

# Heritage assessment of local plan site allocations for Rugby Borough Council

2025

## Context

Node was originally appointed in November 2024 to support Rugby Borough Council (RBC) in the baseline review of a selection of sites nominated for allocation within the emerging local plan. Subsequent commissions across 2025 provided additional site reviews. The brief was to provide RBC officers with specialist support in the assessment of sites relative to their potential for heritage impacts (either positive or negative), and contribute to the creation of a robust evidence base for the Local Plan making process.

This document provides record, and summary of the assessment findings.

## Approach

A selection of the nominated sites was provided to Node, following an internal RBC review and filtering process. These sites were subsequently analysed by experienced heritage and landscape specialists within Node, in collaboration with RBC officers. Additional site assessments were requested in March (revisions B & C), June (revision D) and September (revision E) 2025, with minor amendments for clarification December 2025.

Assessment followed good practice principles outlined within professional guidance, including (but not limited to) Historic England's '*Advice Note 3: The Historic Environment and Site Allocations in Local Plans*'. In summary, this involved identifying:

- If the site was itself of heritage significance.
- Any heritage assets in proximity that could be affected by the site's redevelopment, understanding their significance, and how the site may (or may not) presently contribute to significance via setting.
- The nature, level and extent of potential impacts upon those assets' significance through the redevelopment of the site.
- Opportunities to secure enhancements for historic environment and/or mitigate heritage harm through considered planning and design.

For each site a detailed desk-based assessment was undertaken using a range of data, photographic, and cartographic sources. Assessment considered both designated and non-designated heritage assets, and any features that may contribute to local historic landscape/townscape character. At least one site visit was undertaken to each site, and all affected and accessible heritage assets.

Please note:

- Bespoke heritage assessments, and other complimentary analysis (e.g. landscape and visual impact assessment) should inform any future development proposals within allocated sites. These should be undertaken in the early stages of design and planning.
- The focus of the brief was the review of above ground heritage and historic landscape character. The assessment does constitute an archaeological desk-based assessment, and the absence of comment on a site's archaeological potential should not be understood as a position of there being "no potential". However, where a site's archaeological potential is known, or is immediately apparent, this is stated and further investigation recommended.
- The assessment did not have direct access to the Warwickshire Historic Environment Record datasets, but the elements available via HeritageGateway were reviewed.

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## Barnwell Farm, Thurlaston

Site reference: 18

Parish: Thurlaston

Ward: Dunsmore

Grid reference: 446213, 271449

Current use: Agricultural

Proposed use: Commercial

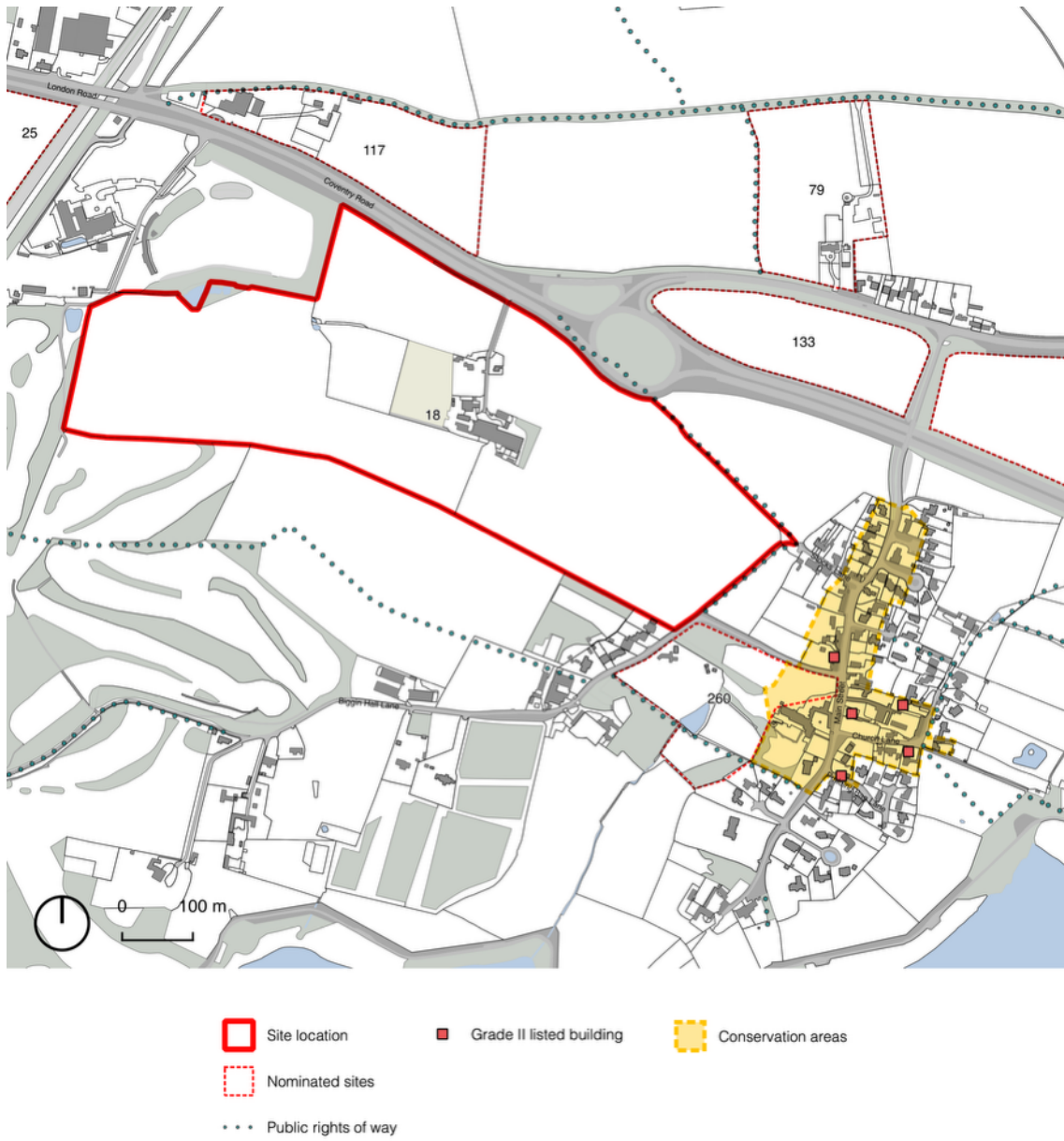
### Summary

The site is located west of the historic settlement of Thurlaston and its conservation area, which includes several grade II listed buildings, including The Old Forge and Stanley's Farmhouse.

The site make positive contributions to the setting of the conservation area's setting by nature of it forming part of the settlement's wider, historic rural environ. It is formed of mostly agricultural land with a collection of farm buildings, some of which could have some heritage value (with further analysis required). In particular, the eastern hedgerow boundary frames the horizon in views out from the conservation area looking west, and encloses the public right of way that runs along it. There are also views across the site from other rights of way approaching the village, from the north of the site, and from the direction of the golf course further west. These open views have been infringed upon by prominent, modern commercial sheds, and pervasive road noise from the M45.

Potential impacts of development include the intrusion of highly prominent commercial forms of development into the historic landscape surrounding to Thurlaston, featuring within outward views and key approach/departure experiences to/from the historic settlement. The level of potential harm would depend on location, scale and type of buildings, but large-scale commercial development in the eastern half of the site is considered to be of elevated potential to create significant impacts.

To mitigate these impacts, measures should ensure no visibility of development in views towards the site's eastern boundary from within the conservation area and its immediate landscape setting to its west. That may include substantial set backs of new built form from the eastern area, and significant screening measures with locally contextual woodland of effective depth, density and height.



*Site location and designated heritage assets*

## Heritage context

The site is located to the north-west of the historic settlement of Thurlaston.

There are no designated heritage assets within the site.

Whilst the farm buildings within the site could not be visited for inspection, distance glimpse views suggest at least one of the buildings may have some heritage value, with partial survival of courtyard working farm buildings visible on 1<sup>st</sup> edition OS mapping. This may have sufficient interest to be considered a non-designated heritage asset, but evidence is required as to the nature, level and extent of the building's significance.

There are two listed buildings in proximity to the site's south-eastern boundary: The Old Forge, an 18<sup>th</sup> century cottage and former forge, in Flemish bond brick (grade II listed, NHLE reference: 116482) and Stanleys Farmhouse, an 18<sup>th</sup> century farmhouse also in Flemish bond brick (grade II listed, NHLE reference: 1034924).

The south-eastern section of the site is close to the Thurlaston Conservation Area. The Conservation Area Character Appraisal notes that, *"from outside the village the landscaping prevents views of the majority of buildings... from Biggin Hall Lane views of buildings are limited other than the nursing home."* It also goes on to state that *"there is a strong relationship between Main Street and the countryside on the western side, since development is narrow and butts up to the highway"*.

While much of the site, including its agricultural use, is not visible from much of the conservation area, the site's eastern boundary, formed of a large expanse of hedgerow, spans the horizon when looking out from the conservation area, and departing it along Biggin Hall Lane. This element of the site contributes positively to the conservation area's character and significance, by contributing to an attractive, short-range, view of the village's historic rural setting.

Two Public Rights of Way run along (and outside) the site's eastern and northern. These create approach and departure experiences to/from the conservation area across its surrounding rural landscape, and which again, positively contribute to the setting of the conservation area.

The eastern-boundary footpath appears relatively well-used, particularly as a link between Biggin Hall Lane and Stocks Lane. From here there are views back to the conservation area, framing the settlement edge, its immediate historic rural setting, and with occasional glimpses of the landmark windmill (grade II listed, NHLE 1365061), that are likely broader in winter months.

The northern footpath, however, appears to be largely out of use as a result of the truncation of the northern part of the footpath due to the road infrastructure, and with no onward link to the wider landscape. It still offers open views across the site's agricultural fields which, if being used as an approach to the Thurlaston Conservation Area, provides some amenity and pre-empting its rural settlement character. There is, however, a noticeable impression of the busy A45 and M45 road and filtered views of large industrial sheds to their north from the northern footpath. This does not completely override the sense of rurality of the site, and the linked contribution to conservation area setting, but it is a significant diminishing factor to tranquillity, and has a distinct urbanising effect. From this northern footpath, there may also be distant views of the landmark windmill in winter, but assessment was undertaken with full foliage, and this could not be qualified.

Another public right of way runs parallel to the site's southern boundary, in the field to the immediate south of the site. This historic route connects the village to the nearby golf course, and beyond. This experience provides open views across local fields, including the site, and again an appreciation of

the wider historic landscape setting of the conservation area, on approach or when departing from the village. Again the road and industrial infrastructure are a prominent presence, but more prominently looking across the western elements of the site, and less so across the east.

