons for its qualification are provided at **Appendix B**.

#### LWS

34.2.4 Great Central Walk North LWS is located adjacent to the west of the site, along the dismantled railway. A description of the Great Central Walk North LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

34.2.5 **Table 34.1** identifies other LWSs located within 1km of the site.

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<sup>155</sup> Natural England. Designated Sites View. Cave's Inn Pits SSSI: Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1003549&SiteName=Cave%27s%20Inn%20Pits%20SSSI> [Accessed 07/09/25].



**Table 34.1:** LWS located within 1km of Site 87

Local Wildlife Sites ((p)LWS) within 1km of Site 87	Approximate distance from Site 87 (metres)
Great Central Walk North	Adjacent to the site
Newton Pool and Pastures	100
River Avon and Tributaries	160
Coton Park Pool	160
Gravel Works Pond and Marsh (pLWS)	650
Road Verge (A5) (pLWS)	890

#### **Habitats of medium to high distinctiveness**

- 34.2.6 Habitats of medium to high distinctiveness within the site include a small area of planted broadleaved woodland, comprising 0.09ha (2.9%).
- 34.2.7 Dense scrub and semi-natural broadleaved woodland are located adjacent to the western site boundary, along the dismantled railway.

#### **Irreplaceable habitats**

- 34.2.8 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

#### **Ecological Constraints**

- 34.2.9 The ecological constraints identified during this assessment are shown on **Figure 34.1**.

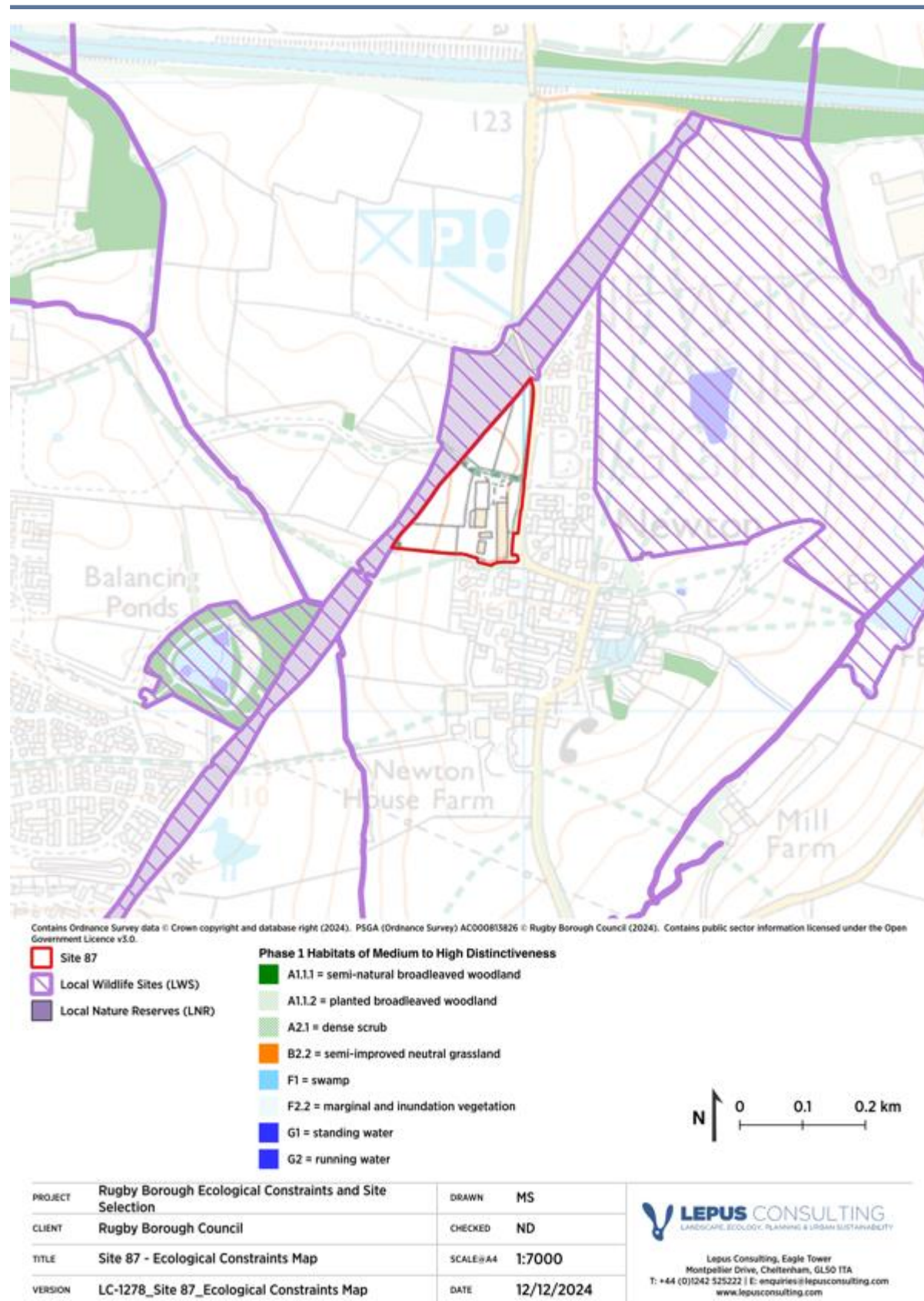


Figure 34.1: Site 87 ecological constraints map

### 34.3 Potential impacts

#### Designated Sites

34.3.1 Proposed residential or employment development at Site 87 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Ashlawn Cutting LNR
- Cave's Inn Pit SSSI
- Great Central Walk North LWS

#### Habitat of medium to high distinctiveness

34.3.2 Planted broadleaved woodland is located at the east of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>156</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

#### Summary of potential impacts

34.3.3 **Table 34.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 34.2:** Site 87 potential development impact pathways and receptors

Potential impacts	Cave's Inn Pit SSSI	Ashlawn Cutting LNR	Great Central Walk North LWS	Habitat of medium to high distinctiveness
Direct habitat loss	N	N	N	Y
Habitat fragmentation	N	Y	Y	Y
Change in water quality	N	Y	Y	Y
Change in water quantity	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y
Increased recreational pressure	N	Y	Y	Y

34.3.4 There are medium ecological constraints at Site 87. It is necessary to demonstrate that there will be no adverse impacts on Cave's Inn Pit SSSI from any development at Site 87 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

<sup>156</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

- 34.3.5 Site 87 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Ashlawn Cutting LNR and Great Central Walk North LWS through sensitive site design and the adoption of appropriate mitigation measures. In addition, habitat of medium to high distinctiveness should be protected from development and enhanced through sensitive planting design.

## 35 Site 89: Home Farm, Brinklow

### 35.1 Overview

35.1.1 Site 89 is proposed for residential development. The site covers an area of 1.05ha and has a capacity of 28 residential dwellings.

35.1.2 Site 89 is located within the village of Brinklow, approximately 6.5km to the south-east of Rugby. The site consists of a pastoral field enclosed by hedgerows with trees to the north, and a farm located to the south. The B4455 is located along the southern site boundary, with residential settlements to the east and west of the site. Brinklow Castle is located approximately 190m to the north of the site.

### 35.2 Ecological baseline

#### SSSI

35.2.1 The site is located within an IRZ associated with Combe Pool SSSI, Brandon Marsh SSSI, Ryton Wood SSSI and Draycote Meadow SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.4**).

35.2.2 Combe Pool SSSI is located approximately 3.4km to the west of the site. Combe Pool SSSI is situated within the grounds of Combe Abbey Country Park, located adjacent to the southern site boundary. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI is considered to be in an 'Unfavourable -recovering' condition<sup>157</sup>. The village of Brinklow, the B4428, woodland and arable and pastoral fields are located between the SSSI and the site.

35.2.3 Brandon Marsh SSSI is located approximately 5.8km to the south-west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>158,159</sup>. The A428, woodland and arable and pastoral fields are located between the SSSI and the site.

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<sup>157</sup> Natural England. Combe Pool SSSI: Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 04/09/25].

<sup>158</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>159</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

35.2.4 Ryton Wood SSSI is located approximately 8km to the south-west of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>160</sup>. The village of Wolston, A428, A45, A423 and arable and pastoral fields are located between the SSSI and the site.

35.2.5 Draycote Meadows SSSI is located approximately 8.3km to the south-east of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at Appendix B. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>161</sup>. The A4071, A428 and arable and pastoral fields are located between the SSSI and the site.

### LWS

35.2.6 Brinklow Disused Canal Pool LWS is located adjacent to the north-western site boundary. A description of the Brinklow Disused Canal Pool LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

35.2.7 **Table 35.1** identifies other LWSs located within 1km of the site.

**Table 35.1:** LWS located within 1km of Site 89

Local Wildlife Sites ((p)LWS) within 1km of Site 89	Approximate distance from Site 89 (metres)
Brinklow Disused Canal Pool	Adjacent to the site
River Avon and Tributaries	145
Brinklow Castle	180
Oxford Canal (pLWS)	725
Brinklow Meadows (pLWS)	550
Manor Farm Meadows	745
High Wood	875
All Oaks Wood	900

### Habitats of medium to high distinctiveness

35.2.8 There are no habitats of medium to high distinctiveness located within the site.

35.2.9 Semi-natural broadleaved woodland is located adjacent to the western boundary, with a small pool located adjacent to the north-eastern site boundary.

### Irreplaceable habitats

35.2.10 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### Ecological Constraints

35.2.11 The ecological constraints identified during this assessment are shown on **Figure 35.1**.

<sup>160</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 03/09/25].

<sup>161</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].



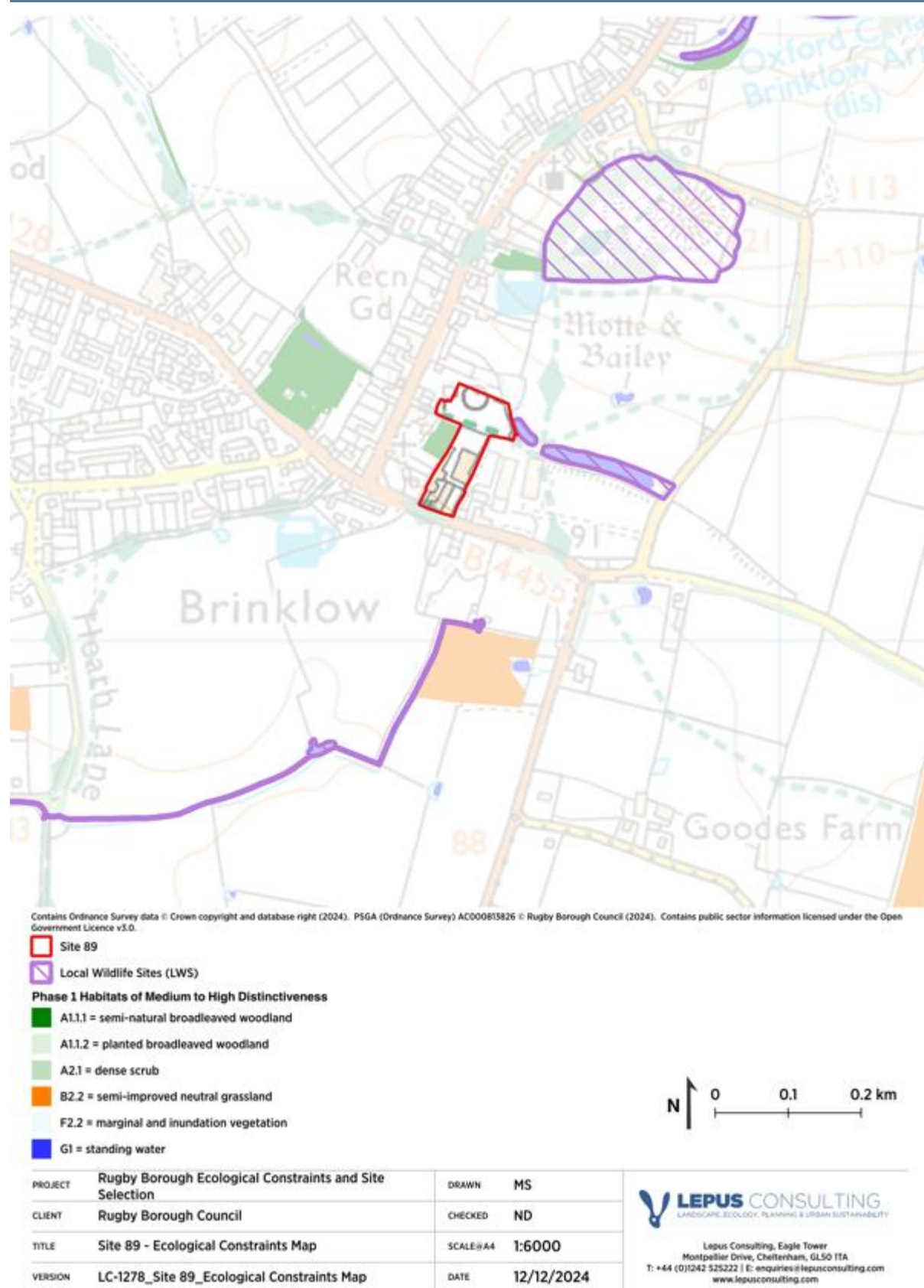


Figure 35.1: Site 89 ecological constraints map

### 35.3 Potential impacts

#### Designated Sites

35.3.1 Proposed residential development at Site 89 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Brinklow Disused Canal Pool LWS
- Combe Pool SSSI
- Draycote Meadow SSSI
- Ryton Wood SSSI

#### Summary of potential impacts

35.3.2 **Table 35.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 35.2:** Site 89 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Combe Pool SSSI	Draycote Meadow SSSI	Ryton Wood SSSI	Brinklow Disused Canal Pool LWS
Direct habitat loss	N	N	N	N	N
Habitat fragmentation	N	N	N	N	Y
Change in water quality	N	N	N	N	Y
Change in water levels	Y	Y	Y	Y	Y
Change in air quality	N	Y	N	N	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	N	N	Y
Increased recreational pressure	Y	Y	Y	Y	Y

35.3.3 There are medium ecological constraints at Site 89. It is necessary to demonstrate that there will be no adverse impacts on Combe Pool SSSI, Draycote Meadows SSSI, Brandon Marsh SSSI and Ryton Woods SSSI from any development at Site 89 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

35.3.4 Site 89 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Brinklow Disused Canal Pool LWS should be protected through sensitive site design and the adoption of appropriate mitigation measures.

## 36 Site 94: Land adjacent to Hinckley Park, south of A5

### 36.1 Overview

36.1.1 Site 94 is proposed for residential or employment development and is a strategic residential site. The site covers an area of 348.21ha and has a capacity of 75ha or 4000 residential dwellings.

36.1.2 Site 94 is located approximately 1km to the south of Hinckley, approximately 12km to the north-west of Rugby. The site comprises of arable and pastoral fields enclosed by hedgerows with trees. Smockington Lane runs through the centre of the site, with the A5 running along the eastern boundary, and Hinckley Road, Gipsy Lane and Cloudsley Bish Lane along the western. A 1.3ha reservoir is located to the north of the site and a watercourse is located along the south-eastern site boundary.

### 36.2 Ecological baseline

#### SSSI

36.2.1 Site 94 is located within an IRZ associated with Burbage Woods and Aston Firs SSSI and Ensor's Pool SSSI which requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.4**).

36.2.2 Burbage Woods and Aston Firs SSSI is located approximately 3.3km to the north of the site. The site comprises one of the best remaining examples of Ash- (*Fraxinus*) Oak- (*Quercus Robur*) Maple- (*Acer*) woodland in Leicestershire (to the north of Rugby) and is representative of semi-natural woodland developed on the clays of eastern England. Full details of the features for which it has been notified are provided at **Appendix B**. All four units of the SSSI are in an 'Unfavourable – recovering' condition<sup>162</sup>. The M69 motorway, A5, B578, B4669, warehousing development and arable and pastoral fields are located between the SSSI and the site.

36.2.3 Ensor's Pool SSSI is located approximately 8.3km to the west of the site. Ensor's Pool SSSI lies on the southern edge of Nuneaton to the north of Rugby and formed in an abandoned clay pit and is ground water fed. It is designated for populations of Native White-Clawed Crayfish (*Austropotamobius pallipes*). Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI is considered to be in an 'Unfavourable - recovering' condition<sup>163</sup>. The M69 motorway, A444, Nuneaton and arable and pastoral fields are located between the SSSI and the site.

#### LWS

36.2.4 Ash Pole Spinney pLWS is located within the northern section of the site, and Copston Spinney LWS within the south-east of the site. A description of Ash Pole Spinney pLWS and Copston Spinney LWS and reasons for their qualification as LWSs are provided at **Appendix B**.

36.2.5 **Table 36.1** identifies other LWSs located within 1km of the site.

<sup>162</sup> Natural England. Burbage Wood and Aston Firs SSSI Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1003526&SiteName=Burbage%20Wood%20and%20Aston%20Firs%20SSSI> [Accessed 09/09/25].

<sup>163</sup> Natural England. Ensor's Pool SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1006643&SiteName=Ensor%27s%20Pool%20SSSI> [Accessed 09/09/25].

**Table 36.1:** LWS located within 1km of Site 94

Local Wildlife Sites (LWS) within 1km of Site 94	Approximate distance from Site 94 (metres)
Ash Pole Spinney (pLWS)	Within the site
Copston Spinney	Within the site
Wolvey Rush Pasture	570
Stretton Croft	780
Woodland extension (pLWS)	800
Copston Hedgerow (pLWS)	800
Wolvey Wetlands Reserve	905

### **Habitats of medium to high distinctiveness**

36.2.6 Habitats of medium to high distinctiveness within the site are particularly concentrated to the north and south, comprising 16.8ha (4.83%).

- A1.1.1 Semi-natural broadleaved woodland (14.41ha, 4.14%)
- B2.2 Semi-improved neutral grassland (0.52ha, 0.15%)
- G1 Standing water (1.86ha, 0.53%)

36.2.7 Semi-natural broadleaved woodland within the site comprises of Ash Pole Spinney, Crab Tree Spinney, Three Corner Spinney and Copston Spinney. Large areas of semi-natural deciduous woodland as part of Ash Pole Spinney and a large lake (2.2ha) are located adjacent to the site at the northern boundary. To the south, two water bodies (1.9ha) are located alongside a smaller area of semi-natural deciduous woodland.

### **Irreplaceable habitats**

36.2.8 Approximately 4ha of ancient woodland is located within the site at Ash Pole Spinney, comprising 1.15% of the site area.

### **Ecological Constraints**

36.2.9 The ecological constraints identified during this assessment are shown on **Figure 36.1**.





## 36.3 Potential impacts

### Designated Sites

36.3.1 Proposed residential or employment development at Site 94 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Ash Pole Spinney pLWS
- Burbage Woods and Aston Firs SSSI
- Copston Spinney LWS
- Ensor's Pool SSSI

### Habitat of medium to high distinctiveness

36.3.2 Semi-natural broadleaved woodland is located to the north and south of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>164</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

36.3.3 Semi-improved neutral grassland is located within the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>165</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

36.3.4 Standing water habitat, in the form of ponds, is located throughout the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>166</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

### Irreplaceable habitat

36.3.5 Ancient woodland is vulnerable to changes in air quality, surface water quality and hydrological regime. Indirect impacts may include recreational disturbance. Woodlands often support species of birds, bats, mammals and invertebrates. These species may be affected by development impacts such as lighting, noise and visual disturbance.

### Summary of potential impacts

36.3.6 **Table 36.2** summarises the potential development impact pathways at the key ecological constraints.

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<sup>164</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>165</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

<sup>166</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].



**Table 36.2:** Site 94 potential development impact pathways and receptors

Potential impacts	Burbage Woods and Aston Firs SSSI	Ash Pole Spinney pLWS	Copston Spinney LWS	Habitats of medium to high distinctiveness	Irreplaceable habitat
Direct habitat loss	N	Y	Y	Y	Y
Habitat fragmentation	N	Y	Y	Y	Y
Change in water quality	N	Y	Y	Y	Y
Change in water levels	Y	Y		Y	Y
Change in air quality	Y	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y	Y
Increased recreational pressure	Y	Y	Y	Y	Y

36.3.7 Given the location of ancient woodland, Copston Spinney LWS and Ashpole Spinney pLWS within the site boundary, there are high ecological constraints at Site 94. It is therefore recommended that alternative sites be identified which may be more ecologically suitable for development of this scale. If alternative sites cannot be identified, development should be concentrated along Smockington Lane, at the centre of the site with sufficient mitigation measures, including buffer zones, to ensure no adverse impacts on the site's ecological characteristics.

36.3.8 It is necessary to demonstrate that there will be no adverse impacts on Burbage Woods and Aston Firs SSSI from any development at Site 94 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

## 37 Site 95: Land bound by M69, M6 and B4029, Ansty

### 37.1 Overview

37.1.1 Site 95 is proposed for employment development. The site covers an area of 112.18ha and has a capacity of 27.5ha.

37.1.2 Site 95 is located approximately 100m to the south of Ansty and 400m to the northeast of Coventry. The site comprises arable and pastoral fields bounded by hedgerows with trees. The site is enclosed by the M6 to the south, the M69 to the west and the B4029 to the eastern boundary. A small area of deciduous woodland is located within the south of the site.

### 37.2 Ecological baseline

#### SSSI

37.2.1 Combe Pool SSSI is located approximately 2.4km to the north-west of the site. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in an 'Unfavourable – recovering' condition as a result of the clearing of Rhododendron in the northern section<sup>167</sup>. The M6 motorway, A46 and arable fields are located between the SSSI and the site.

37.2.2 Ensor's Pool SSSI is located approximately 8.5km to the north-west of the site. Ensor's Pool SSSI lies on the southern edge of Nuneaton to the north of Rugby and formed in an abandoned clay pit and is ground water fed. It is designated for populations of Native White-Clawed Crayfish (*Austropotamobius pallipes*). A description of Ensor's Pool SSSI and the features for which it has been notified is provided at **Appendix B**. The SSSI comprises of one unit in an 'Unfavourable – declining' condition as a result of a decline in the White-Clawed Crayfish (*Austropotamobius pallipes*) population. The M69, A444, a railway line, the town of Nuneaton and pastoral and arable fields are located between the SSSI and the site.

37.2.3 The site is located within an IRZ associated with Combe Pool SSSI and Ensor's Pool SSSI. This IRZ does not require Natural England to be consulted on development likely to be associated with the proposed end use of the site.

#### LWS

37.2.4 Home Farm Grasslands LWS is located with the northern section of the site, where Home Farm Grasslands LWS comprises an extension to Home Farm Grasslands pLWS and also lies partially within the site. Oxford Canal pLWS is located adjacent to the northern section of the site. A description of Home Farm Grasslands LWS, pLWS and Oxford Canal pLWS and reasons for their qualification as LWSs are provided in **Appendix B**.

37.2.5 **Table 37.1** identifies other LWSs located within 1km of the site.

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<sup>167</sup> Natural England. Combe Pool SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 03/09/25].

**Table 37.1:** LWS located within 1km of Site 95

Local Wildlife Sites (LWS) within 1km of Site 95	Approximate distance from Site 95 (metres)
Home Farm Grasslands (pLWS)	Within the site
Home Farm Grasslands	Within the site
Oxford Canal (pLWS)	Adjacent to the site
Woodland Allotments near Ansty Hall Hotel (pLWS)	190
Nettle Hill (pLWS)	270
Hill Park Wood	530
Ansty Park Ponds (pLWS)	570
Railway (pLWS)	690
Hopsford Hall Pastures	900
Wood (pLWS)	980
Disused Canal Branch (pLWS)	990

### **Habitats of medium to high distinctiveness**

37.2.6 Habitats of medium to high distinctiveness are located principally within the southwestern area of the site, comprising 3.55ha (3.1%).

- A1.1.2 Planted broadleaved woodland (2.08ha, 1.8%)
- B2.2 Semi-improved neutral grassland (0.94ha, 0.8%)
- A2.1 Dense scrub (0.52ha, 0.5%)
- G1 Standing water (0.01ha, 0.01%)

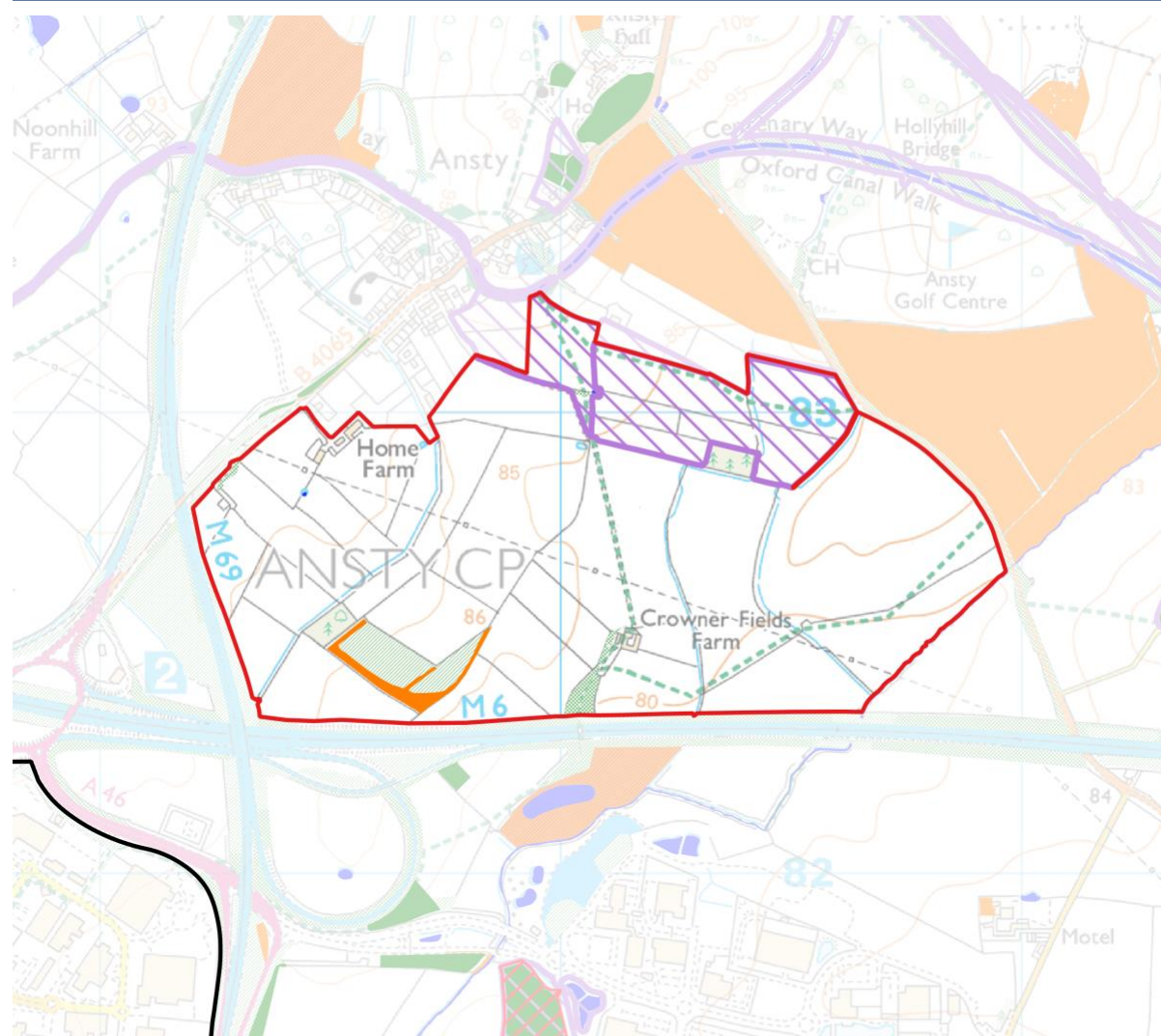
37.2.7 An area of planted broadleaved woodland and dense scrub is located adjacent to the south and western site boundaries.

### **Irreplaceable habitat**

37.2.8 There are no records of irreplaceable habitat located within, or within 50m of the site boundary, or which are hydrologically linked to the site.

### **Ecological constraints**

37.2.9 The ecological constraints identified during this assessment are shown on **Figure 37.1**.



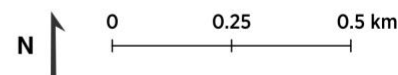
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- Rugby Borough Boundary
- Site 95
- Ancient Woodland
- Local Wildlife Sites (LWS)

#### Habitats of High to Medium Distinctiveness

- A1.1.1 = semi-natural broadleaved woodland
- A1.1.2 = planted broadleaved woodland

- A2.1 = dense scrub
- B2.2 = semi-improved neutral grassland
- B5 = marshy grassland
- F1 = swamp
- F2.2 = marginal and inundation vegetation
- G1 = standing water
- G2 = running water



PROJECT	Rugby Borough Ecological Constraints and Site Selection	DRAWN	EH
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Site 95 - Ecological Constraints Map	SCALE@A4	1:12000
VERSION	LC-1278_Site 95_Ecological Constraints Map	DATE	25/03/2025

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LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

Lepus Consulting, Eagle Tower  
Montpellier Drive, Cheltenham, GL50 1TA  
T: +44 (0)1242 525222 | E: enquiries@lepusconsulting.com  
www.lepusconsulting.com

**Figure 37.1:** Site 95 ecological constraints map

## 37.3 Potential impacts

### Designated Sites

- 37.3.1 Proposed residential development at Site 95 has the potential to impact Home Farm Grasslands LWS and pLWS. Likely potential impacts from development upon the features of Home Farm Grasslands LWS and pLWS are described in **Appendix B**.

### Habitats of medium to high distinctiveness

- 37.3.2 Planted broadleaved woodland is located within the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>168</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.
- 37.3.3 Semi-improved neutral grassland is located within the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>169</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.
- 37.3.4 Dense scrub is located within the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>170</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.
- 37.3.5 Standing water habitat, in the form of ponds, is located within the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>171</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

### Summary of potential impacts

- 37.3.6 **Table 37.2** summarises the potential development impact pathways at the key ecological constraints.

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<sup>168</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>169</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

<sup>170</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>171</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

**Table 37.2:** Site 95 potential development impact pathways and receptors

Potential impacts	Home Farm Grasslands LWS and pLWS	Habitats of medium to high distinctive-ness
Direct habitat loss	Y	Y
Habitat fragmentation	Y	Y
Change in water quality	Y	Y
Change in water quantity	Y	Y
Change in air quality	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	Y	Y
Increased recreational pressure	N	N

37.3.7 The evaluation of site 95 has identified adverse effects associated with Home Farm Grasslands LWS and pLWS, and habitats of medium to high distinctiveness. The range of potential impacts are presented in **Table 37.2**.

37.3.8 This site has been subject to a planning application which includes mitigation measures to help offset identified potential impacts in the evaluation of Site 95 (see **Table 37.2**). Providing these mitigation measures are followed through, direct habitat loss is likely to be avoided, and habitat fragmentation minimised. Habitat quality can also be enhanced, whereby a biodiversity net gain report demonstrates that there will be a 20% uplift in biodiversity value using the statutory BNG metric. Taking into account the information presented in the planning application documents, the residual level of effects can be considered to be low.

37.3.9 Please see **section 3.5** for more details on limitations to this assessment.



## 38 Site 108: Land off Wolston Lane, Ryton on Dunsmore

### 38.1 Overview

38.1.1 Site 108 is proposed for residential or employment development. The site covers an area of 20.36ha and has a capacity of 8.03ha or 421 residential dwellings.

38.1.2 Site 108 is located to the north of Ryton on Dunsmore, approximately 8.8km to the west of Rugby. The site consists of pastoral fields enclosed by hedgerows with trees, with a concrete plant located at the site's centre. Warwick Road is located along the eastern site boundary. Water features are located to the north-west of the site, with the River Avon situated approximately 140m to the north-west.

### 38.2 Ecological baseline

#### SSSI

38.2.1 The site is located within an IRZ associated with Brandon Marsh SSSI. This IRZ requires Natural England to be consulted on development and planning applications located within the site.

38.2.2 Brandon Marsh SSSI is located approximately 315m to the north-west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>172,173</sup>. The River Avon, water features and wooded areas are situated between the SSSI and the site.

#### LWS

38.2.3 River Avon and Tributaries LWS is located within the site boundary and comprises a tributary of the River Avon. A description of the River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

38.2.4 **Table 38.1** identifies other LWSs located within 1km of the site.

**Table 38.1:** LWS located within 1km of Site 108

Local Wildlife Sites ((p)LWS) within 1km of Site 108	Approximate distance from Site 108 (metres)
River Avon and Tributaries	Within the site
Ryton Church Pastures	385
Site Adjacent to Ryton Church Pastures (pLWS)	715
Warren Farm (pLWS)	695
The Coppice (pLWS)	925

#### Habitats of medium to high distinctiveness

38.2.5 Habitats of medium to high distinctiveness within the site include a small area of planted broadleaved woodland at the south-western site boundary, comprising 16.8ha (4.8%).

<sup>172</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>173</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

38.2.6 Semi-improved neutral grassland is located adjacent to the north-western boundary.

**Irreplaceable habitats**

38.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

**Ecological Constraints**

38.2.8 The ecological constraints identified during this assessment are shown on **Figure 38.1**.

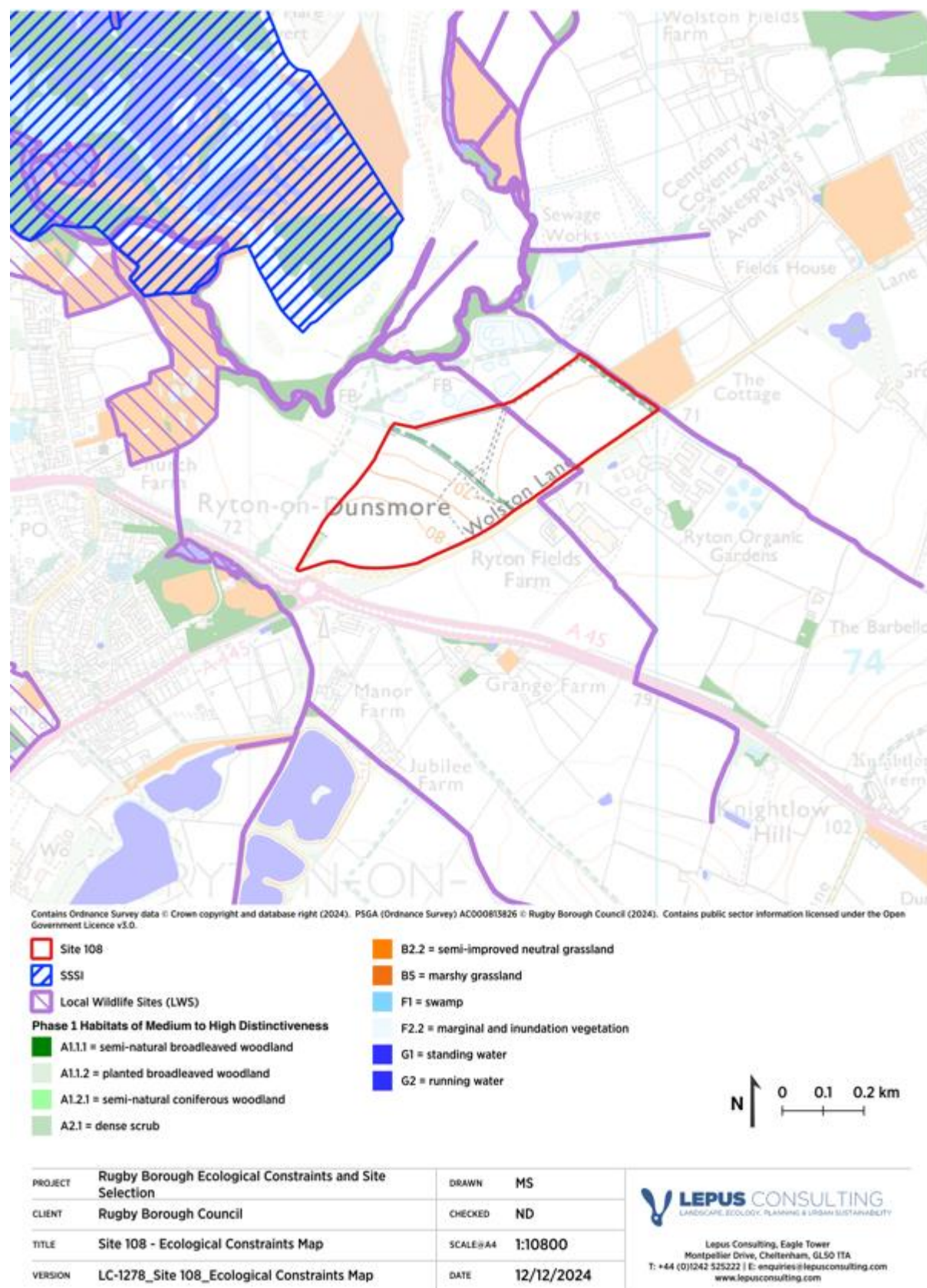


Figure 38.1: Site 108 ecological constraints map

### 38.3 Potential impacts

#### Designated Sites

38.3.1 Proposed residential or employment development at Site 108 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- River Avon and Tributaries LWS

#### Habitat of medium to high distinctiveness

38.3.2 Planted broadleaved woodland is located to the west of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>174</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

#### Summary of potential impacts

38.3.3 **Table 38.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 38.2:** Site 108 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	River Avon and Tributaries LWS	Habitat of medium to high distinctiveness
Direct habitat loss	N	Y	Y
Habitat fragmentation	Y	Y	Y
Change in water quality	Y	Y	Y
Change in water levels	Y	Y	Y
Change in air quality	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	Y	Y	Y
Increased recreational pressure	Y	Y	Y

38.3.4 There are high ecological constraints at Site 108. Given the location of Brandon Marsh SSSI within 500m of the site, there are significant constraints to the development at this site and other alternative sites for development should be considered in the first instance.