The site's wider setting is defined by the linear, historic settlement of Thurlaston to the south-east, a small lane of houses and a small agricultural parcel to the south, a golf course to the south-west, and the A45/M45 road network and associated industrial land to the north.

Two Historic Environment Record records note undated cropmarks, identified on aerial photographs, in the north of the site (MWA3099 & MWA4104), indicating a degree of archaeological potential.

## Potential impacts

- Development has the potential to visually impost upon the conservation, and the dilute the contributions of the historic rural character of its near setting, to its west. The level of harm will depend on the form, scale and location of new buildings, with particular sensitivity in the eastern half of the site and to large employment/commercial sheds.
- In turn, erosion of the conservation area's listed buildings' wider agricultural setting through loss of open, pastoral lands in their wider setting, particularly if the site is developed in its entirety.
- Demolition of 19th century farm buildings within the site that may have sufficient interest to be considered non designated heritage assets.
- Loss of truncation of buried archaeology.

## Avoiding harm & maximising enhancements

- Design should ensure development is not visible, in either summer or winter months, from the conservation area's western boundary, or on the arrival/departure experience along the rural lane and eastern public footpath. Measures might include one, or all of:
  - A substantial set back of development from the eastern boundary
  - A dense, woodland boundary of meaningful depth and height, and appropriate local planting mix
  - Use of an elevated bund to increase the height and prominence of woodland screening, if necessary to ensure complete concealment of development.

Mitigation measures should not include features of typology overtly linked to industrial mitigation measures, such as bare earthwork bunds and thin lines of dense, coniferous planting. Such features are themselves alien to the local, historic rural landscape.

## Additional comments/notes

- Additional information on the nature of the 19th century farm buildings within the site would assist the local planning authority in determining their significance.
- The site may be of archaeological potential, and careful reference to an archaeological desk-based assessment for site nominations is encouraged.
- A robust landscape and visual impact assessment, including verified views modelling, should be undertaken at the early stage of any development process, and inform iterative design.



## Site photographs



*View from Biggin Hall Lane, out from the conservation area, looking north-west. The hedgerows at the eastern boundary of the site are visible through the gap in vegetation to the mid-right.*



*View from the PROW at the site's eastern boundary into the site, with the industrial sheds across the A45 visible above the horizon.*





*View from the PROW at the site's eastern boundary looking back towards the conservation area.*



*View southeast from the north-eastern PROW across the site towards the conservation area*





*View northwest from the north-eastern PROW across the site*



*The rural character of Biggin Hall Lane towards the eastern extent of the site*



*View from the public right of way in the field to the south of the site, leading from the golf course across the western half of the site. The industrial sheds at the A45 are visible on the horizon.*



*View along the PROW in the field to the south of the site, leading from the golf course, looking back towards the conservation area, with the eastern elements of the site framed to the left of view*



## 24: Brierley's Farm, Brinklow

Site reference: 24

Parish & Ward: Brinklow, Revel and Binley Woods

Grid reference: 442934, 279623

Current use: Agricultural

Proposed use: Residential

### Summary

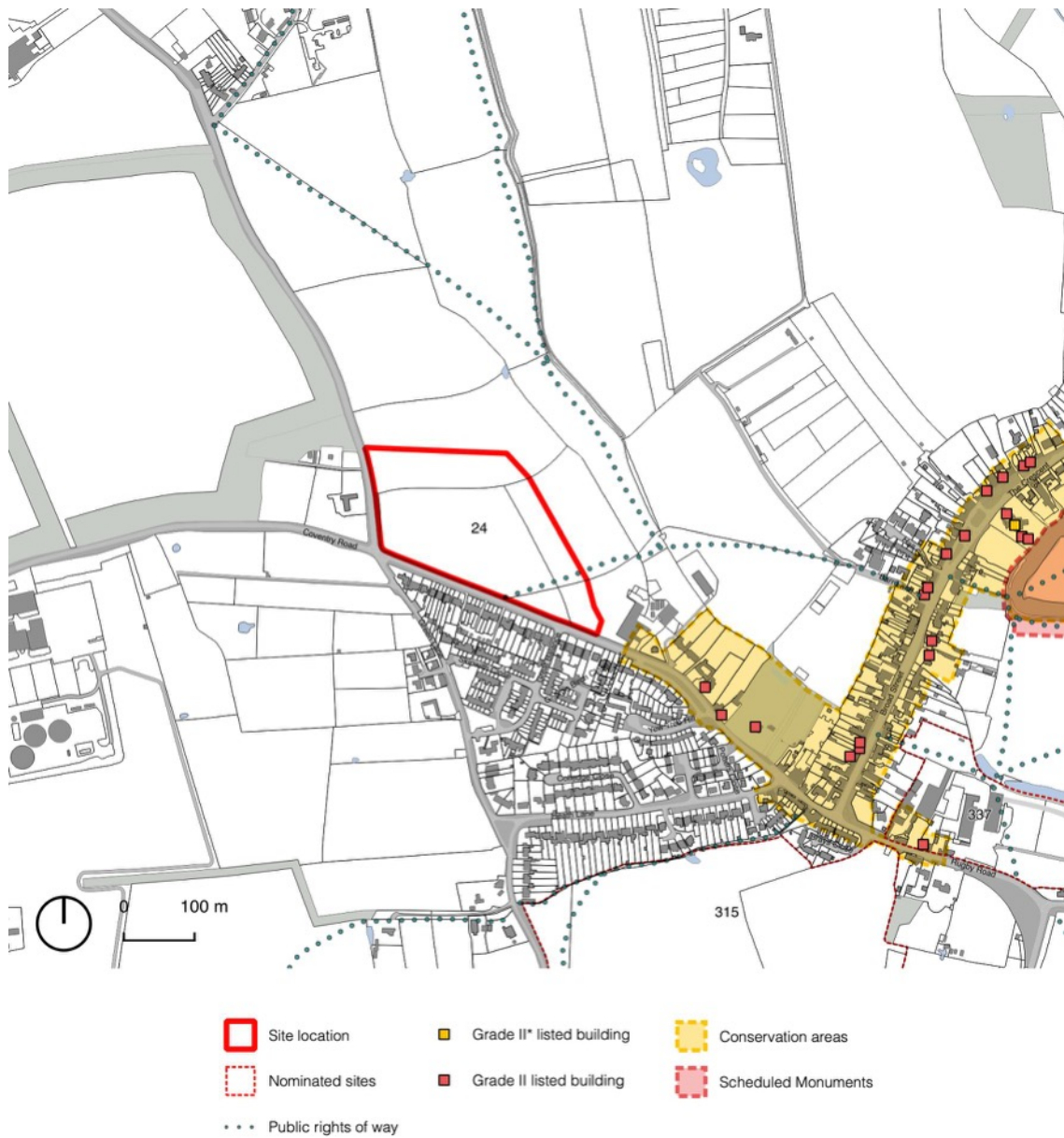
The site is located northwest of Brinklow. While there are no designated heritage assets within the boundary, it is located in the wider setting of Brinklow Conservation Area and its constituent heritage asset.

The eastern field contains one example of a noted concentration of ridge and furrow earthworks surrounding Brinklow. These features make a collectively significant contribution to the medieval and post-medieval landscape setting of the historic settlement, and its Norman motte and bailey (Brinklow Castle - a scheduled monument).

A public footpath runs through the site, linking Coventry Road and Brinklow's historic centre. The footpath affords access to, and views across the local historic landscape. The site also contributes to the rural character of approaches to the historic settlement from the west, along Coventry Road. Views of the landmark tower of the grade II\* listed Church of St John the Baptist are experienced from both the footpath and road approaches.

The potential impacts of development include the loss of the views across the historic landscape and to the landmark church, damage to or loss of the ridge and furrow earthworks, and a negative effect on the conservation area's setting through poor quality design and delivery. To partly mitigate impacts, development of the eastern parcel should be avoided - preserving the earthworks and some open views)

Opportunities for enhancement include restoration of hedgerows and planting native trees, enhancement of the public right of way, and delivery of housing design of both good quality and reflective of local character. Streets and paths could also be oriented to create views of the Church of St John the Baptist within the scheme.



*Site location and designated heritage assets*

## Heritage context

The site is located northwest of the historic settlement of Brinklow.

There are no designated heritage assets (e.g. listed buildings) within the site boundary, nor is it located within a designated area (e.g. a conservation area).

The site contains one full agricultural field parcel (west) and one partial (east). The western parcel is cultivated, the eastern has been in long-term pastoral use.

The eastern field parcel contains a ridge and furrow earthworks, remnant of historical agricultural practices. Well preserved ridge and furrow is found within multiple fields surrounding Brinklow, and form part of a legible medieval and post-medieval settlement landscape. They, in turn, contribute positively to the setting of the conservation area, and Brinklow Castle: a Norman earthwork and scheduled monument that forms the focal point of the settlement's heritage. There is limited inter-visibility between the site and the monument; however it, collectively with the other earthworks, still forms part of its wider historic landscape context and assists in understanding the form and extent of its dominion.

A public footpath crosses the site from Coventry Road, heading east, and towards Brinklow's historic centre. This experience helps users appreciate the rural setting of the conservation area, and the historical relationship between its heritage assets and the wider historic landscape. This connection is reinforced by views of the landmark tower of the Church of St John the Baptist (Grade II\*), rising above and out of its surrounding woodland.

The fields' rurality also contributes to the character of the western approach to the settlement along Coventry Road. Again, this experience both reinforces the rural setting of Brinklow, the conservation area, and its heritage assets, and offers glimpses of the landmark church tower.

A double courtyard of 19<sup>th</sup> century agricultural buildings is located immediately southeast of the site. While not of high heritage interest (being fairly utilitarian in form and aesthetic), and being today somewhat enveloped by modern sheds, they nonetheless contribute to local historic landscape character. They might be considered non-designated heritage assets, accordingly.

## Potential impacts

- Dilution of the historic rural setting of the conservation area and nearby historic buildings through loss of views across open rural landscape.
- Loss of the ridge and furrow earthworks in the east of the site and subsequent erosion of the historic landscape which forms the setting of the historic settlement and its constituent heritage assets, including the scheduled monument.
- Erosion of the conservation area's setting through poor quality of design and construction within a key approach route, from the west.

Or, enhancement of local built character through well-considered design, and quality construction.

## Avoiding harm & maximising enhancements

- Avoid development in the eastern field parcel to preserve ridge and furrow earthworks, the historic rural character of the footpath approach to Brinklow, and mitigate loss of open views from Coventry road into, and across the site.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Appropriate housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement, and into the wider historic landscape.
- Orientate streets, open spaces, and/or footpaths to sustain and/or adopt views across to the Church of St John the Baptist: anchoring the new development in the local landscape.

## Additional comments/notes

- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.



## Site photographs



*View across the eastern pastoral field parcel, including ridge and furrow earthworks, and crossed by the public right of way*



*View the access gate, and public right of way access, across the western cultivated parcel*





*19<sup>th</sup> century courtyard farm buildings southeast of the site, off Coventry Road*



*View along Coventry road, heading into Brinklow, illustrating the site's contribution to rural character, and including glimpse views of the landmark grade II\* listed church tower*



## 28: South-east of Main Street, Ansty

Site reference: 28

Parish: Ansty

Ward: Revel and Binley Woods

Grid reference: 440316, 283331

Current use: Agricultural

Proposed use: Employment

### Summary

The site is located east of Ansty, near two grade II\* listed buildings: Ansty Hall and the Church of St James.

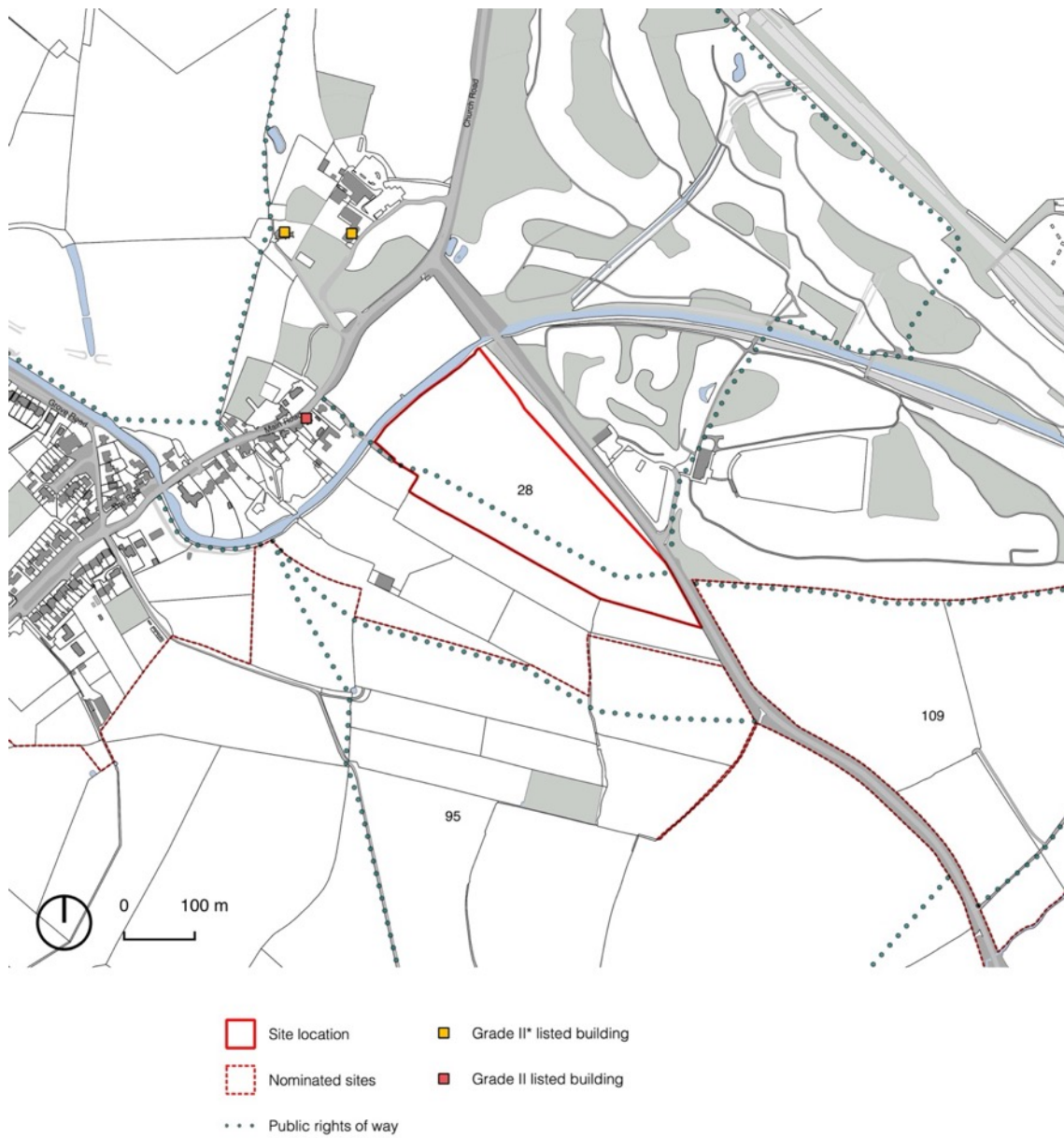
Ansty Hall is most likely to be effected by development. It is a country house dating from 1678, and sits on the crest of the hill and is prominent in views both from, and across the site. This includes views from the public right of way which crosses the site, and featuring as a landmark in southern approaches along the B4029.

The site forms part of the agricultural land which constitutes the surviving, rural setting of Ansty Hall; however there has been some intrusion of modern road and infrastructure development.

Potential impacts include loss of historic agricultural features, which could dilute the rural character of Ansty Hall and its setting, and erosion of views both to, and from the asset.

To mitigate these impacts, retention and restoration of historic landscape characteristics should be undertaken to enhance the rural setting. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape. Development could be arranged to preserve key views from the B4029.

The proposed employment use may exacerbate impacts, and a housing allocation may offer great opportunity for mitigation through sensitive design.



*Site location and designated heritage assets*

## Heritage context

The site is located to the east of the historic settlement of Ansty.

There are no designated heritage assets (including listed buildings) within the site boundary.

The site is wholly in agricultural use, and slopes gently downwards in a southerly direction. A public right of way intersects the southern part of the site, which connects into Ansty and its wider agricultural environment.

There are a number of listed buildings within the site's immediate setting, including Ansty Hall (grade II\* listed, NHLE reference 1365084), Church of St James (grade II\* listed, NHLE 1034889), and The Whitehouse Wingletang (grade II listed, NHLE 1034890).

Ansty Hall is the only listed building intervisible with the site. It is a country house originating from 1678, with a Carolean Style, and built for Edward Taylor. It is situated on a prominent position on top of a hill, overlooking the surrounding countryside, which includes the site.

The site is located to the south of Ansty Hall, separated from it by Main Road, a small swathe of agricultural land, and the Oxford Canal. It forms part of the open views out from Ansty Hall, and helps to illustrate its once predominantly rural setting.

This view has been altered somewhat by the intrusion of modern road infrastructure and industrial units to the background, and by the widening, and increased activity along the B4029 in the foreground.

The hall is prominent in views experienced from those traversing the public right of way which crosses the site. It is experienced as a landmark building to drivers from the south along the B4029 approaching, glimpsed across the site's north-eastern elements.

The site's wider setting is defined by the linear, historic settlement of Ansty to the west, agricultural land to the south, the M6 motorway further south, and a golf course to the east past the B4029.

## Potential impacts

- Loss of historic agricultural features and character. In turn, dilution of the character of the historic settlement and the setting of its listed buildings.
- Or, conservation and reinforcement of that significance and character through sensitive retention and reuse.
- Erosion of the historic settlement character through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

- Erosion of Ansty Hall's important vista out into the countryside, and its agricultural setting through loss of open, pastoral lands which include the site, particularly if the site is developed in its entirety.
- Loss of landmark view across the site to Ansty Hall to those approaching from the south, along the B4029.

## Avoiding harm & maximising enhancements

- Reinforce planted boundaries to the site, to north, east, and west to screen, or filter views in, and out. Priority screening given to views into and out of Ansty Hall.
- Arrange development so that the landmark view of Anstey Hall, on approach from the south, is sustained.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement, and into the wider historic landscape.

## Additional comments/notes

- Dependent on the scale and nature of the employment land development, housing may be more in keeping with the character of the historic settlement and could be more appropriately designed to be sensitive to the setting of Ansty Hall and mitigate impacts.

## Site photographs



*View of the site facing north-west, where Ansty Hall is a prominent feature of the skyline.*



*View of the site facing south-east from the public right of way.*





*The Oxford Canal and its towpath which runs across the north-western boundary of the site.*



*The view outside Ansty Hall illustrating the open views across the countryside, including the site*





*View of the site from Main Road, outside Ansty Hall.*



*Anstey Hall, prominent on the approach to Anstey from the south, along the B4029*