<sup>174</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

- 38.3.5 Where alternatives site locations are not feasible, it is recommended that sensitive design and site layout avoid and ensure the protection of ecologically sensitive features associated with Brandon Marsh SSSI and River Avon and Tributaries LWS. This should be undertaken in consultation with Natural England. It is necessary to demonstrate that there will be no adverse impacts on Brandon Marsh SSSI from any development at Site 108 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

## 39 Site 109: Land at Hopsford Farm, Ansty

### 39.1 Overview

39.1.1 Site 109 is proposed for employment development. The site covers an area of 27.64ha and has a capacity of 9.1ha.

39.1.2 Site 109 is located to the south-east of Antsy, approximately 10km to the west of Rugby. The site consists of arable fields enclosed by hedgerows with trees, with bridleway running through the centre. The Oxford Canal is located adjacent to the north-eastern boundary and a watercourse is located along the south-eastern boundary. Antsy Golf Centre is located to the north, and the B4029 along the western boundary.

### 39.2 Ecological baseline

#### SSSI

39.2.1 The site is located within an IRZ associated with Combe Pool SSSI and Ensor's Pool SSSI. This IRZ does not require Natural England to be consulted on development likely to be associated with the proposed end use of the site.

39.2.2 Combe Pool SSSI is located approximately 3km to the south-west of the site. Combe Pool SSSI is situated within the grounds of Combe Abbey Country Park, located adjacent to the southern site boundary. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI is considered to be in an 'Unfavourable -recovering' condition<sup>175</sup>. Warehousing development at Antsy, the M6 motorway, B4029, woodland and arable fields are located between the SSSI and the site.

39.2.3 Ensor's Pool SSSI is located approximately 9km to the north-west of the site. Ensor's Pool SSSI lies on the southern edge of Nuneaton to the north of Rugby and formed in an abandoned clay pit and is ground water fed. It is designated for populations of Native White-Clawed Crayfish (*Austropotamobius pallipes*). Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI is considered to be in an 'Unfavourable - recovering' condition<sup>176</sup>. The M69 motorway, A444, Oxford Canal, Nuneaton and arable and pastoral fields are located between the SSSI and the site.

#### LWS

39.2.4 There are no LWS located within the site. Oxford Canal pLWS is located adjacent to the north-eastern site boundary. A description of the Oxford Canal pLWS and reasons for its qualification as an LWS are provided at **Appendix B**.

39.2.5 **Table 39.1** identifies other LWSs located within 1km of the site.

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<sup>175</sup> Natural England. Combe Pool SSSI: Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 04/09/25].

<sup>176</sup> Natural England. Ensor's Pool SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1006643&SiteName=Ensor%27s%20Pool%20SSSI> [Accessed 09/09/25].



**Table 39.1:** LWS located within 1km of Site 109

Local Wildlife Sites ((p)LWS) within 1km of Site 109	Approximate distance from Site 109 (metres)
Oxford Canal (pLWS)	Adjacent to the site
Home Farm Grasslands	25
Home Farm Grasslands, Ansty (pLWS)	25
Railway (pLWS)	50
Hopsford Hall Pastures	240
Nettle Hill (pLWS)	275
Disused Canal Branch (pLWS)	455
Woodland & Allotments near Ansty Hall Hotel (pLWS)	595

### **Habitats of medium to high distinctiveness**

39.2.6 Habitats of medium to high distinctiveness are located within the western section of the site, comprising 24.7ha (89.5%).

- A2.1 Dense scrub (0.9ha, 3.3%)
- B2.2 Semi-improved neutral grassland (23.8ha, 86.2%)

39.2.7 Dense scrub is located adjacent to the western and eastern site boundaries. A watercourse (running water) is located along the south-eastern site boundary.

### **Irreplaceable habitats**

39.2.8 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

39.2.9 The ecological constraints identified during this assessment are shown on **Figure 39.1**.

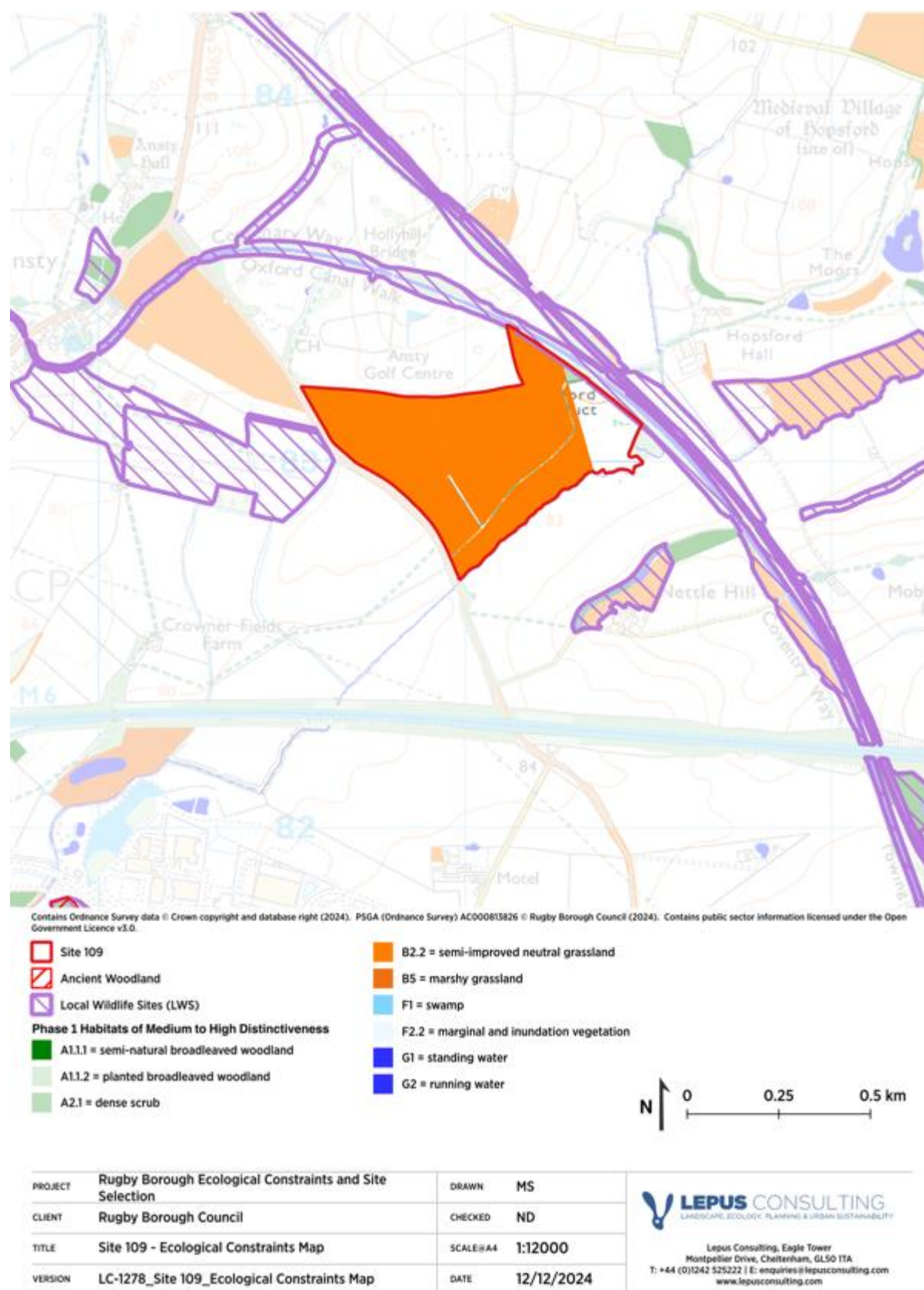


Figure 39.1: Site 109 ecological constraints map

### 39.3 Potential impacts

#### Designated Sites

39.3.1 Proposed employment development at Site 109 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Combe Pool SSSI
- Ensor's Pool
- Oxford Canal pLWS

#### Habitat of medium to high distinctiveness

39.3.2 Dense scrub is located to the north-east of the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>177</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

39.3.3 Semi-improved neutral grassland is located within the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>178</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

#### Summary of potential impacts

39.3.4 **Table 39.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 39.2:** Site 109 potential development impact pathways and receptors

Potential impacts	Combe Pool SSSI	Ensor's Pool SSSI	Oxford Canal pLWS	Habitat of medium to high distinctiveness
Direct habitat loss	N	N	N	Y
Habitat fragmentation	N	N	Y	Y
Change in water quality	Y	N	Y	Y
Change in water levels	Y	N	Y	Y
Change in air quality	Y	N	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	Y	Y

<sup>177</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>178</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

Increased recreational pressure	N	N	N	N
39.3.5	There are medium ecological constraints at Site 109. It is necessary to demonstrate that there will be no adverse impacts on Combe Pool SSSI from any development at Site 109 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in <b>Chapter 57</b> .			
39.3.6	Mapping data shows that Site 109 is covered by 89.5% of with habitat of medium to high distinctiveness (semi-improved neutral grassland). It is therefore recommended that the site be re-surveyed to better understand the distribution of sensitive habitats to inform mitigation and site design.			

## 40 Site 112: Land off London Road (east), Ryton on Dunsmore

### 40.1 Overview

40.1.1 Site 112 is proposed for residential development. The site covers an area of 1.45ha and has a capacity for 41 residential dwellings.

40.1.2 Site 112 is located to the north-east of Ryton-on-Dunsmore, approximately 10km to the west of Rugby. The site consists of an arable field enclosed by hedgerows with trees, with a small watercourses/drainage ditches running along the eastern and southern site boundaries. The A45 is located along the southern site boundary, with settlements to the west and arable fields to the east. The River Avon is situated approximately 240m to the north of the site.

### 40.2 Ecological baseline

#### SSSI

40.2.1 The site is located within an IRZ associated with Brandon Marsh SSSI. This IRZ requires Natural England to be consulted on all development and planning applications.

40.2.2 Brandon Marsh SSSI is located approximately 385m to the north of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>179,180</sup>. The River Avon, pastoral fields and wooded areas are located between the SSSI and the site.

#### LWS

40.2.3 River Avon and Tributaries LWS is located within the east of the site. A description of the River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

40.2.4 Ryton Church Pastures LWS is located adjacent to the northern site boundary. A description of the Ryton Church Pastures LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

40.2.5 **Table 40.1** identifies other LWSs located within 1km of the site.

**Table 40.1:** LWS located within 1km of Site 112

Local Wildlife Sites ((p)LWS) within 1km of Site 112	Approximate distance from Site 112 (metres)
River Avon and Tributaries	Within the site
Ryton Church Pastures	Adjacent to the site
Site Adjacent to Ryton Church Pastures (pLWS)	395
Warren Farm (pLWS)	510

<sup>179</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>180</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

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Steetley Meadows

640

**Habitats of medium to high distinctiveness**

- 40.2.6 There are no habitats of medium to high distinctiveness located within the site.
- 40.2.7 Semi-improved neutral grassland is located adjacent to the northern site boundary.

**Irreplaceable habitats**

- 40.2.8 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

**Ecological Constraints**

- 40.2.9 The ecological constraints identified during this assessment are shown on **Figure 40.1**.



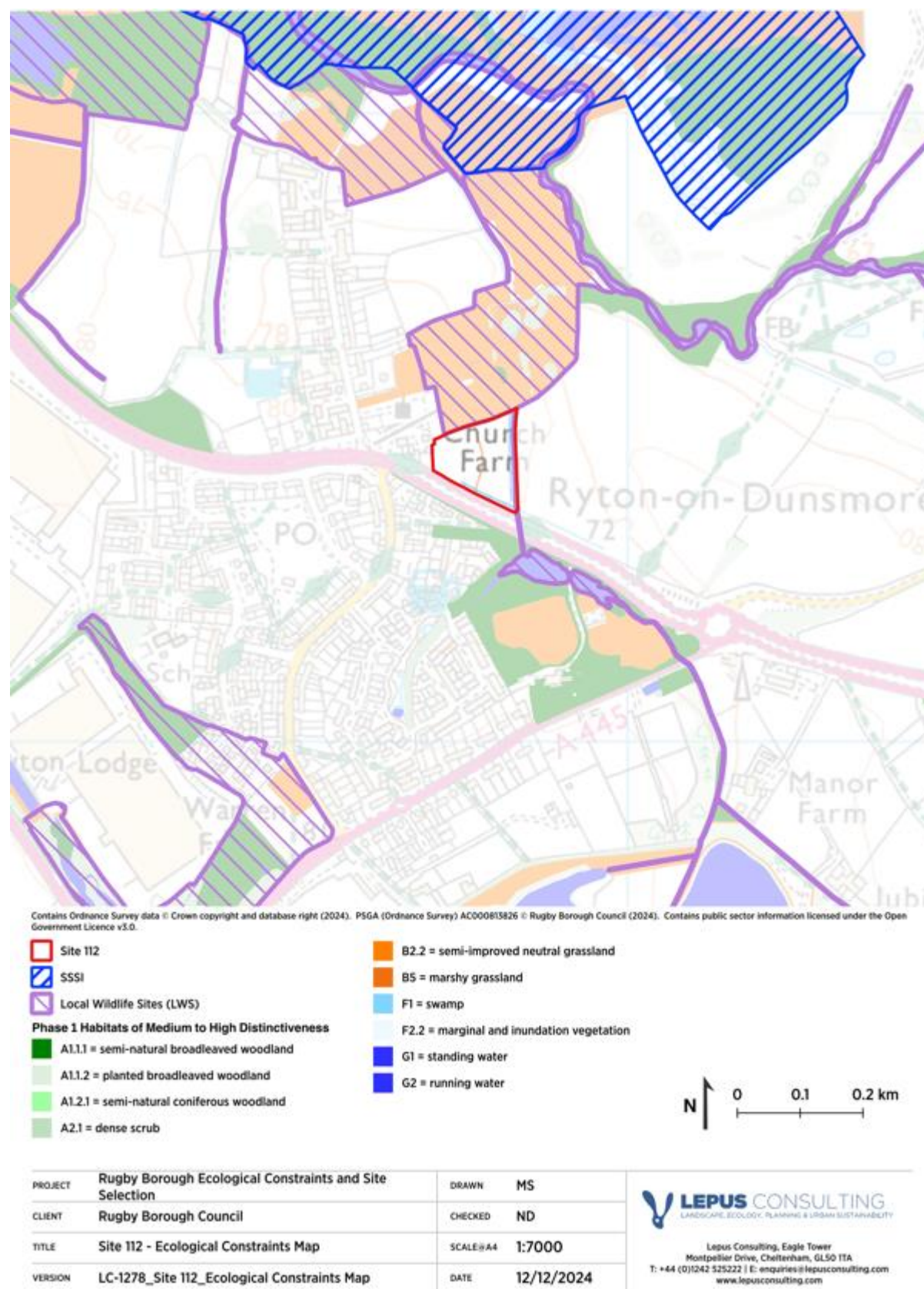


Figure 40.1: Site 112 ecological constraints map

## 40.3 Potential impacts

### Designated Sites

40.3.1 Proposed residential development at Site 112 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- River Avon and Tributaries LWS
- Ryton Church Pastures LWS

### Summary of potential impacts

40.3.2 **Table 40.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 40.2:** Site 112 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	River Avon and Tributaries LWS	Ryton Church Pastures LWS
Direct habitat loss	N	Y	N
Habitat fragmentation	Y	Y	Y
Change in water quality	Y	Y	Y
Change in water levels	Y	Y	Y
Change in air quality	N	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	Y	Y	Y
Increased recreational pressure	Y	Y	N

40.3.3 There are high ecological constraints at Site 112. Given the location of Brandon Marsh SSSI within 500m of the site, there are significant constraints to the development at this site and other alternative sites for development should be considered in the first instance.

40.3.4 Where alternatives site locations are not feasible, it is recommended that sensitive design and site layout avoid and ensure the protection of ecologically sensitive features associated with Brandon Marsh SSSI, River Avon and Tributaries LWS and Ryton Church Pastures LWS. This should be undertaken in consultation with Natural England. It is necessary to demonstrate that there will be no adverse impacts on Brandon Marsh SSSI from any development at Site 112 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

## 41 Site 113: Land off London Road (west), Ryton on Dunsmore

### 41.1 Overview

- 41.1.1 Site 113 is proposed for employment development. The site covers an area of 14.52ha and has a capacity of 4.95ha.
- 41.1.2 Site 113 is located to the north-east of Ryton-on-Dunsmore, approximately 10km to the west of Rugby. The site consists of arable fields enclosed by hedgerows with trees, with a small watercourses/drainage ditches running along the southern site boundary. The A45 is located along the southern site boundary, with the River Avon forming the northern boundary.

### 41.2 Ecological baseline

#### SSSI

- 41.2.1 The site is located within an IRZ associated with Brandon Marsh SSSI. This IRZ requires Natural England to be consulted on all development and planning applications.
- 41.2.2 Brandon Marsh SSSI is located approximately 192m to the north of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>181,182</sup>. The River Avon and areas of woodland are located between the SSSI and the site.

#### LWS

- 41.2.3 There are no LWSs located within the site boundary.
- 41.2.4 River Avon and Tributaries LWS is located along the western and northern site boundaries, with Ryton Church Pastures LWS adjacent to the north-western boundary. A description of the River Avon and Tributaries LWS and Ryton Church Pastures LWS and reasons for their qualification as LWSs are provided at **Appendix B**.
- 41.2.5 **Table 41.1** identifies other LWSs located within 1km of the site.

**Table 41.1:** LWS located within 1km of Site 113

Local Wildlife Sites ((p)LWS) within 1km of Site 113	Approximate distance from Site 113 (metres)
River Avon and Tributaries	Adjacent to the site
Ryton Church Pastures	Adjacent to the site
Site Adjacent to Ryton Church Pastures (pLWS)	320
Warren Farm (pLWS)	495
Steetley Meadows	680
The Coppice (pLWS)	970

<sup>181</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>182</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

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### **Habitats of medium to high distinctiveness**

- 1.1.5 Habitat of medium to high distinctiveness located within the north of the site includes semi-natural broadleaved woodland situated along the River Avon, comprising 0.63ha (4.3%).
- 41.2.6 Semi-improved neutral grassland is located adjacent to the north-western boundary, the River Avon (running water) to the northern boundary, and a small area of plantation woodland to the western boundary.

### **Irreplaceable habitats**

- 41.2.7 Lowland fen coinciding with Ryton Church Pastures LWS is located adjacent to the north-western site boundary.

### **Ecological Constraints**

- 41.2.8 The ecological constraints identified during this assessment are shown on **Figure 41.1**.



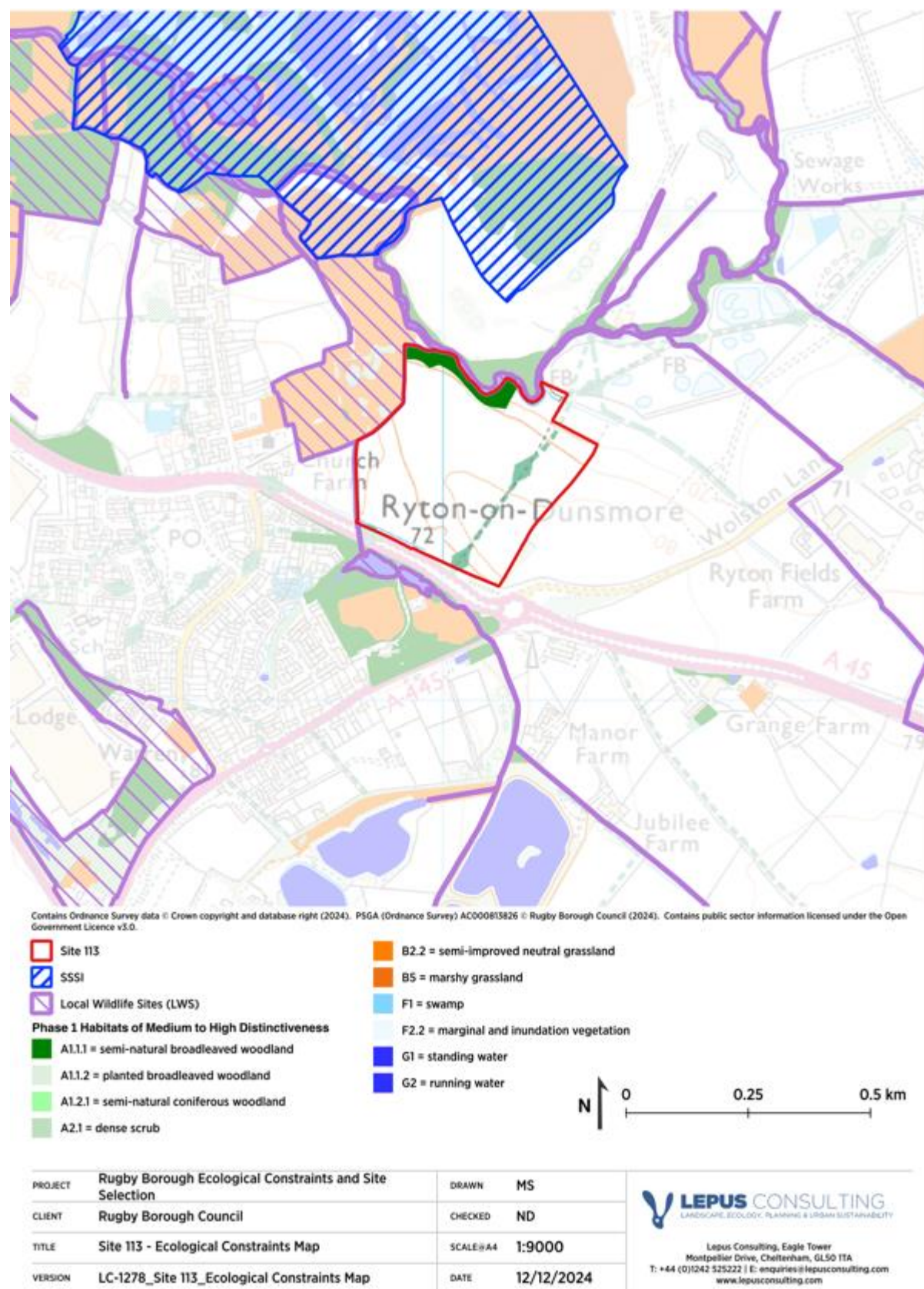


Figure 41.1: Site 113 ecological constraints map

## 41.3 Potential impacts

### Designated Sites

41.3.1 Proposed employment development at Site 113 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- River Avon and Tributaries LWS
- Ryton Church Pastures LWS

### Habitat of medium to high distinctiveness

41.3.2 Semi-natural broadleaved woodland is located to the west of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>183</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

### Irreplaceable habitat

41.3.3 Lowland fen is located to the north-west of the site. Lowland fen vegetation develops in shallow valleys and lake basins where poor drainage, combined with constant water flow or periodic flooding, leads to waterlogging. These habitats support a diverse range of plant and animal communities, including insects such as Dragonflies (*Anisoptera*)<sup>184</sup>. Typical wetland species found in fens include Reeds (*Phragmites australis*), Rushes (*Juncaceae*), and Sedges (*Cyperaceae*). Fen habitat across the UK has been lost due to the decline of traditional management practices and drainage activities. The quality of remaining fen areas is often further degraded by factors such as water extraction, flood prevention measures, and nutrient pollution from agricultural run-off<sup>185</sup>. Development on this site is likely to result in adverse impacts on the lowland fen habitat through a change in water quality or water quantity.

### Summary of potential impacts

41.3.4 **Table 41.2** summarises the potential development impact pathways at the key ecological constraints.

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<sup>183</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>184</sup> JNCC (2008) UK Biodiversity Action Plan Priority Habitat Descriptions: Lowland Fens. Available at: <https://data.jncc.gov.uk/data/6fe22f18-fff7-4974-b333-03b0ad819b88/UKBAP-BAPHabitats-27-LowlandFens.pdf> [Accessed 06/09/25].

<sup>185</sup> The Wildlife Trust. Lowland Fen. Available at: <https://www.wildlifetrusts.org/habitats/wetlands/lowland-fen> [Accessed: 03/09/25].



**Table 41.2:** Site 113 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	River Avon and Tributaries LWS	Ryton Church Pastures LWS	Habitat of medium to high distinctiveness	Irreplaceable habitat
Direct habitat loss	N	N	N	Y	N
Habitat fragmentation	Y	Y	Y	Y	Y
Change in water quality	Y	Y	Y	Y	Y
Change in water levels	Y	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	Y	Y	Y	Y	Y
Increased recreational pressure	N	N	N	N	N

41.3.5 There are high ecological constraints at Site 113. Given the location of Brandon Marsh SSSI within 500m of the site, there are significant constraints to the development at this site and other alternative sites for development should be considered in the first instance.

41.3.6 Where alternatives site locations are not feasible, it is recommended that sensitive design and site layout avoid and ensure the protection of ecologically sensitive features associated with Brandon Marsh SSSI, River Avon and Tributaries LWS and Ryton Church Pastures LWS. This should be undertaken in consultation with Natural England. It is necessary to demonstrate that there will be no adverse impacts on Brandon Marsh SSSI from any development at Site 113 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

## 42 Site 114: Land at M6 Junction 1, Newbold on Avon and Long Lawford

### 42.1 Overview

42.1.1 Site 114 is proposed for mixed use. The site covers an area of 265.33ha and has a capacity of 34.69ha or 3000 residential dwellings.

42.1.2 Site 114 is located at the urban fringe, to the north-west of Rugby. The site comprises of a number of arable and pastoral fields. Fields are bounded by hedgerows with trees. Cosford, a small settlement comprising of residential dwellings and farms is located to the north of the site. To the south, settlements within Rugby are present. The M6 motorway runs along the northern boundary of the site, while the B4112 road is situated to the south-west. Adjacent to the east of the site, large warehousing developments are located, separated by hedgerows.

### 42.2 Ecological baseline

#### SSSI

42.2.1 Site 114 is located within an IRZ associated with Cave's Inn Pit SSSI, Draycote Meadows SSSI, Combe Pool SSSI, Brandon Marsh SSSI and Ryton Wood SSSI which requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.4**).

42.2.2 Cave's Inn Pit SSSI is located approximately 3.3km to the east of the site. Cave's Inn Pit site contains some of the best remaining areas of neutral marsh in Leicestershire to the east of Rugby; this interest is supported by the presence of other wetland, scrub and grassland habitats within disused gravel pits. The marsh and open water habitats are representative of base-rich wetland communities in eastern and southern England. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in an 'Unfavourable -recovering condition'<sup>186</sup>. The M6 motorway, A5 and pastoral fields are located between the site and the SSSI.

42.2.3 Draycote Meadows SSSI is located approximately 7km to the south-west of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>187</sup>. The A45, A4071, A428, village of Long Lawford and arable and pastoral fields are located between the SSSI and the site.

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<sup>186</sup> Natural England. Designated Sites View. Cave's Inn Pits SSSI: Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1003549&SiteName=Cave%27s%20Inn%20Pits%20SSSI> [Accessed 07/09/25].

<sup>187</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].

- 42.2.4 Combe Pool SSSI is located approximately 8.2km to the west of the site. Combe Pool SSSI is situated within the grounds of Combe Abbey Country Park, located adjacent to the southern site boundary. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI is considered to be in an 'Unfavourable -recovering' condition<sup>188</sup>. Several B roads, woodland and arable and pastoral fields are located between the SSSI and the site.
- 42.2.5 Brandon Marsh SSSI is located approximately 9.3km to the south-west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>189,190</sup>. The A428, woodland and arable and pastoral fields are located between the SSSI and the site.
- 42.2.6 Ryton Wood SSSI is located approximately 10.8km to the south-west of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>191</sup>. The A428, River Avon and arable and pastoral fields are located between the SSSI and the site.
- LNR**
- 42.2.7 There are no LNRs located within the site.
- 42.2.8 Swift Valley LNR is located adjacent to the site boundary. A description of Swift Valley LNR and reasons for its qualification as an LNR are provided at **Appendix B**.
- 42.2.9 Newbold Quarry Park LNR is located approximately 165m to the south of the site.
- LWS**
- 42.2.10 Disused Railway pLWS (at Cosford) is located within the site, along the eastern boundary adjacent to warehousing development. River Avon and Tributaries LWS is located within the site boundary to the west and comprises tributaries of the River Avon. The River Swift pLWS is located within the eastern section of the site. A description of the Disused Railway pLWS, River Avon and Tributaries LWS and River Swift pLWS and reasons for their qualification as LWSs are provided at **Appendix B**.

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<sup>188</sup> Natural England. Combe Pool SSSI: Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 04/09/25].

<sup>189</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>190</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

<sup>191</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 03/09/25].

42.2.11 Cosford Old Canal LWS is located adjacent to the eastern site boundary. A description of the Cosford Old Canal LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

42.2.12 **Table 42.1** identifies other LWSs located within 1km of the site.

**Table 42.1:** LWS located within 1km of Site 114

Local Wildlife Sites ((p)LWS) within 1km of Site 114	Approximate distance from Site 114 (metres)
Disused railway (at Cosford) (pLWS)	Within the site
River Avon and Tributaries	Within the site
River Swift (pLWS)	Within the site
Cosford Old Canal (pLWS)	Adjacent to the site
Oxford Canal (pLWS)	Adjacent to the site
Swift Valley Meadows	Adjacent to the site
Newbold Quarry Park	160
Newbold Lime Works	310
Rugby-Leicester Disused Railway	450
St Marys Meadows (pLWS)	600
Malpass Quarry North (pLWS)	910

#### **Habitats of medium to high distinctiveness**

42.2.13 Habitats of medium to high distinctiveness within the site are predominantly located at the eastern site boundaries, comprising 7.69ha (2.89%).

- A1.1.1 Semi-natural broadleaved woodland (2.32ha, 0.87%)
- A2.1 Dense scrub (2.37ha, 0.89%)
- B2.2 Semi-improved neutral grassland (1.82ha, 0.69%)
- B5 Marshy grassland (0.36ha, 0.14%)
- G1 Standing water (0.67ha, 0.25%)
- G2 Running water (0.15ha, 0.06%)

42.2.14 A large area of planted broadleaved woodland is situated between the site and adjacent warehousing development. The Oxford Canal and surrounding woodland is also situated adjacent to the southern and eastern site boundaries.

#### **Irreplaceable habitat**

42.2.15 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

#### **Ecological Constraints**

42.2.16 The ecological constraints identified during this assessment are shown on **Figure 42.1**.

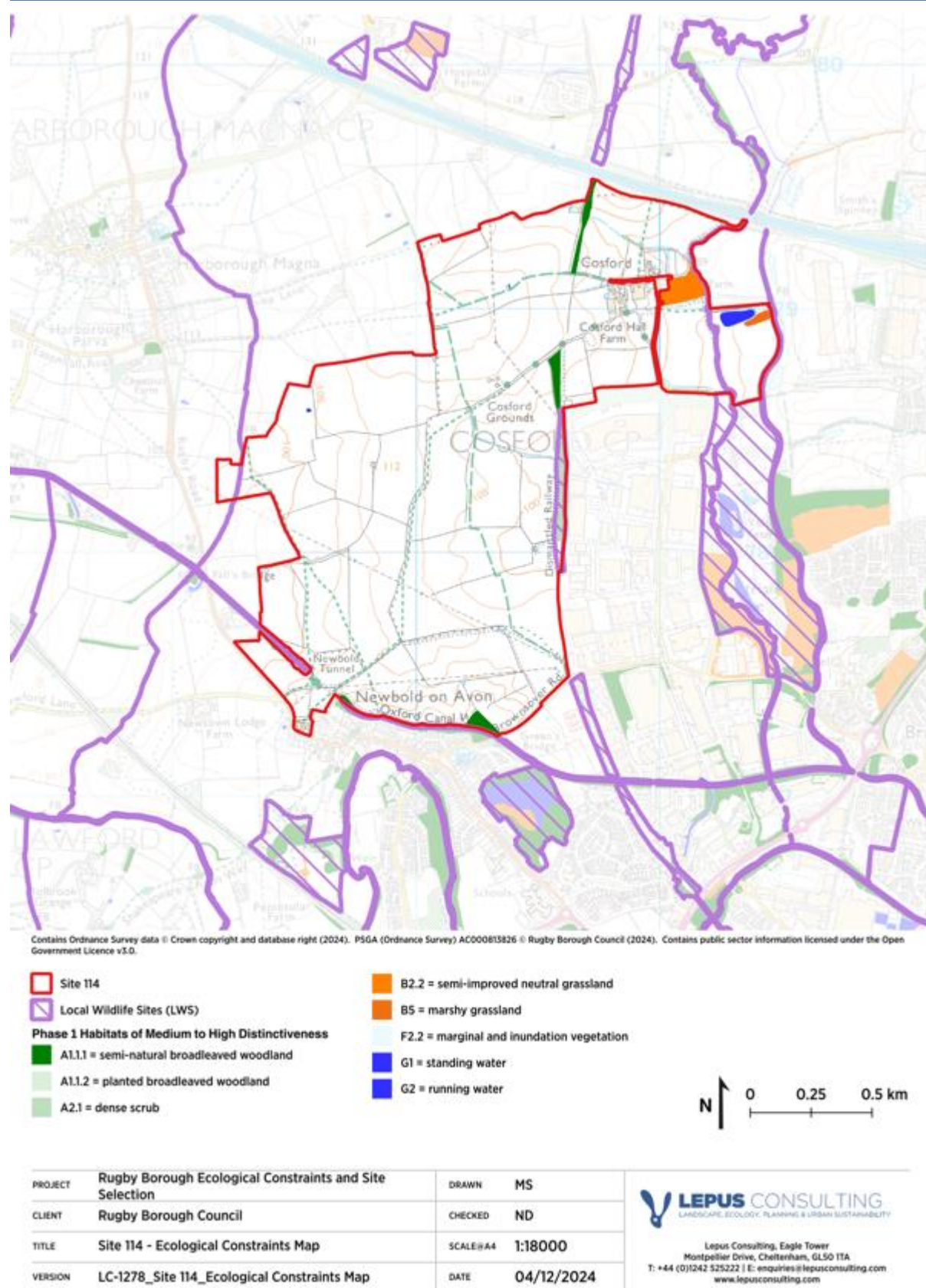


Figure 42.1: Site 114 ecological constraints map



## 42.3 Potential impacts

### Designated Sites

42.3.1 Proposed mixed use development at Site 114 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Cave's Inn Pit SSSI
- Draycote Meadows SSSI
- Combe Pool SSSI
- Brandon Marsh SSSI
- Ryton Wood SSSI
- Swift Valley LNR
- Disused railway pLWS (at Cosford)
- River Avon Tributaries LWS
- River Swift pLWS
- Cosford Old Canal pLWS

### Habitat of medium to high distinctiveness

42.3.2 Semi-natural broadleaved woodland is located within the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>192</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

42.3.3 Dense scrub is located to within the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>193</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

42.3.4 Marshy grassland habitat is located to the east of the site. Warwickshire's LBAP for marsh, swamp and wet grassland aims to manage, restore and create wetland areas<sup>194</sup>. Development on site is likely to result in the direct loss of, or impacts upon, this swamp habitat through a change in water quality or water quantity.

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<sup>192</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>193</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>194</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021: Marsh, swamp & wet grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Marsh%2Cswamp%20%26%20Wet%20Grassland.November%202021.pdf> [Accessed 04/09/25].



42.3.5 Standing water habitat, in the form of ponds, is located within the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>195</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

42.3.6 Watercourses are located through the centre of the site. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>196</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to GES or GEP if heavily modified, as set out by the WFD. Development impacts from diffuse and point solution is of particular concern.

### Summary of potential impacts

42.3.7 **Table 42.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 42.2:** Site 114 potential development impact pathways and receptors

Potential impacts	Cave' s Inn Pit SSSI	Brandon Marsh SSSI	Combe Pool SSSI	Draycote Meadows SSSI	Ryton Wood SSSI	Swift Valley LNR	Disused Railway pLWS	River Avon and Tributaries LWS	River Swift pLWS	Cosford Old Canal pLWS	Habitat of medium to high distinctiveness
Direct habitat loss	N	N	N	N	N	N	Y	Y	Y	N	Y
Habitat fragmentation	N	N	N	N	N	Y	Y	Y	Y	Y	Y
Change in water quality	N	Y	N	N	N	Y	Y	Y	Y	Y	Y
Change in water levels	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	N	N	N	Y	Y	Y	Y	Y	Y
Increased recreational pressure	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

<sup>195</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

<sup>196</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 03/09/25].

- 42.3.8 There are medium ecological constraints at Site 114. It is necessary to demonstrate that there will be no adverse impacts on Cave's Inn Pit SSSI, Brandon Marsh, SSSI. Ryton Wood SSSI, Combe Pool SSSI and Draycote Meadow SSSI from any development at Site 114 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 42.3.9 Given the presence of the River Swift pLWS, the River Avon and Tributaries LWS and the Disused Railway pLWS within the site boundary, the proximity of Swift Valley LNR, Cosford Old Canal pLWS, as well as the location of a large pond and marshy grassland within the site boundary, it is recommended that the south-eastern area of the site be retained and protected from development. If possible, this area of the site should be converted to a nature reserve/retained as a buffer to protect against impacts of development. Development should be concentrated at the centre of the site with sufficient mitigation to ensure no adverse impacts on the site's ecological features.