## 31: Land at Streetfields Farm, Watling Street, Rugby

Site reference: 31

Parish: Dunchurch

Ward: Dunsmore

Grid reference: 451164, 282485

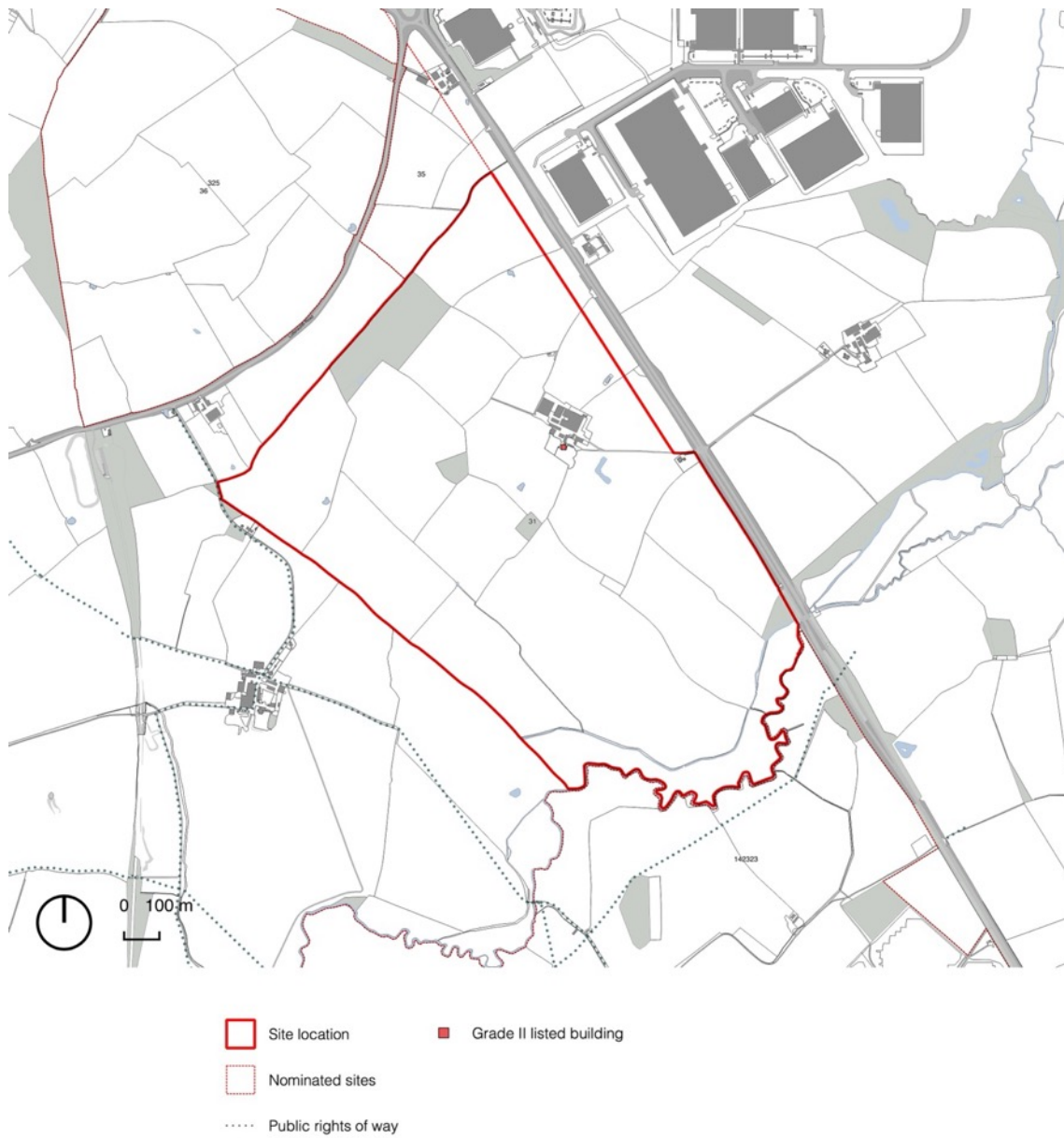
Current use: Agricultural

Proposed use: Employment

### Summary

The site is primarily agricultural, but includes large areas of recently installed solar arrays. The grade II listed farmstead of 'Streethouse Farm' is located within. It is recorded as being of early 19th century date, but the surrounding, and well-preserved ridge and furrow earthworks, and HER records of Iron Age or Roman activity suggests the locality has much earlier origins. The surrounding landscape's rural character contributes positively to its setting, albeit with some existing impact from the solar arrays, the A5, and nearby Magna Park. Potential impacts include the loss of historic farmstead buildings and spaces and erosion of their historic rural setting. To avoid harm and deliver enhancements: the farmstead should be retained and reused; a significant buffer provided that preserves the key elements of setting and the adjacent ridge and furrow earthworks; and a green infrastructure strategy delivered that enables greater access to and appreciate of the heritage assets by the public.





*Site location and designated heritage assets*

## Heritage context

The site is located in open countryside, approximately 2km northeast of Churchover, and 2.5km west of Lutterworth.

Most of the site is in, and is characterised by agricultural uses, including hedgerow bound open fields. The west of the site has recently seen installation of a complex of solar arrays.

One designated heritage asset is located within the site: the grade II listed 'Streethouse Farmhouse and Attached Farmbuildings'. There was not sufficient access to examine the farmstead beyond a glimpse from the A5, but it is recorded as being of early 19<sup>th</sup> century origin with a regular courtyard of working buildings. Available evidence suggests these survive well.

The surrounding fields contribute to the setting of the listed farmstead, by nature of the sustained agricultural use and rural characteristics. Of particular contribution are the fields adjacent the farmstead, which contain a concentration of well-preserved ridge and furrow earthworks, which survive in a tangible historic field system. These remnants of historic agricultural practices suggest an earlier provenance for the farmstead than its early 19<sup>th</sup> century farmhouse. The earthworks appear of sufficient condition and definition to be considered non designated heritage assets in their own right. The HER also records archaeological evidence of Late Iron Age to Roman activity within the site, again alluding to a more ancient significance and settlement of this locality.

The farmstead's setting is not a pristine historic agricultural landscape, however. The solar arrays have altered the character (albeit in a reversible manner), the A5 brings road noise, and the substantial employment land to the northeast ('Magna Park') will have varying degrees of visibility and prominence from across the site.

## Potential impacts

- Loss of listed agricultural buildings, features and spaces, including the farmhouse, its associated working buildings, boundaries, and yards.

Or, conservation and reinforcement of those buildings' significance through sensitive retention and reuse.

- Erosion of the listed farmstead's historic rural setting, particularly through loss of ridge and furrow earthworks in adjoining fields.
- Impact to potential sub surface archaeological deposits of high significance, pertaining to the Iron Age or Roman period.

## Avoiding harm & maximising enhancements

- Retain and reuse the historic farmstead (including both farmhouse and working buildings and spaces), and provide a substantial open space buffer, that includes all areas of well-preserved ridge and furrow earthworks.

Apply the design guidance of the National Farmsteads Assessment Framework and reference to the Warwickshire Historic Farmsteads Characterisation Project evidence base in site planning and design, to maximise opportunities for enhancement and mitigate potential harm.

- Use green infrastructure to enable better public access to the farmstead and areas of ridge and furrow, to create new opportunities to identify and appreciate their significance.
- Restoration and reinforcement of hedgerow and woodland boundaries to both sustain and reinforce visual and physical screen of the A5, and distant views to/from the commercial estate.

## Additional comments/notes

- The site may be of high archaeological potential. An archaeological desk based assessment should be undertaken at the earliest appropriate point to inform development potential and mitigation strategy.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

## Site photographs



*Distant glimpse views of the listed farmhouse from the A5, across open fields featuring ridge and furrow earthworks*





*Aerial photography illustrating ridge and furrow earthworks in fields adjoining the farmstead*

## 37: Daventry Road, Dunchurch

Site reference: 37

Parish: Dunchurch

Ward: Dunsmore

Grid reference: 448846, 271139

Current use: Agricultural

Proposed use: Residential

### Summary

The site is located on the eastern edge of Dunchurch, an historic settlement, elements of which are designated within the Dunchurch Conservation Area.

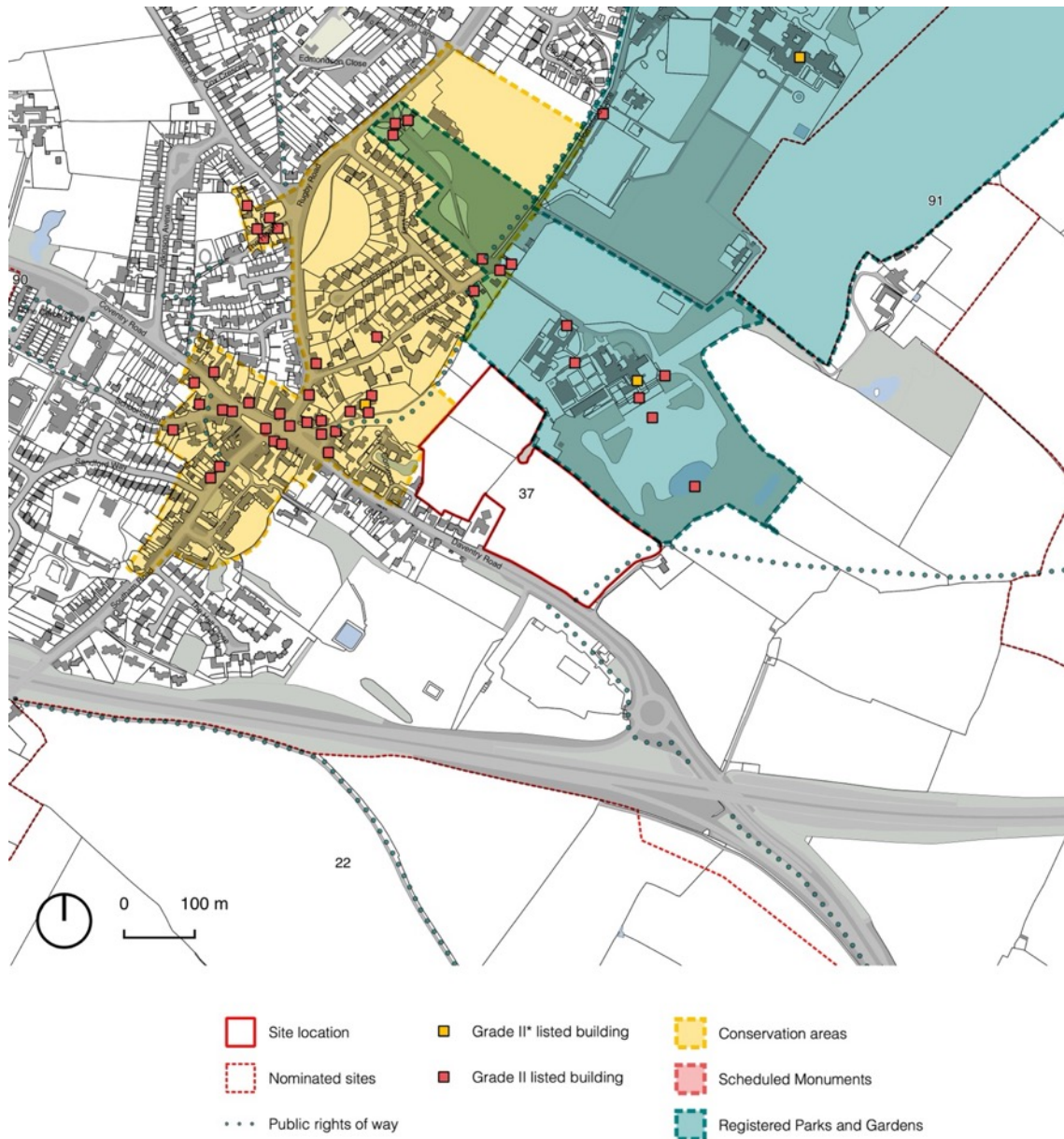
Immediately north is the grade II Dunchurch Lodge Registered Park and Garden. A dense woodland boundary limits intervisibility in eastern areas (of the site), but this thins further west, affording some glimpse views.

The grade II\* listed Church of St Peter immediately to the west, with the graveyard sharing a boundary with the site, and crossed by a public right of way. Views from the churchyard include the site's western parcels, and contribute to the historic rural setting, and capacity for tranquil commemoration.

The southern boundary is adjacent to Daventry Road, a now modern road of a character that has impacted the approach into the settlement. A dense hedgerow currently limits visibility to/from the site.

The wider setting of the site includes Dunchurch historic settlements, and swathes of agricultural land. The site is largely visually contained from these, but a public right of way crosses the south-eastern corner, leading to the agricultural landscape.