## 43 Site 117: Land at Mill House, Dunchurch

### 43.1 Overview

43.1.1 Site 117 is proposed for mixed use. The site covers an area of 4.26ha and has a capacity of 1.6ha or 70 residential dwellings.

43.1.2 Site 117 is located to the north-west of Thurlaston and to the west of Dunchurch, approximately 1.7km to the south of Rugby. The site comprises of an arable field to the east, with an employment development located to the west. Fields are bounded by hedgerows with trees. Cosford, a small settlement comprising of residential dwellings and farms is located to the north of the site. Symmetry Park, including warehousing developments, is located to the east of the site and the A45 runs along the southern boundary.

### 43.2 Ecological baseline

#### SSSI

43.2.1 The site is located within an IRZ associated with Draycote Meadow SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.15**).

43.2.2 Draycote Meadows SSSI is located approximately 985m to the north-east of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>197</sup>. The A45m Whitefields Gold Course and pastoral and arable fields are located between the SSSI and the site.

#### LWS

43.2.3 There are no LWSs located within or adjacent to the site boundary.

43.2.4 **Table 43.1** identifies other LWSs located within 1km of the site.

**Table 43.1:** LWS located within 1km of Site 117

Local Wildlife Sites ((p)LWS) within 1km of Site 117	Approximate distance from Site 117 (metres)
Rugby-Leamington Disused Railway	85
River Avon and Tributaries	320
Far Popehill Spinney	590
Cawston Spinney	735
Draycote Water	945

#### Habitats of medium to high distinctiveness

43.2.5 Habitats of medium to high distinctiveness located within the site include a small area of semi-natural broadleaved woodland, comprising 0.43ha (10.1%).

43.2.6 Semi-natural broadleaved woodland is located adjacent to the northern and western site boundary.

<sup>197</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].

### **Irreplaceable habitats**

- 43.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

- 43.2.8 The ecological constraints identified during this assessment are shown on **Figure 43.1**.

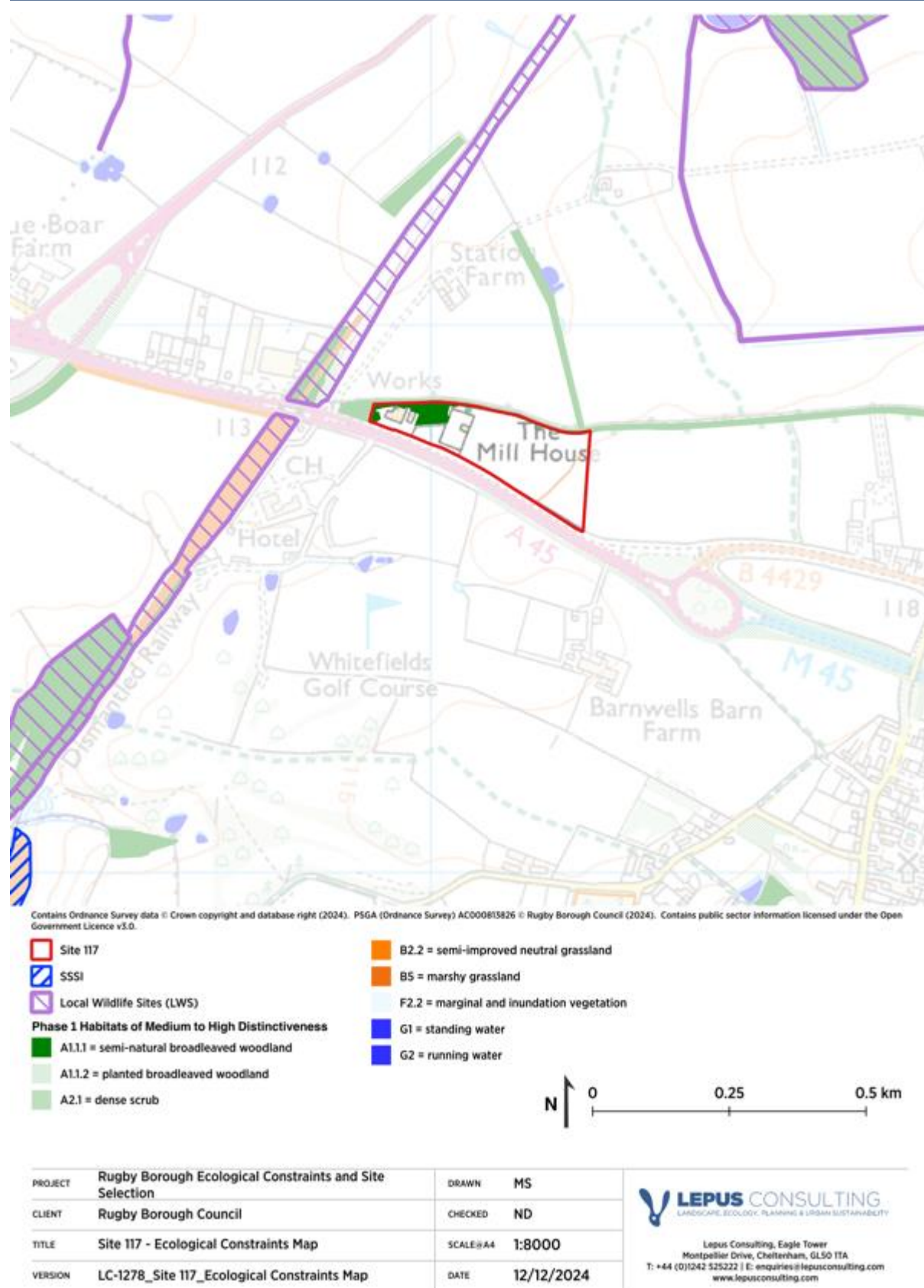


Figure 43.1: Site 117 ecological constraints map

### 43.3 Potential impacts

43.3.1 Proposed mixed use development at Site 117 has the potential to impact Draycote Meadow SSSI. Likely potential impacts from development upon the features of this designation are described in **Appendix B**.

#### **Habitat of medium to high distinctiveness**

43.3.2 Semi-natural broadleaved woodland is located within the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>198</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

#### **Summary of potential impacts**

43.3.3 **Table 43.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 43.2:** Site 117 potential development impact pathways and receptors

Potential impacts	Draycote Meadow SSSI	Habitat of medium to high distinctiveness
Direct habitat loss	N	Y
Habitat fragmentation	N	Y
Change in water quality	N	Y
Change in water levels	Y	Y
Change in air quality	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y
Increased recreational pressure	Y	Y

43.3.4 There are low ecological constraints at Site 117. It is necessary to demonstrate that there will be no adverse impacts on Draycote Meadow SSSI from any development at Site 117 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

43.3.5 Woodland habitat of medium to high distinctiveness on site should be protected and enhanced within a planting scheme.

<sup>198</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].



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

### 44.1 Overview

- 44.1.1 Site 118 is proposed for residential or employment development. The site covers an area of 2.3ha and has a capacity of 0.92ha or 48 residential dwellings.
- 44.1.2 Site 118 is located to the south of Ryton-on-Dunsmore, approximately 11km to the west of Rugby. The site comprises of a pastoral field, an access road and a small area of tarmac. Fields are bounded by hedgerows with trees. The site lies adjacent to the A423-A445 roundabout, the A423 running along the eastern boundary. A police college is located to the south-west.

### 44.2 Ecological baseline

#### SSSI

- 44.2.1 The site is located within an IRZ associated with Ryton Wood SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.16**).
- 44.2.2 Ryton Wood SSSI is located approximately 115m to the south of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>199</sup>. The police college and a car stereo shop are located between the SSSI and the site.

#### LWS

- 44.2.3 There are no LWSs located within or adjacent to the site boundary.
- 44.2.4 **Table 44.1** identifies other LWSs located within 1km of the site.

**Table 44.1:** LWS located within 1km of Site 118

Local Wildlife Sites ((p)LWS) within 1km of Site 118	Approximate distance from Site 118 (metres)
Warren Farm (pLWS)	90
Featherstone Farm Fields (pLWS)	100
River Avon and Tributaries	675
The Coppice (pLWS)	675

#### Habitats of medium to high distinctiveness

- 44.2.5 There is no habitat of medium to high distinctiveness located within or adjacent to the site.

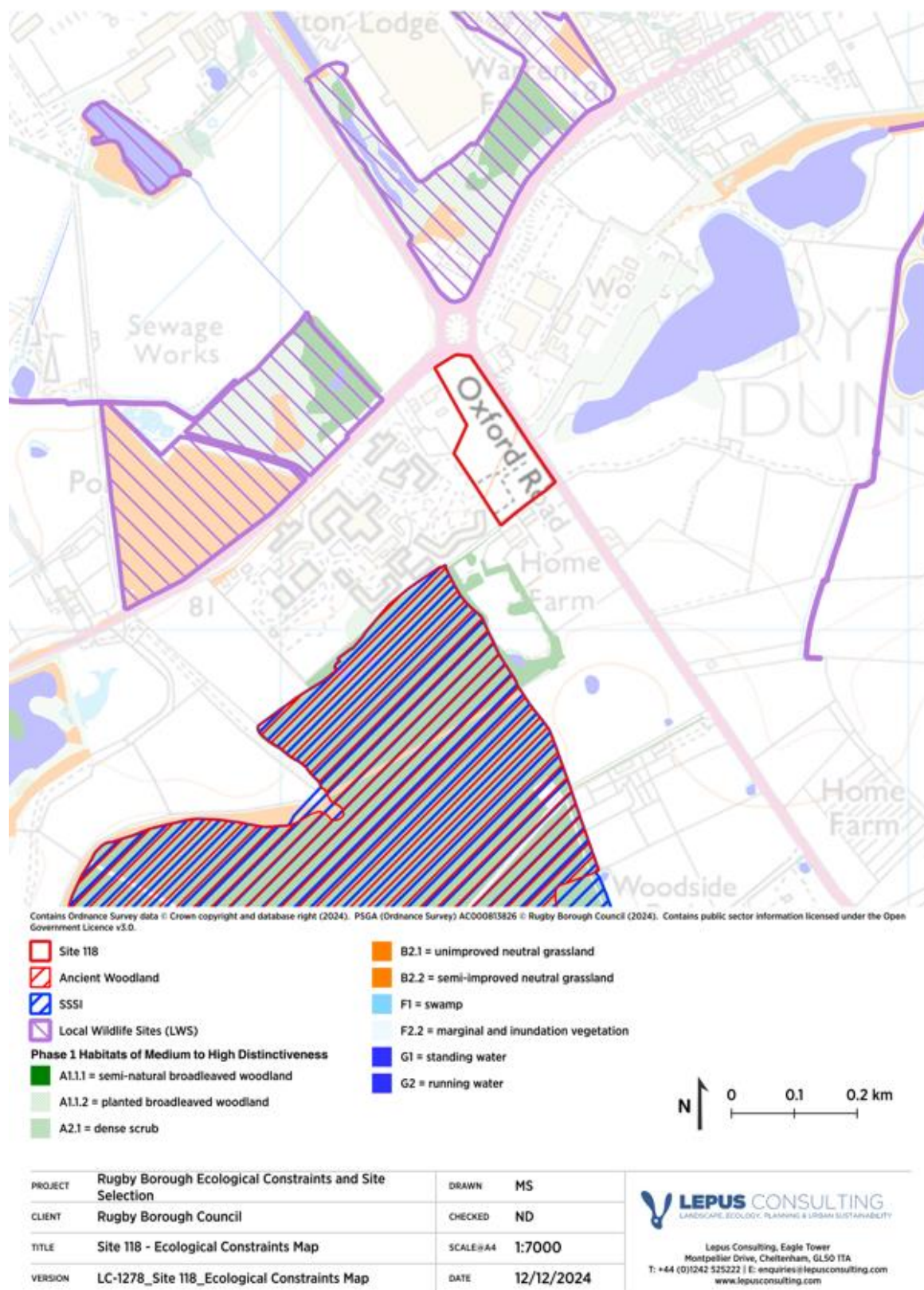
#### Irreplaceable habitats

- 44.2.6 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

<sup>199</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 03/09/25].

## Ecological Constraints

44.2.7 The ecological constraints identified during this assessment are shown on **Figure 44.1**.



**Figure 44.1:** Site 118 ecological constraints map

## 44.3 Potential impacts

### Designated Sites

- 44.3.1 Proposed residential or employment development at Site 118 has the potential to impact Ryton Wood SSSI. Likely potential impacts from development upon the features of this designation are described in **Appendix B**.

### Summary of potential impacts

- 44.3.2 **Table 44.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 44.2:** Site 118 potential development impact pathways and receptors

Potential impacts	Ryton Wood SSSI
Direct habitat loss	N
Habitat fragmentation	N
Change in water quality	N
Change in water levels	Y
Change in air quality	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	Y
Increased recreational pressure	Y

- 44.3.3 There are high ecological constraints at Site 118. Given the location of Ryton Wood SSSI within 500m of the site, there are significant constraints to the development at this site and other alternative sites for development should be considered in the first instance.
- 44.3.4 Where alternatives site locations are not feasible, it is recommended that sensitive design and site layout avoid and ensure the protection of ecologically sensitive features associated with Ryton Wood SSSI. This should be undertaken in consultation with Natural England. It is necessary to demonstrate that there will be no adverse impacts on Ryton Wood SSSI from any development at Site 118 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

## 45 Site 121: Land at Walsgrave Hill

### 45.1 Overview

45.1.1 Site 121 is proposed for employment development. The site covers an area of 201.83ha and has a capacity of 42ha.

45.1.2 Site 121 is located at the urban fringe, approximately 400m to the east of Coventry. The site comprises of fields bounded by hedgerows with trees, including a farm and residential dwelling (Walsgrave Hill Farmhouse (Grade II listed)). The A46 (Coventry Eastern Bypass) and M69 motorway run along the western boundary, with several small country lanes connecting the farm and residential dwelling. Combe Fields Road runs along a 270m section of the east of the site. Antsy Park, a warehousing park, lies to the east of the site, as well as to the west beyond the A46 and M69. Central Boulevard Road forms the northern boundary, and the M6 motorway is situated less than 500m to the north.

### 45.2 Ecological baseline

#### SSSI

45.2.1 Site 121 is located within an IRZ associated with Combe Pool SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.2**).

45.2.2 Combe Pool SSSI is situated within the grounds of Combe Abbey Country Park, located adjacent to the southern site boundary. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI is considered to be in an 'Unfavourable -recovering' condition<sup>200</sup>.

#### LWS

45.2.3 A small section of Combe Abbey LWS is located within the southern section of the site. A description of Combe Abbey LWS and reasons for its qualification as an LWS is provided at **Appendix B**.

45.2.4 Hill Park Wood LWS is located adjacent to the eastern site boundary. A description of Combe Abbey LWS and reasons for its qualification as an LWS is provided at **Appendix B**.

45.2.5 **Table 45.1** identifies other LWSs located within 1km of the site.

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<sup>200</sup> Natural England. Combe Pool SSSI: Condition of Features and Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 04/09/25].

**Table 45.1:** LWS located within 1km of Site 121

Local Wildlife Sites ((p)LWS) within 1km of Site 121	Approximate distance from Site 121 (metres)
Coombe Abbey	Within the site
Hill Park Wood	Adjacent to the site
Antsy Park Ponds (pLWS)	130
Gainford Rise	200
Sowe Valley Dorchester Way	290
Coombe Countryside Park West Deer Park (pLWS)	770
High Wood	835
Stoke Floods	895
Little Woods	965

### **Habitats of medium to high distinctiveness**

45.2.6 Habitats of medium to high distinctiveness within the site comprise of 4.33ha (2.15%). The following habitats of medium to high distinctiveness are located within the site:

- A1.1. Semi-natural broadleaved woodland (0.4ha, 0.19%)
- A1.1.2 Planted broadleaved woodland (0.29ha, 0.14%)
- A2.1 Dense scrub (2.04ha, 1.01%)
- B2.2 Semi-improved neutral grassland (0.37ha, 0.18%)
- B5 Marshy grassland (0.64ha, 0.32%)
- G1 Standing water (0.2ha, 0.09%)
- G2 Running water (0.39ha, 0.19%)

45.2.7 Larger areas of semi-natural broadleaved woodland are located adjacent to the site including Hill Park Wood to the north-east, and southern boundary as part of the Combe Pool SSSI.

### **Irreplaceable habitat**

45.2.8 A total of 5ha of ancient woodland is located adjacent to the north-eastern site boundary at Hill Park Wood. Veteran trees are located within 50m of the site, within Combe Pool SSSI.

### **Ecological Constraints**

45.2.9 The ecological constraints identified during this assessment are shown on **Figure 45.1**.



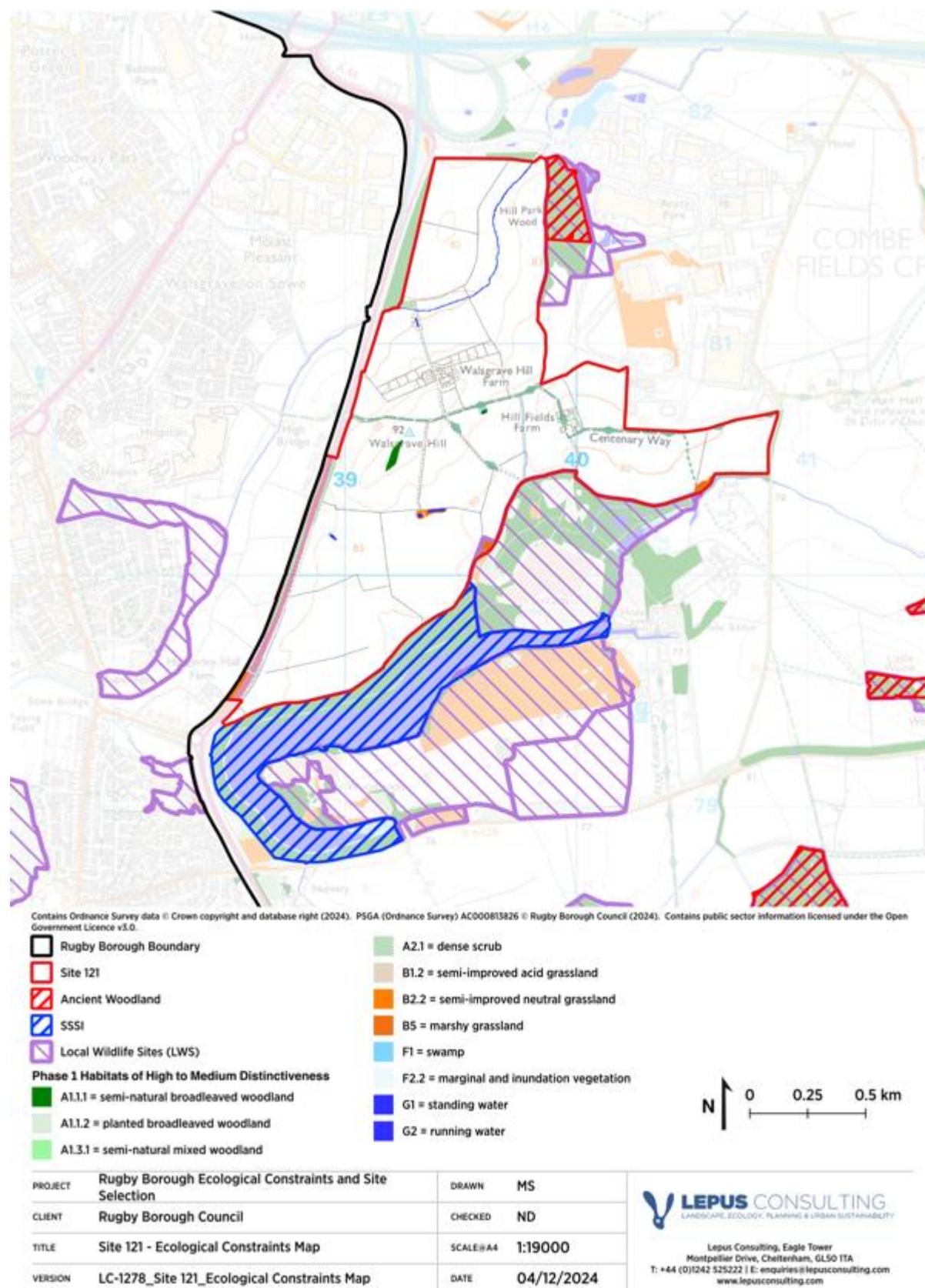


Figure 45.1: Site 121 ecological constraints map



## 45.3 Potential impacts

### Designated Sites

45.3.1 Proposed employment development at Site 121 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Combe Abbey LWS
- Combe Pool SSSI
- Hill Park Wood LWS

### Habitat of medium to high distinctiveness

45.3.2 Semi-natural and planted broadleaved woodland is located within the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>201</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

45.3.3 Dense scrub is located to within the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>202</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

45.3.4 Semi-improved neutral grassland is located within the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>203</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

45.3.5 Marshy grassland habitat is located to the south-east of the site. Warwickshire's LBAP for marsh, swamp and wet grassland aims to manage, restore and create wetland areas<sup>204</sup>. Development on site is likely to result in the direct loss of, or impacts upon, this swamp habitat through a change in water quality or water quantity.

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<sup>201</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>202</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>203</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

<sup>204</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021: Marsh, swamp & wet grassland. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Marsh%20Swamp%20%26%20Wet%20Grassland.November%202021.pdf> [Accessed 04/09/25].

45.3.6 Standing water habitat, in the form of ponds, is located within and at the northern site boundary. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>205</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

45.3.7 A watercourse is located within the northern section of the site. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>206</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to GES or GEP if heavily modified, as set out by the WFD. Development impacts from diffuse and point solution is of particular concern.

#### **Irreplaceable habitat**

45.3.8 Ancient woodland and veteran trees are vulnerable to changes in air quality, surface water quality and hydrological regime. Indirect impacts may include recreational disturbance. Woodlands often support species of birds, bats, mammals and invertebrates. These species may be affected by development impacts such as lighting, noise and visual disturbance.

#### **Summary of potential impacts**

45.3.9 **Table 45.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 45.2:** Site 121 potential development impact pathways and receptors

Potential impacts	Combe Pool SSSI	Combe Abbey LWS	Hill Park Wood LWS	Habitat of medium to high distinctiveness	Irreplaceable habitat
Direct habitat loss	N	N	N	Y	N
Habitat fragmentation	Y	Y	Y	Y	Y
Change in water quality	Y	Y	Y	Y	Y
Change in water levels	Y	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	Y	Y	Y	Y	Y
Increased recreational pressure	N	N	N	N	N

<sup>205</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

<sup>206</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 03/09/25].

- 45.3.10 There are high ecological constraints at Site 121. It is necessary to demonstrate that there will be no adverse impacts on Combe Pool SSSI from any development at Site 121 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 45.3.11 Given the location of Combe Pool SSSI, ancient woodland at Hill Park Wood and Combe Abbey LWS immediately adjacent to the site, there are significant constraints to the development at this site and other alternative sites for development should be considered in the first instance.
- 45.3.12 Where alternative site locations are not feasible, given the size of Site 121, it is recommended that development be concentrated along the A46 with a buffer of at least 500m maintained between new development and the SSSI. Site design and layout must also consider urbanisation impacts upon the SSSI, ancient woodland and LWS to ensure these features are protected. This should be undertaken in consultation with Natural England.

## 46 Site 125: Land east of Stretton Road, Wolston

### 46.1 Overview

46.1.1 Site 125 is proposed for residential development. The site covers an area of 5.1ha and has capacity for 75 residential dwellings.

46.1.2 Site 125 is located to the south of Wolston, approximately 7km to the west of Rugby. The site comprises of arable and pastoral fields and a farm. Stretton Road runs along the site's western boundary, with a watercourse along the eastern and settlements to the north.

### 46.2 Ecological baseline

#### SSSI

46.2.1 The site is located within an IRZ associated with Brandon Marsh SSSI. This IRZ does not require Natural England to be consulted on development likely to be associated with the proposed end use of the site.

1.1.6 Brandon Marsh SSSI is located approximately 1.7km to the west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>207,208</sup>. The River Avon, wooded areas, pastoral fields and local roads are located between the SSSI and the site.

#### LWS

46.2.2 There are no LWSs located within the site boundary.

46.2.3 River Avon and Tributaries LWS is located adjacent to the eastern site boundary. A description of the River Avon and Tributaries LWS and reasons for its qualification as an LWS is provided at **Appendix B**.

46.2.4 **Table 46.1** identifies other LWSs located within 1km of the site.

**Table 46.1:** LWS located within 1km of Site 125

Local Wildlife Sites ((p)LWS) within 1km of Site 125	Approximate distance from Site 125 (metres)
River Avon and Tributaries	Adjacent to the site
Sallys Hole	700

#### Habitats of medium to high distinctiveness

46.2.5 There is no habitat of medium to high distinctiveness located within the site.

46.2.6 A watercourse and dense scrub is located adjacent to the eastern boundary of the site.

#### Irreplaceable habitats

46.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

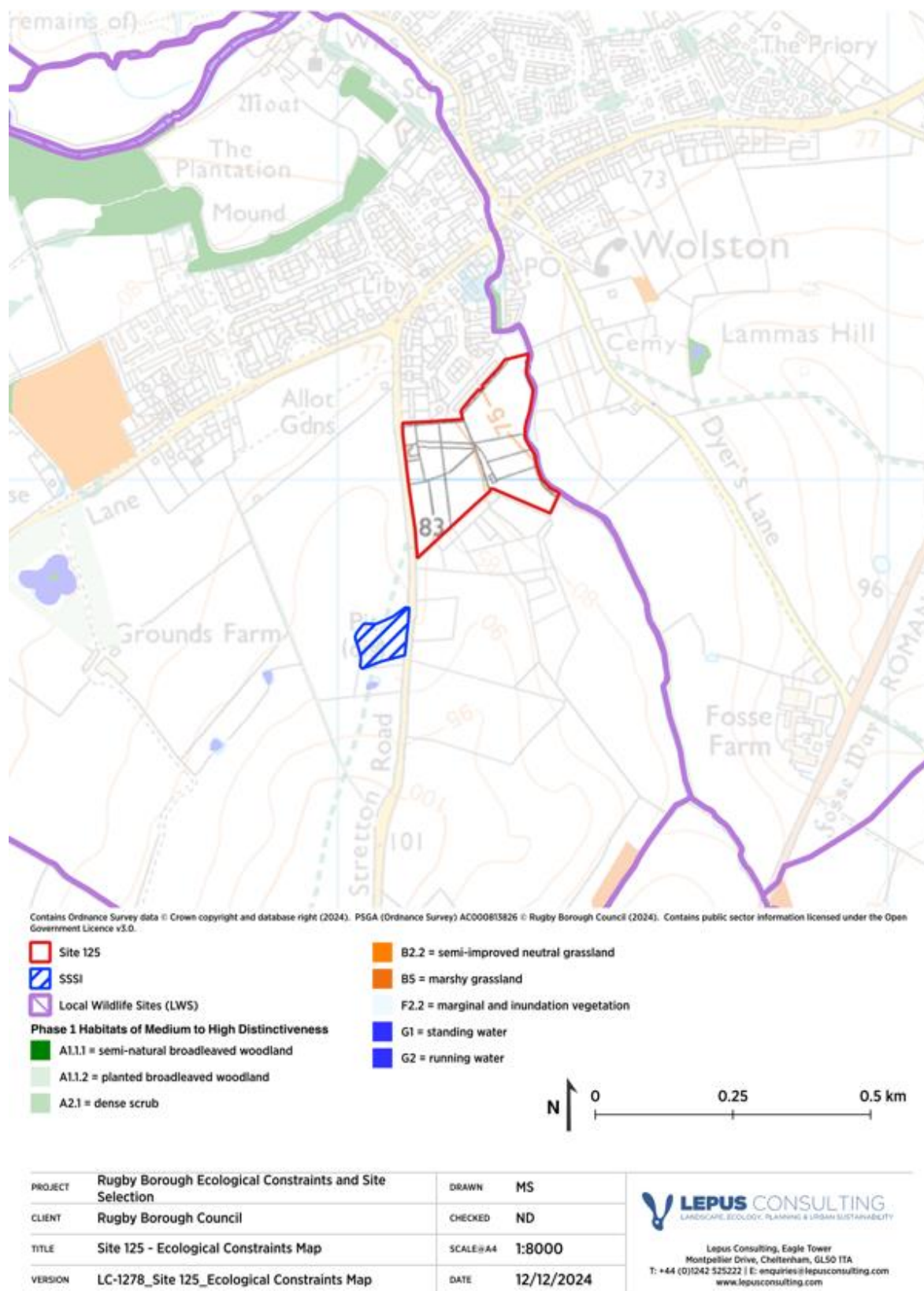
<sup>207</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>208</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

## Ecological Constraints

46.2.8 The ecological constraints identified during this assessment are shown on **Figure 46.1**.



**Figure 46.1:** Site 125 ecological constraints map

## 46.3 Potential impacts

### Designated Sites

46.3.1 Proposed residential development at Site 125 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- River Avon and Tributaries LWS

### Summary of potential impacts

46.3.2 **Table 46.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 46.2:** Site 125 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	River Avon and Tributaries LWS
Direct habitat loss	N	Y
Habitat fragmentation	Y	Y
Change in water quality	Y	Y
Change in water levels	Y	Y
Change in air quality	N	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y
Increased recreational pressure	Y	Y

46.3.3 There are medium ecological constraints at Site 125 given the location of the River Avon and Tributaries LWS adjacent to the site and the potential impact pathways to Brandon Marsh SSSI. It is necessary to demonstrate that there will be no adverse impacts on Brandon Marsh SSSI from any development at Site 125 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

46.3.4 Site 125 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon River Avon and Tributaries LWS through sensitive site design and the adoption of appropriate mitigation measures.



## 47 Site 127: Land north of Church Road, Church Lawford

### 47.1 Overview

47.1.1 Site 127 is proposed for residential development. The site covers an area of 0.71ha and has capacity for 20 residential dwellings.

47.1.2 Site 127 is located at the edge of Church Lawford, a small village approximately 3.4km to the west of Rugby. The site comprises one field of dense mixed scrub. Church Road, a local road, runs along the southern boundary, with pastoral fields situated to the north and east.

### 47.2 Ecological baseline

#### SSSI

47.2.1 The site is located within an IRZ associated with Draycote Meadows SSSI, Brandon Marsh SSSI, Combe Pool SSSI and Ryton Wood SSSI which requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.4**).

47.2.2 Draycote Meadows SSSI is located approximately 5.2km to the south of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>209</sup>. The A4071, A428 and arable and pastoral fields are located between the SSSI and the site.

47.2.3 Brandon Marsh SSSI is located approximately 6km to the west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>210,211</sup>. The A428, villages of Church Lawford and Wolston and arable and pastoral fields are located between the SSSI and the site.

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<sup>209</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].

<sup>210</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>211</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

47.2.4 Combe Pool SSSI is located approximately 6.3km to the north-west of the site. Combe Pool SSSI is situated within the grounds of Combe Abbey Country Park, located adjacent to the southern site boundary. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI is considered to be in an 'Unfavourable -recovering' condition<sup>212</sup>. Several B roads, woodland and arable and pastoral fields are located between the SSSI and the site.

47.2.5 Ryton Wood SSSI is located approximately 7.3km to the south-west of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>213</sup>. The A45, A423, A428, and arable and pastoral fields are located between the SSSI and the site.

### LWS

47.2.6 There are no LWSs located within the site.

47.2.7 Church Lawford Meadows pLWS is located adjacent to the northern site boundary. A description of the Church Lawford Meadows pLWS and reasons for its qualification as an pLWS is provided at **Appendix B**.

47.2.8 **Table 47.1** identifies other LWSs located within 1km of the site.

**Table 47.1:** LWS located within 1km of Site 127

Local Wildlife Sites ((p)LWS) within 1km of Site 127	Approximate distance from Site 127 (metres)
Church Lawford Meadows (pLWS)	Adjacent to site
River Avon and Tributaries	205
Newnham Halls Millpools	665
Lime Kilns	965

### Habitats of medium to high distinctiveness

47.2.9 Habitats of medium to high distinctiveness within the site include semi-natural broadleaved woodland, comprising 0.51ha (71.8%).

47.2.10 There are no habitats of medium to high distinctiveness located adjacent to the site.

### Irreplaceable habitat

47.2.11 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### Ecological Constraints

47.2.12 The ecological constraints identified during this assessment are shown on **Figure 47.1**.

<sup>212</sup> Natural England. Combe Pool SSSI: Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 04/09/25].

<sup>213</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 03/09/25].

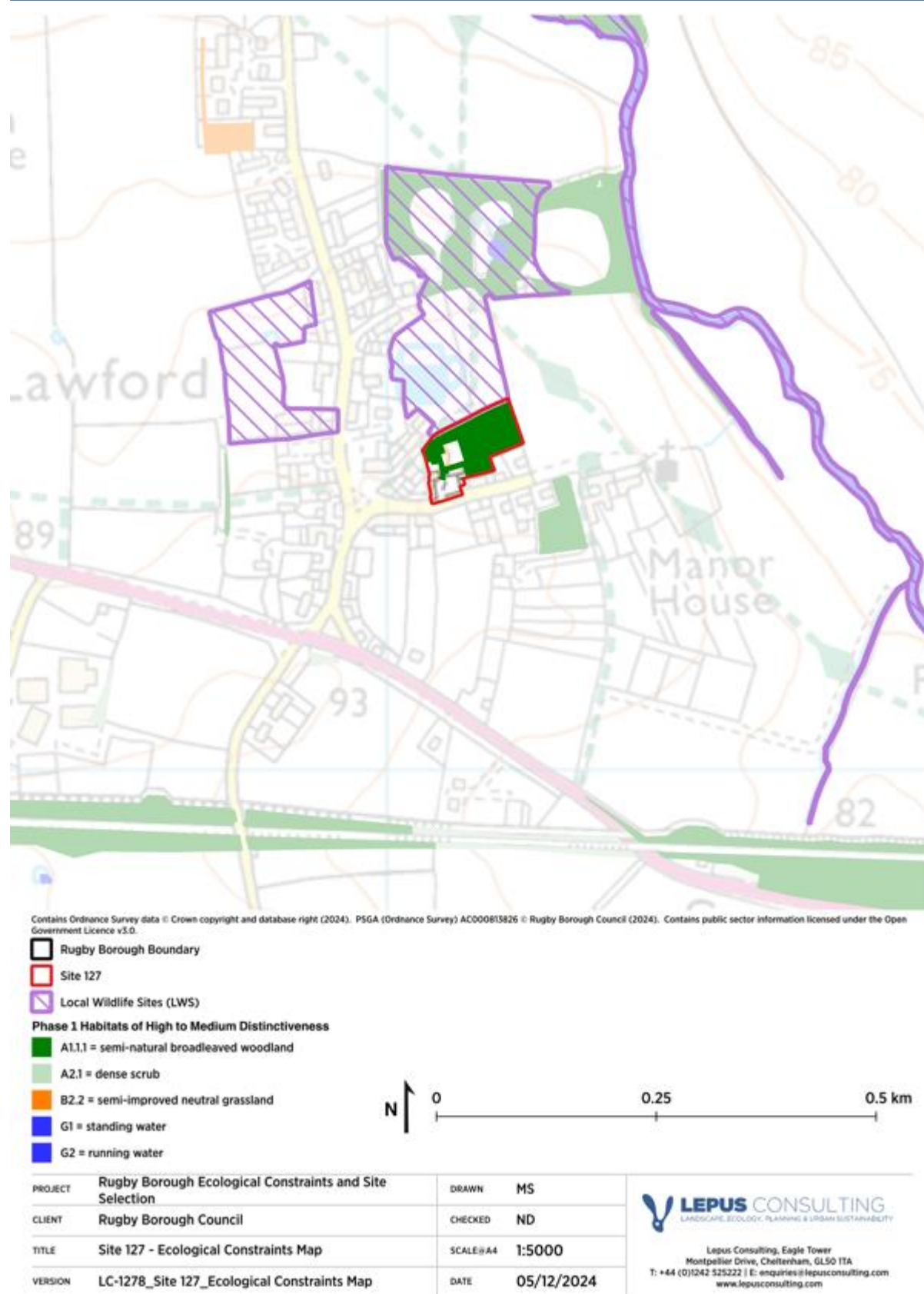


Figure 47.1: Site 127 ecological constraints map

## 47.3 Potential impacts

### Designated Sites

47.3.1 Proposed residential development at Site 127 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Church Lawford Meadows pLWS
- Combe Pool SSSI
- Draycote Meadows SSSI
- Ryton Wood SSSI

### Habitat of medium to high distinctiveness

47.3.2 Semi-natural broadleaved woodland is located within the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>214</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

### Summary of potential impacts

47.3.3 **Table 47.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 47.2:** Site 127 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Combe Pool SSSI	Draycote Meadows SSSI	Ryton Wood SSSI	Church Lawford Meadows pLWS	Habitat of medium to high distinctiveness
Direct habitat loss	N	N	N	N	N	Y
Habitat fragmentation	N	N	N	N	N	Y
Change in water quality	N	N	N	N	Y	Y
Change in water levels	Y	Y	Y	Y	Y	Y
Change in air quality	N	Y	N	N	N	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	N	N	Y	Y
Increased recreational pressure	Y	Y	Y	Y	Y	Y

<sup>214</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

- 47.3.4 There are medium ecological constraints at Site 127. It is necessary to demonstrate that there will be no adverse impacts on Brandon Marsh SSSI from any development at Site 127 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 47.3.5 Site 127 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Church Lawford Meadows pLWS through sensitive site design and the adoption of appropriate mitigation measures.
- 47.3.6 Mapping data shows that Site 127 is covered by 71.8% of with habitat of medium to high distinctiveness. It is therefore recommended that the site be re-surveyed to better understand the distribution of sensitive habitats to inform mitigation and site design.

## 48 Site 130: Land north of Houlton

### 48.1 Overview

- 48.1.1 Site 130 is proposed for employment development. The site covers an area of 135.71ha and has capacity of 30.53ha.
- 48.1.2 Site 130 is located approximately 1.3km to the east of Rugby and comprises of arable and pastoral fields. Small water features are located within the site, with Clifton Brook along the south-east of the site alongside its floodplain, extending 150m into the site. Isolated farm infrastructure is located within the site, with the A5 running along the eastern boundary. Large warehousing developments are located across the A5 and to the south-east of the site. Hillmorton Lane runs along the southern boundary of the site and through the site in the south-eastern section. Lilbourne Road runs along a small section of the northern boundary of the site.

### 48.2 Ecological baseline

#### SSSI

- 48.2.1 Site 130 is located within an IRZ associated with Cave's Inn Pit SSSI which does not require Natural England to be consulted as a result of the development type proposed.
- 48.2.2 Cave's Inn Pits SSSI is located approximately 3km to the north of the site. Cave's Inn Pit site contains some of the best remaining areas of neutral marsh in Leicestershire to the east of Rugby; this interest is supported by the presence of other wetland, scrub and grassland habitats within disused gravel pits. The marsh and open water habitats are representative of base-rich wetland communities in eastern and southern England. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in an 'Unfavourable -recovering condition'<sup>215</sup>. The A5 and arable and pastoral fields are located between the site and the SSSI.

#### LWS

- 48.2.3 River Avon and Tributaries LWS is located within the site and comprises tributaries of the River Avon. A description of the River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.
- 48.2.4 Hill Morton Radio Station pLWS is located adjacent to the southern boundary of the site. A description of the Hill Morton Radio Station pLWS and reasons for its qualification as an pLWS are provided at **Appendix B**.
- 48.2.5 **Table 48.1** identifies other LWSs located within 1km of the site.

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<sup>215</sup> Natural England. Designated Sites View. Cave's Inn Pits SSSI: Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1003549&SiteName=Cave%27s%20Inn%20Pits%20SSSI> [Accessed 07/09/25].



**Table 48.1:** LWS located within 1km of Site 130

Local Wildlife Sites ((p)LWS) within 1km of Site 130	Approximate distance from Site 130 (metres)
River Avon and Tributaries	Within the site
Hill Morton Radio Station (pLWS)	Adjacent to the site
Allans Meadow	510
Hillmorton Marsh	700
Hillmorton Canal Meadows	840
Clifton Lakes Extension (pLWS)	875

### **Habitats of medium to high distinctiveness**

48.2.6 Habitats of medium to high distinctiveness located within the site comprise of 5.35ha (3.9%).

- A1.1.1 Semi-natural broadleaved woodland (1.75ha, 1.29%)
- A2.1 Dense scrub (0.43ha, 0.32%)
- B2.1 Unimproved neutral grassland (2.17ha, 1.59%)
- G1 Standing water (0.74ha, 0.55%)
- G2 Running water (0.26ha, 0.19%)

48.2.7 Semi-improved neutral grassland and marshy grassland are located adjacent to the southern site boundary.

### **Irreplaceable habitat**

48.2.8 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

48.2.9 The ecological constraints identified during this assessment are shown on **Figure 48.1**.

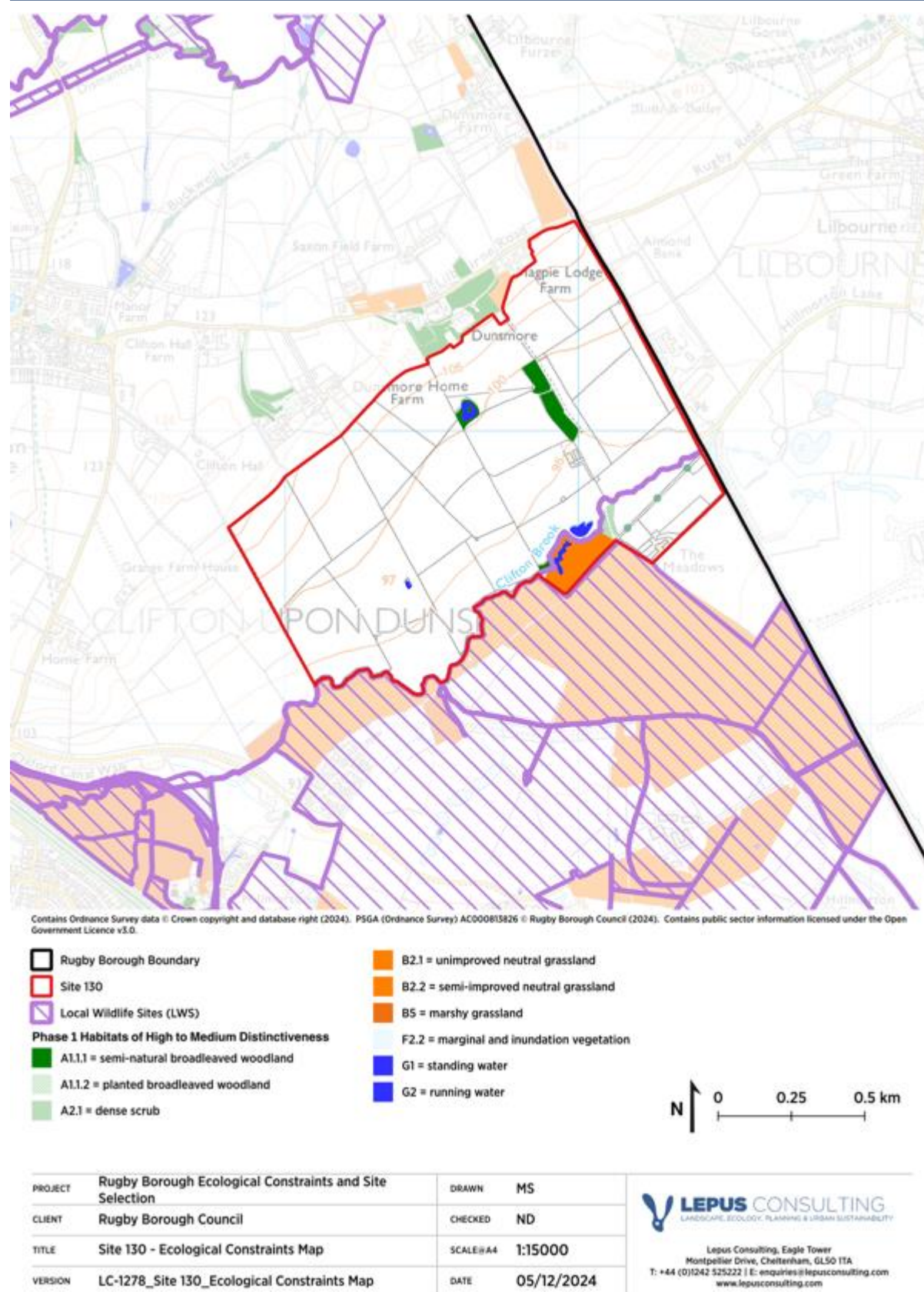


Figure 48.1: Site 130 ecological constraints map

## 48.3 Potential impacts

### Designated Sites

48.3.1 Proposed employment development at Site 130 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Cave's Inn Pit SSSI
- Hill Morton Radio Station pLWS
- River Avon Tributaries LWS

### Habitat of medium to high distinctiveness

48.3.2 Semi-natural broadleaved woodland is located within the centre of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>216</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

48.3.3 Dense scrub is located within the site, adjacent to Clifton Brook. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>217</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

48.3.4 Unimproved neutral grassland is located within the south-east of the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>218</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

48.3.5 Standing water habitat, in the form of ponds, is located throughout the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>219</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

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<sup>216</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>217</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>218</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

<sup>219</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

- 48.3.6 Clifton Brook is located within the south-eastern section of the site. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>220</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to GES or GEP if heavily modified, as set out by the WFD. Development impacts from diffuse and point solution is of particular concern.

#### Summary of potential impacts

- 48.3.7 **Table 48.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 48.2:** Site 130 potential development impact pathways and receptors

Potential impacts	Cave's Inn Pit SSSI	River Avon and Tributaries LWS	Hill Morton Radio Station pLWS	Habitat of medium to high distinctiveness
Direct habitat loss	N	Y	N	Y
Habitat fragmentation	N	Y	Y	Y
Change in water quality	N	Y	Y	Y
Change in water levels	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y
Increased recreational pressure	N	N	N	N

- 48.3.8 There are medium ecological constraints at Site 130. It is necessary to demonstrate that there will be no adverse impacts on Cave's Inn Pit SSSI and Stanford Park SSSI from any development at Site 130 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 48.3.9 Site 130 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon the River Avon and Meadows LWS and Hill Morton Radio Station pLWS through sensitive site design and adoption of appropriate mitigation measures. Buffer zones should be incorporated along Clifton Brook and within areas of floodplain. Opportunities to include these areas into innovative sustainable nature-based drainage solutions should be sought which may also assist with flood mitigation.

<sup>220</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 03/09/25].

## 49 Site 132: Land north of M6 J1

### 49.1 Overview

49.1.1 Site 132 is proposed for residential or employment development. The site covers an area of 229.65ha and has capacity for 3500 dwellings or 35ha.

49.1.2 Site 132 comprises of arable fields located to the north of Rugby's urban edge. Churchover, a small village, is located adjacent to the north of the site. The River Swift runs along the western boundary and the flood zone extends approximately 100m within the site. An area of deciduous woodland, Coton Spinney, is located along the south-eastern boundary of the site. The M6 and A426 run along the southern and south-eastern boundaries of the site with the A426, Coton Road, Lutterworth Road, Church Street running through the site area. The A5 runs along a section of the eastern boundary and Lutterworth Road along the northern boundary. Rugby service station lies adjacent to the south of the site and a small settlement lies within the centre of the site but is excluded by the site boundary.

### 49.2 Ecological baseline

#### SSSI

49.2.1 The site is located within an IRZ associated with Cave's Inn Pit SSSI which requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.7**).

49.2.2 Cave's Inn Pit SSSI is located approximately 960m to the south-east of the site. Cave's Inn Pit site contains some of the best remaining areas of neutral marsh in Leicestershire to the east of Rugby; this interest is supported by the presence of other wetland, scrub and grassland habitats within disused gravel pits. The marsh and open water habitats are representative of base-rich wetland communities in eastern and southern England. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI is considered to be in an 'Unfavourable – recovering' condition, showing significant improvements in indicator species since a scrub clearance operation in 2010<sup>221</sup>. The A5, a dismantled railway and pastoral and arable fields are located between the SSSI and the site.

#### LNR

49.2.3 Swift Valley LNR is located approximately 750m to the south of the site.

#### LWS

49.2.4 A small section of the River Swift LWS is located within the western section of the site. A description of the River Swift LWS and reasons for its qualification as an LWS are provided at **Appendix B**.

49.2.5 The River Avon and Tributaries LWS is located adjacent to the southern site boundary, Watling Street Trackway pLWS adjacent to the eastern site boundary and Churchover Meadows pLWS adjacent to the northern site boundary. A description of the River Avon and Tributaries LWS, Watling Street Trackway pLWS and Churchover Meadows pLWS and reasons for their qualification as LWSs are provided at **Appendix B**.

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<sup>221</sup> Natural England. Cave's Inn Pits SSSI: Condition of Features and Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1003549&SiteName=Cave%27s%20Inn%20Pits%20SSSI> [Accessed 04/09/25].



49.2.6 **Table 49.1** identifies other LWSs located within 1km of the site.

**Table 49.1:** LWS located within 1km of Site 132

Local Wildlife Sites ((p)LWS) within 1km of Site 132	Approximate distance from Site 132 (metres)
River Swift (pLWS)	Within the site
Watling Street Trackway (pLWS)	Adjacent to the site
Churchover Meadows (pLWS)	Adjacent to the site
River Avon and Tributaries	Adjacent to the site
Cosford Old Canal (pLWS)	70
Black Spinney (pLWS)	340
Disused Railway (pLWS)	165
Swift Valley Meadows	760
St Marys Meadows (pLWS)	940
Montilo Farm Meadows (pLWS)	970

### **Habitats of medium to high distinctiveness**

49.2.7 Habitats of medium to high distinctiveness within the site comprise of 5.18ha (2.26%). The following habitats of medium to high distinctiveness are located within the site:

- A1.1.1 Semi-natural broadleaved woodland (1.74ha, 0.76%)
- A1.1.2 Planted broadleaved woodland (1.01ha, 0.44%)
- A2.1 Dense scrub (1.49ha, 0.65%)
- B2.2 Semi-improved neutral grassland (0.36ha, 0.16%)
- G1 Standing water (0.22ha, 0.09%)
- G2 Running water (0.36ha, 0.16%)

49.2.8 An area of semi-improved neutral grassland is located adjacent to the northern site boundary.

### **Irreplaceable habitat**

49.2.9 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

49.2.10 The ecological constraints identified during this assessment are shown on **Figure 49.1**.



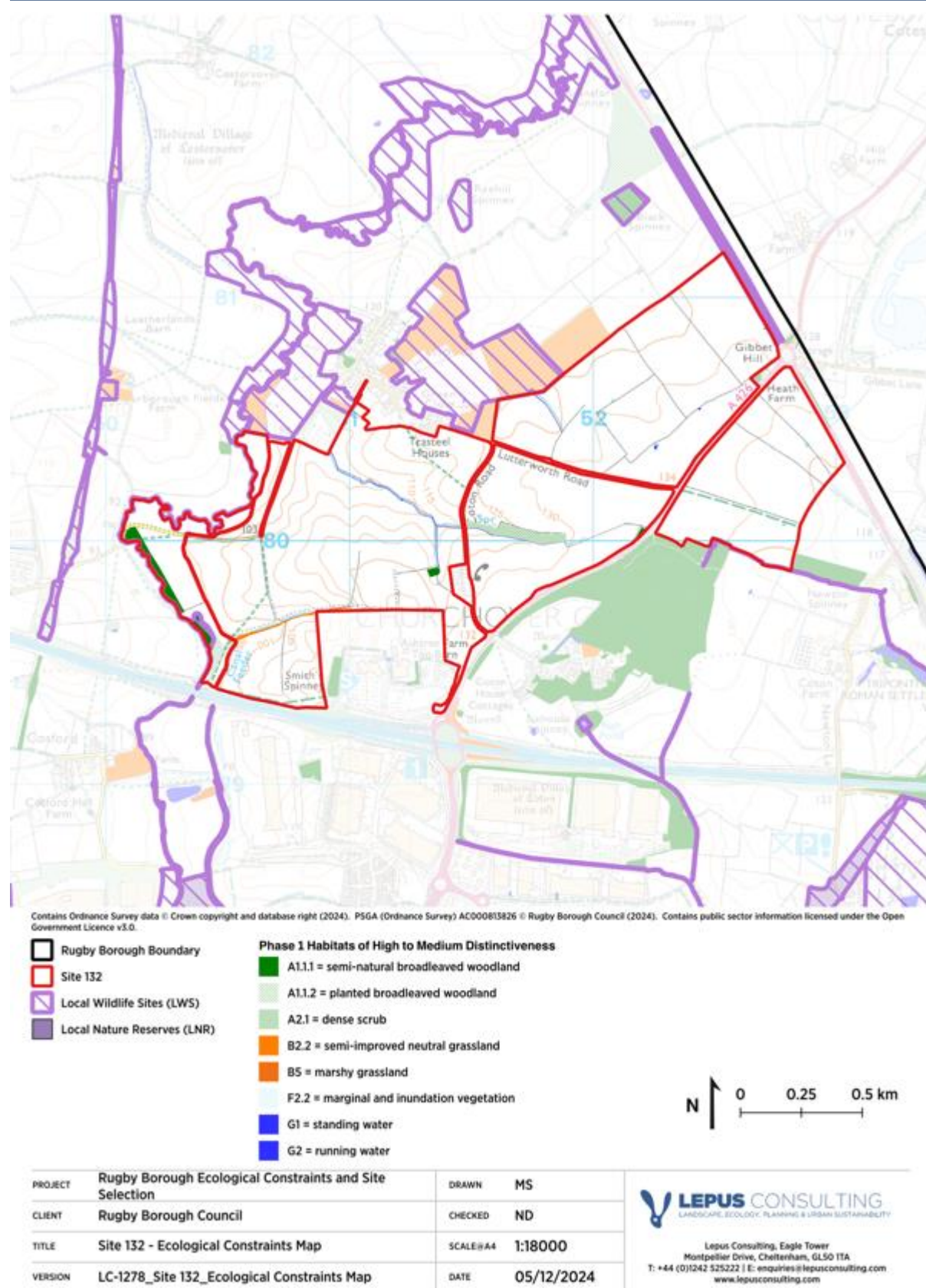


Figure 49.1: Site 132 ecological constraints map

## 49.3 Potential impacts

### Designated Sites

49.3.1 Proposed residential or employment development at Site 132 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Cave's Inn Pit SSSI
- Churchover Meadows pLWS
- River Avon Tributaries LWS
- River Swift LWS
- Watling Street Trackway pLWS

### Habitat of medium to high distinctiveness

49.3.2 Semi-natural and planted broadleaved woodland is located within the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>222</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

49.3.3 Dense scrub is located within centre of the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>223</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

49.3.4 Semi-improved neutral grassland is located within the south-west of the site, along a watercourse. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>224</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

49.3.5 Standing water habitat, in the form of ponds, is located throughout the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>225</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

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<sup>222</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at:

[https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-](https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf)

[11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf](https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf) [Accessed 03/09/25].

<sup>223</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>224</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at:

[https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-](https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf)

[11/LBAP%20Neutral%20Grassland%20November%202021.pdf](https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf) [Accessed 06/09/25].

<sup>225</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at:

<https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

- 49.3.6 The River Swift is located at the western site boundary and small watercourses are situated within the site. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>226</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to GES or GEP if heavily modified, as set out by the WFD. Development impacts from diffuse and point solution is of particular concern.

### Summary of potential impacts

- 49.3.7 **Table 49.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 49.2:** Site 132 potential development impact pathways and receptors

Potential impacts	Cave's Inn Pit SSSI	Churchover Meadows pLWS	River Avon and Tributaries LWS	River Swift pLWS	Watling Street Trackway pLWS	Habitat of medium to high distinctiveness
Direct habitat loss	N	N	N	Y	N	Y
Habitat fragmentation	N	Y	Y	Y	Y	Y
Change in water quality	N	Y	Y	Y	Y	Y
Change in water levels	Y	Y	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y	Y	Y
Increased recreational pressure	N	Y	Y	Y	N	Y

- 49.3.8 There are medium ecological constraints at Site 132. It is necessary to demonstrate that there will be no adverse impacts on Cave's Inn Pit SSSI and Misterton Marshes SSSI from any development at Site 132 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 49.3.9 Site 132 has the potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon the River Swift pLWS which is located within the site boundary or the adjacent River Avon and Tributaries LWS, Watling Street Trackway pLWS and Churchover Meadows pLWS through sensitive site design and adoption of appropriate mitigation measures. Buffer zones should be incorporated along the River Swift and within areas of floodplain. Opportunities to include these areas into innovative sustainable nature-based drainage solutions should be sought which may also assist with flood mitigation.

<sup>226</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 03/09/25].

## 50 Site 133: Land North of M45

### 50.1 Overview

50.1.1 Site 133 is proposed for employment development. The site comprises of 11.81ha and has capacity of 4.29ha.

50.1.2 Site 133 is situated to the north of Thurlaston, approximately 1.8km to the south of Rugby. The site comprises of two arable fields bordered by hedgerow with trees separated by a local road. The M45 motorway runs along the site's southern boundary and the B4429 along its northern. Symmetry Park, a warehousing park, is located to the north-west of the site.

### 50.2 Ecological baseline

#### SSSI

50.2.1 The site is located within an IRZ associated with Draycote Meadows SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (**Appendix A, paragraph A.1.2**).

50.2.2 Draycote Meadows SSSI is located approximately 1.4km to the north-east of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in a 'Favourable' condition<sup>227</sup>. The M45 motorway, the A45, Whitefields Golf Course and arable and pastoral fields are located between the site and the SSSI.

#### LWS

50.2.3 There are no LWSs located within or adjacent to the site.

50.2.4 **Table 50.1** identifies other LWSs located within 1km of the site.

**Table 50.1:** LWS located within 1km of Site 133

Local Wildlife Sites ((p)LWS) within 1km of Site 133	Approximate distance from Site 133 (metres)
River Avon and Tributaries	410
Draycote Water	415
Cawston Woodlands	715
Rugby-Leamington Disused Railway	780

#### Habitats of medium to high distinctiveness

50.2.5 There are no habitats of medium to high distinctiveness located within the site.

50.2.6 Dense scrub and planted broadleaved woodland are located adjacent to site boundaries.

#### Irreplaceable habitats

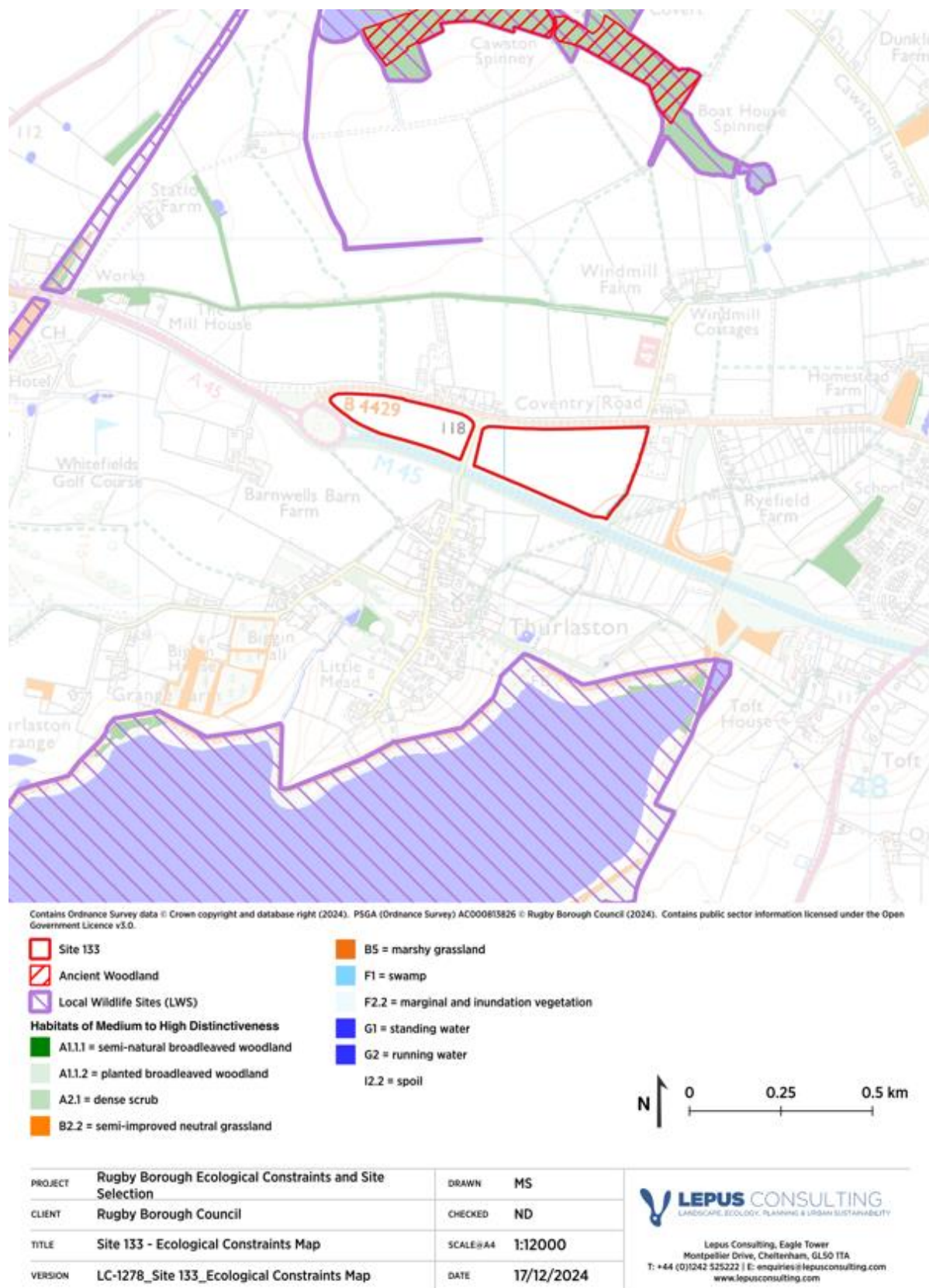
50.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

<sup>227</sup> Natural England. Draycote Meadows SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001298&SiteName=Draycote%20Meadows%20SSSI> [Accessed 03/09/25].



## Ecological Constraints

50.2.8 The ecological constraints identified during this assessment are shown on **Figure 50.1**.



**Figure 50.1:** Site 133 ecological constraints map

## 50.3 Potential impacts

### Designated Sites

- 50.3.1 Proposed employment development at Site 133 has the potential to impact Draycote Meadows SSSI only. Likely potential impacts from development upon the features of this SSSI are described in **Appendix B**.

### Summary of potential impacts

- 50.3.2 **Table 50.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 50.2:** Site 133 potential development impact pathways and receptors

Potential impacts	Draycote Meadows SSSI
Direct habitat loss	N
Habitat fragmentation	N
Change in water quality	N
Change in water levels	Y
Change in air quality	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N
Increased recreational pressure	N

- 50.3.3 There are low ecological constraints at Site 133. It is necessary to demonstrate that there will be no adverse impacts on Draycote Meadows SSSI from any development at Site 133 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 50.3.4 Site 133 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon the SSSI through sensitive site design and the adoption of appropriate mitigation measures.



## 51 Site 136: Land North of Warwick Road, Wolston

### 51.1 Overview

51.1.1 Site 136 is proposed for residential development. The site comprises of 3.87ha and has capacity for 80 residential dwellings.

51.1.2 Site 136 is situated to the south-west of Wolston, approximately 7.2m to the west of Rugby. The site comprises of an arable field bordered by hedgerow with trees. Wolston Lane runs along the site's south-eastern boundary. Settlements are located adjacent to the east of the site.

### 51.2 Ecological baseline

#### SSSI

51.2.1 The site is located within an IRZ associated with Brandon Marsh SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (**Appendix A, paragraph A.1.6**).

51.2.2 Brandon Marsh SSSI is located approximately 1km to the west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>228,229</sup>. The River Avon, areas of woodland and arable fields are located between the SSSI and the site.

#### LWS

51.2.3 There are no LWSs located within or adjacent to the site.

51.2.4 **Table 51.1** identifies other LWSs located within 1km of the site.

**Table 51.1:** LWS located within 1km of Site 136

Local Wildlife Sites (LWS) within 1km of Site 136	Approximate distance from Site 136 (metres)
River Avon and Tributaries	270
Sallys Hole	775

#### Habitats of medium to high distinctiveness

51.2.5 Habitats of medium to high distinctiveness within the site comprise 3.87ha (100%).

- A1.1.1 Semi-natural broadleaved woodland (0.06ha, 1.6%)
- A2.1 Dense scrub (0.02ha, 0.5%)
- B2.2 Semi-improved neutral grassland (3.7ha, 95.6%)
- G1 Standing water (0.04ha, 1%)

51.2.6 There is no habitat of medium to high distinctiveness located adjacent to the site.

<sup>228</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>229</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

### **Irreplaceable habitats**

- 51.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

- 51.2.8 The ecological constraints identified during this assessment are shown on **Figure 51.1**.

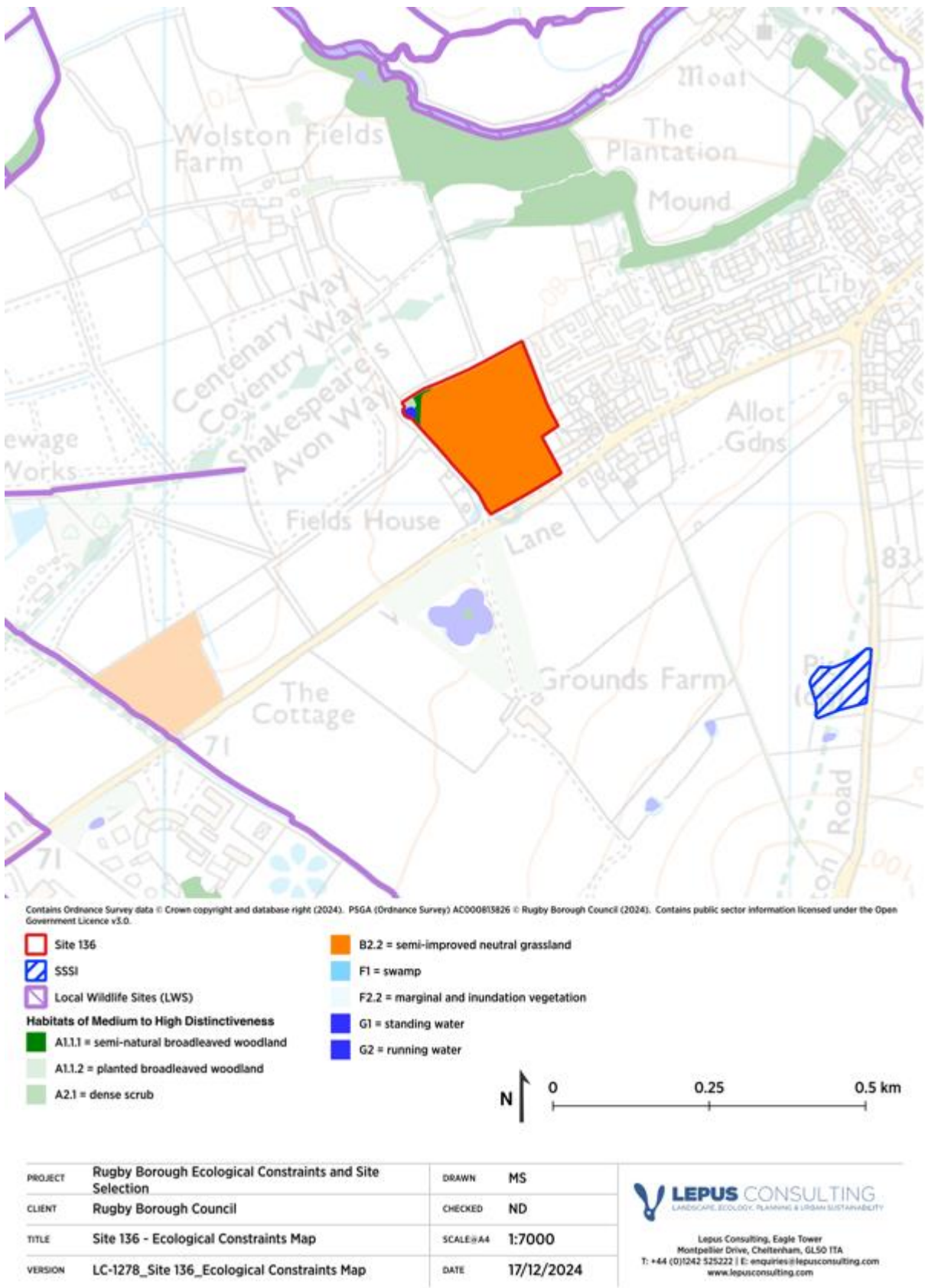


Figure 51.1: Site 136 ecological constraints map

## 51.3 Potential impacts

### Designated Sites

- 51.3.1 Proposed residential development at Site 136 has the potential to impact Brandon Marsh SSSI only. Likely potential impacts from development upon the features of this SSSI are described in **Appendix B**.

### Habitat of medium to high distinctiveness

- 51.3.2 Semi-natural broadleaved woodland is located within the north-west of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>230</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.
- 51.3.3 Dense scrub is located within north-west of the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>231</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.
- 51.3.4 Semi-improved neutral grassland is located within the majority of the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>232</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.
- 51.3.5 Standing water habitat, in the form of a pond, is located within the north-west of the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>233</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

### Summary of potential impacts

- 51.3.6 **Table 51.2** summarises the potential development impact pathways at the key ecological constraints.

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<sup>230</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>231</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>232</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

<sup>233</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

**Table 51.2:** Site 136 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Habitats of medium to high distinctiveness
Direct habitat loss	Y	Y
Habitat fragmentation	N	Y
Change in water quality	N	Y
Change in water levels	Y	Y
Change in air quality	N	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y
Increased recreational pressure	Y	Y

51.3.7 There are medium ecological constraints at Site 136. Site 136 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Brandon Marsh SSSI through sensitive site design and the adoption of appropriate mitigation measures as set out in **Chapter 57**. Habitats of medium to high distinctiveness covers the entire area of Site 136. It is therefore necessary to survey this site to ensure that these habitat types still dominate and where required mitigate impacts upon habitats of medium to high distinctiveness through sensitive site layout and landscaping design.

## 52 Site 143: Land off Hinckley Road, M6 Junction 2

### 52.1 Overview

- 52.1.1 Site 143 is proposed for employment development. The site comprises of 5.05ha and has capacity of 1.75ha.
- 52.1.2 Site 143 is situated to the west of Antsy between the M69 motorway, M6 motorway and B4065, approximately 11.7km to the north-west of Rugby. The site comprises of two arable fields bordered and divided by hedgerow with trees. Wolston Lane runs along the site's south-eastern boundary. Settlements are located adjacent to the east of the site.

### 52.2 Ecological baseline

#### SSSI

- 52.2.1 The site is located within an IRZ associated with Combe Pool SSSI. This IRZ does not require Natural England to be consulted on development likely to be associated with the proposed end use of the site.
- 52.2.2 Combe Pool SSSI is located approximately 2.4km to the north-west of the site. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in an 'Unfavourable – recovering' condition as a result of the clearing of Rhodedendron in the northern section<sup>234</sup>. The M6 motorway, A46 and arable fields are located between the SSSI and the site.

#### LWS

- 52.2.3 There are no LWSs located within or adjacent to the site.
- 52.2.4 **Table 52.1** identifies other LWSs located within 1km of the site.

**Table 52.1:** LWS located within 1km of Site 143

Local Wildlife Sites ((p)LWS) within 1km of Site 143	Approximate distance from Site 143 (metres)
Oxford Canal (pLWS)	605
Home Farm Grasslands, Ansty (pLWS)	750
Hill Park Wood	830
Home Farm Grasslands	930
Ansty Park Ponds (pLWS)	960

#### Habitats of medium to high distinctiveness

- 52.2.5 Habitats of medium to high distinctiveness within the site include planted broadleaved woodland situated to the north-east of the site, comprising 2.8ha (55.4%).
- 52.2.6 Dense scrub and planted broadleaved woodland are located adjacent to the site.

<sup>234</sup> Natural England. Combe Pool SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 03/09/25].



### **Irreplaceable habitat**

- 52.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

- 52.2.8 The ecological constraints identified during this assessment are shown on **Figure 52.1**.

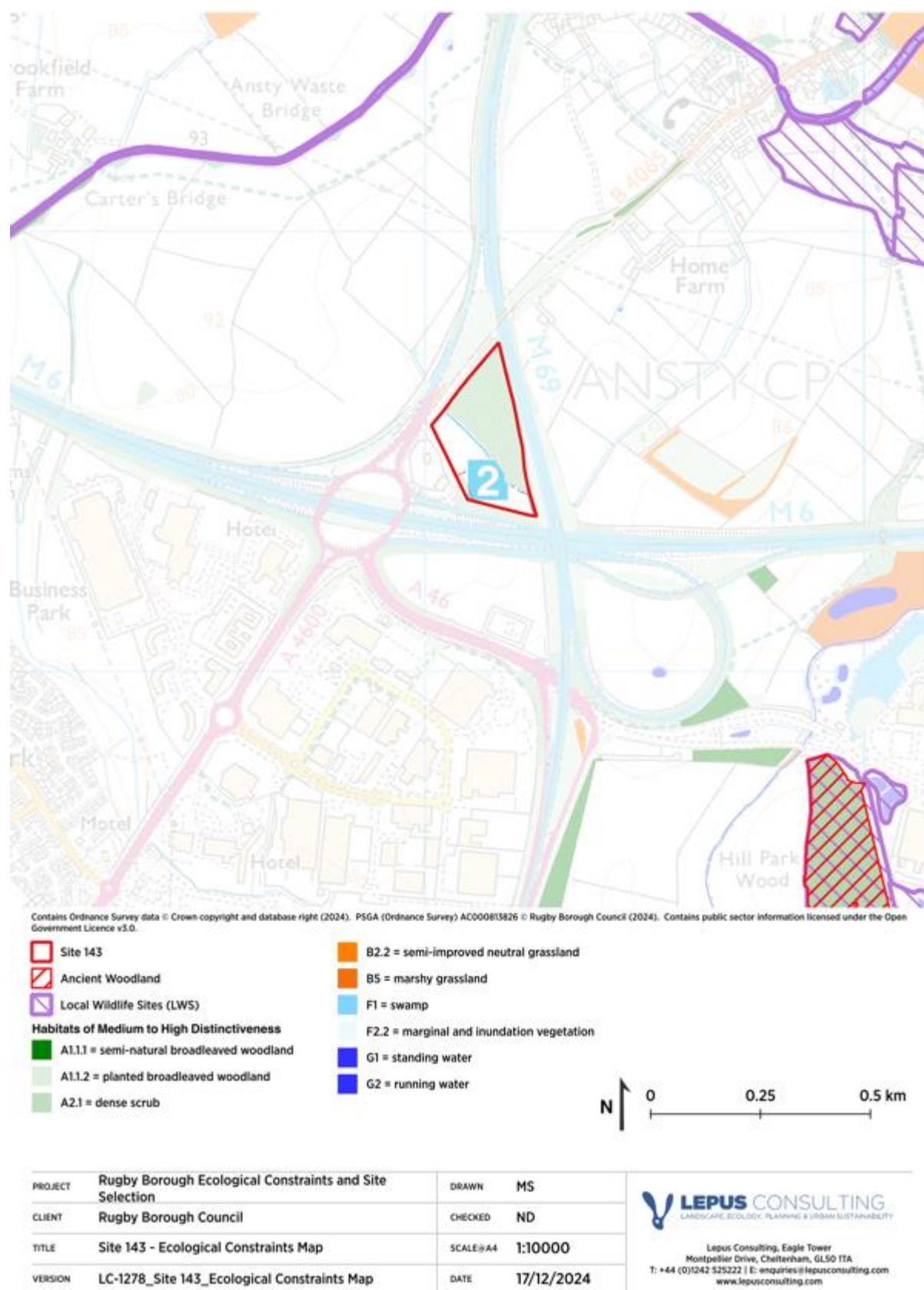


Figure 52.1: Site 143 ecological constraints map

## 52.3 Potential impacts

### Designated Sites

- 52.3.1 Proposed employment development at Site 143 has the potential to impact Combe Pool SSSI only. Likely potential impacts from development upon the features of this SSSI are described in **Appendix B**.