Potential impacts include erosion of the rural setting and tranquillity of the churchyard, intrusion on the Dunchurch Lodge park, and erosion of the Conservation Area's character through low poor quality development in its setting. To avoid harm, development could be limited to certain areas, planting reinforced, and woodland buffers created. Enhancements could include restoring local landscape features, bespoke housing design aligned with local precedents, and improving public rights of way connections to both the historic settlement and landscape.



*Site location and designated heritage assets*

## Heritage context

The site is located on the eastern edge of the historic settlement of Dunchurch.

The site is wholly in agricultural use and is characterised by open fields bounded mostly by mature hedgerows and planting.

There are no designated heritage assets (including listed buildings) within the site boundary; however, it directly borders Dunchurch Conservation Area, and the grade II Dunchurch Lodge Registered Park and Garden, and their associated groupings of listed buildings.

The registered park and garden is an early 20<sup>th</sup> century garden and pleasure grounds laid out by Thomas H Mawson to accompany the early 20<sup>th</sup> century house. The listing description notes that the house, terraces and pleasure grounds lie slightly below the crest of a south-east facing escarpment and thus enjoy long views across farmland to the south and east. The estate shares the majority of its southern boundary with the site. It is formed of a woodland belt of varied density, comprised of mature ornamental trees and shrubbery. It is thickest in the south-eastern half, with very intervisibility between the garden and south-eastern site land parcel. The boundary thins in the north-western extent, next to the site's northern parcel, and allows filtered views from both within the site, and from the public right of way further west. This includes occasional glimpses of the ornate tower of the estate's grade II listed stable block. The degree of visibility will vary with the seasons.

The site's north-western corner shares a boundary with the cemetery of the grade II\* listed Church of St Peter. A public right of way passes through the churchyard, from southwest to northeast. The boundary is relatively open and allows views across from the churchyard into the site, and vice versa. The views: are of an agricultural nature, being characterised by open pasture, historic field trees, and hedgerows; contribute to the appreciate of the church's original landscape setting; help create a sense of tranquillity within the burial landscape; and have been adopted to through positioning of memorial benches. The site's topography results in only the two western fields parcels being visible within the view, while the eastern parcel is largely out of site. Some modern development is visible to the right of the view (when looking out from the churchyard), and effects is amenity, but is not overly intrusive. The Conservation Area Character Appraisal notes a key view of the church within its landscape setting, looking north-east, in which parts of the site could be glimpsed.

The site's southern boundary is adjacent to Daventry Road, which has been expanded to accommodate traffic from the A45/M45. This has eroded the integrity of the historic approach into the settlement and conservation area. The site is well-screened from the road by mature planting, with the exception of glimpses through an access gate.

The site's wider setting is defined by the historic settlement of Dunchurch to the north and west, which is both a conservation area and contains a number of listed buildings, many of which are concentrated to the west of the site. South of the site is the intersection of the A45 and M45, and further surrounding agricultural lands.

One public right of way intersects the site on its very south-eastern boundary, which connects into the wider agricultural landscape to the east. While there is little visibility of heritage assets from where the footpath crosses the site, this shortly leads on to an open agricultural landscape, where heritage assets can be glimpsed in distant views.



## Potential impacts

- Erosion of the rural character views from the grade II\* listed Church of St Peter churchyard, imposition upon its sense of tranquillity, and reduced capacity for private commemoration.
- Intrusion upon the landscape design, character and setting of the Dunchurch Lodge park and garden, depending on the location and scale of new development, and its visibility/prominence from with the estate.
- Erosion of the wider setting of the conservation area and its listed building's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

## Avoiding harm & maximising enhancements

- Reinforce planted boundaries between the site and registered park and garden to sustain and enhance existing screening.
- Constrain development to the western-most parcel, and southern elements of the eastern parcels to avoid, or limit visual impact on the churchyard views.

Or,

If the existing view is to be lost to redevelopment, a dense woodland buffer (at least 20-30m) atop a bund should be used to secure the visual separation between the churchyard and its surroundings, and ensure the capacity for tranquil, private commemoration is sustained.

- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections into the historic settlement of Dunchurch, and into the wider historic landscape.

## Additional comments/notes

- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

## Site photographs



*The site, visible from the access gate from Daventry Road.*



*The clearly designed historic boundary of Dunchurch Lodge bounds the site to the north-east and screens the site from views.*





*The site shares a boundary with the busy Daventry Road network, which is a major approach into the historic settlement.*



*View across the churchyard towards the site*





*View across from churchyard boundary into the site*



*View across from churchyard boundary into the site*





*Modern development visible to the right of the churchyard view across the site*



*Example of glimpse view of grade II listed Dunchurch Lodge stable block from the public right of way*

## 38: Drive Field, Bilton Grange School, Dunchurch

Site reference: 38

Parish: Dunchurch

Ward: Dunsmore

Grid reference: 448965, 271969

Current use: Amenity land

Proposed use: Residential

### Summary

The site is located on the north-eastern edge of Dunchurch, and near the Dunchurch Conservation Area.

While there are no designated heritage assets (including listed buildings) within the site boundary, it borders the Rugby Road Lodge at Bilton Grange and the Inner Lodge at Bilton Grange. Both are grade II listed buildings comprising mid-19th century estate cottages that mark the approach to the Bilton Grange Registered Park and Garden. The Registered Park and Garden includes gardens and pleasure grounds set in a park accompanying a country house designed by A W N Pugin.

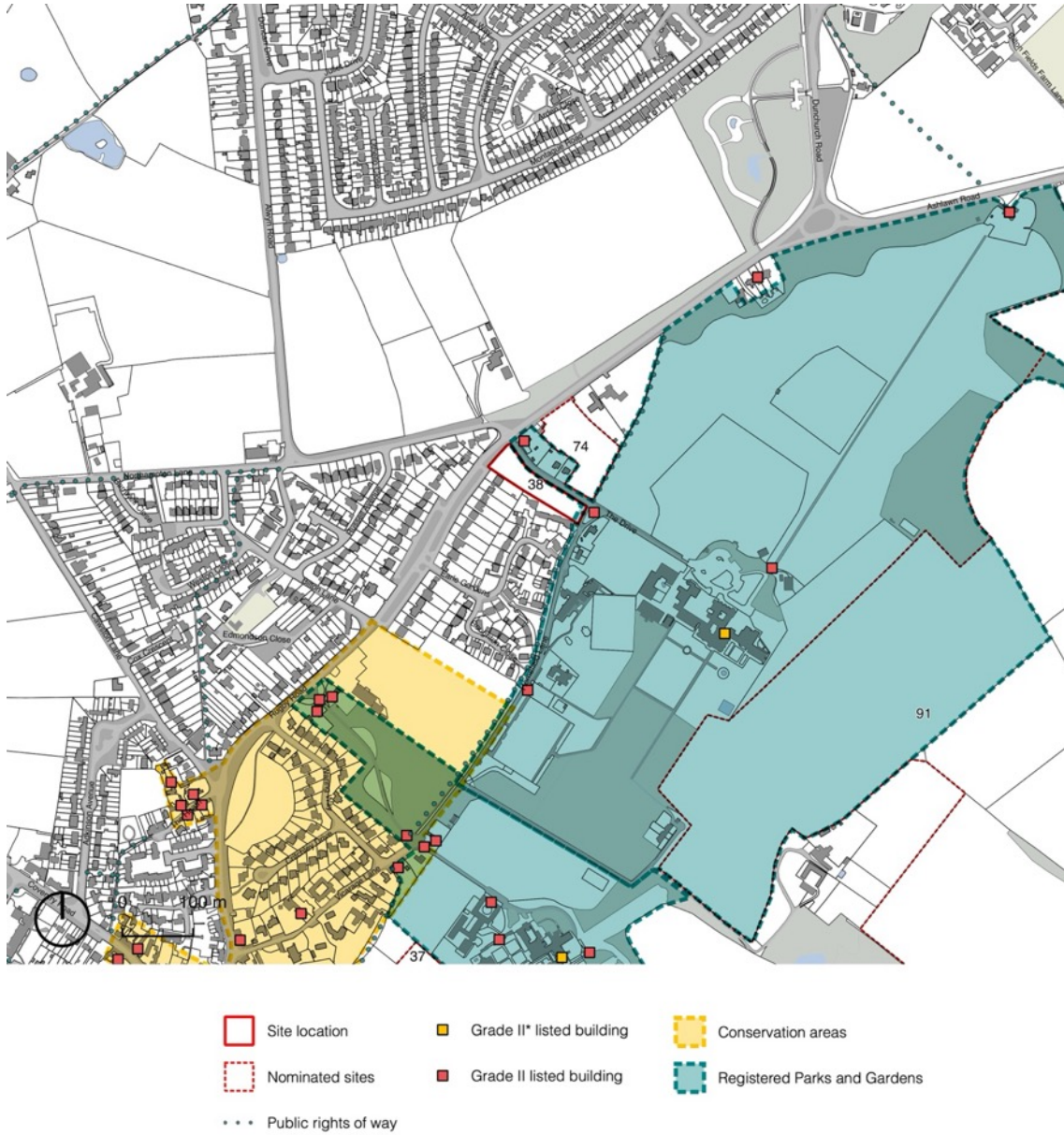
The site currently serves as amenity space that frames the lodges and the entrance to Bilton Grange and separates the nearby modern housing development from The Drive.

Key concerns include the erosion of the setting of the Registered Park and Garden and its associated listed buildings, and the intrusion of modern development into views of and from Bilton Grange and the lodges.

To mitigate these impacts, any development would require sensitive design that preserves the lodges as prominent features of the approach to Bilton Grange. Design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

We anticipate that mitigation of heritage impacts will prove challenging, given the sensitivity of the site and the density of development required to deliver the indicative allocation.





*Site location and designated heritage assets*

## Heritage context

The site is located towards the north-eastern edge of the historic settlement of Dunchurch.

There are no designated heritage assets (including listed buildings) within the site boundary. However, two listed buildings are on its immediate boundary: Rugby Road Lodge at Bilton Grange (grade II listed, NHLE reference 1271241)), and Inner Lodge at Bilton Grange (grade II listed, NHLE reference 1271243).

Both lodges are estate cottages constructed in the mid 19<sup>th</sup> century, with some 20<sup>th</sup> century additions and alterations. They provide important focal points for the entry into Bilton Grange and enhance the registered park and garden's setting.

The entrance to the grade II Bilton Grange Registered Park and Garden also borders the northern boundary of the site. It is comprised of Victorian gardens and pleasure grounds set in a park accompanying a country house designed by A W N Pugin, together with a walled garden to Pugin's design.

The west of the registered park and garden is described as being defined by a public footpath, fenced off from the park, with a scatter of private houses and their gardens occupying the ground between this and Rugby Road. The main entrance into Bilton Grange is down The Drive (which borders the site), which is defined by an avenue of limes.

The site is also located to the north-east of Dunchurch Conservation Area, in an area characterised by more modern housing developments, which has expanded out from the historic core of the settlement.

The site is wholly comprised of amenity space and provides an important setback for the modern housing development near to The Drive leading to Bilton Grange. The site currently frames the lodges and the entrance to Bilton Grange, giving a sense of separation and proving a distinctive status.

Part of a public right of way intersects the eastern boundary of the site.



## Potential impacts

- Erosion of an important element of the registered park and garden's setting: its primary approach down a tree-lined avenue, bordered on either side by open green space and a lodge. This is particularly relevant if the site were to be developed in its entirety.
- Intrusion of modern development into views of and from Bilton Grange's designed approach and frontage, and into views of and from the listed lodges.
- Erosion of the registered park and garden and its listed building's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

## Avoiding harm & maximising enhancements

- If any development is possible on this site, it would need to be of sensitive design which allows the lodges to remain as eye-catching markers on approach to the high-status estate of Bilton Grange.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections into the historic settlement of Dunchurch, and into the wider historic landscape.

## Additional comments/notes

- We anticipate that mitigation of heritage impacts will prove challenging, given the sensitivity of the site and the density of development required to deliver the indicative allocation. Should the proposed number of dwellings be pursued, a high standard of design would be required, along with sufficiently elevated public benefits to justify the heritage impact.

## Site photographs



*Approach to Bilton Grange along the tree-lined avenue of The Drive. The site is located to the right of this photograph.*



*The site, onto which modern housing faces.*



*Looking back down The Drive towards the A426, with the site on the left.*



## 40: Land east of Kilsby Lane, Hilmorton

Site reference: 40

Parish: Unparished

Ward: Hilmorton

Grid reference: 454335, 273264

Current use: Agricultural

Proposed use: Residential

### Summary

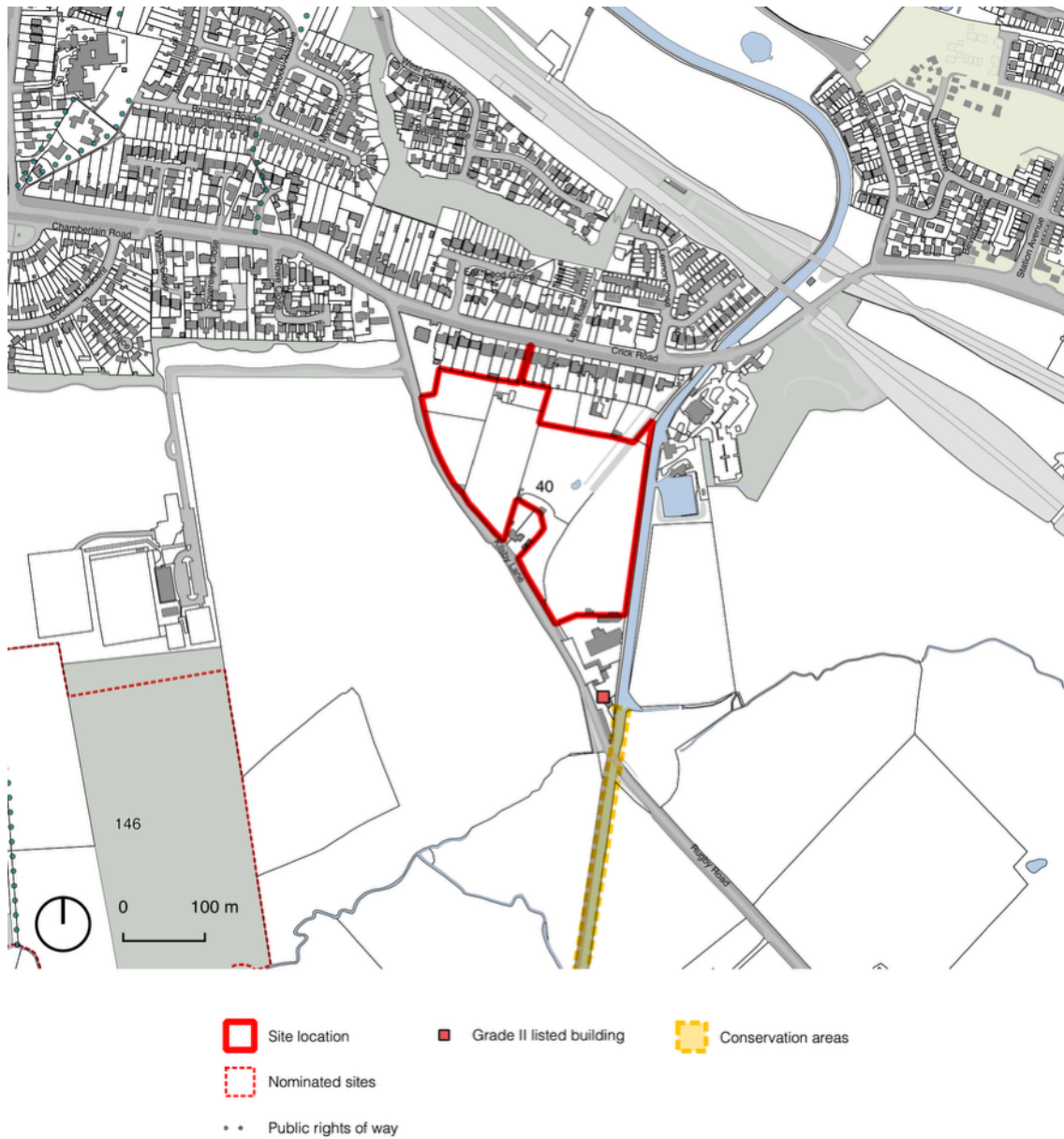
The site lies southeast of Hilmorton, Rugby. There are no designated nor non-designated heritage assets within its boundary.

The Oxford Canal runs immediately west and, while not designated in this stretch, it is an immediate continuation of a conservation area located within the neighbouring local authority, and is considered to contribute strongly to its setting, accordingly. In summer, views between the site and canal are significantly screened by a mature hedgerow, enhancing the waterway's sense of enclosure and historic character. These views may be more open in winter months.

Northeast of the site is The Waterside public house, a likely non-designated heritage asset, and to the south is Wharf Farmhouse, a grade II listed building. In summer there was limited visual relationship between these assets and the site, although its open, rural character makes some, slight contribution to understanding their original, rural landscape setting.

There is potential harm from hedgerow loss and overly prominent development adjacent the canalside. Opportunities for enhancements include retaining and reinforcing the hedgerow and improving capacity to access and enjoy the historic waterway. Proactive engagement with the Canal and Rivers Trust is encouraged.





*Site location and designated heritage assets*

## Heritage context

The site is located southeast of the Hilmorton suburb of Rugby.

There are no designated heritage assets (including listed buildings) within the site boundary.

Immediately west of the site is the historic Oxford Canal. Much of the canal is designated as a conservation area where it passes through the West Northamptonshire Council boundary, located circa 100m south of the site. The designation does not continue into the Rugby Borough Council boundary, and the stretch of canal neighbouring the site is not, therefore, classified as a designated heritage asset. However, the proximity and continued form, character and route ensure it makes a strong contribution to its setting.

In summer months (time of assessment) views into the site from the towpath are heavily filtered by the mature hedgerow. Visibility may be more open in winter months, with lesser foliage. The hedgerow supports a sense of enclosure along the canal, and adds to its historic landscape character.

On the other side of the canal, northeast of the site is The Waterside public house – an attractive, historic canalside unit. It likely qualifies as a non-designated heritage asset, with close associations to the historic waterway. As existing, the site has a limited physical and visual relationship with the building, or at least while the hedgerow is in full leaf.

To the south, located close to the LPA boundaries, and again associated to the canal is Wharf Farmhouse, a grade II listed complex of canalside agricultural buildings. Again the site has little physical and visual relationship with the complex, particularly due to the large modern yard in between; however, its openness and undeveloped state sustains a slight allusion to its historic rural setting.

## Potential impacts

- Erosion of canal's setting, and that of nearby canalside historic buildings, and loss of the waterway's distinctive sense of enclosure, through removal of parts, or all of the bounding hedgerow between the site and towpath, and overly prominent development fronting onto it.
- Increased use and appreciation of the historic canal network through new opportunities for waterside activity and occupation.

## Avoiding harm & maximising enhancements

- Preserve and enhance the historic hedgerow between the site and canal to maintain the sense of enclosure.
- Create new recreational access points to/from the waterway.
- Locate open, nature spaces adjacent the canal to improve amenity and landscape setting.

## Additional comments/notes

- Proactive engagement with the Canal and Rivers Trust is encouraged to ensure a safe and sensitive canalside development is designed and delivered.

## Site photographs



*The site's general character, from Kilsby Lane*



*The site's general character, from Kilsby Lane*





*Canal with hedgerow boundary to the site to the right*



*Canal with hedgerow boundary to the site to the left*





*The Waterside public house, northeast of the site*



*Grade II listed former farmhouse as viewed from the canal side, looking towards the site (not visible)*