### Habitat of medium to high distinctiveness

- 52.3.2 Planted broadleaved woodland is located within the majority of the site, concentrated to the north-east. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>235</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

### Summary of potential impacts

- 52.3.3 **Table 52.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 52.2:** Site 143 potential development impact pathways and receptors

Potential impacts	Combe Pool SSSI	Habitats of medium to high distinctiveness
Direct habitat loss	N	Y
Habitat fragmentation	N	Y
Change in water quality	N	Y
Change in water levels	Y	Y
Change in air quality	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y
Increased recreational pressure	N	N

- 52.3.4 There are medium ecological constraints at Site 143. Site 143 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Combe Pool SSSI through sensitive site design and the adoption of appropriate mitigation measures as set out in **Chapter 57**. Planted broadleaved woodland covers the majority of Site 143. It is therefore necessary to survey this site to ensure that these habitat types still dominate and where required mitigate impacts upon habitats of medium to high distinctiveness through sensitive site layout and landscaping design.

<sup>235</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

## 53 Site 146: Land off Barby Lane

### 53.1 Overview

53.1.1 Site 146 is proposed for residential development. The site covers an area of 59.51ha and has capacity for 400 dwellings.

53.1.2 Site 146 is situated at Rugby's urban fringe, to the south of Hillmorton. The site is comprised of arable and pastoral fields divided and bounded by hedgerows with trees. Farm and employment development is located within the north of the site. The northern boundary lies adjacent to Hillmorton and Rugby Borough Football Club is located to the east. Rains Brook runs along the southern boundary, where the flood zone extends approximately 50m into the site. Barby Lane runs along the western boundary of the site. The A428 is located approximately 100m to the north of the site.

### 53.2 Ecological baseline

#### SSSI

53.2.1 The site is not located within any SSSI IRZ and therefore site development is not required to contact Natural England.

#### LNR

53.2.2 Linnell Road LNR is located approximately 980m to the north of the site.

#### LWS

53.2.3 Kilsby Lane Meadow LWS is located within the eastern section of the site, with Meadows adjoining Kilsby Lane Meadow pLWS adjacent. Old Cross Fields LWS, comprising of three sections, is located with the north and north-east of the site. A description of Kilsby Lane Meadow LWS and Old Cross Fields LWS and reasons for their qualification as LWSs are provided at **Appendix B**.

53.2.4 **Table 53.1** identifies other LWSs located within 1km of the site.

**Table 53.1:** LWS located within 1km of Site 146

Local Wildlife Sites ((p)LWS) within 1km of Site 146	Approximate distance from Site 146 (metres)
Kilsby Lane Meadow	Within the site
Meadows adjoining Kilsby Lane Meadow (pLWS)	Within the site
Old Cross Fields (pLWS)	Within the site
Oxford Canal (pLWS)	485
Hillmorton Ballast Pit	630
Hill Morton Sand Pit (pLWS)	670
Hillmorton Canal Meadows	855
River Avon and Tributaries	915
Hillmorton Marsh (pLWS)	960
Bluebell Walk	985

#### Habitats of medium to high distinctiveness

53.2.5 Habitats of medium to high distinctiveness are located throughout the site, comprising 11.54ha (19.4%).

- A1.1.1 Semi-natural broadleaved woodland (0.12ha, 0.2%)

- A1.1.2 Planted broadleaved woodland (3.02ha, 5.07%)
- A2.1 Dense scrub (1.13ha, 1.89%)
- B5 Marshy grassland (6.58ha, 11.06%)
- G1 Standing water (0.69ha, 1.16%)

53.2.6 An area of semi-improved neutral grassland is located adjacent to the northern site boundary.

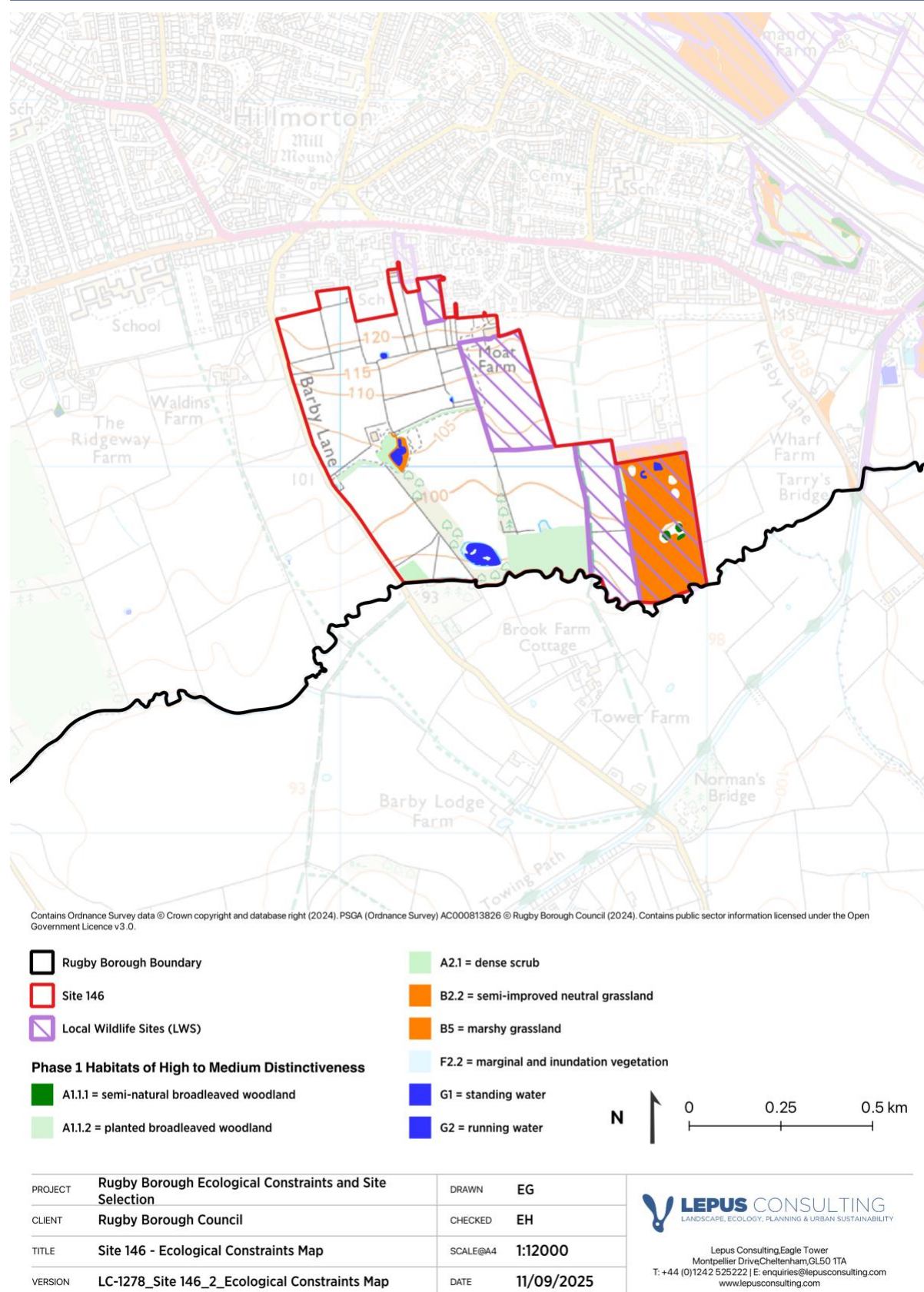
**Irreplaceable habitat**

53.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

**Ecological Constraints**

53.2.8 The ecological constraints identified during this assessment are shown on **Figure 53.1**.





**Figure 53.1:** Site 146 ecological constraints map



## 53.3 Potential impacts

### Designated Sites

53.3.1 Proposed residential development at Site 146 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Kilsby Lane Meadow LWS
- Old Cross Fields pLWS
- Meadows adjoining Kilsby Lane Meadow pLWS

### Habitats of medium to high distinctiveness

53.3.2 Semi-natural and planted broadleaved woodland is located throughout the site, concentrated to the north-east. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>236</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

53.3.3 Dense scrub is located throughout the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>237</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

53.3.4 Marshy grassland habitat is located to the south-east of the site. Warwickshire's LBAP for marsh, swamp and wet grassland aims to manage, restore and create wetland areas<sup>238</sup>. Development on site is likely to result in the direct loss of, or impacts upon, this swamp habitat through a change in water quality or water quantity.

53.3.5 Standing water habitat, in the form of ponds, is located throughout the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>239</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

### Summary of potential impacts

53.3.6 **Table 53.2** summarises the potential development impact pathways at the key ecological constraints.

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<sup>236</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>237</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>238</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021: Marsh, swamp & wet grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Marsh%20Swamp%20%26%20Wet%20Grassland.November%202021.pdf> [Accessed 04/09/25].

<sup>239</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

**Table 53.2:** Site 146 potential development impact pathways and receptors

Potential impacts	Meadows adjoining Kilsby Lane Meadow pLWS	Kilsby Lane Meadow LWS	Old Cross Fields pLWS	Habitat of medium to high distinctiveness
Direct habitat loss	Y	Y	Y	Y
Habitat fragmentation	Y	Y	Y	Y
Change in water quality	Y	Y	Y	Y
Change in water levels	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	Y	Y	Y	Y
Increased recreational pressure	Y	Y	Y	Y

53.3.7 There are medium ecological constraints at Site 146. It is necessary to demonstrate that there will be no adverse impacts on Cave's Inn Pit SSSI from any development at Site 146 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

53.3.8 Given the site's ecological constraints to the east and the south, it may be challenging for development at the site depending on layout and design. If development were to occur, this should be concentrated in the north-west of the site. Mitigation including a wildlife corridor along Rains Brook should be considered, alongside buffers adjacent to the LWSs on site (Kilsby Lane Meadows, Old Cross Fields pLWS and Meadows adjoining Kilsby Lane Meadow pLWS) including a quiet area of limited public access. Waterbodies and dense scrub should be strategically used to deter cat predation and limit recreational access to the LWS.

## 54 Site 260: PP – Thurlaston Meadows Care Home, Main Street, Thurlaston

### 54.1 Overview

54.1.1 Site 260 is proposed for residential development. The site comprises of 3.52ha and has capacity for 74 residential dwellings.

54.1.2 Site 260 is located to the west of Thurlaston, approximately 3km to the south-west of Rugby. The site comprises of pastoral fields with areas of woodland and a pond. A settlement is located within the north-west of the site. Biggin Hall Lane runs along the site's north-eastern and north-western boundaries.

### 54.2 Ecological baseline

#### SSSI

54.2.1 The site is located within an IRZ associated with Draycote Meadows SSSI. This IRZ does not require Natural England to be consulted on development likely to be associated with the proposed end use of the site.

54.2.2 Draycote Meadows SSSI is located approximately 1.2km to the west of the site. The SSSI comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in a 'Favourable' condition<sup>240</sup>. Whitefields Golf Course and arable and pastoral fields are located between the SSSI and the site.

#### LWS

54.2.3 There are no LWSs located within or adjacent to the site.

54.2.4 **Table 54.1** identifies other LWSs located within 1km of the site.

**Table 54.1:** LWS located within 1km of Site 260

Local Wildlife Sites ((p)LWS) within 1km of Site 260	Approximate distance from Site 260 (metres)
Draycote Water	275
River Avon and Tributaries	870

#### Habitats of medium to high distinctiveness

54.2.5 Habitats of medium to high distinctiveness are located throughout the site, comprising 1.01ha (28.7%).

- A1.1.1 Semi-natural broadleaved woodland (0.24ha, 6.8%)
- A1.1.2 Planted broadleaved woodland (0.19ha, 5.4%)
- A2.1 Dense scrub (0.48ha, 13.6%)
- G1 Standing water (0.09ha, 2.6%)
- G2 Running water (0.01ha, 0.3%)

54.2.6 Dense scrub and planted broadleaved woodland are located adjacent to the site.

<sup>240</sup> Natural England. Designated Sites View. Draycote Meadows SSSI: Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=S1001298&SiteName=draycote&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=> [Accessed 07/09/25].

### **Irreplaceable habitat**

- 54.2.7 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### **Ecological Constraints**

- 54.2.8 The ecological constraints identified during this assessment are shown on **Figure 54.1**.

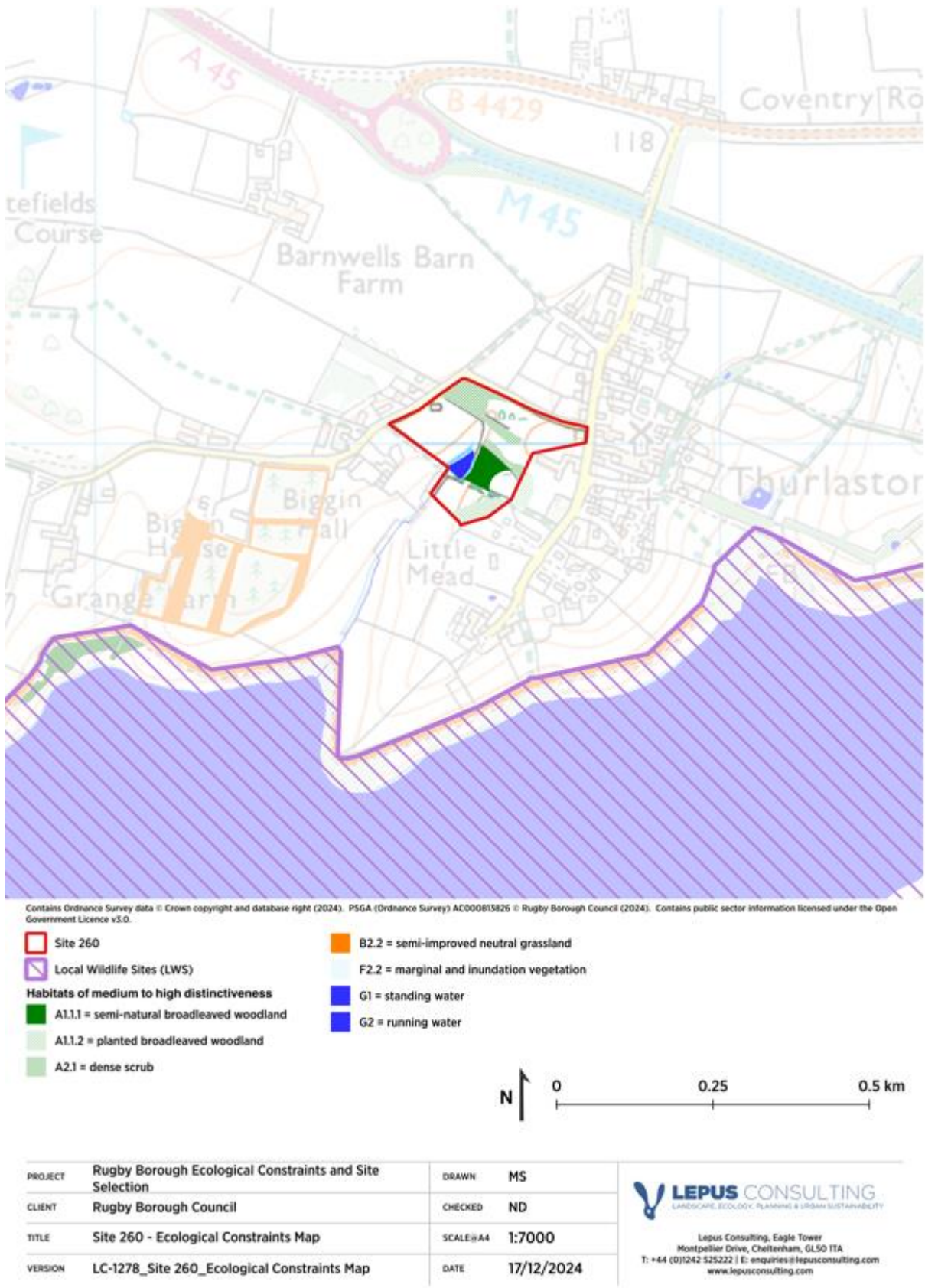


Figure 54.1: Site 260 ecological constraints map

## 54.3 Potential impacts

### Designated Sites

- 54.3.1 Proposed residential development at Site 260 has the potential to impact Draycote Meadows SSSI only. Likely potential impacts from development upon the features of this SSSI are described in **Appendix B**.

### Habitat of medium to high distinctiveness

- 54.3.2 Semi-natural and planted broadleaved woodland is located within the centre of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>241</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.
- 54.3.3 Dense scrub is located throughout the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>242</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.
- 54.3.4 Standing water habitat, in the form of a pond, is located within the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>243</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.
- 54.3.5 A watercourse is located along the south-western site boundary. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>244</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to GES or GEP if heavily modified, as set out by the WFD. Development impacts from diffuse and point solution is of particular concern.

### Summary of potential impacts

- 54.3.6 **Table 54.2** summarises the potential development impact pathways at the key ecological constraints.

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<sup>241</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>242</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>243</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

<sup>244</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 03/09/25].



**Table 54.2:** Site 260 potential development impact pathways and receptors

Potential impacts	Draycote Meadows SSSI	Habitats of medium to high distinctiveness
Direct habitat loss	N	Y
Habitat fragmentation	N	Y
Change in water quality	N	Y
Change in water levels	Y	Y
Change in air quality	N	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y
Increased recreational pressure	Y	Y

- 54.3.7 There are low ecological constraints at Site 260. It is necessary to demonstrate that there will be no adverse impacts on Draycote Meadows SSSI from any development at Site 260 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 54.3.8 Site 260 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon the SSSI through sensitive site design and the adoption of appropriate mitigation measures.

## 55 Site 301: Plott Lane, Stretton-on-Dunsmore

### 55.1 Overview

- 55.1.1 Site 301 is proposed for residential development. The site comprises of 0.93ha and has capacity for 25 residential dwellings.
- 55.1.2 Site 301 is located at the west of Stretton-on-Dunsmore, approximately 6.1km to the south-west of Rugby. The site comprises of a field of trees and scrub. Settlements are located adjacent to the eastern site boundary, with Plott Lane along the northern boundary.

### 55.2 Ecological baseline

#### SSSI

- 55.2.1 The site is located within an IRZ associated with Ryton Wood SSSI, Brandon Marsh SSSI and Combe Pool SSSI. This IRZ does not require Natural England to be consulted on development likely to be associated with the proposed end use of the site.
- 55.2.2 Ryton Wood SSSI is located approximately 1.7km to the west of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>245</sup>. The A423 and arable and pastoral fields are located between the SSSI and the site.
- 55.2.3 Brandon Marsh SSSI is located approximately 2.5km to the north-west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>246,247</sup>. The A45, River Avon and arable and pastoral fields are located between the SSSI and the site.

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<sup>245</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 03/09/25].

<sup>246</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>247</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

- 55.2.4 Combe Pool SSSI is located approximately 6.2km to the north-west of the site. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at Appendix B. The SSSI comprises of one unit in an 'Unfavourable – recovering' condition as a result of the clearing of Rhodedendron in the northern section<sup>248</sup>. The A45, A428, B4428, areas of woodland and the village of Binley Woods are located between the SSSI and the site.

### LWS

- 55.2.5 There are no LWSs located within or adjacent to the site.
- 55.2.6 **Table 55.1** identifies other LWSs located within 1km of the site.

**Table 55.1:** LWS located within 1km of Site 301

Local Wildlife Sites ((p)LWS) within 1km of Site 301	Approximate distance from Site 301 (metres)
Stretton on Dunsmore Fields (pLWS)	420
Park Farm Saline Spring (pLWS)	785
River Avon and Tributaries	700
Bull and Butcher Wood (pLWS)	795
Glebe Spinney (pLWS)	910

### Habitats of medium to high distinctiveness

- 55.2.7 Habitats of medium to high distinctiveness within the site include semi-natural broadleaved woodland, comprising 0.9ha (97.8%).
- 55.2.8 Planted broadleaved woodland is located adjacent to the southern site boundary.

### Irreplaceable habitats

- 55.2.9 There are no records of irreplaceable habitat located within, within 50m of the site boundary, or hydrologically linked to the site.

### Ecological Constraints

- 55.2.10 The ecological constraints identified during this assessment are shown on **Figure 55.1**.

<sup>248</sup> Natural England. Combe Pool SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 03/09/25].

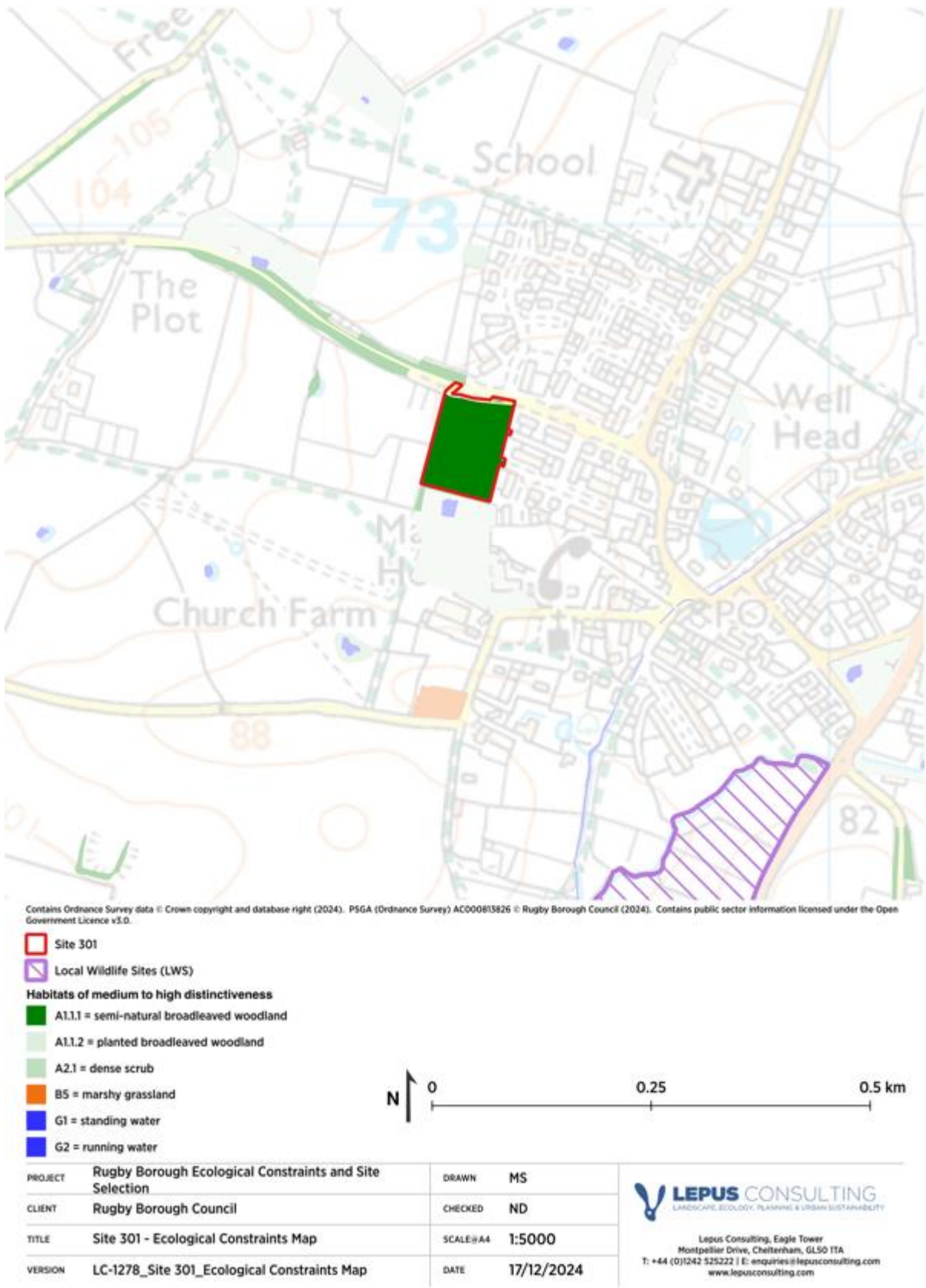


Figure 55.1: Site 301 ecological constraints map

## 55.3 Potential impacts

### Designated Sites

55.3.1 Proposed residential development at Site 301 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Combe Pool SSSI
- Ryton Wood SSSI

### Habitat of medium to high distinctiveness

55.3.2 Semi-natural broadleaved woodland is located within the majority of the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>249</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

### Summary of potential impacts

55.3.3 **Table 55.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 55.2:** Site 301 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Combe Pool SSSI	Ryton Wood SSSI	Habitats of medium to high distinctiveness
Direct habitat loss	N	N	N	Y
Habitat fragmentation	N	N	N	Y
Change in water quality	N	N	N	Y
Change in water levels	Y	Y	Y	Y
Change in air quality	N	Y	N	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	N	Y
Increased recreational pressure	Y	Y	Y	Y

55.3.4 There are medium ecological constraints at Site 301. Site 301 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Ryton Wood SSSI, Brandon Marsh SSSI and Combe Pool SSSI through sensitive site design and the adoption of appropriate mitigation measures as set out in **Chapter 57**. Habitats of medium to high distinctiveness covers 97.8% of Site 301. It is therefore necessary to survey this site to ensure that these habitat types still dominate and where required mitigate impacts upon habitats of medium to high distinctiveness through sensitive site layout and landscaping design.

<sup>249</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

## 56 Site 315: STRATEGIC - Land South of Brinklow

### 56.1 Overview

- 56.1.1 Site 315 is proposed for residential development. The site comprises of 16.94ha and has capacity for 340 residential dwellings.
- 56.1.2 Site 315 is located to the south of Brinklow, approximately 6.4km to the north-west of Rugby. The site comprises of arable fields bounded and divided by hedgerow with trees. The B4455 runs along a small section of the northern site boundary and Heath Lane along the western boundary. Settlements are located adjacent to the northern and north-eastern site boundaries.

### 56.2 Ecological baseline

#### SSSI

- 56.2.1 The site is located within an IRZ associated with Combe Pool SSSI and Brandon Marsh SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.6**).
- 56.2.2 Combe Pool SSSI is located approximately 2.9km to the west of the site. Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (*Ardea cinerea*), other breeding birds, and for its wintering wildfowl. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of one unit in an 'Unfavourable – recovering' condition as a result of the clearing of Rhodedendron in the northern section<sup>250</sup>. The B4428, woodland and arable and pastoral fields are located between the SSSI and the site.
- 56.2.3 Brandon Marsh SSSI is located approximately 5km to the south-west of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>251,252</sup>. The A428, woodland and arable and pastoral fields are located between the SSSI and the site.

#### LWS

- 56.2.4 There are no LWSs located within the site.
- 56.2.5 The River Avon and Tributaries LWS is located adjacent to the eastern and southern site boundaries. A description of the River Avon and Tributaries LWS and reasons for its qualification as an LWS is provided at **Appendix B**.
- 56.2.6 **Table 56.1** identifies other LWSs located within 1km of the site.

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<sup>250</sup> Natural England. Combe Pool SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001242&SiteName=Combe%20Pool%20SSSI> [Accessed 03/09/25].

<sup>251</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>252</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.



**Table 56.1:** LWS located within 1km of Site 315

Local Wildlife Sites ((p)LWS) within 1km of Site 315	Approximate distance from Site 315 (metres)
River Avon and Tributaries	Adjacent to the site
Brinklow Disused Canal Pool	170
Brinklow Castle	365
High Wood	665
Oxford Canal (pLWS)	720
Brinklow Meadows (pLWS)	735
All Oaks Wood	855
Manor Farm Meadows	925

### **Habitats of medium to high distinctiveness**

- 56.2.7 There are no habitats of medium to high distinctiveness located within the site.
- 56.2.8 Dense scrub, standing water and semi-improved neutral grassland is located adjacent to the site.

### **Irreplaceable habitats**

- 56.2.9 There is no irreplaceable habitat located within or adjacent to the site.

### **Ecological Constraints**

- 56.2.10 The ecological constraints identified during this assessment are shown on **Figure 56.1**.

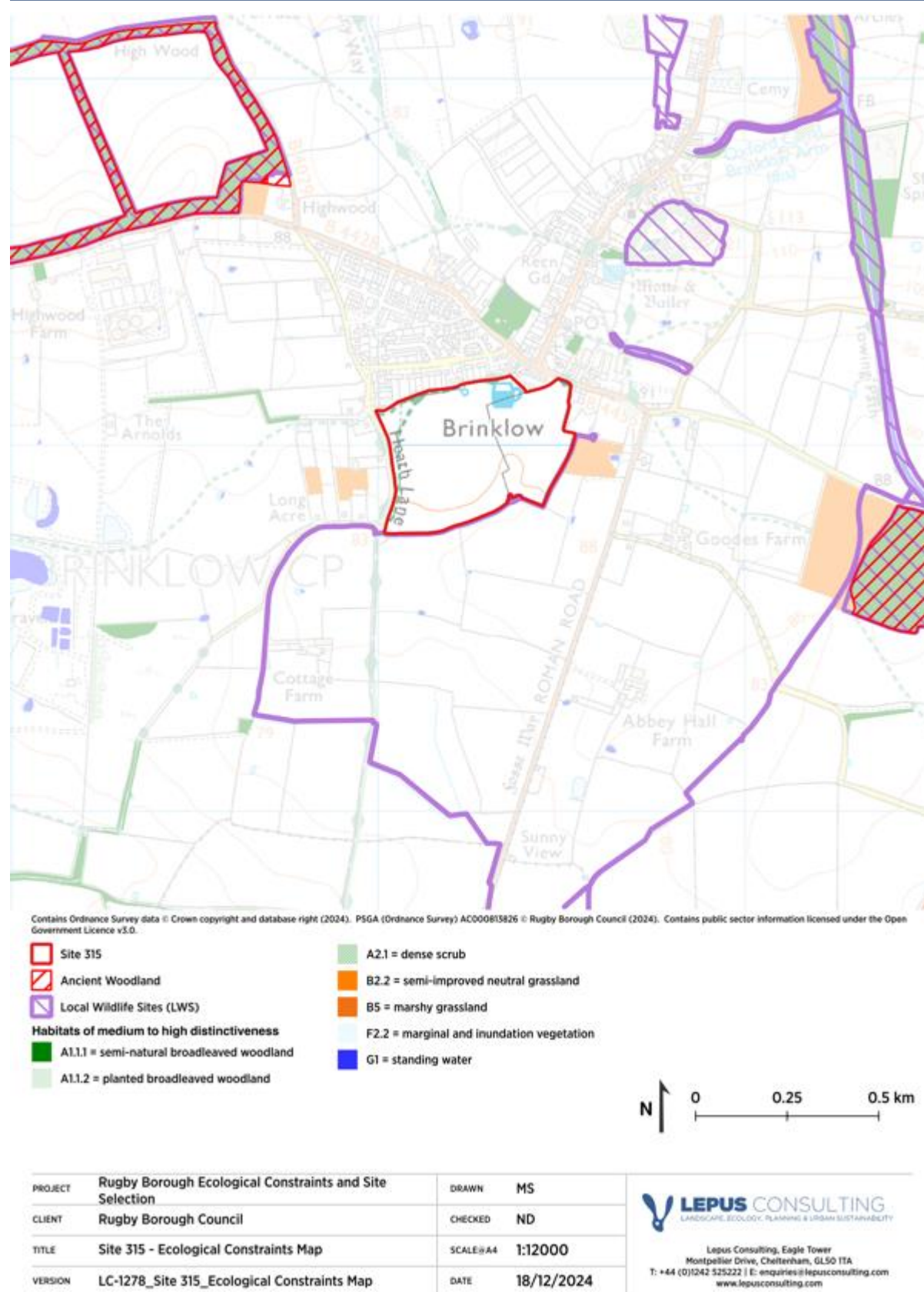


Figure 56.1: Site 315 ecological constraints map

## 56.3 Potential impacts

### Designated Sites

56.3.1 Proposed residential development at Site 315 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Combe Pool SSSI
- River Avon and Tributaries LWS

### Summary of potential impacts

56.3.2 **Table 56.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 56.2:** Site 315 potential development impact pathways and receptors

Potential impacts	Brandon Marsh SSSI	Combe Pool SSSI	River Avon and Tributaries LWS
Direct habitat loss	N	N	N
Habitat fragmentation	N	N	Y
Change in water quality	N	N	Y
Change in water levels	Y	Y	Y
Change in air quality	N	Y	N
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	N	Y
Increased recreational pressure	Y	Y	Y

56.3.3 There are medium ecological constraints at Site 315. It is necessary to demonstrate that there will be no adverse impacts on Combe Pool SSSI and Brandon Marsh SSSI from any development at Site 315 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.

1.1.7 Site 315 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon the River Avon and Tributaries LWS through sensitive site design and the adoption of appropriate mitigation measures. In addition, habitat of medium to high distinctiveness should be protected from development and enhanced through sensitive planting design.

## 57 Site 323: STRATEGIC - Land at Churchover

### 57.1 Overview

57.1.1 Site 323 is proposed for residential or employment development. The site comprises of 366.78ha and has capacity of 49ha or 5366 residential dwellings.

57.1.2 Site 323 is located to the north, east and south of Churchover, approximately 1km to the north of Rugby, separated by the M6 motorway. The site comprises of arable and pastoral fields bounded and divided by hedgerow with trees. Bransford Spinney, Ryehill Spinney and Black Spinney are located within the north of the site. Several roads run alongside or through the site, including the A5, A426, Lutterworth Road, Coton Road and Harborough Magna Road. A solar farm is located within the east of the site, with the River Swift running along the western site boundary.

### 57.2 Ecological baseline

#### SSSI

57.2.1 The site is located within an IRZ associated with Cave's Inn Pit SSSI. This IRZ requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.5**).

57.2.2 Cave's Inn Pits SSSI is located approximately 970m to the east of the site. Cave's Inn Pit site contains some of the best remaining areas of neutral marsh in Leicestershire to the east of Rugby; this interest is supported by the presence of other wetland, scrub and grassland habitats within disused gravel pits. The marsh and open water habitats are representative of base-rich wetland communities in eastern and southern England. Full details of the features for which it has been notified are provided at **Appendix B**. This site comprises one SSSI unit which is in an 'Unfavourable -recovering condition'<sup>253</sup>. The A5, a dismantled railway, water features and pastoral fields are located between the SSSI and the site.

#### LNR

57.2.3 The Swift Valley LNR is located approximately 755m to the south of the site.

#### LWS

57.2.4 Churchover Meadows pLWS is located within and adjacent to the site, Black Spinney pLWS is located within the site and the River Swift pLWS is located within and adjacent to the site. A description of the Churchover Meadows pLWS, Black Spinney pLWS and River Swift pLWS and reasons for their qualification as pLWSs are provided at **Appendix B**.

57.2.5 The River Avon and Tributaries LWS is located adjacent to the south-eastern site boundary. Watling Street Trackway pLWS is located adjacent to the eastern site boundary. A description of the River Avon and Tributaries LWS and Watling Street Trackway pLWS and reasons for their qualification as LWSs is provided at **Appendix B**.

57.2.6 **Table 57.1** identifies other LWSs located within 1km of the site.

<sup>253</sup> Natural England. Designated Sites View. Cave's Inn Pits SSSI: Units. Available at:

<https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1003549&SiteName=Cave%27s%20Inn%20Pits%20SSSI> [Accessed 07/09/25].

**Table 57.1:** LWS located within 1km of Site 323

Local Wildlife Sites (LWS) within 1km of Site 323	Approximate distance from Site 323 (metres)
Black Spinney (pLWS)	Within the site
Churchover Meadows (pLWS)	Within the site
River Swift (pLWS)	Within the site
River Avon and Tributaries	Adjacent to the site
Watling Street Trackway (pLWS)	Adjacent to the site
Cosford Old Canal (pLWS)	70
Disused Railway (pLWS)	175
Swift Valley Meadows	770
Great Central Walk North (pLWS)	845
Montilo Farm Meadows (pLWS)	915
St Marys Meadows (pLWS)	935

### **Habitats of medium to high distinctiveness**

57.2.7 Habitats of medium to high distinctiveness throughout the site comprising 26ha (7.1%).

- A1.1.1 Semi-natural broadleaved woodland (3.29ha, 0.89%)
- A1.1.2 Planted broadleaved woodland (2.94ha, 0.8%)
- A2.1 Dense scrub (7.71ha, 2.1%)
- B2.2 Semi-improved neutral grassland (11.86ha, 3.2%)
- F2.2 Marginal and inundation vegetation (0.02ha, negligible)
- G1 Standing water (0.17ha, 0.05%)
- G2 Running water (0.01ha, negligible)

57.2.8 Semi-natural broadleaved woodland, planted broadleaved woodland, dense scrub and semi-improved neutral grassland is located adjacent to the site.