## 62: Morgan Sindall House, Corporation Street, Rugby

Site reference: 62

Parish: Unparished

Ward: New Bilton Ward

Grid reference: 450060, 275174

Current use: Offices

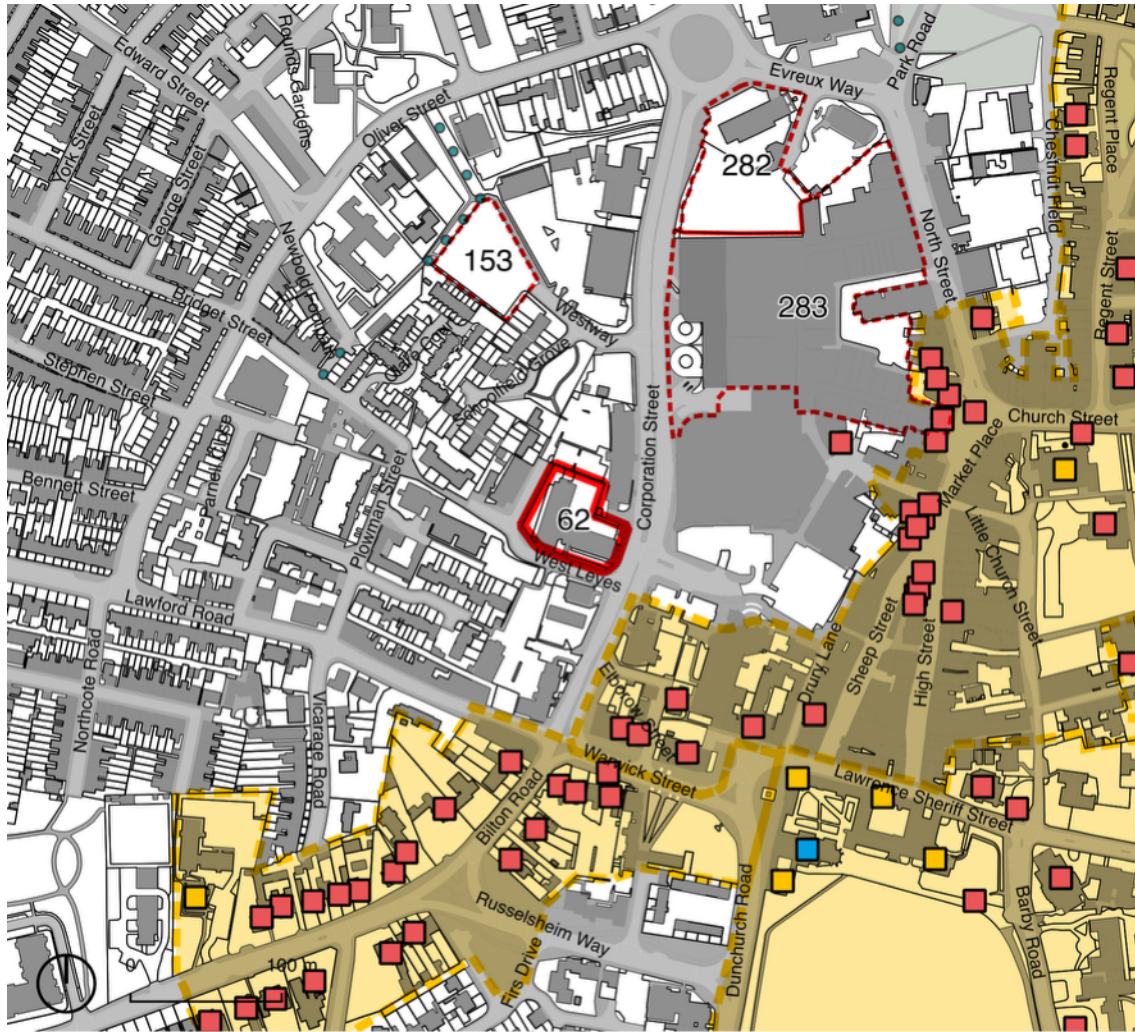
Proposed use: Residential








### Summary

The site lies on the western edge of Rugby Town Centre. It contains no designated heritage assets, but the existing mid-20th-century building may hold heritage interest due to its locally unique Brutalist style. We consider it unlikely to meet the high thresholds for listing for buildings of this period, but a definitive position requires further investigation, and may warrant exploration of a Certificate of Immunity application, should complete certainty be required.

The site lies near three conservation areas: 'Rugby Town Centre', 'Rugby School', and 'Bilton Road' but is assessed to make no significant contribution (positive nor negative) to their character and significance.

Impacts might include the loss of a (potential) non-designated asset and introduction of a visually intrusive new building to historic areas and settings of heritage assets, in the event that both scale increases significantly and the architecture be of a poor quality.



- |   |                      |   |                           |   |                    |
|---|----------------------|---|---------------------------|---|--------------------|
|  | Site location        |  | Grade I listed building   |  | Conservation areas |
|  | Nominated sites      |  | Grade II* listed building |   |                    |
|  | Public rights of way |  | Grade II listed building  |   |                    |

Site location and designated heritage assets



## Heritage context

The site is located at the western edge of Rugby Town Centre, across the A426.

There are no designated heritage assets (including listed buildings) within the site boundary.

The extant building within the site may be of heritage interest. It is a distinctly mid-20<sup>th</sup> century materiality and design and is likely recognisable to many as 'Brutalist'. It is a striking, and locally unique building, and was clearly constructed to be a statement structure of (at the time) overtly modern construction. Whether the building is of significance, and the level of significance requires further investigation of its origins, architects, and architecture. In our judgement it might qualify as a non-designated heritage asset; however (based on limited information) it would seem an unlikely candidate for listing, when considered relative to the high thresholds for buildings of such age to be considered of national significance, and comparative quality of buildings of this style and period that have been granted designated status.

The site is proximate to Rugby's historic centre, and multiple areas of historic townscape. This includes three conservations areas ('Rugby Town Centre', 'Rugby School', and 'Bilton Road'), within which are high concentrations of listed and locally listed buildings. The existing buildings within the site do not make any significant contributions (either positive or negative) to any of these assets or areas. The closest designated area is across the A426, and includes a section of the Rugby Town Centre conservation area, but the building within that parcel ('Central Surgery') appears to be of no heritage interest, and it is not clear as to why it is included within the designation boundary. The site does not feature in any key views or vistas mapped in the conservation area appraisal. It is, however, glimpsed from the junction of the A426 with Lawford Road and Warwick Street, where there is a surviving cluster of high-quality historic houses (most converted to commercial use). The site is seen in the mid distance, when looking north, or travelling through from north-to-south. While the building is architecturally unique, it is not of sufficient prominence to draw attention, distract from the local heritage assets' architectural interest, nor make any meaningful contribution (positive or negative) to the character of the designated areas.

## Potential impacts

- Loss of a potential non-designated heritage assets (subject to further investigation), through demolition of the distinctly mid-20<sup>th</sup> century unit within the site.
- Introduction of a prominent, and potentially distracting building within the setting of nearby listed buildings and conservation areas, should scale be excessive and/or design quality poor. This includes impact to views from the aforementioned cross roads, and along axially-aligned roads within the conservation areas, such as the northerly view along Church Street including the grade II\* listed St Andrew's Church and grade II listed Clock Tower (etc.).

## Avoiding harm & maximising enhancements

- Explore retention and repurposing of the existing building as a development option, should it be determined that it is of sufficient heritage interest to warrant preservation.
- Should demolition and redevelopment be preferred, and additional scale pursued, undertake townscape analysis (including Zones of Theoretical Visibility) to determine a maximum acceptable scale parameters, so as to avoid undue townscape and heritage impacts.

## Additional comments/notes

- An application for a Certificate of Immunity from Listing may be sensible, to provide certainty as to the existing building's level of significance, and understand the weight to be applied in planning decision making as to its preservation or loss.

## Site photographs



*Existing buildings within the site*



*Glimpse of the site from looking out from the conservation area's boundary*



## 74: Lions Field, Bilton Grange School, Dunchurch

Site reference: 74

Parish: Dunchurch

Ward: Dunsmore

Grid reference: 449029, 272023

Current use: Amenity land

Proposed use: Residential

### Summary

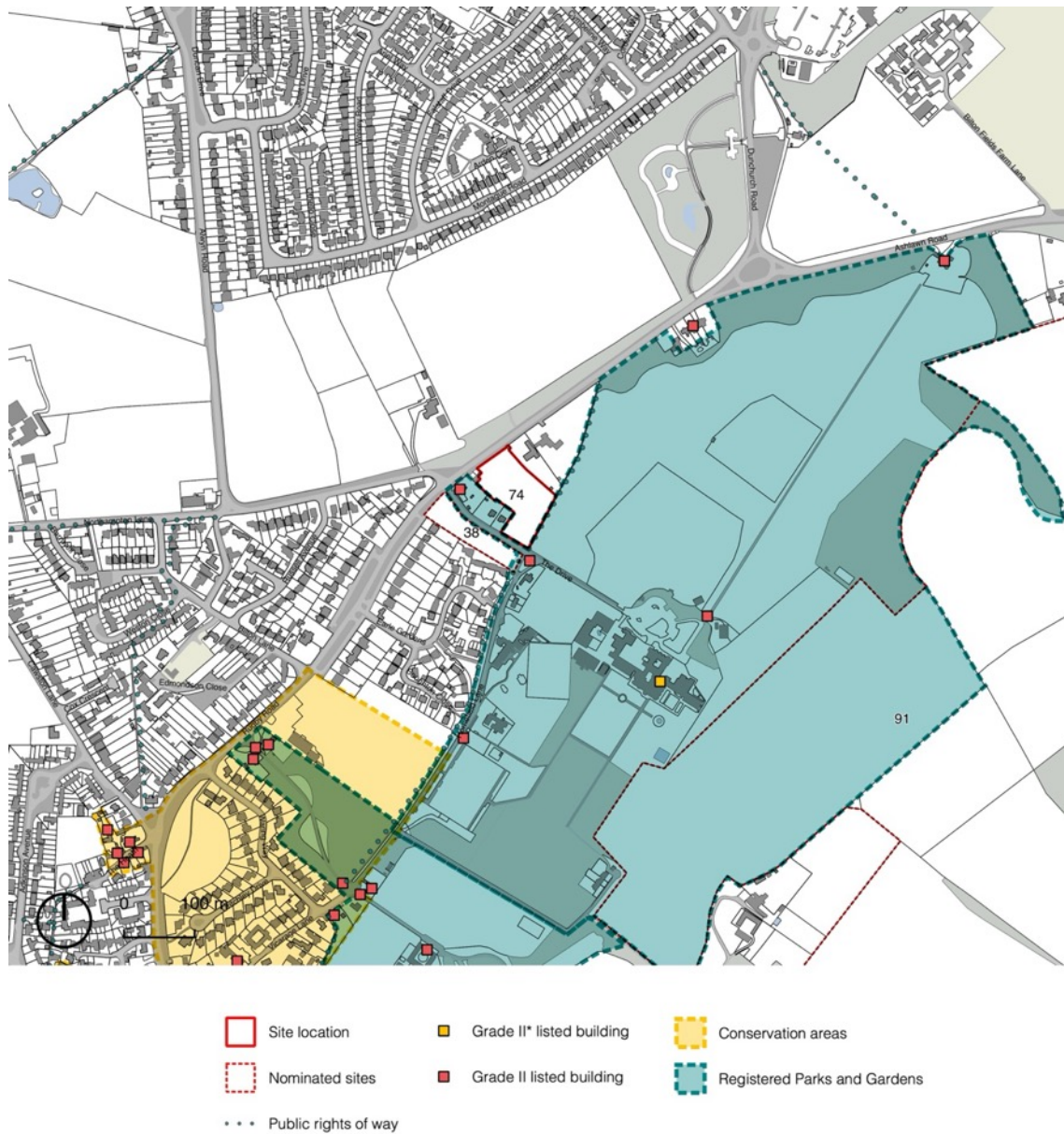
The site is located on the north-eastern edge of Dunchurch, and near the Dunchurch Conservation Area. While there are no designated heritage assets (including listed buildings) within the site boundary, it borders the Rugby Road Lodge at Bilton Grange and the Inner Lodge at Bilton Grange. Both are grade II listed buildings comprising mid-19th century estate cottages that mark the approach to the Bilton Grange Registered Park and Garden. The Registered Park and Garden includes gardens and pleasure grounds set in a park accompanying a country house designed by A W N Pugin.