### **Irreplaceable habitat**

57.2.9 There is no irreplaceable habitat located within or adjacent to the site.

### **Ecological Constraints**

57.2.10 The ecological constraints identified during this assessment are shown on **Figure 57.1**.



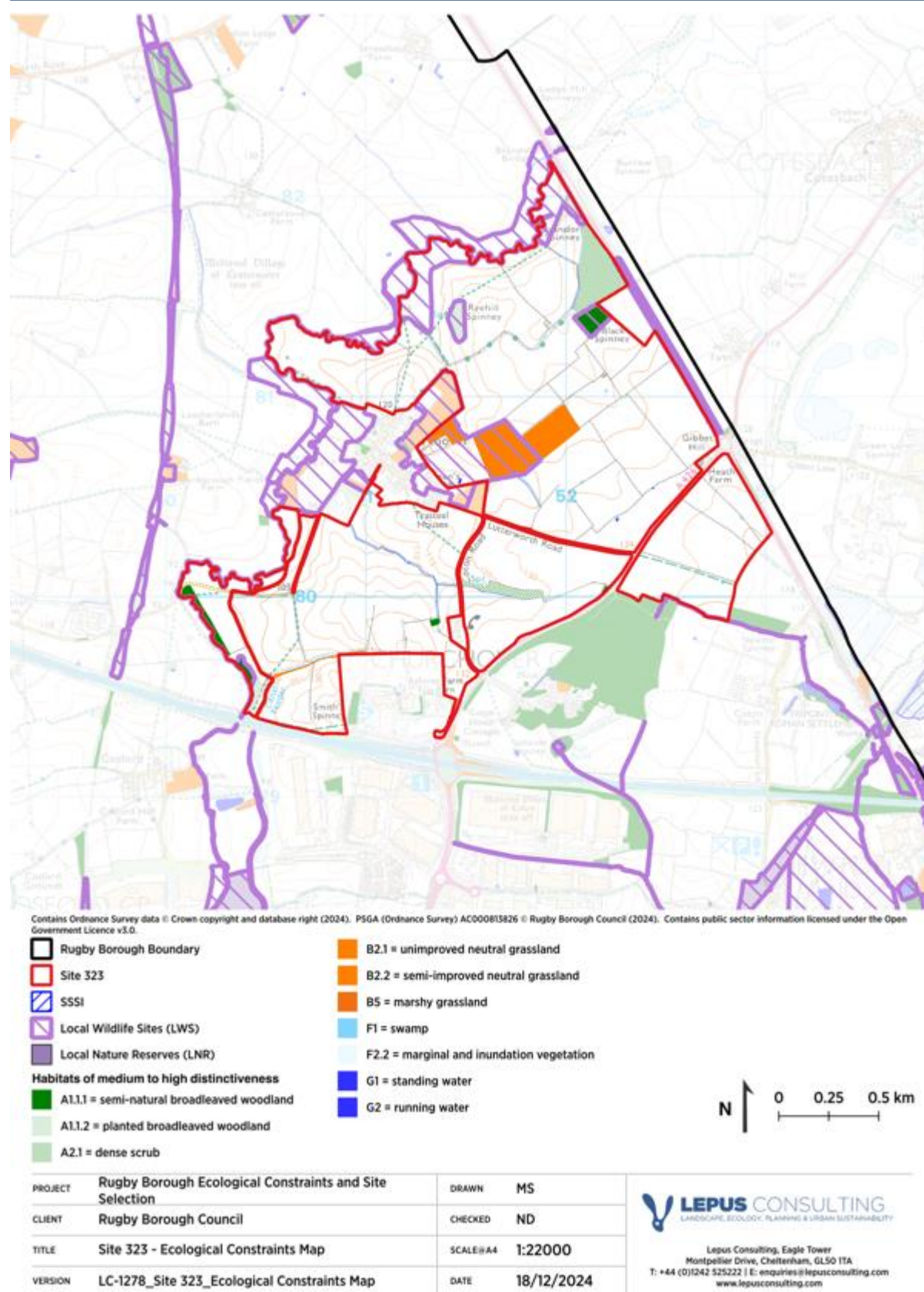


Figure 57.1: Site 323 ecological constraints map



## 57.3 Potential impacts

### Designated Sites

57.3.1 Proposed residential or employment development at Site 323 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Black Spinney LWS
- Cave's Inn Pit SSSI
- Churchover Meadows pLWS
- River Avon and Tributaries LWS
- River Swift pLWS
- Watling Street Trackway pLWS

### Habitat of medium to high distinctiveness

57.3.2 Semi-natural and planted broadleaved woodland is located within the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>254</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

57.3.3 Dense scrub is located within the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>255</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

57.3.4 Semi-improved neutral grassland is located within the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>256</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

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<sup>254</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>255</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>256</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

- 57.3.5 Inundation vegetation is located within the site along the River Swift. Warwickshire's LBAP for marsh, swamp and wet grassland aims to restore and expand this habitat<sup>257</sup>. These habitats are vulnerable to hydrological changes, requiring the water level to be above or close to ground level for much of the year.
- 57.3.6 Standing water habitat, in the form of ponds, is located within the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>258</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.
- 57.3.7 The River Swift is located along the north-western, western and south-eastern site boundaries. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>259</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to GES or GEP if heavily modified, as set out by the WFD. Development impacts from diffuse and point solution is of particular concern.

### Summary of potential impacts

- 57.3.8 **Table 57.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 57.2:** Site 323 potential development impact pathways and receptors

Potential impacts	Cave's Inn Pit SSSI	Black Spinney pLWS	Churchover Meadows pLWS	River Avon and Tributaries LWS	River Swift pLWS	Watling Street Trackway pLWS	Habitats of medium to high distinctiveness
Direct habitat loss	N	Y	Y	N	Y	N	Y
Habitat fragmentation	N	Y	Y	Y	Y	Y	Y
Change in water quality	N	Y	Y	Y	Y	Y	Y
Change in water levels	Y	Y	Y	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y	Y	Y	Y
Increased recreational pressure	N	Y	Y	N	N	N	Y

<sup>257</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Marsh, Swamp & Wet Grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Marsh%2C%20Swamp%20%26%20Wet%20Grassland.November%202021.pdf> [Accessed 08/09/25].

<sup>258</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at: <https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

<sup>259</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 03/09/25].

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- 57.3.9 There are medium ecological constraints at Site 323. It is necessary to demonstrate that there will be no adverse impacts on Cave's Inn Pit SSS from any development at Site 323 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 57.3.10 Site 323 has potential to be taken forward for development subject to demonstrating that there would be no adverse effects upon Swift Valley LNR, Black Spinney pLWS, River Swift pLWS, River Avon and Tributaries LWS, Churchover Meadows pLWS, Watling Street Trackway pLWS through sensitive site design and the adoption of appropriate mitigation measures. In addition, habitat of medium to high distinctiveness should be protected from development and enhanced through sensitive planting design.

## 58 Site 328: STRATEGIC – Land west of Prologis Park

### 58.1 Overview

58.1.1 Site 328 is proposed for employment development. The site covers an area of 171.99ha and has capacity of 35ha.

58.1.2 Site 328 is situated at the urban fringe of Coventry within a well-established and expanding concentration of warehousing development with Prologis Park to the east and Middlesmarch Industrial Estate to the west. The site is comprised of arable and pastoral fields divided and bounded by hedgerow with trees. The River Avon marks the western boundary, with the flood zone extending approximately 470m into the site. The A423 runs along the eastern boundary, and Leamington Road along a section of the southern boundary. Two small farm developments, Manor Farm and Coney Grey Farm and an industrial development are located within the site. Coventry is situated approximately 750m to the north-west of the site, with Coventry Airport to the west and Coventry and Warwickshire Gateway to the site's south-west.

### 58.2 Ecological baseline

#### SSSI

58.2.1 The site is located within an IRZ associated with Brandon Marsh SSSI and Ryton Wood SSSI and requires Natural England to be consulted on development likely to be associated with the proposed end use of the site (see **Appendix A, paragraph A.1.5**).

58.2.2 Brandon Marsh SSSI is located approximately 930m to the north-east of the site. Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of seven SSSI units, six of which are in a 'Favourable' condition, with the remaining unit of standing open water in an 'Unfavourable – Recovering' condition<sup>260,261</sup>. The A423, A45, warehousing development, woodland and pastoral fields are located between the SSSI and the site.

58.2.3 Ryton Wood SSSI is located approximately 240m to the south of the site. Ryton Wood is an Oak (*Quercus robur*) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel (*Corylus avellana*) Pedunculate Oak (*Quercus robur*) woodland and is an ancient woodland. Full details of the features for which it has been notified are provided at **Appendix B**. The SSSI comprises of three units in 'Favourable' condition<sup>262</sup>. The A445 and a Police Training Centre is located between the SSSI and the site.

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<sup>260</sup> Natural England. Brandon Marsh SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh%20SSSI> [Accessed 08/09/25].

<sup>261</sup> Reasons for the unfavourable recovering condition are not given on Natural England website.

<sup>262</sup> Natural England. Ryton Wood SSSI – Condition of Features and Units. Available at: <https://designatedsites.naturalengland.org.uk/SiteFeatureCondition.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood%20SSSI> [Accessed 03/09/25].

## LWS

- 58.2.4 River Avon and Tributaries LWS is located throughout the site and comprises tributaries of the River Avon. A description of the River Avon and Tributaries LWS and reasons for its qualification as an LWS are provided at **Appendix B**.
- 58.2.5 Featherstone Farm Fields pLWS is located within the south-east of the site and Siskin Drive Bird Sanctuary LWS is located adjacent to the western site boundary. A description of Featherstone Farm Fields pLWS and Siskin Drive Bird Sanctuary LWS and reasons for their qualification as LWSs are provided at **Appendix B**.
- 58.2.6 **Table 58.1** identifies other LWSs located within 1km of the site.

**Table 58.1:** LWS located within 1km of Site 328

Local Wildlife Sites ((p)LWS) within 1km of Site 328	Approximate distance from Site 328 (metres)
River Avon and Tributaries	Within the site
Featherstone Farm Fields (pLWS)	Within the site
Siskin Drive Bird Sanctuary	Adjacent to the site
Warren Farm (pLWS)	25
Rock Farm Sludge Lagoons (pLWS)	145
Rowley Lane (pLWS)	185
Steetley Meadows	545
Baginton Fields	860
Willenhall Wood	880
Site Adjacent to Ryton Church Pastures (pLWS)	910
Ryton Church Pastures	935
The Coppice (pLWS)	950

## Habitats of medium to high distinctiveness

- 58.2.7 Habitats of medium to high distinctiveness are located throughout the site, comprising 7.93ha (4.6%).
- A1.1.1 Semi-natural broadleaved woodland (1.6ha, 0.93%)
  - A1.1.2 Planted broadleaved woodland (1.67ha, 0.97%)
  - A2.1 Dense scrub (2.5ha, 1.45%)
  - B2.2 Semi-improved neutral grassland (0.34ha, 0.19%)
  - F2.2 Marginal and inundation vegetation (0.02ha, %)
  - G1 Standing water (0.28ha, %)
  - G2 Running water (1.52ha, %)

- 58.2.8 Marshy grassland, the River Avon (running water), semi-natural broadleaved woodland and dense scrub is located adjacent to the site.

## Irreplaceable habitat

- 58.2.9 There is no irreplaceable habitat located within or adjacent to the site.

## Ecological Constraints

- 58.2.10 The ecological constraints identified during this assessment are shown on **Figure 58.1**.



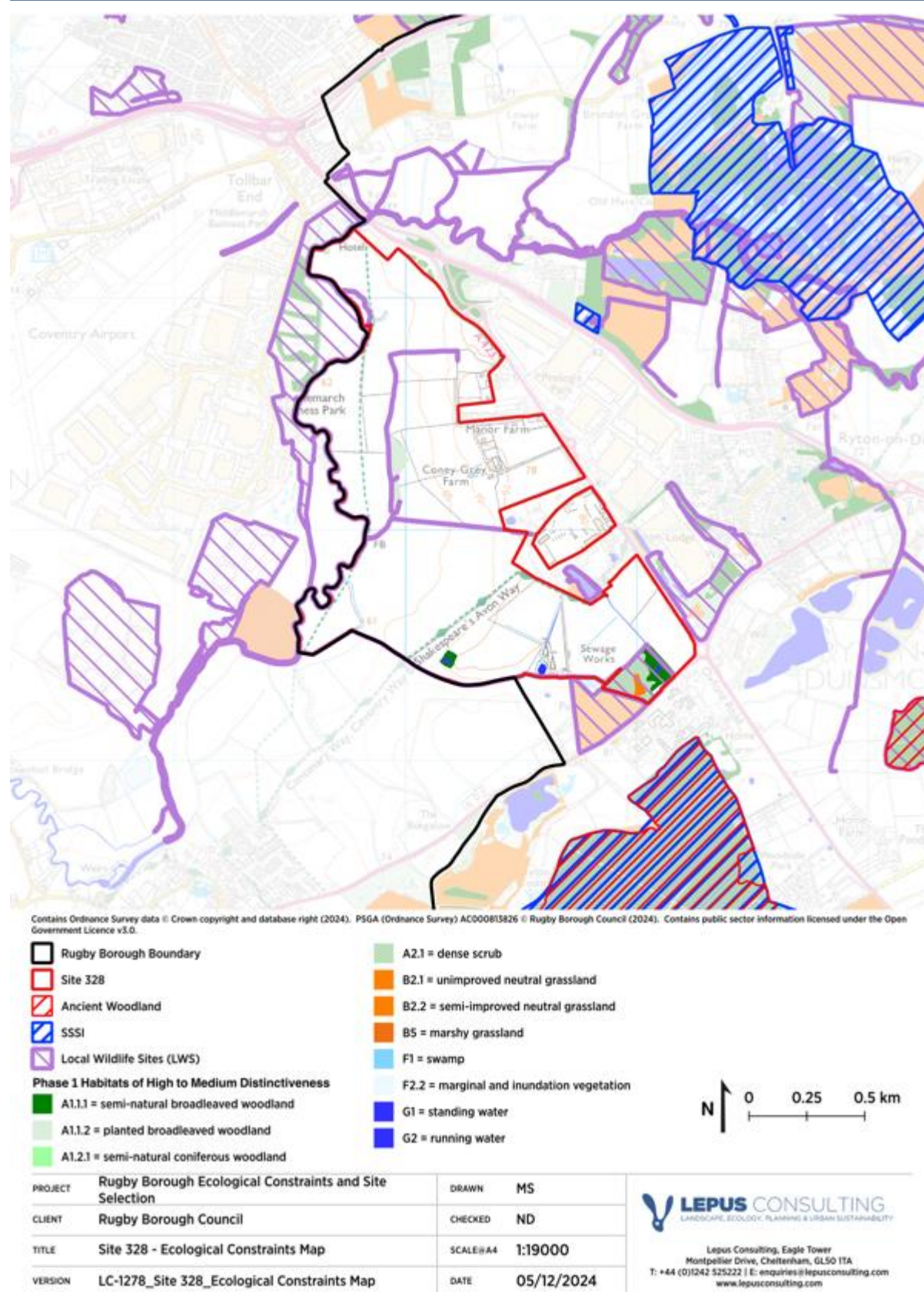


Figure 58.1: Site 328 ecological constraints map



## 58.3 Potential impacts

### Designated Sites

58.3.1 Proposed employment development at Site 328 has the potential to impact the following designated sites. Likely potential impacts from development upon the features of each designation are described in **Appendix B**.

- Brandon Marsh SSSI
- Featherstone Farm Fields pLWS
- River Avon Tributaries LWS
- Ryton Wood SSSI
- Siskin Drive Bird Sanctuary LWS

### Habitats of medium to high distinctiveness

58.3.2 Semi-natural and planted broadleaved woodland is located within the site. Warwickshire's LBAP for woodland aims to protect, restore and expand this habitat type across the sub-region<sup>263</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

58.3.3 Dense scrub is located within the site. Warwickshire's LBAP for scrub aims to continue the survey of hedgerows throughout the sub-region to enable a central database of information as well as maintain, expand and restore this habitat<sup>264</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

58.3.4 Semi-improved neutral grassland is located within the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>265</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.

58.3.5 Inundation vegetation is located within the site. Warwickshire's LBAP for marsh, swamp and wet grassland aims to restore and expand this habitat<sup>266</sup>. These habitats are vulnerable to hydrological changes, requiring the water level to be above or close to ground level for much of the year.

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<sup>263</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Woodland & Wet Woodland. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Woodland%20%26%20Wet%20Woodland%20November%202021.pdf> [Accessed 03/09/25].

<sup>264</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Hedgerows. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Hedgerows.November%202021.pdf> [Accessed 08/09/25].

<sup>265</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

<sup>266</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Marsh, Swamp & Wet Grassland. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Marsh%20Swamp%20%26%20Wet%20Grassland.November%202021.pdf> [Accessed 08/09/25].

58.3.6 Standing water habitat, in the form of ponds, is located within the site. Warwickshire's LBAP for ponds aims to protect, restore and expand this habitat type across the sub-region<sup>267</sup>. Development on site is likely to result in the direct loss of, or impacts upon, these ponds through a change in water quality or water quantity.

58.3.7 The River Avon is located along the western boundary, with watercourses located within the site. Warwickshire's LBAP for rivers and streams recognises watercourses among the most important wildlife corridors within the intensively farmed local landscapes<sup>268</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Warwickshire's LBAP aims to prevent any deterioration of status, improve all failing waterbodies to GES or GEP if heavily modified, as set out by the WFD. Development impacts from diffuse and point solution is of particular concern.

### Summary of potential impacts

58.3.8 **Table 58.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 58.2:** Potential development impact pathways

Potential impacts	Brandon Marsh SSSI	Ryton Wood SSSI	River Avon and Tributaries LWS	Featherstone Farm Fields pLWS	Siskin Drive Bird Sanctuary SSSI	Habitat of medium to high distinctiveness
Direct habitat loss	N	N	Y	N	N	Y
Habitat fragmentation	Y	Y	Y	Y	Y	Y
Change in water quality	N	N	Y	Y	Y	Y
Change in water quantity	Y	Y	Y	Y	Y	Y
Change in air quality	Y	Y	Y	Y	Y	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	N	Y	Y	Y	Y	Y
Increased recreational pressure	N	N	N	N	N	N

58.3.9 There are high ecological constraints at Site 328. Given the location of Ryton Wood SSSI within 500m of the site, there are significant constraints to the development at this site and other alternative sites for development should be considered in the first instance.

<sup>267</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Ponds. Available at:

<https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans> [Accessed 07/09/25].

<sup>268</sup> Warwickshire Wildlife trust (2018) Revised Plan February 2018 Rivers & Streams. Available at:

<https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 03/09/25].

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- 58.3.10 Where alternatives site locations are not feasible, it is recommended that sensitive design and site layout avoid and ensure the protection of ecologically sensitive features associated with Ryton Wood SSSI, River Avon and Tributaries LWS, Featherstone Farm Fields pLWS and Siskin Drive Bird Sanctuary LWS. This should be undertaken in consultation with Natural England. It is necessary to demonstrate that there will be no adverse impacts on Ryton Wood SSSI from any development at Site 328 to ensure compliance with national legislation and policy. This must be demonstrated through an assessment, careful consideration of mitigation measures and consultation and approval from Natural England. Should the nature of development lead to any impacts on a SSSI, this would be subject to appropriate mitigation to ensure no adverse effects as set out in **Chapter 57**.
- 58.3.11 The River Avon's floodplain also extends into the site. Development should avoid and protect these areas of the site through careful site layout and design. Mitigation as set out in **Chapter 57** may include the incorporation of a wildlife corridor along the River Avon and buffer zones. Opportunities to include these areas into innovative sustainable nature-based drainage solutions should be sought which may also assist with flood mitigation. Habitats of medium to high distinctiveness should be retained and enhanced within the site layout and a site planting scheme.

## 59 Site 338: Crick Road

### 59.1 Overview

59.1.1 Site 338 is proposed for residential development and comprises an area of 6.78ha which has capacity for approximately 250 residential dwellings.

59.1.2 Site 338 is located within the Rugby urban fringe, to the east of Hillmorton and south of the A428. The site is comprised of one pastoral field, bounded by hedgerows and trees. The A428 defines the northern site boundary, with residential development situated beyond this to the north. A railway line defines the site's southern boundary. A car park and associated employment development is located directly to the east of the site.

### 59.2 Ecological baseline

#### SSSI

59.2.1 The site is not located within a SSSI IRZ and therefore there is no requirement to contact Natural England for any development at this site.

#### LWS

59.2.2 There are no LWSs located within or adjacent to the site. **Table 59.1** identifies other LWSs located within 1km of the site.

**Table 59.1:** LWS located within 1km of Site 338

Local Wildlife Sites (LWS) within 1km of Site 338	Approximate distance from Site 338 (metres)
Hill Morton Sand Pit (pLWS)	380
Hillmorton Ballast Pit	750
Hill Morton Radio Station (pLWS)	290
Oxford Canal (pLWS)	650
River Avon and Tributaries	660

#### Habitats of medium to high distinctiveness

59.2.3 Habitats of medium to high distinctiveness within the site boundary include semi-improved neutral grassland within the western and eastern sections of the site, and marshy grassland to the east, comprising 4.39ha (64.7%).

- B2.2 Semi-improved neutral grassland (3.96ha, 58.4%)
- B5 Marshy grassland (0.43ha, 6.3%)

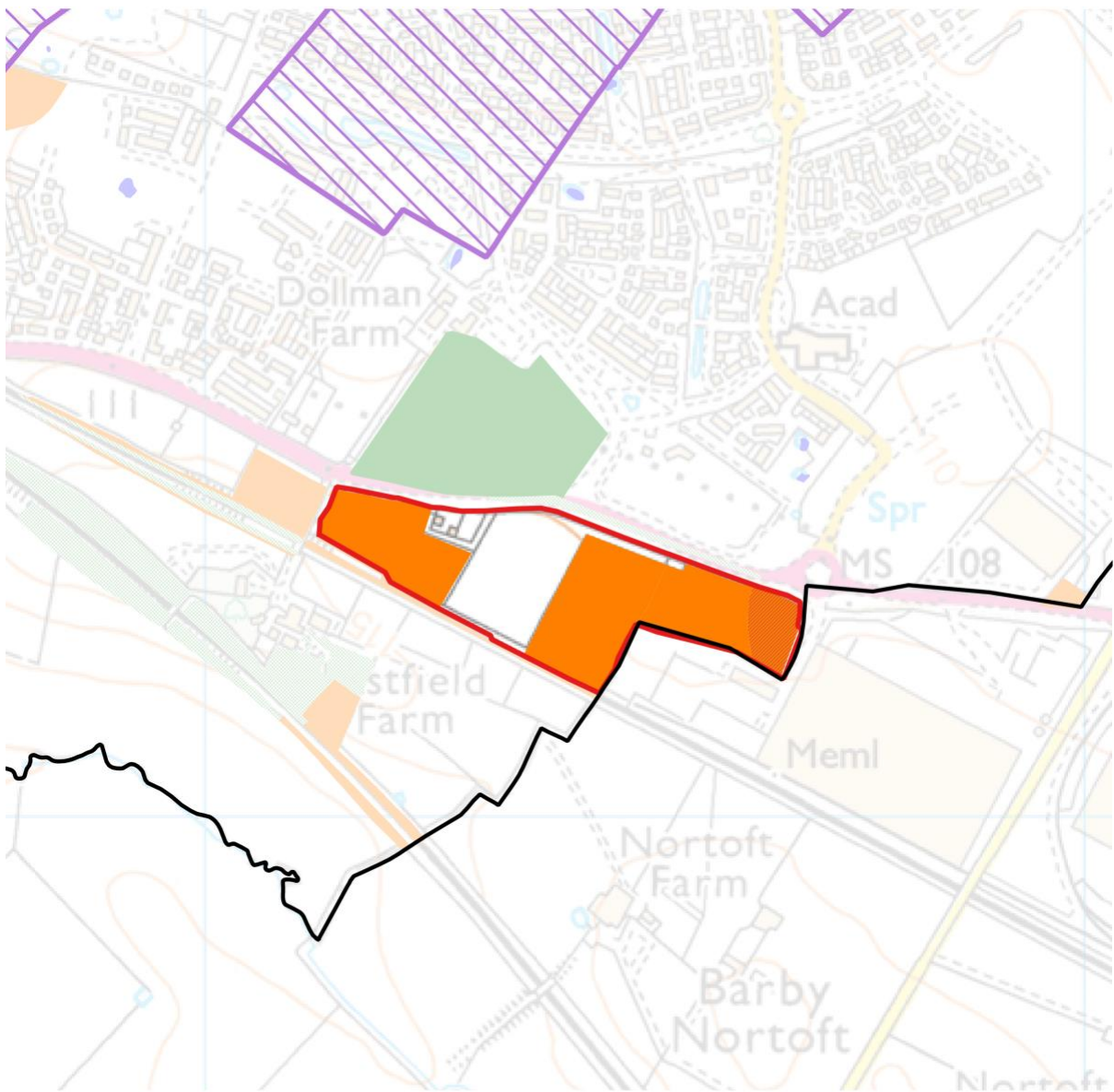
59.2.4 Dense scrub is located adjacent to the northern site boundary.

#### Irreplaceable habitat

59.2.5 There are no records of irreplaceable habitat located on or within 50m of the site boundary, or hydrologically linked to the site.

#### Ecological Constraints

59.2.6 The ecological constraints identified during this assessment are shown on **Figure 59.1**.



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- Rugby Borough Boundary

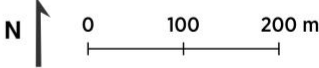
Site 338

Local Wildlife Sites (LWS)
- A2.1 = dense scrub

B2.2 = semi-improved neutral grassland

B5 = marshy grassland

G1 = standing water
- A1.1.1 = semi-natural broadleaved woodland
- Phase 1 Habitats of High to Medium Distinctiveness



PROJECT	Rugby Borough Ecological Constraints and Site Selection	DRAWN	EH
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Site 338 - Ecological Constraints Map	SCALE@A4	1:6000
VERSION	LC-1278_Site 338_Ecological Constraints Map	DATE	18/03/2025



**LEPUS CONSULTING**  
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

Lepus Consulting, Eagle Tower  
Montpellier Drive, Cheltenham, GL50 1TA  
T: +44 (0)1242 525222 | E: enquiries@lepusconsulting.com  
www.lepusconsulting.com

Figure 59.1: Site 338 ecological constraints map

## 59.3 Potential impacts

### Designated Sites

- 59.3.1 The site is not located within a SSSI IRZ and there are no LWSs within the site, or adjacent to the site boundary. It is therefore unlikely that there will be an adverse impact upon any designated site from development.

### Habitat of medium to high distinctiveness

- 59.3.2 Semi-improved neutral grassland is located within the western and eastern sections of the site. Warwickshire's LBAP for lowland neutral grassland aims to restore and expand this habitat type across the sub-region<sup>269</sup>. Loss of this habitat is likely to affect the distribution of habitat of local importance. Other development impacts, such as changes in air quality and hydrological regimes have the potential to affect the extent and condition of areas of habitat with medium to high distinctiveness.
- 59.3.3 Marshy grassland is located within the eastern section of the site. Warwickshire's LBAP for marsh, swamp and wet grassland aims to restore and expand this habitat<sup>270</sup>. These habitats are vulnerable to hydrological changes, requiring the water level to be above or close to ground level for much of the year.

### Summary of potential impacts

- 59.3.4 **Table 59.2** summarises the potential development impact pathways at the key ecological constraints.

**Table 59.2:** Site 338 potential development impact pathways and receptors

Potential impacts	Habitats of medium to high distinctiveness
Direct habitat loss	Y
Habitat fragmentation	Y
Change in water quality	Y
Change in water levels	Y
Change in air quality	Y
Urbanisation effects (changes in visual disturbance, lighting, noise, littering, incidence of fire, spread of invasive species)	Y
Increased recreational pressure	N

- 59.3.5 There are low ecological constraints at Site 338. Site 338 has potential to be taken forward providing impacts upon habitat of medium to high distinctiveness (semi-improved neutral grassland and marshy grassland) are mitigated through sensitive site layout and landscaping design.

<sup>269</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland neutral grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Neutral%20Grassland%20November%202021.pdf> [Accessed 06/09/25].

<sup>270</sup> Warwickshire Wildlife Trust (2021) Revised Plan November 2021 Marsh, Swamp & Wet Grassland. Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2022-05/Marsh%20Swamp%20Wet%20Grassland.November%202021.pdf> [Accessed 08/09/25].



## 60 Recommendations

### 60.1 Introduction

60.1.1 This chapter sets out recommendations designed to minimise the adverse impacts of development on ecological receptors at each potential development site. All recommendations are underpinned by the Mitigation Hierarchy as set out **Section 3.4** and include opportunities for ecological enhancement.

60.1.2 When considering the possibility for mitigation, the following questions have been posed:

- Can habitats and sites of ecological value be retained and enhanced using embedded mitigation?
- What is the value and replaceability of habitats that could not be protected by embedded mitigation?
- Is it feasible that special design and mitigation measures could overcome the adverse effect, while maintain and enhancing biodiversity on site and in the local area?
- Considering designated sites and protected species in the surrounding area, will adverse indirect effects arise from development? Can these be mitigated using design and mitigation measures?

### 60.2 Statutory designated sites

60.2.1 Statutory designated sites include SSSIs and LNRs. Where development sites are located within an IRZ for a SSSI, it is necessary to demonstrate that there will be no adverse impacts upon any SSSI from development to ensure compliance with national legislation and policy (see **Chapter 2**). This must be demonstrated through a detailed assessment and the careful consideration of mitigation measures alongside consultation and approval from Natural England. Development which may result in impacts upon a LNR should be resisted.

### 60.3 Non-statutory designated sites

60.3.1 The network of locally designated sites across Rugby and Warwickshire (LWS and pLWS) provides a series of connected habitats. It is therefore recommended that all locally designated sites be retained and protected within/adjacent to proposed development through sensitive site layout and design, as set out in **Section 3.2**. The design of mitigation must take into consideration the reasons for a site's designation as an LWS<sup>271</sup>.

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<sup>271</sup> Warwickshire County Council (2015) The Green Book: Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull. Local Wildlife Sites Project: Habitat Biodiversity Audit for Warwickshire.

## 60.4 Irreplaceable habitat

- 60.4.1 By definition irreplaceable habitat cannot be replaced. In line with national policy (see **Chapter 2**), development which may result in the loss of irreplaceable habitats should be avoided and an alternative site location selected. Direct and indirect effects of development on irreplaceable habitat must be assessed and avoided or reduced, according to the mitigation hierarchy through the adoption of measures set out below in **Section 60.7**<sup>272</sup>.

## 60.5 Habitat of medium to high distinctiveness

- 60.5.1 Habitat of medium to high distinctiveness includes all habitat which is considered to be of importance or sensitive to development in Warwickshire. This habitat reflects the habitat types for which the Warwickshire, Coventry and Solihull LBAPs provide targets locally. Whilst these areas of habitat are designated for their high biodiversity value, they also deliver a variety of other benefits such as landscape, flood storage, carbon sequestration, timber production and public amenity. Warwickshire's Habitat Action Plans for these habitat types aim to protect, restore and expand areas of habitats of medium to high distinctiveness<sup>273, 274</sup>. The aims of these Habitat Action Plans should be taken into consideration in the design of mitigation / enhancement on development sites.

## 60.6 Protected species

- 60.6.1 It is recommended that an ecological walkover be undertaken at each development site and biological records obtained to allow the identification of each site's potential to support protected species. The outputs from these surveys will inform the need for detailed protected species surveys, the requirement for protected species licences and, if necessary, the design of mitigation / enhancement measures.

## 60.7 Scheme design and layout

### Avoidance

- 60.7.1 Where development coincides with non-statutory designations or habitat of medium to high distinctiveness, it should avoid these habitats and ensure they are retained through sensitive site design and layout. Where possible, planting should increase the connection of ecologically valuable habitats to the wider landscape to improve connectivity in line with the Warwickshire's LBAP.

### Mitigation

- 60.7.2 Where adverse impacts cannot be wholly or partially avoided, they should be minimised through sensitive site design or the use of effective mitigation measures as set out below.

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<sup>272</sup> Natural England and Forestry Commission (2022) Ancient woodland, ancient trees and veteran trees: advice for making planning decisions. Available at: <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions> [Accessed 05/09/25].

<sup>273</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Woodland and Wet Woodland.  
<https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans>

<sup>274</sup> Warwickshire Wildlife Trust (2021) Revised Plan 2021 Lowland and Neutral Grassland.  
<https://www.warwickshirewildlifetrust.org.uk/LBAPActionPlans>

- 60.7.3 Buffer zones should be incorporated into site design to ensure the protection of designated sites and ecologically sensitive habitats and features. Buffer zones around woodland and trees should be of a sufficient width to ensure the protection of root zones during both construction and operation. Buffer zones should be incorporated alongside waterbodies and within areas of floodplain to protect water quality and quantity, as set out by the WFD, and safeguard bank and riparian habitat<sup>275</sup>. Opportunities to incorporate buffer areas into innovative sustainable nature-based drainage solutions should be sought which may also assist with flood mitigation. Where possible quiet areas within buffer zones should be provided with limited public access and protection from light spill, noise and visual disturbance. Footpaths should be re-routed to avoid trampling and soil compaction in buffer zones.
- 60.7.4 Development exclusion zones and screening should be used to protect fauna which may be vulnerable to cat predation. An increased risk of cat predation associated with residential development has been mitigated at other schemes throughout the country through the adoption of a 400m development exclusion zone. The incorporation of features such as waterbodies and dense scrub into planting schemes are also recommended to deter cats from sensitive sites.
- 60.7.5 Sensitive construction techniques and operational best practice should be employed to ensure noise, water, land, air quality and visual disturbance impacts are avoided. These measures can be implemented through a Construction Ecological Management Plan (CEMP) or Operation Management Plan (OMP). The exact nature and details contained in a CEMP or OMP will be informed by site visits and final site design. Best practice construction and operation techniques may include the sensitive design of lighting schemes to avoid light spill onto adjacent wildlife corridors<sup>276</sup>, the use of low noise and dust emitting construction techniques, fencing of sensitive areas during construction and the adoption of a considerate constructor scheme. Construction activities should take place outside of the bird breeding season and construction timings to take into consideration the presence of any other protected species which may be present on site. Operational measures may include the implementation of site Travel Plans which may encourage the use of sustainable forms of travel and the choice / design of site to encourage active modes of transport.

### **Compensation**

- 60.7.6 To ensure compliance with wildlife legislation (see **Chapter 2**), where the unavoidable loss of designated sites or habitat occurs or impacts upon ecologically sensitive features cannot be mitigated, compensation should be designed. Compensation is a last resort and should include the remediation of lost habitats and/or the creation of new habitats of ecological value to improve connectivity and the provision of measures to minimise effects on protected or notable species.

### **Enhancement**

- 60.7.7 Opportunities should be sought within design to connect habitats on development sites with those across the Plan area to provide bigger, better and more joined up habitat and wildlife corridors at the landscape scale. Enhancements should be undertaken in accordance with targets set out in Warwickshire's LBAP.

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<sup>275</sup> Warwickshire Wildlife Trust (2018) Warwickshire, Coventry and Solihull Local Biodiversity Action Plan: Rivers and Streams (Revised Plan February 2018). Available at: <https://www.warwickshirewildlifetrust.org.uk/sites/default/files/2021-11/LBAP%20Rivers%20%26%20Streams%20February%202018.pdf> [Accessed 08/09/25].

<sup>276</sup> Bat Conservation Trust (2023) Bats and Artificial Lighting at Night.

- 60.7.8      Where feasible, features of poor ecological value on site should be enhanced and all habitats should be monitored and managed throughout the lifetime of a development. Hedgerows and watercourses on and adjacent to a site should be recorded and maintained as they provide particularly important wildlife corridors across the wider landscape
- 60.7.9      Landscape planting should focus on species of local provenance and drainage features should be integrated into an ecological design.

## 61 Site Evaluation

### 61.1 Introduction

61.1.1 As set out in **Chapter 3**, an assessment has been made of consequences for decision makers and recommendations in terms of the suitability of each site for development, based on ecological considerations. This takes into account policy and legal implications outlined in **Chapter 2**, which may be relevant. Site evaluations are provided in **Table 61.1**. As outlined in **Section 3.4**, the following categories have been applied:

- Low ecological constraints - development is possible across the majority of the site with mitigation
- Medium ecological constraints - development is possible across areas of the site with mitigation
- High ecological constraints - an alternative site location should be considered

**Table 61.1:** Ecological constraints and developability site evaluation

Site Ref	Low ecological constraints <i>Development is possible across the majority of the site with mitigation</i>	Medium ecological constraints <i>Development is possible across areas of the site with mitigation</i>	High ecological constraints <i>An alternative location should be considered</i>
2		M	
4		M	
5		M	
8	L		
10	L		
11	L		
17		M	
18	L		
20		M	
21		M	
25		M	
28		M	
29	L		
45		M	
50			H
53			H
54		M	
58	L		
59		M	
61		M	
64		M	
68		M	
71			H
72		M	
76		M	
77		M	
79	L		
82		M	
84		M	
86		M	
87		M	
89		M	
94			H
95	L		



Site Ref	Low ecological constraints <i>Development is possible across the majority of the site with mitigation</i>	Medium ecological constraints <i>Development is possible across areas of the site with mitigation</i>	High ecological constraints <i>An alternative location should be considered</i>
108			H
109		M	
112			H
113			H
114		M	
117	L		
118			H
121			H
125		M	
127		M	
130		M	
132		M	
133	L		
136		M	
143		M	
146		M	
260	L		
301		M	
315		M	
323		M	
328			H
338	L		

## 62 Conclusion

### 62.1 About this report

- 62.1.1 This report comprises a desk-based assessment of the ecological constraints of HELAA sites to support the preparation of the new Rugby Local Plan in relation to the allocation of sites for development.
- 62.1.2 This report identifies the ecological constraints at each site and provides an overall evaluation on the sensitivity of each site. Recommendations for mitigation and adaptation measures are provided to ensure no adverse impacts on the ecological constraints identified.

### 62.2 Ecological constraints

- 62.2.1 A total of 56 sites have been evaluated as part of the report, which range in size from approximately 0.51ha to 366.51ha. Informed by the location and sensitivity of ecological characteristics including SSSIs, LNRs, LWSs, habitats of medium to high distinctiveness and irreplaceable habitat (see **Section 3.4**), the overall ecological constraints have been assessed and described using the three point scale (low, medium, high).
- 62.2.2 The evaluation identified 12 sites with low ecological constraints, 34 with medium ecological constraints, and 10 with high ecological constraints.

### 62.3 Next steps

- 62.3.1 This report should inform Rugby Borough Council of the ecological constraints at the HELAA sites for the new Local Plan using best available desk-based information.
- 62.3.2 Recommendations made following the assessment of the sensitivity of nature designations at each site should inform the selection of allocations and development of the new Local Plan.

# Appendix A SSSI Impact Risk Zones

## A.1 Sites coincident with SSSI IRZ criteria

A.1.1 Sites 2, 18, 25, and 58 are coincident with the following IRZ criteria, determined by their proposed development use:

- Large non-residential developments outside existing settlements/urban areas where net additional gross internal floorspace is >1000m<sup>2</sup> or footprint exceeds 0.2ha;
- Any industrial/agricultural development that could cause air pollution;
- Any discharge of water or liquid waste more than 2m<sup>3</sup>/day to ground (i.e. to seep away) or to surface water, such as a beck or stream; or,
- Large infrastructure such as warehousing/industry where net additional gross internal floorspace is >1000m<sup>2</sup> or any development needing its own water supply.

A.1.2 Sites 8 and 133 are coincident with the following IRZ criteria, determined by their proposed development use:

- Large non-residential developments outside existing settlements/urban areas where footprint exceeds 1ha;
- Any industrial/agricultural development that could cause air pollution;
- Any discharge of water or liquid waste more than 5m<sup>3</sup>/day to ground (i.e. to seep away) or to surface water, such as a beck or stream; or,
- Large infrastructure such as warehousing/industry where net additional gross internal floorspace is >1000m<sup>2</sup> or more.

A.1.3 Sites 10, 17, 20 and 77 are coincident with the following IRZ criteria, determined by their proposed development use:

- Any industrial/agricultural development that could cause air pollution;
- Any discharge of water or liquid waste of more than 20m<sup>3</sup>/day to ground (i.e. to seep away) or to surface water, such as a beck or stream; or,
- Large infrastructure such as warehousing/industry where total net additional gross internal floorspace following development is 1,000m<sup>2</sup> or more.

A.1.4 Sites 4, 5, 68, 82, 86, 89, 94, 114 and 127 are coincident with the following IRZ criteria, determined by their proposed development use:

- Any discharge of water or liquid waste of more than 20m<sup>3</sup>/day to ground (i.e. to seep away) or to surface water, such as a beck or stream.

A.1.5 Sites 61, 130, 323 and 328 are coincident with the following IRZ criteria, determined by their proposed development use:

- Residential development of 100 units or more;
- Any development of 50 or more houses outside existing settlements/urban areas;
- Any industrial/agricultural development that could cause air pollution; or,
- Large infrastructure such as warehousing/industry where net additional gross internal floorspace is >1,000m<sup>2</sup> or any development needing its own water supply.

- 
- A.1.6 Sites 11, 125, 136 and 315 are coincident with the following IRZ criteria, determined by their proposed development use:
- Any discharge of water or liquid waste of more than 5m<sup>3</sup>/day to ground (i.e. to seep away) or to surface water, such as a beck or stream.
- A.1.7 Sites 21, 50, 132 are coincident with the following IRZ criteria, determined by their proposed development use:
- Any industrial/agricultural development that could cause air pollution; or,
  - Large infrastructure such as warehousing/industry where total net additional gross internal floorspace following development is 1,000m<sup>2</sup> or more.
- A.1.8 Site 29 is coincident with the following IRZ criteria, determined by its proposed development use:
- Any industrial/agricultural development that could cause air pollution; or,
  - Any discharge of water or liquid waste of more than 2m<sup>3</sup>/day to ground (i.e. to seep away) or to surface water, such as a beck or stream;
  - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m<sup>2</sup> or any development needing its own water supply .
- A.1.9 Site 45 is coincident with the following IRZ criteria, determined by its proposed development use:
- Residential development of 100 units or more;
  - Any industrial/agricultural development that could cause air pollution; or,
  - Any discharge of water or liquid waste of more than 2m<sup>3</sup>/day to ground (i.e. to seep away) or to surface water, such as a beck or stream.
- A.1.10 Site 53 is coincident with the following IRZ criteria, determined by its proposed development use:
- Any development that could cause air pollution.
- A.1.11 Site 64 is coincident with the following IRZ criteria, determined by its proposed development use:
- Residential development of 100 units or more;
  - Any industrial/agricultural development that could cause air pollution; or,
  - Large infrastructure such as warehousing/industry where net additional gross internal floorspace is >1,000m<sup>2</sup> or any development needing its own water supply.
- A.1.12 Site 76 is coincident with the following IRZ criteria, determined by its proposed development use:
- Any industrial/agricultural development that could cause air pollution; or,
  - Large infrastructure such as warehousing/industry where net additional gross internal floorspace is >1,000m<sup>2</sup> or any development needing its own water supply.
- A.1.13 Site 79 is coincident with the following IRZ criteria, determined by its proposed development use:
- Any industrial/agricultural development that could cause air pollution;

- Any discharge of water or liquid waste of more than 5m<sup>3</sup>/day to ground (i.e. to seep away) or to surface water, such as a beck or stream; or,
  - Large infrastructure such as warehousing/industry where total net additional gross internal floorspace following developments is 1,000m<sup>2</sup> or more.
- A.1.14 Site 87 is coincident with the following IRZ criteria, determined by its proposed development use:
- Any industrial/agricultural development that could cause air pollution; or,
  - Large infrastructure such as warehousing/industry where total net additional gross internal floorspace following development is 1,000m<sup>2</sup> or more.
- A.1.15 Site 117 is coincident with the following IRZ criteria, determined by its proposed development use:
- Large non-residential developments outside existing settlements/urban areas where net additional gross internal floorspace is >1000m<sup>2</sup> or footprint exceeds 0.2ha;
  - Any residential development of 50 or more houses outside existing settlements/urban areas;
  - Any industrial/agricultural development that could cause air pollution;
  - Any discharge of water or liquid waste more than 2m<sup>3</sup>/day to ground (i.e. to seep away) or to surface water, such as a beck or stream; or,
  - Large infrastructure such as warehousing/industry where net additional gross internal floorspace is >1000m<sup>2</sup> or any development needing its own water supply.
- A.1.16 Site 118 is coincident with the following IRZ criteria, determined by its proposed development use:
- Large non-residential developments outside existing settlements/urban areas where net additional gross internal floorspace is >1000m<sup>2</sup> or footprint exceeds 0.2ha;
  - Residential development of 50 units or more;
  - Any residential development of 210 or more houses outside existing settlements/urban areas;
  - Any industrial/agricultural development that could cause air pollution;
  - Any discharge of water or liquid waste that is discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream; or,
  - Large infrastructure such as warehousing/industry where net additional gross internal floorspace is >1000m<sup>2</sup> or any development needing its own water supply.

## Appendix B Potential Impacts upon Designated Sites



Designation Name	Reasons for notification / designation	Potential impacts from development
<b>SSSI Designations</b>		
Brandon Marsh SSSI <sup>277</sup>	<p><u>Open water and fen habitat</u></p> <p>Brandon Marsh is a complex of flooded gravel pits, fen and scrub lying adjacent to the River Avon in Rugby. It is a good example of open water with surrounding fen which is an uncommon habitat in Warwickshire.</p> <p>The pools and are dominated by Toad Rush (<i>Juncus bufonius</i>), Amphibious Bistort (<i>Polygonum amphibium</i>) or Common Spikerush (<i>Eleocharis palustris</i>).</p> <p>The fen is dominated by Reed Sweet-grass (<i>Glyceria maxima</i>), Reed Canarygrass (<i>Phalaris arundinacea</i>), Reedmace (<i>Typha latifolia</i>) and Common Reed (<i>Phragmites australis</i>) with abundant Gipsywort (<i>Lycopus europaeus</i>), Purple Loosestrife (<i>Lythrum salicaria</i>) and sedges (<i>Carex acutiformis</i> <i>C. riparia</i> and <i>C. paniculata</i>).</p> <p>An area of wet woodland has been colonised by Willow (<i>Salix spp.</i>), Silver Birch (<i>Betula pendula</i>), Alder (<i>Alnus glutinosa</i>) and Hawthorn (<i>Crataegus monogyna</i>).</p> <p>The area known as Newlands comprises an extensive stand of damp unimproved neutral grassland with species such as Common Spotted-Orchid (<i>Dactylorhiza fuchsia</i>) and Floating Sweet-Grass (<i>Glyceria fluitans</i>) and also an area of acidic marshy grassland with abundant Rushes (<i>Juncus effusus</i>, <i>J. articulatus</i> and <i>J. conglomeratus</i>).</p>	<p><u>Habitat Loss / habitat fragmentation</u></p> <p>Direct loss of habitat / habitat fragmentation may reduce the presence of scarce fen / open water habitat in Warwickshire.</p> <p><u>Change in hydrological regime (water quality or water levels)</u></p> <p>Change in water quality due to construction / operational surface water run-off, or increased wastewater effluent discharge from the upstream Wastewater Treatment Works (WwTWs) may lead to a change in nutrient status / release of pollutants and therefore a change in species diversity and composition.</p> <p>Fen and open water habitats are reliant on waterlogged and aerobic conditions. A change in water levels may result in fen habitat drying out and a change in species composition and diversity.</p> <p><u>Change in air quality</u></p> <p>Brandon Marsh SSSI is located adjacent to Brandon Lane, which is a minor unclassified road and unlikely to significantly affect air quality at the SSSI. Reduced air quality associated with point-source employment related emissions, or increased traffic on the local road network may alter nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Urbanisation effects</u></p> <p>Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may result in the spread of non-native / invasive species causing a change in habitat composition and species diversity.</p> <p><u>Recreational Impacts</u></p> <p>Brandon Marsh SSSI is managed by Warwickshire Wildlife Trust (WLT). The site is open to the public with a visitor centre, shop, toilets, picnic areas, play areas, parking, promoted walking trails and a bird hide. Dogs are not allowed on site.</p>

<sup>277</sup> Natural England Brandon Marsh SSSI Citation. Available at

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1001151&SiteName=Brandon%20Marsh&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 10/09/25].

Designation Name	Reasons for notification / designation	Potential impacts from development
		Increased recreational pressure may lead to erosion / trampling of sensitive habitats.
	<p><u>Breeding and wintering birds</u></p> <p>Brandon Marsh is also of regional importance for several species of breeding and wintering birds.</p> <p>Breeding water birds include Grebe (<i>Podicipedidae</i>) Ruddy Duck (<i>Oxyura jamaicensis</i>), Little Ringed Plover (<i>Charadrius dubius</i>) and Kingfisher (<i>Alcedo atthis</i>) as well as occasional Teal (<i>Anas crecca</i>) and Gadwall (<i>Mareca strepera</i>).</p> <p>In the adjacent scrub, grassland and reeds there are good numbers of breeding warblers, including Reed Warbler (<i>Acrocephalus scirpaceus</i>) (50 pairs), and Grasshopper Warbler (<i>Locustella naevia</i>), in addition to Redshank (<i>Tringa totanus</i>) and Snipe (<i>Gallinago gallinago</i>).</p> <p>Brandon Marsh is an important passage and wintering ground for many waders and waterfowl. Large numbers of Teal (<i>Anas crecca</i>) (up to 400) overwinter together with Wigeon (<i>Mareca</i>), Pintail (<i>Anas acuta</i>), Redshank (<i>Tringa totanus</i>) and Snipe (<i>Gallinago gallinago</i>). Tens of thousands of Hirundines (<i>Hirundinidae</i>) roost in the reeds in autumn.</p> <p>Short-eared Owls (<i>Asio flammeus</i>) and Hen Harriers (<i>Asio flammeus</i>) frequent the site in winter.</p>	<p><u>Habitat Loss / habitat fragmentation</u></p> <p>Loss of habitat / habitat fragmentation may reduce the presence of scarce fen / open water habitat which is used by breeding and wintering birds. A reduction in the availability of suitable bird habitat within Warwickshire may cause declines in bird numbers and the loss of bird migration routes.</p> <p><u>Change in hydrological regime (water quality or water levels)</u></p> <p>A change in quality and distribution of habitat types due to a change in water quality / levels may reduce the availability of wintering and breeding bird habitat along the River Avon and within the surrounding wider landscape.</p> <p><u>Change in air quality</u></p> <p>A change in nutrient status due to increased air pollution may result in a change in the availability of suitable habitats for wintering and breeding birds.</p> <p><u>Urbanisation effects</u></p> <p>Urbanisation effects apply where new development is located within 500m of a designated site. Noise, visual and lighting disturbance to birds may result in the abandonment of nests / energy expenditure associated with reactive flight. Cat predation may affect the breeding success of ground nesting birds in particular.</p> <p><u>Recreational Impacts</u></p> <p>Increased recreational pressure may result in bird disturbance (abandoning nests / energy expenditure).</p>
	<p><u>Invertebrates</u></p> <p>Invertebrate fauna within pool and ditch network.</p>	<p><u>Habitat Loss / habitat fragmentation</u></p> <p>Loss of habitat / habitat fragmentation may reduce the presence of scarce fen / open water habitat which supports a diverse invertebrate fauna.</p> <p><u>Change in hydrological regime (water quality or water levels)</u></p>

Designation Name	Reasons for notification / designation	Potential impacts from development
		<p>A change in the quality and distribution of habitat types due to a change in water quality / levels may reduce the availability of invertebrate habitat.</p> <p><u>Change in air quality</u></p> <p>A change in nutrient status due to increased air pollution may result in a change in the availability of suitable habitats for invertebrates.</p> <p><u>Urbanisation effects</u></p> <p>Urbanisation effects apply where new development is located within 500m of a designated site. Development related light spill may lead to a change in species behaviour / extent of habitat range.</p>
Burbage Woods and Aston Firs SSSI <sup>278</sup>	<p><u>Ash oak maple woodland</u></p> <p>The site comprises one of the best remaining examples of Ash- (<i>Fraxinus</i>) Oak- (<i>Quercus Robur</i>) Maple- (<i>Acer</i>) woodland in Leicestershire (to the north of Rugby) and is representative of semi-natural woodland developed on the clays of eastern England.</p>	<p><u>Habitat fragmentation</u></p> <p>Development may result in the fragmentation of ash-oak-maple woodland habitat in the area.</p> <p><u>Change in water levels</u></p> <p>The woodlands are poorly drained. A change in water may result in a change in species diversity and composition.</p> <p><u>Change in air quality</u></p> <p>Burbage Woods and Aston Firs SSSI is located adjacent to the B4669. Reduced air quality associated with point-source employment emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition / diversity.</p> <p><u>Recreational Impacts</u></p> <p>Burbage Woods and Aston Firs is part of the Burnage Commons and Woods Local Nature Reserve (LNR) owned by Hinckley and Bosworth Borough Council who manage it as a nature reserve and public park. The site is open to the public with a small parking area and promoted routes. Dogs are allowed on leads only.</p>

<sup>278</sup> Natural England Burbage Woods and Aston Firs SSSI Citation. Available at <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1003526&SiteName=Burbage&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 10/09/25].

Designation Name	Reasons for notification / designation	Potential impacts from development
		Development may lead to increased recreational pressure causing erosion / trampling of sensitive habitats especially around tree routes, tree climbing and vandalism of trees. Increased dog eutrophication may cause a change in species composition due to eutrophication.
Cave's Inn Pit SSSI <sup>279</sup>	<p><u>Neutral marsh</u></p> <p>Cave's Inn Pit site contains some of the best remaining areas of neutral marsh in Leicestershire to the east of Rugby; this interest is supported by the presence of other wetland, scrub and grassland habitats within disused gravel pits. The marsh and open water habitats are representative of base-rich wetland communities in eastern and southern England. The site is private land with no public access and therefore recreational impacts are unlikely.</p>	<p><u>Habitat fragmentation</u></p> <p>Development may lead to the fragmentation of neutral marsh habitat in Leicestershire.</p> <p><u>Change in water levels</u></p> <p>A change in water levels may result in marsh habitat drying out and a change in species composition and diversity.</p> <p><u>Change in air quality</u></p> <p>The SSSI lies within 200m of the A5 and therefore increased traffic as a result of employment or residential development is likely to contribute to a deterioration in air quality at the SSSI. Reduced air quality associated with point-source employment emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p>
	<p><u>Calcareous grassland</u></p> <p>To the north of the site, on higher ground, species-rich grassland occurs. This community has affinities with the grassland of calcareous clay soils.</p>	<p><u>Habitat fragmentation</u></p> <p>Development may lead to the fragmentation of calcareous grassland habitat in Leicestershire.</p> <p><u>Change in hydrological regime (water quality or water levels)</u></p> <p>A change in water quality due to construction / operational surface water run off, or increased wastewater effluent discharge from the upstream Wastewater Treatment Works (WwTWs) may lead to a change in nutrient status / release of pollutants and therefore change in species diversity and composition.</p> <p>A change in water levels may result in marsh habitat drying out and a change in species composition and diversity.</p>

<sup>279</sup> Natural England Cave's Inn Pit SSSI Citation. Available at

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1003549&SiteName=Cave&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 10/09/25].

Designation Name	Reasons for notification / designation	Potential impacts from development
		<p><u>Change in air quality</u></p> <p>Reduced air quality associated with point-source employment emissions associated, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p>
Combe Pool SSSI <sup>280</sup>	<p><u>Wintering and breeding birds</u></p> <p>Combe Pool comprises 36 hectares of open water habitat alongside reed beds, and woodland within Rugby. Combe Pool is one of the most important ornithological sites in Warwickshire for its Herons (<i>Ardea cinerea</i>), other breeding birds, and for its wintering wildfowl.</p> <p>Combe Pool holds the largest heronry in the county and about twenty pairs breed regularly on a small island.</p> <p>Great Crested Grebes (<i>Podiceps cristatus</i>) breed in the reed beds with a few pairs of Tufted Duck (<i>Aythya fuligula</i>), and Shoveler (<i>Anas clypeata</i>), the last being rare in Warwickshire.</p> <p>Kingfisher (<i>Alcedo atthis</i>), Water Rail (<i>Rallus aquaticus</i>), and Grey Wagtail (<i>Motacilla cinerea</i>) also breed regularly.</p> <p>The woodland supports a diverse breeding bird community. The woodland is also an important winter roost.</p> <p>In winter the pool holds good numbers of Tufted Duck, Pochard (<i>Aythya farina</i>), Gulls (<i>Larus canus</i>) and nationally significant numbers of shoveler.</p>	<p><u>Habitat Loss / habitat fragmentation</u></p> <p>Development may lead to the loss of habitat / habitat fragmentation reducing the presence of open water and supporting habitat for breeding and wintering birds.</p> <p><u>Change in hydrological regime (water quality or water levels)</u></p> <p>A change in the quality and distribution of habitat types due to a change in water quality / levels may reduce the availability of wintering and breeding bird habitat.</p> <p><u>Change in air quality</u></p> <p>Combe Pool SSSI is located within 200m of the A46 and B4428 and therefore increased traffic along key transport infrastructure may contribute to a deterioration in air quality at the SSSI.</p> <p>A change in nutrient status due to increased air pollution may result in a change in the availability of suitable habitats for wintering and breeding birds.</p> <p><u>Urbanisation effects</u></p> <p>Urbanisation effects apply where new development is located within 500m of a designated site. Noise, visual and lighting disturbance to birds may lead to the abandonment of nests / energy expenditure.</p> <p>Cat predation may affect the breeding success of birds.</p> <p><u>Recreational Impacts</u></p> <p>The SSSI is part of Combe Abbey Country Park owned and managed by Coventry City Council. There is a visitor, discovery and information centre, parking, café, play area,</p>

<sup>280</sup> Natural England Combe Pool SSSI Citation. Available at

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1001242&SiteName=Combe%20Pool&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 10/09/25].

Designation Name	Reasons for notification / designation	Potential impacts from development
		<p>toilets, dog water stations, a Go Ape and promoted walks. There are also organised activities and events. Dogs are allowed both on and off lead in different signed zones. There is a dog code of conduct available for the site.</p> <p>Grey Herons (<i>Ardea cinerea</i>) require quiet and undisturbed places in which to nest, usually preferring a commanding position over the surrounding open landscape. Increased recreational pressure may result in bird disturbance (abandoning nests / energy expenditure).</p>
Draycote Meadows SSSI <sup>281</sup>	<p><u>Meadow</u></p> <p>The site comprises two 'ridge and furrow' meadows lying on clay soils to the north of Draycote village in Rugby.</p> <p>The meadows are examples of a grassland community characterised by crested Dog's-Tail (<i>Cynosurus cristatus</i>) and Common Knapweed (<i>Centaurea nigra</i>), along with, in the northern meadow, Meadow Vetchling (<i>Lathyrus pratensis</i>) and, in the southern, Lady's Bedstraw (<i>Galium verum</i>). Other grasses present include Red Fescue (<i>Festuca rubra</i>), Common Bent (<i>Agrostis capillaris</i>) and Sweet Vernal-Grass (<i>Anthoxanthum odoratum</i>), with Quaking Grass (<i>Briza media</i>), Downy Oat-Grass (<i>Avenula pubescens</i>) and Yellow Oat-Grass (<i>Trisetum flavescens</i>). The northern meadow has large populations of Green-Winged Orchid (<i>Orchis morio</i>) with Pepper-Saxifrage (<i>Silene silene</i>) and Adder's-Tongue (<i>Ophioglossum vulgatum</i>) whereas the southern meadow has Moonwort (<i>Botrychium lunaria</i>) -- here at its only known locality in the county -- with Dwarf Thistle (<i>Cirsium acaule</i>), Salad Burnet (<i>Sanguisorba minor</i>) and Rough Hawkbit (<i>Leontodon hispidus</i>).</p>	<p><u>Habitat Loss / habitat fragmentation</u></p> <p>Development may reduce the presence of meadow habitat in Warwickshire and also the loss of Moonwort (<i>Botrychium lunaria</i>) (only known locality in the country).</p> <p><u>Change in hydrological regime (water quality or water levels)</u></p> <p>A change in water quality / quantity due to construction / operational surface water run off may lead to a change in nutrient status / release of pollutants / change in water levels and therefore a change in species diversity and composition.</p> <p><u>Change in air quality</u></p> <p>Draycote Meadows SSSI is not situated within 200m of a major road and therefore an adverse impact on the SSSI as a result of increased traffic movements is unlikely. Reduced air quality associated with point-source employment emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Urbanisation effects</u></p> <p>Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may lead to the spread of non-native / invasive species causing a change in habitat composition and species diversity.</p>

<sup>281</sup> Natural England Draycote Meadow SSSI Citation. Available at

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1001298&SiteName=Draycote%20meadows&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 06/09/25].



Designation Name	Reasons for notification / designation	Potential impacts from development
		<p><u>Recreational Impacts</u> Draycote Meadow SSSI is managed by the WLT. The site is open to the public with a small parking area and promoted routes. Dogs are allowed on leads only. Access to the northern meadow is restricted to organised events only to prevent damage to the rare plants. Increased recreational pressure may lead to erosion / trampling of sensitive habitats. Increased dog eutrophication may lead to a change in species composition.</p>
	<p><u>Butterfly</u> Seventeen species of butterfly have been recorded including Small Skipper (<i>Thymelicus sylvestris</i>), Large Skipper (<i>Ochlodes venata</i>) and Hedge Brown (<i>Maniola Tithonus</i>).</p>	<p><u>Habitat Loss / habitat fragmentation</u> Development may lead to a loss of habitat / habitat fragmentation reducing the presence of meadow grassland community which supports species of butterfly.</p> <p><u>Change in hydrological regime (water quality or water levels)</u> A change in the quality and distribution of habitat types due to a change in water quality / levels may reduce the availability of butterfly habitat.</p> <p><u>Urbanisation effects</u> Urbanisation effects apply where new development is located within 500m of a designated site. Development related light spill may lead to a change in species behaviour.</p> <p><u>Change in air quality</u> Change in nutrient status due to increased air pollution may result in a change in the availability of suitable habitats for butterfly.</p>
Ensor's Pool SSSI <sup>282</sup>	<p><u>White-Clawed Crayfish</u> Ensor's Pool SSSI lies on the southern edge of Nuneaton to the north of Rugby and formed in an abandoned clay pit and is ground water fed. It is designated for populations of Native</p>	<p><u>Change in hydrological regime (water quality or water levels)</u></p>

<sup>282</sup> Natural England Ensor's Pool SSSI Citation. Available at:

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1006643&SiteName=Ensor&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 10/09/25].

Designation Name	Reasons for notification / designation	Potential impacts from development
	<p>White-Clawed Crayfish (<i>Austropotamobius pallipes</i>). It is also designated as a Special Area of Conservation (SAC) under the Habitats Regulations.</p> <p>Ensor's Pool SSSI is not located within 200m of key transport infrastructure (motorway, A-road or B-road).</p>	<p>As part of the HRA work undertaken in support of the adopted Warwickshire Minerals Plan HRA, the Environment Agency recommended application of a 3km catchment within which water impacts are likely at Ensor's Pool<sup>283</sup>.</p> <p>Recent surveys have recorded no Crayfish (<i>Austropotamobius pallipes</i>) in the Pool, the cause of which may be associated with the spread of 'Crayfish Plague'<sup>284</sup>.</p>
Misterton Marshes SSSI	<p><u>Unimproved wetland habitat</u></p> <p>Misterton Marshes SSSI is located in Leicestershire and has developed on alluvial deposits adjacent to a tributary of the River Swift.</p> <p>Extensive stands of tall fen vegetation are dominated by Common Reed (<i>Phragmites australis</i>), Reed Canary-Grass (<i>Phalaris arundinacea</i>) or Lesser Pond-Sedge (<i>Carex acutiformis</i>). Meadowsweet (<i>Filipendula ulmaria</i>), Wild Angelica (<i>Angelica sylvestris</i>), Water Figwort (<i>Scrophularia auriculata</i>) and Soft Rush (<i>Juncus effusus</i>) are frequent. Other associated species include Slender Tufted-Sedge (<i>Carex acuta</i>), Greater Tussock-Sedge (<i>C. paniculata</i>), Wood Club-Rush (<i>Scirpus sylvaticus</i>), Blunt-Flowered Rush (<i>Juncus subnodulosus</i>) and Marsh Valerian (<i>Valeriana dioica</i>). The stream that flows through the site supports the Local Whorl-Grass (<i>Catabrosa aquatica</i>). An area of grazed marsh contains species such as Brown Sedge (<i>Carex disticha</i>), Water Aven (<i>Geum rivale</i>), Jointed Rush (<i>Juncus articulatus</i>), Marsh Horsetail (<i>Equisetum palustre</i>), Ragged Robin (<i>Lychnis flos-cuculi</i>) and Cuckooflower (<i>Cardamine pratensis</i>).</p>	<p><u>Change in hydrological regime water levels</u></p> <p>Wetland habitats are reliant on periodically inundated conditions. A change in water levels may result in this habitat drying out and a change in species composition and diversity.</p> <p><u>Change in air quality</u></p> <p>The M1 lies just over 500m to the west of Misterton Marshes SSSI. Reduced air quality associated with point-source employment related emissions, or increased traffic on the local road network may alter nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Recreational Impacts</u></p> <p>There is one PRoW which runs along the northern boundary of the SSSI and a permissive bridleway which runs along the eastern site boundary, through the centre of the site and then down the western site boundary. Increased recreational pressure may lead to erosion / trampling of sensitive habitats.</p>

<sup>283</sup> Warwickshire County Council (2021). Habitats Regulations Assessment. SCREENING DECISION AND APPROPRIATE ASSESSMENT UPDATED, September 2021.  
<https://www.warwickshire.gov.uk/mineral-waste-plans/minerals-development-framework/> Available at: [Date Accessed: 05/09/25].

<sup>284</sup> David Rogers Associated (2015) White-clawed crayfish survey for Ensor's Pool SSSI/SAC (Warwickshire). Natural England Publication IPENS065. Available at:  
<https://publications.naturalengland.org.uk/publication/6577286383927296> [Date Accessed: 05/09/25].

Designation Name	Reasons for notification / designation	Potential impacts from development
Ryton and Brandon Gravel Pits SSSI <sup>285</sup>	Geological SSSI designation for important exposures which link the Quaternary fluvial sequence associated with the present drainage of the area.	<u>Habitat Loss</u> Development may lead to the direct loss of geologically important features in the study area.
Ryton Wood (ancient woodland) SSSI <sup>286</sup>	<u>Oak woodland</u> Ryton Wood is an Oak ( <i>Quercus robur</i> ) woodland lying on the Midland clays of central Warwickshire in Rugby. It has been selected as a representative example of a lowland Hazel ( <i>Corylus avellana</i> ) Pedunculate Oak ( <i>Quercus robur</i> ) woodland and is an ancient woodland.	<u>Habitat Loss / habitat fragmentation</u> Development may lead to a reduction in the presence of lowland hazel pedunculate oak woodland habitat in Warwickshire.  <u>Change in hydrological regime (water quality or water levels)</u> A change in water quality / quantity due to construction / operational surface water run off may lead to a change in nutrient status / release of pollutants / change in water levels and therefore change in species diversity and composition.  <u>Change in air quality</u> Reduced air quality associated with point-source employment emissions may lead to a change in species composition and diversity. There are no strategic road links within 200m of the SSSI and therefore traffic related air quality emissions are unlikely to affect the SSSI.  <u>Urbanisation effects</u>  Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may spread non-native / invasive species causing a change in habitat composition / species diversity.  <u>Recreational Impacts</u>

<sup>285</sup> Natural England Ryton and Brandon Gravel Pits SSSI Citation. Available at

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1002826&SiteName=Ryton%20and%20Brandon%20Gravel%20Pits%20&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 10/09/25].

<sup>286</sup> Natural England Ryton Wood SSSI Citation. Available at

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1002217&SiteName=Ryton%20Wood&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 10/09/25].

Designation Name	Reasons for notification / designation	Potential impacts from development
		<p>Ryton Wood SSSI is managed by the WLT. The site is open to the public with a small parking area and promoted routes. Dogs are allowed on leads only. Increased recreational pressure may lead to erosion / trampling of sensitive habitats especially around tree routes, tree climbing, vandalism of trees and littering. Increased dog eutrophication may lead to a change in species composition from nutrient enrichment.</p>
	<p><u>Breeding birds</u></p> <p>Breeding birds include six species of warblers. Nightingales (<i>Luscinia megarhynchos</i>) have bred regularly as have Tree Pipits (<i>Anthus trivialis</i>) and the three woodpeckers, Green Woodpecker (<i>Picus viridis</i>), Great Spotted Woodpecker (<i>Dendrocopos major</i>) and Lesser Spotted Woodpecker (<i>Dendrocopos minor</i>). The site also supports breeding birds of prey.</p>	<p><u>Habitat Loss / habitat fragmentation</u></p> <p>Development may lead to the loss of habitat / habitat fragmentation reducing the presence of woodland habitat which is used by breeding birds. A reduction in the availability of suitable bird habitat within Warwickshire may lead to a decline in bird numbers.</p> <p><u>Change in hydrological regime (water quality or water levels)</u></p> <p>A change in the quality and distribution of habitat types may be caused by a change in water quality / levels reducing the availability of breeding bird habitat.</p> <p><u>Change in air quality</u></p> <p>Change in nutrient status due to increased air pollution may result in a change in the availability of suitable habitats for breeding birds.</p> <p><u>Urbanisation effects</u></p> <p>Urbanisation effects apply where new development is located within 500m of a designated site. Noise, visual and lighting disturbance to birds may lead to the abandonment of nests / energy expenditure. Cat predation may affect the breeding success of ground nesting birds in particular such as Nightingales (<i>Luscinia megarhynchos</i>).</p> <p><u>Recreational Impacts</u></p> <p>Increased recreational pressure may result in bird disturbance (abandoning nests / energy expenditure). Ground nesting birds are likely to be particularly sensitive to recreational impacts.</p>

Designation Name	Reasons for notification / designation	Potential impacts from development
Stanford Park SSSI <sup>287</sup>	<p><u>Lichens</u></p> <p>The site contains the richest assemblage of lichens in Leicestershire. The diversity of lichen species is most unusual for a locality in central eastern England.</p>	<p><u>Change in air quality</u></p> <p>Lichens are particularly vulnerable to changes in air quality as they absorb their nutrients directly from the atmosphere. Reduced air quality associated with point-source employment emissions altering nutrient availability may lead to a change in species composition / diversity. Stanford Park SSSI is not located within 200m of a strategic road link and therefore traffic related air quality impacts are unlikely to affect air quality at the SSSI.</p>
Wolston Gravel Pit SSSI <sup>288</sup>	<p>Wolston is a geological SSSI located in Rugby. It is notified due to the type-locality for the penultimate cold stage of the Pleistocene period in Britain, the Wolstonian. It is of prime importance as a standard reference locality for Pleistocene studies. A substantial part of the Pleistocene history of the English Midlands is founded on comparisons with the sequence of deposits at Wolston which demonstrates the Baginton sand, Thrussington Till and Bosworth Clay members of this type formation.</p>	<p><u>Habitat Loss</u></p> <p>Development may lead to the direct loss of geological important features in the study area.</p>
<b>LNR Designations</b>		
Ashlawn Cutting LNR	<p>Ashlawn Cutting LNR is a steep sided disused railway cutting consisting of limestone grassland with scrub. A total of 24 butterfly species have been recorded including Common Blue (<i>Polyommatus icarus</i>), Marbled White (<i>Melanargia galathea</i>) and Small Copper (<i>Lycaena phlaeas</i>). Diverse sightings of birds. The site supports many plants normally associated with unimproved grassland and hay meadows and include Green</p>	<p><u>Habitat fragmentation</u></p> <p>Development has the potential to fragment habitat which provides a wildlife corridor across Rugby within an urban setting.</p> <p><u>Urbanisation effects</u></p>

<sup>287</sup> Natural England Stanford Park SSSI Citation. Available at

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1001950&SiteName=Stanford%20Park&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 10/09/25].

<sup>288</sup> Natural England Wolston Gravel Pit SSSI Citation. Available at

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1003027&SiteName=Wolston&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=> [Date Accessed: 10/09/25].

Designation Name	Reasons for notification / designation	Potential impacts from development
	Winged Orchid ( <i>Anacamptis morio</i> ) and Yellow Rattle ( <i>Rhinanthus minor</i> ). The pools support frogs, toads and newts, as well as dragonflies.	<p>Urbanisation effects apply where new development is located within 500m of a designated site. Noise, visual and lighting may disturb species using the cutting as a wildlife corridor for commuting / foraging.</p> <p><u>Recreational Impacts</u> Recreational impacts are associated with residential development only. The site is managed by the WLT and there is public access to the site along paths with dogs being permitted.</p> <p>Development may lead to increased disturbance of species using the wildlife corridor.</p>
Newbold Quarry LNR	Newbold Quarry LNR is 11ha and managed by Warwickshire Wildlife Trust, comprising of a lake and woodland <sup>289</sup> . Natural springs flooded the former quarry pit, which hosts White-Clawed Crayfish ( <i>Austropotamobius pallipes</i> ) and a large number of breeding Toads ( <i>Bufo bufo</i> ). Aquatic plants provide cover for Great Crested Grebe ( <i>Podiceps cristatus</i> ) and Coot ( <i>Fulica atra</i> ), hosting Tufted Duck ( <i>Aythya fuligula</i> ), Pochard ( <i>Aythya ferina</i> ) and Little Greb ( <i>Tachybaptus ruficollis</i> ) in winter.	<p><u>Habitat fragmentation</u> Development may lead to the fragmentation of woodland habitat within the surrounding landscape.</p> <p><u>Change in hydrological regime (water quality or water levels)</u> A change in water quality due to construction / operational surface water run-off, or increased wastewater effluent discharge from the upstream Wastewater Treatment Works (WwTWs) may lead to a change in nutrient status / release of pollutants and therefore change in species diversity and composition. The lake within the LNR is likely to be particularly vulnerable.</p> <p><u>Change in air quality</u> Reduced air quality associated with point-source employment emissions associated, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Urbanisation effects</u> Urbanisation effects apply where new development is located within 500m of a designated site. Noise, visual and lighting disturbance to birds may lead to the abandonment of nests / energy expenditure associated with reactive flight. Cat predation may affect the breeding success of birds.</p> <p><u>Recreational Impacts</u></p>

<sup>289</sup> Warwickshire Wildlife Trust. Newbold Quarry. Available at: <https://www.warwickshirewildlifetrust.org.uk/NewboldQuarry> [Date Accessed: 04/09/25].



Designation Name	Reasons for notification / designation	Potential impacts from development
		The LNR includes facilities such as a car park and includes walking trails around the reserve. Development may lead to increased recreational pressure causing erosion / trampling of sensitive habitats such as waterbodies and water margins.
Swift Valley LNR	<p><u>Neutral grassland</u></p> <p>Swift Valley LNR includes lowland neutral grassland with pronounced ridge and furrow, hedgerows, woodland and wetland adjacent to River Swift and a disused canal.</p>	<p><u>Habitat Loss / habitat fragmentation</u>            Development may lead to the loss of neutral grassland habitat.</p> <p><u>Change in hydrological regime (water quality or water levels)</u>            A change in water quality due to construction / operational surface water run off, or increased wastewater effluent discharge from the upstream Wastewater Treatment Works (WwTWs) may lead to a change in nutrient status / release of pollutants and therefore change in species diversity and composition. This is particularly important given the location of the LNR adjacent to the River Swift and hydrological connectivity.</p> <p><u>Change in air quality</u></p> <p>Reduced air quality associated with point-source employment emissions associated, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Recreational Impacts</u>            Swift Valley LNR is managed by the WLT with parking and promoted routes provided and dogs allowed. Increased recreational pressure may result in trampling / erosion of sensitive habitats and dog faeces may cause eutrophication.</p>
	<p><u>Bird populations</u></p> <p>A very dense bird population exists especially around the pools. Birds include Lapwing (<i>Vanellus armatus</i>), Snipe (<i>Gallinago gallinago</i>) and Song Thrush (<i>Turdus philomelos</i>).</p>	<p><u>Habitat Loss / habitat fragmentation</u>            Development may lead to the loss of habitat / habitat fragmentation reducing availability of bird habitat.</p> <p><u>Urbanisation effects</u>            Urbanisation effects apply where new development is located within 500m of a designated site. Noise, visual and lighting disturbance to birds may lead to the abandonment of nests / energy expenditure associated with reactive flight. Cat predation may affect the breeding success of ground nesting birds in particular.</p> <p><u>Recreational Impacts</u></p>

Designation Name	Reasons for notification / designation	Potential impacts from development
		Increased recreational pressure may result in bird disturbance (abandoning nests / energy expenditure).
	<p><u>Invertebrates</u></p> <p>Dragonflies and damselflies are abundant, and in 2004 the small Red-Eyed Damselfly (<i>Erythromma viridulum</i>) was recorded here for the first time in Warwickshire. The first moth recording night produced over 60 species, along with a healthy Bat (<i>Chiroptera</i>) population.</p>	<p><u>Habitat Loss / habitat fragmentation</u></p> <p>Development may lead to the loss of habitat / habitat fragmentation reducing the presence of habitat which supports the on-site invertebrate fauna.</p> <p><u>Change in hydrological regime (water quality or water levels)</u></p> <p>A change in the quality and distribution of habitat types due to a change in water quality / levels may reduce the availability of invertebrate habitat.</p> <p><u>Urbanisation effects</u></p> <p>Urbanisation effects apply where new development is located within 500m of a designated site. Development related light spill may lead to a change in species behaviour.</p>
	<p><u>Bats</u></p> <p>The first moth recording night produced over 60 species along with a healthy bat population.</p>	<p><u>Habitat Loss / habitat fragmentation</u></p> <p>Development may lead to the loss of habitat / habitat fragmentation reducing the presence of bat foraging and commuting habitat.</p> <p><u>Urbanisation effects</u></p> <p>Urbanisation effects apply where new development is located within 500m of a designated site. Noise, visual and lighting disturbance may lead to the fragmentation of bat commuting corridors and a reduction in their foraging range.</p>
<b>LWS Designations</b>		
Ash Pole Spinney pLWS	No LWS citation was available for this pLWS at the time of writing.	
Brandon Little Wood LWS	Brandon Little Wood LWS comprises a cluster of ancient woodlands that include New Close Wood, Birchley Coppice, Brandon Wood and Piles Coppice. This site provides a stepping	<p><u>Habitat Loss / habitat fragmentation</u></p> <p>Development has the potential to result in the loss of habitat / fragmentation of habitat supporting invertebrate and bird species. This LWS provides potential connective habitat</p>

Designation Name	Reasons for notification / designation	Potential impacts from development
	<p>stone function for mobile faunal species including invertebrates and birds<sup>290</sup>.</p> <p>No LWS citation was available for this LWS at the time of writing.</p>	<p>to neighbouring LWSs and ancient woodland including Brandon Wood to the west, and New Close / Birchley Woods to the north.</p> <p><u>Change in hydrological regime (water quality or water levels)</u> A change in water quality / quantity due to construction / operational surface water run off may lead to a change in nutrient status / release of pollutants / change in water levels and therefore change in species diversity and composition.</p> <p><u>Change in air quality</u> Reduced air quality associated with point-source employment related emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Urbanisation effects</u> Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may spread non-native / invasive species causing a change in habitat composition / species diversity. Cat predation may affect the breeding success of birds in particular.</p> <p><u>Recreational Impacts</u> Development may lead to increased recreational pressure leading to erosion / trampling of woodland habitats.</p>
Brinklow Disused Canal Pool LWS	<p>Brinklow Disused Canal Pool LWS comprises two moderately species-rich water bodies situated within an area of cattle pastures, which are remnants of one of the original meanders of the Oxford Canal.</p> <p>Waterside habitat includes Narrow-Leaved Buckler-fern (<i>Dryopteris carthusiana</i>), Water Horsetail (<i>Equisetum fluviatile</i>) and Creeping Yellowcress (<i>Rorippa sylvestris</i>), which are considered to be county notable species.</p>	<p><u>Habitat Loss / habitat fragmentation</u> Development has the potential to result in the loss of habitat / fragmentation of habitat for species of county importance. This LWS provides potential connective habitat to neighbouring LWSs including Oxford Canal LWS (500m to its east).</p> <p><u>Change in hydrological regime (water quality or water levels)</u> This LWS is already impacted by nitrate enrichment. A change in water quality due to construction / operational surface water run-off may lead to a further worsening in nutrient status / release of pollutants and therefore change in species diversity and composition.</p> <p><u>Change in air quality</u></p>

<sup>290</sup> Warwickshire County Council. Green Infrastructure: Brandon Little Wood. Available at: <https://maps.warwickshire.gov.uk/greeninfrastructure/> [Date Accessed: 11/09/25]

Designation Name	Reasons for notification / designation	Potential impacts from development
		<p>Reduced air quality associated with point-source employment related emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Recreational Impacts</u></p> <p>Increased recreational pressure may lead to erosion / trampling of sensitive bank side habitats and nutrient enrichment from dog faeces. Although the site is located on private land, two public footpaths cross the site between the two pools.</p>
Cawston Woodlands LWS	<p>Cawston Woodlands LWS comprises an area of ancient woodland, 19th century plantation woodland and a modern agricultural reservoir<sup>291</sup>. The site holds several county notable plants and birds and is regionally important as the largest block of mature semi-natural woodland within a 5km radius of Rugby. Breeding birds include Sparrowhawk (<i>Accipiter nisus</i>), Common Buzzard (<i>Buteo buteo</i>), Tawny Owl (<i>Strix aluco</i>), Woodpecker (<i>Picidae</i>) and Song and Mistle Thrushes (<i>Turdus philomelos</i>, <i>T. viscivorus</i>). Woodland mammals present include Muntjac (<i>Muntiacus</i>), Badger (<i>Meles meles</i>) and Fox (<i>Vulpes vulpes</i>).</p>	<p><u>Habitat Loss / habitat fragmentation</u></p> <p>Development has the potential to result in the loss of habitat / fragmentation of habitat for species of county importance.</p> <p><u>Change in hydrological regime (water quality or water levels)</u></p> <p>A change in water quality due to construction / operational surface water run-off may lead to a worsening in nutrient status / release of pollutants and therefore change in species diversity and composition. The reservoir on site may be particularly vulnerable.</p> <p><u>Change in air quality</u></p> <p>Reduced air quality associated with point-source employment related emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Urbanisation effects</u></p> <p>Urbanisation effects apply where new development is located within 500m of a designated site. Noise, visual and lighting disturbance to birds may lead to the abandonment of nests / energy expenditure associated with reactive flight. Cat predation may affect the breeding success of birds in particular.</p> <p><u>Recreational Impacts</u></p> <p>The LWS sits on the rural edge of Bilton. Although privately owned and having no official public access, both the Fox Covert and the eastern section of Cawston Spinney/Boathouse Spinney are extensively used by the general public for dog walking, while motor cycle scrambling has been a problem in the Fox Covert. A public green lane crosses the LWS between the two sections of Cawston Spinney from Cawston Farm</p>

<sup>291</sup> Rugby Borough Council. Local Wildlife Sites Project: Citation for Cawston Woodlands.

Designation Name	Reasons for notification / designation	Potential impacts from development
		<p>south-south-east to Windmill Farm and this joins two public footpaths which then head north-east to Bilton, crossing the LWS at either end of Boathouse Spinney. Increased recreational pressure may lead to erosion / trampling of sensitive habitats and nutrient enrichment from dog faeces.</p>
Coombe Abbey LWS	<p>The Coombe Abbey LWS contains a large area of semi-natural and planned habitats which lie adjacent to and complement the existing Combe Pool SSSI, which is situated within Coombe Abbey Country Park. The habitats range from mature wet and dry deciduous semi-natural woodland, through pine plantations, scrub and tall herb, to both neutral and acid semi-improved grasslands, brooks and two pools, one of which has an expanding swamp of Common Reed (<i>Phragmites australis</i>).</p>	<p><u>Habitat Loss / habitat fragmentation</u>          Development may lead to the loss of woodland, grassland and open water habitats.</p> <p><u>Change in hydrological regime (water quality or water levels)</u>          A change in water quality / quantity due to construction / operational surface water run off may lead to a change in nutrient status / release of pollutants / change in water levels and therefore change in species diversity and composition in particular at the wet woodlands and pools.</p> <p><u>Change in air quality</u>          Reduced air quality associated with point-source employment emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition / diversity.</p> <p><u>Urbanisation effects</u>          Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may spread non-native / invasive species causing a change in habitat composition / species diversity. Changes in levels of noise and lighting and visual disturbance affecting use of the site and wider landscape by fauna.</p> <p><u>Recreational Impacts</u>          The area north of Combe Pool is wholly open to the general public, while the wildflower meadow has recently started to be opened to the public during the spring and summer months. There is currently no access to the remainder. Increased recreational pressure may lead to erosion / trampling of sensitive habitats especially around tree routes, tree climbing and vandalism of trees. Increased dog eutrophication leading to a change in species composition.</p>

Designation Name	Reasons for notification / designation	Potential impacts from development
Copston Spinney and Copse LWS	Copston Spinney LWS is a diverse semi-natural wet and dry woodland situated on a steep site. It is mostly on wet soil with numerous wet ditches within and along the boundaries of the woodland. There are two ponds present on site.	<p><u>Habitat Loss / habitat fragmentation</u> Development may lead to the loss of semi-natural wet and dry woodland habitat.</p> <p><u>Change in hydrological regime (water quality or water levels)</u> The soil on site is mostly wet. A change in water quality / quantity due to construction / operational surface water run off may lead to a change in nutrient status / release of pollutants / change in water levels and therefore change in species diversity and composition.</p> <p><u>Change in air quality</u> Reduced air quality associated with point-source employment emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition / diversity.</p> <p><u>Urbanisation effects</u> Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may spread non-native / invasive species causing a change in habitat composition / species diversity.</p> <p><u>Recreational Impacts</u> Increased recreational pressure may lead to erosion / trampling of sensitive habitats especially around tree routes, tree climbing and vandalism of trees. Increased dog eutrophication leading to a change in species composition.</p>
Cosford Canal Old Canal pLWS	No LWS citation was available for this pLWS at the time of writing.	
Church Lawford Meadows pLWS	No LWS citation was available for this pLWS at the time of writing.	
Churchover Meadows pLWS	No LWS citation was available for this pLWS at the time of writing.	



Designation Name	Reasons for notification / designation	Potential impacts from development
Disused railway (at Cosford) pLWS	No LWS citation was available for this pLWS at the time of writing.	
Featherstone Farm Fields pLWS	No LWS citation was available for this pLWS at the time of writing.	
Great Central Walk North LWS	<p>The LWS consists of a 3km long section of the disused Great Central Railway to the north-east of Rugby, containing a complex mosaic of calcareous and neutral semi-improved grassland, tall herb, scrub, secondary woodland and small wetlands.</p> <p>No LWS citation was available for this LWS at the time of writing.</p>	<p><u>Habitat fragmentation</u>            Development has the potential to result in the fragmentation of habitat for species of county importance. This LWS provides potential connective habitat to neighbouring LWSs and a wildlife corridor across Rugby.</p> <p><u>Urbanisation effects</u>            Urbanisation effects apply where new development is located within 500m of a designated site. Noise, visual and lighting disturbance to birds, mammals and other commuting species may affect the use of the LWS as a commuting corridor.</p> <p><u>Recreational Impacts</u>            Recreational impacts are associated with residential development only. Increased recreational pressure may lead to erosion / trampling of sensitive habitats.</p>
Great Central Walk South LWS	<p>The LWS consists of a long cutting of the disused Great Central Railway containing a complex mosaic of grassland, scrub, secondary woodland and wetland, which runs on a north to south course through the eastern suburbs of Rugby.</p> <p>No LWS citation was available for this LWS at the time of writing.</p>	<p><u>Habitat fragmentation</u>            Development has the potential to result in the fragmentation of habitat for species of county importance. This LWS provides potential connective habitat to neighbouring LWSs and a wildlife corridor across Rugby.</p> <p><u>Urbanisation effects</u>            Urbanisation effects apply where new development is located within 500m of a designated site. Noise, visual and lighting disturbance to birds, mammals and other commuting species may affect the use of the LWS as a commuting corridor.</p> <p><u>Recreational Impacts</u>            Recreational impacts are associated with residential development only. Increased recreational pressure may lead to erosion / trampling of sensitive habitats.</p>

Designation Name	Reasons for notification / designation	Potential impacts from development
Hill Morton Radio Station pLWS	No LWS citation was available for this pLWS at the time of writing.	
Hill Park Wood (ancient woodland) LWS	<p>Hill Park Wood LWS comprises a medium-sized damp secondary woodland and areas of post-industrial habitat, set within part of the footprint of an ancient woodland and located within a securely fenced area of the new Ansty Park development. Much of the land to the east and north-east is now occupied by the expanding new business and technology park of Ansty Park, with just a narrow buffer of poor semi-improved grassland, planted scrub and several conservation pools in between. The soils have a high content of lime which is unusual locally. There is no public access to the site.</p> <p>The wood is undisturbed and so is likely to be of local importance for both mammals and birds.</p> <p>Both Common Toad (<i>Bufo bufo</i>) and Common Frog (<i>Rana temporaria</i>) were recorded and these presumably breed in adjacent mitigation pools associated with Ansty Park development. Great Crested Newts (<i>Triturus cristatus</i>) also occur in these pools and have been found in the wood. The county threatened Common Lizard (<i>Zootoca vivipara</i>) is present on Ansty Park and was seen recently close by the wood. There is a strong possibility that it occurs in the old works area. The old works area is also good for butterflies and contains small colonies of Common Blue (<i>Polyommatus icarus</i>), Small Copper (<i>Lycaena phlaeas</i>) and notably, Small Heath (<i>Coenonympha pamphilus</i>). Speckled Woods (<i>Pararge aegeria</i>) were also present. A variety of dragonflies, including Emperor (<i>Anax imperator</i>) and Migrant Hawker (<i>Aeshna mixta</i>), were noted visiting from the nearby mitigation pools.</p>	<p><u>Habitat Loss / habitat fragmentation</u> Development may lead to the loss of ancient woodland and habitat supporting a range of amphibians, reptiles, invertebrates, birds and mammals.</p> <p><u>Change in hydrological regime (water quality or water levels)</u> A change in water quality / quantity due to construction / operational surface water run off may lead to a change in nutrient status / release of pollutants / change in water levels and therefore change in species diversity and composition.</p> <p><u>Change in air quality</u> Reduced air quality associated with point-source employment emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition / diversity.</p> <p><u>Urbanisation effects</u> Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may spread non-native / invasive species causing a change in habitat composition / species diversity. Changes in levels of noise and lighting and visual disturbance affecting use of the site and wider landscape by fauna.</p>
Home Farm Grasslands LWS	Home Farm Grasslands LWS comprises six pastoral and arable fields of species-rich semi-improved grassland, which is now considered to be rare in the Warwickshire area. The grassland	<p><u>Habitat Loss / habitat fragmentation</u> Development may lead to the loss of semi-improved grassland and habitat / wildlife corridors associated with the hedgerow.</p> <p><u>Change in hydrological regime (water quality or water levels)</u></p>

Designation Name	Reasons for notification / designation	Potential impacts from development
	<p>is of mostly uniform sword height within the fields to the south west, with more variable sword heights to the east.</p> <p>The site is characterised by an abundance of Crested Dog's-tail (<i>Cynosurus cristatus</i>), Perennial Rye-grass (<i>Lolium perenne</i>), Sweet Vernal-grass (<i>Anthoxanthum odoratum</i>), Red Fescue (<i>Festuca rubra</i>), Common Bent (<i>Agrostis capillaris</i>) and Yorkshire Fog (<i>Holcus lanatus</i>).</p>	<p>A change in water quality / quantity due to construction / operational surface water run off may lead to a change in nutrient status / release of pollutants / change in water levels and therefore change in species diversity and composition. The location of this LWS immediately adjacent to the Oxford Canal makes this LWS particularly vulnerable to hydrological impacts.</p> <p><u>Change in air quality</u> Reduced air quality associated with point-source employment related emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Recreational Impacts</u> Development may lead to increased recreational pressure leading to erosion / trampling of grassland habitats.</p>
Home Farm Grasslands, Ansty pLWS	No LWS citation was available for this pLWS at the time of writing.	
Kilsby Lane Meadows LWS	<p>Kilsby Lane Meadow LWS is a large rectangular enclosure field consisting of a low-lying damp hay meadow adjoining the Rains Brook. This area still displays ridge-and-furrow showing that it has not been disturbed by ploughing. The rest of the field occupies a gentle slope was probably originally sheep pasture.</p> <p>As part of a 106 planning agreement for the construction of the adjoining Rugby Town Junior Football Club in 2008, the field is now being managed as a nature conservation area by the borough council, which has involved constructing two new ponds and planting a new hedge along the northern boundary where it adjoins the football club field. These habitats support a range of breeding farmland birds and invertebrates.</p>	<p><u>Habitat Loss / habitat fragmentation</u> Development may lead to the loss of habitat / fragmentation of this low-lying damp hay meadow and habitat / wildlife corridors associated with the hedgerow and ponds. The site is connected to the Rains Brook, a locally important wildlife corridor which feeds into the Leam Valley.</p> <p><u>Change in hydrological regime (water quality or water levels)</u> A change in water quality due to construction / operational surface water run-off, or increased wastewater effluent discharge may lead to a change in nutrient status / release of pollutants and therefore change in species diversity and composition within the low-lying damp hay meadow and ponds.</p> <p><u>Change in air quality</u> Reduced air quality associated with point-source employment related emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p>

Designation Name	Reasons for notification / designation	Potential impacts from development
		<p><u>Urbanisation effects</u>            Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may spread non-native / invasive species and causing a change in habitat composition and species diversity. Changes in levels of noise and lighting and visual disturbance may affect use of the wildlife corridor by species of fauna such as bats.</p> <p><u>Recreational Impacts</u>            Development may lead to increased recreational pressure leading to erosion / trampling of grassland habitats and pond margins.</p>
Lemon's Wood and Boots Spinney LWS	<p>Both woodlands are of ancient origin and have a fairly diverse range of species. There is also a good range of sub-habitats, ranging from mature closed canopy ash/oak woodland, through dense scrub, a stream, water-filled ditches, and a pond.</p> <p>No LWS citation was available for this LWS at the time of writing.</p>	<p><u>Habitat Loss / habitat fragmentation</u>            Development may lead to the loss of ancient woodland and connecting woodland habitat.</p> <p><u>Change in hydrological regime (water quality or water levels)</u>            A change in water quality / quantity due to construction / operational surface water run off may lead to a change in nutrient status / release of pollutants / change in water levels and therefore change in species diversity and composition. The stream, ditches and ponds on site will be particularly vulnerable.</p> <p><u>Change in air quality</u>            Reduced air quality associated with point-source employment emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition / diversity.</p> <p><u>Urbanisation effects</u>            Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may spread non-native / invasive species causing a change in habitat composition / species diversity. Changes in levels of noise and lighting and visual disturbance affecting use of the site and wider landscape by fauna.</p>
New Close and Birchley Wood LWS	<p>Woods consist of two large contiguous ancient semi-natural woodlands.</p> <p>No LWS citation was available for this LWS at the time of writing.</p>	<p><u>Habitat Loss / habitat fragmentation</u>            Development may lead to the loss of ancient woodland and connecting woodland habitat.</p> <p><u>Change in air quality</u></p>

Designation Name	Reasons for notification / designation	Potential impacts from development
		<p>Reduced air quality associated with point-source employment emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition / diversity.</p> <p><u>Urbanisation effects</u> Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may spread non-native / invasive species causing a change in habitat composition / species diversity. Changes in levels of noise and lighting and visual disturbance affecting use of the site and wider landscape by fauna.</p>
Old Cross Fields pLWS	No LWS citation was available for this pLWS at the time of writing.	
Oxford Canal pLWS	No LWS citation was available for this pLWS at the time of writing.	
River Avon and Tributaries LWS	<p>The LWS includes the watercourse and the banks each side of the river and its tributaries to the top of each bank.</p> <p>The River Avon and its tributaries provide an arterial network of waterways and wildlife corridors throughout Warwickshire linking wetland and other wildlife habitats such as Abbots Salford and Cleve Bank Woodland in the southwest of the reach all the way up to Brandon Marsh SSSI and beyond. The minor tributaries also form part of the LWS as they are an intrinsic feature of the Avon.</p> <p>The River Avon and its tributaries provide a wildlife corridor which supports a diverse fauna including:</p> <ul style="list-style-type: none"> <li>- Otters (<i>Lutra lutra</i>)</li> <li>- Notable breeding birds including Reed and Sedge Warbler (<i>Acrocephalus luscinus</i>, <i>A. schoenobaenus</i>), Reed Bunting (<i>Emberiza schoeniclus</i>), Kingfisher (<i>Alcedo atthis</i>).</li> <li>- Reptiles such as Grass Snakes (<i>Natrix natrix</i>).</li> <li>- Fish including a self-sustaining coarse fishery and also Eels (<i>Anguilliformes</i>).</li> </ul>	<p><u>Habitat Loss / habitat fragmentation</u> Development may lead to the loss of habitat / fragmentation of this important wildlife corridor across Warwickshire which provides commuting habitat for species such as otters, reptiles, birds, invertebrates and fish.</p> <p><u>Change in hydrological regime (water quality or water levels)</u> Historically, water abstraction and discharges to the River Avon have impacts upon flows and water quality of the River Avon. Since, the water quality has improved due to modern regulation, however periodic pollution events continue to have significant impacts on fauna within the system. The quality along the River Avon is continuing to improve as a result of better water quality discharges from STWs, replacement of many septic tanks with package treatment plants and a reduction in diffuse pollution from agriculture. Run-off continues to be a significant issue.</p> <p>A change in water quality due to construction / operational surface water run-off, or increased wastewater effluent discharge from the upstream Wastewater Treatment Works (WwTWs) may lead to a change in nutrient status / release of pollutants and therefore change in species diversity and composition. A reduction in water quality may reduce the range of suitable habitat for fish spawning and present a barrier to movement of species.</p> <p><u>Change in air quality</u></p>

Designation Name	Reasons for notification / designation	Potential impacts from development
	Nationally and regionally scarce invertebrates including riparian beetles, including the Rove Beetle species ( <i>Carpelimus gracilis</i> and <i>Carpelimus lindrothi</i> , <i>Carpelimus obesus</i> and <i>Carpelimus similis</i> .)	<p>Reduced air quality associated with point-source employment related emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Urbanisation effects</u> Urbanisation effects apply where new development is located within 500m of a designated site. Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may spread non-native / invasive species and causing a change in habitat composition and species diversity. Changes in levels of noise and lighting and visual disturbance may affect use of the wildlife corridor by species of fauna.</p> <p><u>Recreational Impacts</u> Access varies in different areas of the LWS. Development may lead to increased recreational pressure leading to erosion / trampling of sensitive bank side habitats. Boating activities (including motorised and non-motorised) may damage / disturb in river and riparian habitats and commuting species.</p>
River Swift pLWS	No LWS citation was available for this pLWS at the time of writing.	
Rugby-Leamington Disused Railway LWS	<p>This comprises a 3.5km extension to the existing linear LWS covering the disused Rugby to Leamington Spa railway, which is mainly within Rugby BC.</p> <p>No LWS citation was available for this LWS at the time of writing.</p>	<p><u>Habitat fragmentation</u> Development has the potential to result in the fragmentation of habitat for species of county importance. This LWS provides potential connective habitat to neighbouring LWSs and a wildlife corridor between Rugby and Leamington Spa.</p> <p><u>Urbanisation effects</u> Urbanisation effects apply where new development is located within 500m of a designated site. Noise, visual and lighting disturbance to birds, mammals and other commuting species may affect the use of the LWS as a commuting corridor.</p> <p><u>Recreational Impacts</u> Recreational impacts are associated with residential development only. Increased recreational pressure may lead to erosion / trampling of sensitive habitats.</p>
Ryton Church Pastures LWS	Ryton Church Pastures LWS is comprised of three small semi-improved pasture fields situated immediately to the east of Church Street in Ryton-on-Dunsmore. The two western fields are situated on a gentle slope which drops gradually down to a	<p><u>Habitat Loss / habitat fragmentation</u> Development may lead to the loss of habitat / fragmentation of pasture habitat in Warwickshire.</p>



Designation Name	Reasons for notification / designation	Potential impacts from development
	small northward flowing stream (a tributary of the River Avon) which divides the site in two.	<p><u>Change in hydrological regime (water quality or water levels)</u> A change in water quality due to construction / operational surface water run-off, or increased wastewater effluent discharge from Wastewater Treatment Works (WwTWs) may lead to a change in nutrient status / release of pollutants and therefore change in species diversity and composition. The location of this LWS immediately adjacent to the River Avon makes this LWS particularly vulnerable to hydrological impacts.</p> <p><u>Recreational Impacts</u> There is some light use of the meadow by dog walkers along the main through path. The meadow is fully visible to people using the river walk but is otherwise hidden by the topography and well-timbered hedgerows. Increased recreational pressure may lead to erosion / trampling of sensitive bank side habitats.</p>
Steetley Meadows LWS	<p>Steetley Meadows LWS comprises a complex block of semi-improved neutral grassland, with associated secondary and plantation woodland and a large waterbody, on the site of a former gravel extraction site.</p> <p>The site is located within the River Avon floodplain and is directly connected on the north-east side to large areas of wetlands, wet woodland and marshy grassland making up the Brandon Marsh SSSI. This LWS also provides connections to other LWSs in the local area.</p> <p>Habitats include flood meadows to the north, grassland to the south, a lake and small pond, an area of plantation native woodland bordering the river, a block of secondary woodland, hedges and river boundaries.</p> <p>The woodland and scrub support a good variety of breeding birds. Due to a decline in water quality, shading and possible predation by American Mink, bird diversity on the lake has reduced over recent years.</p> <p>Mammals include Muntjac (<i>Muntiacus</i>), Fox (<i>Vulpes vulpes</i>), Badger (<i>Meles meles</i>), Stoat (<i>Mustela erminea</i>), Weasel (<i>Mustela nivalis</i>), American Mink (<i>Neogale vison</i>) and a variety of bats, including Noctule (<i>Nyctalus noctula</i>). There are</p>	<p><u>Habitat Loss / habitat fragmentation</u> Development may lead to the loss of habitat / fragmentation of this meadow habitat which provides important breeding habitat for species of mammals, birds, amphibians and invertebrates and a wildlife corridor connecting the Bredon Marsh SSSI.</p> <p><u>Change in hydrological regime (water quality or water levels)</u> A change in water quality due to construction / operational surface water run-off, or increased wastewater effluent discharge from Wastewater Treatment Works (WwTWs) may lead to a change in nutrient status / release of pollutants and therefore change in species diversity and composition.</p> <p><u>Change in air quality</u> Reduced air quality associated with point-source employment related emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Urbanisation effects</u> Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may lead to the spread of non-native / invasive species causing a change in habitat composition and species diversity. Changes in levels of noise and lighting and visual disturbance may affect the use of the site as a wildlife corridor by species of fauna such as bats.</p> <p><u>Recreational Impacts</u></p>

Designation Name	Reasons for notification / designation	Potential impacts from development
	<p>records in the vicinity, of Otter (<i>Lutra lutra</i>) and Water Vole (<i>Arvicola</i>) from the adjoining River Avon.</p> <p>Smooth Newts (<i>Lissotriton vulgaris</i>), Common Frogs (<i>Rana temporaria</i>) and Common Toads (<i>Bufo bufo</i>) breed in the dipping pool and Grass Snake (<i>Natrix Natrix</i>) have been recorded.</p> <p>The lake and pool provide good habitat for breeding invertebrates.</p>	<p>There is public access to the site via a network of permissive paths and it is well-used by local people for recreational purposes.</p> <p>Increased recreational pressure may lead to erosion / trampling of sensitive bank side habitats.</p>
Siskin Drive Bird Sanctuary LWS	<p>Siskin Drive Bird Sanctuary LWS comprises a large block of varied but neglected habitats situated on the western side of the Avon Valley on the south-eastern verge of Coventry. Whilst historically this LWS was one of the best sites for birds in the country, the site has since dried out following closure of the old Coventry Sewage Farm. Although it has been largely neglected in recent times, it is still a site of huge potential for nature conservation. The River Avon forms the eastern site boundary and the site is at the centre of many important designated wildlife sites, associated both with the Avon (which is itself a LWS) and Sowe river valleys and the Princethorpe group of woodlands, the latter within the Dunsmore Living Landscape Area. There is no formal public access to the site and now little (if any) informal access, the site being cut off from the nearest houses by dangerous roads.</p> <p>The site comprises the following habitats:</p> <ul style="list-style-type: none"> <li>- River meadow</li> <li>- Old lagoons</li> <li>- Flood meadow</li> <li>- Mature deciduous woodland</li> <li>- Southern grassland and marsh</li> </ul> <p>The site also supports a variety of breeding birds, mammals and invertebrates.</p>	<p><u>Habitat Loss / habitat fragmentation</u> Development may lead to the loss of river meadow and water habitats. The site is highly connected to surrounding sites of ecological importance. Development has potential for loss of habitat connectivity.</p> <p><u>Change in hydrological regime (water quality or water levels)</u> A change in water quality due to construction / operational surface water run-off, or increased wastewater effluent discharge may lead to a change in nutrient status / release of pollutants and therefore change in species diversity and composition.</p> <p><u>Change in air quality</u> Reduced air quality associated with point-source employment related emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Urbanisation effects</u> Urbanisation effects apply where new development is located within 500m of a designated site. Dumping of waste from neighbouring development (within 500m) may spread non-native / invasive species and causing a change in habitat composition and species diversity. Changes in levels of noise and lighting and visual disturbance may affect use of the LWS by birds.</p>
Site adjacent to Ryton	No LWS citation was available for this pLWS at the time of writing.	

Designation Name	Reasons for notification / designation	Potential impacts from development
Church Pastures pLWS		
Watling Street Trackway pLWS	No LWS citation was available for this pLWS at the time of writing.	
Wolvey Wetlands Reserve LWS and Wolvey Rush Pasture LWS	<p>Wolvey Wetlands Reserve LWS is a small wetland reserve situated within the floodplain of the upper course of the River Anker, containing a range of habitats, including marshy grassland, sedge marsh, swamp and a small pool.</p> <p>The rush pasture vegetation present is characterised by an abundance of Soft-rush (<i>Juncus effusus</i>) and Yorkshire-fog (<i>Holcus lanatus</i>). No LWS citation was available for the Wolvey Rush Pasture LWS at the time of writing.</p>	<p><u>Habitat Loss / habitat fragmentation</u>            Development has the potential to result in the loss of habitat / fragmentation of river / floodplain habitat for species of county importance.</p> <p><u>Change in hydrological regime (water quality or water levels)</u>            The site is located on the north bank of the River Anker, which at this location is a small brook. A change in water quality due to construction / operational surface water run-off may lead to a change in nutrient status / release of pollutants and therefore change in species diversity and composition. The floodplain wetland habitat on site is particularly vulnerable.</p> <p><u>Change in air quality</u>            Reduced air quality associated with point-source employment related emissions, or increased traffic on the local road network altering nutrient availability may lead to a change in species composition and diversity.</p> <p><u>Urbanisation effects</u>            Urbanisation effects apply where new development is located within 500m of a designated site. Noise, visual and lighting disturbance to birds may lead to the abandonment of nests / energy expenditure associated with reactive flight. Cat predation may affect the breeding success of birds which use these wetland habitats in particular.</p> <p><u>Recreational Impacts</u>            There is public access to the site on the east and south sides along several footpaths including a 198m stretch of boardwalk. Increased recreational pressure may lead to erosion / trampling of sensitive habitats and nutrient enrichment from dog faeces.</p>

**Table Notes:**

1. The table above addresses potential impacts at designated sites which are considered within the main report. It does not include all designated sites within Rugby Borough Council's administrative area.
2. pLWS indicates a Potential Local Wildlife Site.

Habitats Regulations Assessments

Sustainability Appraisals

Strategic Environmental Assessments

Landscape Character Assessments

Landscape and Visual Impact Assessments

Green Belt Reviews

Expert Witness

Ecological Impact Assessments

Habitat and Ecology Surveys



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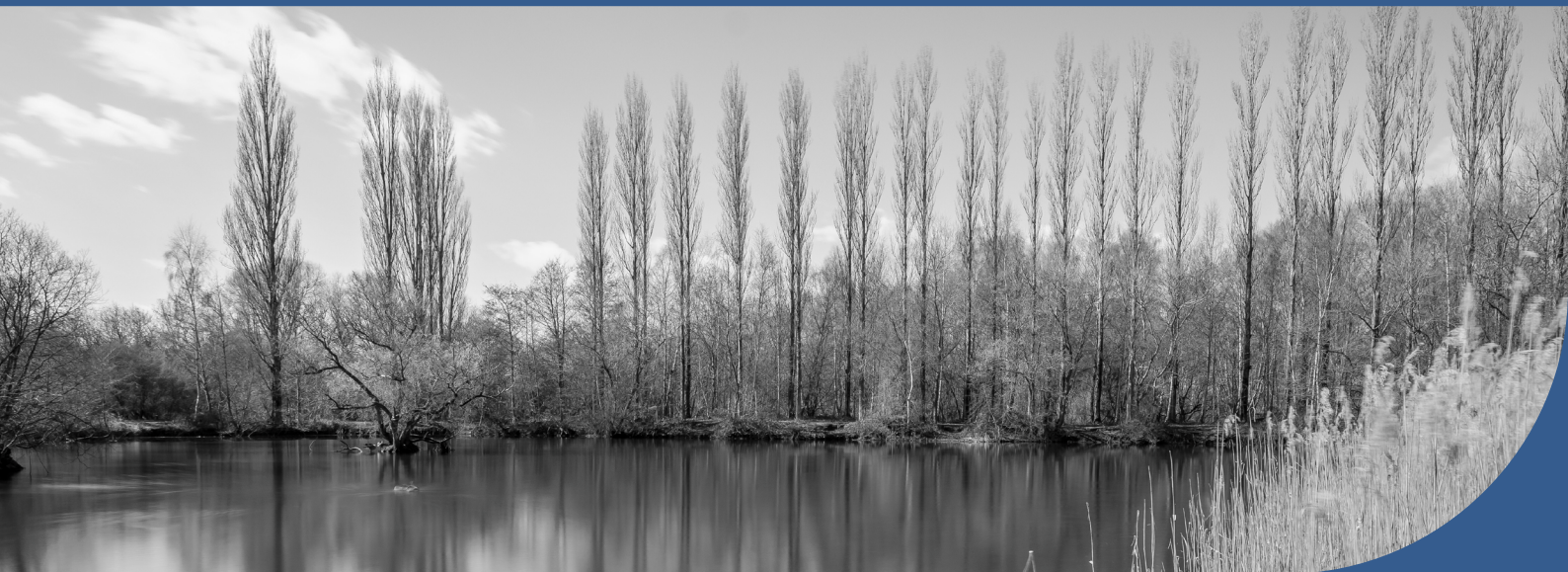
GL50 1TA

T: 01242 525222

E: [enquiries@lepusconsulting.com](mailto:enquiries@lepusconsulting.com)

[www.lepusconsulting.com](http://www.lepusconsulting.com)

CHELTENHAM



Lepus Consulting  
Eagle Tower  
Montpellier Drive  
Cheltenham  
Gloucestershire GL50 1TA

t: 01242 525222  
w: [www.lepusconsulting.com](http://www.lepusconsulting.com)  
e: [enquiries@lepusconsulting.com](mailto:enquiries@lepusconsulting.com)