The site currently serves as amenity space that frames the lodges and the entrance to Bilton Grange, known as The Drive.

Key concerns include the erosion of the setting of the Registered Park and Garden and its associated listed buildings, and the intrusion of modern development into views from Bilton Grange and the lodges.

To mitigate these impacts, any development would require highly sensitive design that preserves the lodges as prominent features of the approach to Bilton Grange. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

We anticipate that mitigation of heritage impacts will prove challenging, given the sensitivity of the site and the density of development required to deliver the indicative allocation.



*Site location and designated heritage assets*

## Heritage context

The site is located towards the north-eastern edge of the historic settlement of Dunchurch.

There are no designated heritage assets (including listed buildings) within the site boundary. However, two listed buildings are on or near its immediate boundary: Rugby Road Lodge at Bilton Grange (grade II listed, NHLE reference 1271241)), and Inner Lodge at Bilton Grange (grade II listed, NHLE reference 1271243).

Both lodges are estate cottages constructed in the mid 19<sup>th</sup> century, with some 20<sup>th</sup> century additions and alterations. They provide important focal points for the entry into Bilton Grange and enhance the registered park and garden's setting.

The entrance to the grade II Bilton Grange Registered Park and Garden also borders part of the southern boundary of the site. It is comprised of Victorian gardens and pleasure grounds set in a park accompanying a country house designed by A W N Pugin, together with a walled garden to Pugin's design.

The west of the registered park and garden is described as being defined by a public footpath, fenced off from the park, with a scatter of private houses and their gardens occupying the ground between this and Rugby Road. The main entrance into Bilton Grange is down The Drive (which borders part of the site), which is defined by an avenue of limes.

The site is also located to the north-east of Dunchurch Conservation Area, in an area characterised by more modern housing developments, which has expanded out from the historic core of the settlement.

The site is wholly comprised of amenity space and is characterised by a large open field. The southern corner of the site in particular forms an important part of the setting of the approach to Bilton Grange down The Drive.

Part of a public right of way intersects the eastern boundary of the site.



## Potential impacts

- Erosion of an important element of the registered park and garden's setting: its primary approach down a tree-lined avenue, bordered on either side by open green space and a lodge. This is particularly relevant if the site were to be developed in its entirety.
- Intrusion of modern development into views of and from Bilton Grange's designed approach and frontage, and into views of and from the listed lodges.
- Erosion of the registered park and garden and its listed building's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

## Avoiding harm & maximising enhancements

- If any development is possible on this site, it would need to be of highly sensitive design which allows the lodges to remain as eye-catching markers on approach to the high-status estate of Bilton Grange.
- Development may be possible in the northern section of the site and should be appropriately oriented and designed so as to maintain key views of the grade II listed lodges and The Drive, and to sustain their status as gateway buildings leading into Bilton Grange.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections into the historic settlement of Dunchurch, and into the wider historic landscape.

## Additional comments/notes

- We anticipate that mitigation of heritage impacts will prove challenging, given the sensitivity of the site and the density of development required to deliver the indicative allocation. Should the proposed number of dwellings be pursued, a high standard of design would be required, along with sufficiently elevated public benefits to justify the heritage impact.

## Site photographs



*Approach to Bilton Grange along the tree-lined avenue of The Drive. The site is located to the left of this photograph.*



*The eastern part of the site, viewed from The Drive looking northwards.*





*View of the northern part of the site, with Rugby Road Lodge (grade II listed) visible in the far ground.*



## 81: Land west of Fosse Way, Stretton-on-Dunsmore

Site reference: 81

Parish: Stretton-on-Dunsmore

Ward: Dunsmore

Grid reference: 441164, 272920

Current use: Agricultural

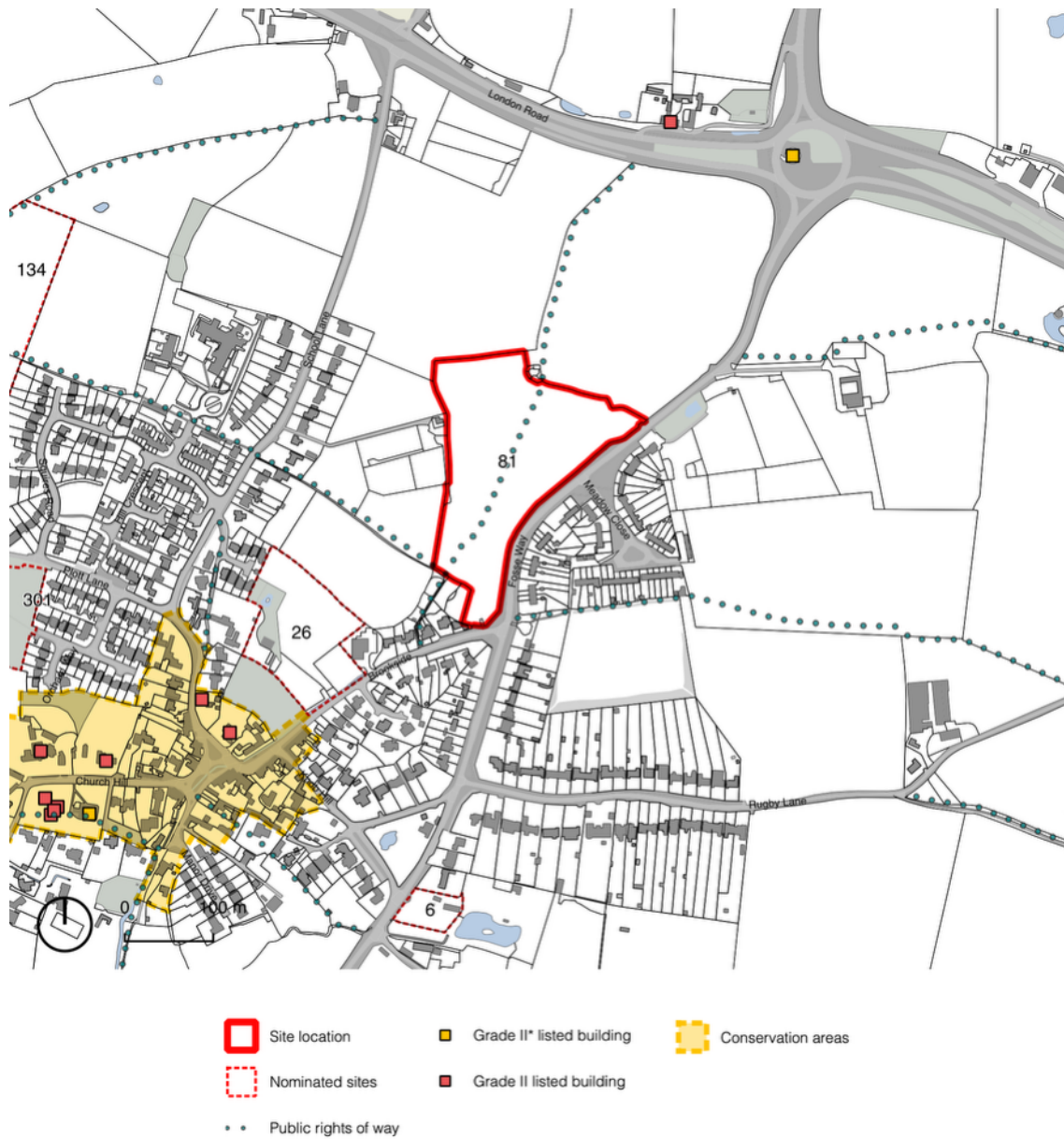
Proposed use: Residential

### Summary

The site lies northeast of Stretton-on-Dunsmore's and its conservation area. The site was not found to contribute to its historic character, nor the significance of its constituent listed buildings.

Approximately 300 metres north of the site are the grade II listed 29th Division War Memorial and Frog Hall. The memorial is glimpsed from a Public Right of Way crossing the site, enabling some appreciation of its heritage interest, albeit at a distance. The hall is not visible.

The site is likely of high archaeological potential, being adjacent to the Fosse Way and containing HER Records of suspected medieval remains. Proactive archaeological investigation is recommended to inform development and mitigation strategy.



*Site location and designated heritage assets*

## Heritage context

The site is located northeast of the historic core of Stretton-on-Dunsmore.

There are no designated heritage assets (including listed buildings) within the site boundary.

It is located approximately 200 metres northeast of the Stretton-on-Dunsmore conservation area, and the clusters of listed buildings within. There is no known physical or visual relationship that contributes to the area's, and these assets' character or significance.

Approximately 300m north of the site are the grade II\* listed 29<sup>th</sup> Division War Memorial and grade II listed Frog Hall. A Public Right of Way crosses the site from north to south, from which one can glimpse the memorial. The asset is not sufficiently prominent to form a landmark, but its visibility adds some capacity to appreciate its heritage interest and adds amenity to the footpath experience. The glimpse views are also a relatively rare opportunity to experience the monument in a context not wholly blighted by the busy roundabout that now surrounds it. The hall is not visible.

The site is likely to be considered of high levels of archaeological potential. It is located immediately adjacent to The Fosse Way, a significant Roman Road, and contains HER Records pertaining to suspected medieval settlements, crop marks, and earthworks. Given this context, these may allude to the presence of archaeological materials of high significance.

## Potential impacts

- Impact to, or total loss of archaeological features of high levels of significance.
- Loss of glimpse views of the listed monument from the Public Right of Way.

## Avoiding harm & maximising enhancements

- Proactive archaeological investigation should be undertaken at the earliest opportunity to inform development potential, and mitigation strategy.
- Orientation of streets, footpaths, and/or amenity spaces to create a focal point of the grade II\* listed memorial to the north (e.g. as a terminating feature in framed views).



## Site photographs



*Wide angle view of the general character of the site, with glimpse of the II\* listed memorial (magnified below)*



## 83: Land south of Lilbourne Road, Clifton upon Dunsmore

Site reference: 83

Parish: Clifton upon Dunsmore

Ward: Clifton, Newton and Churchover

Grid reference: 448965, 271969

Current use: Agriculture

Proposed use: Residential

### Summary

The site is located on the eastern edge of the historic settlement of Clifton upon Dunsmore and runs adjacent to the eastern boundary of the conservation area.

The site is in close proximity to two grade II listed buildings: The Old Hall and Clifton Manor. The Old Hall, a 17<sup>th</sup> century house, forms an important gateway into the village, while Clifton Manor, an 18<sup>th</sup> century house, is set back from the road and is partially obscured by a red-brick wall and mature trees.

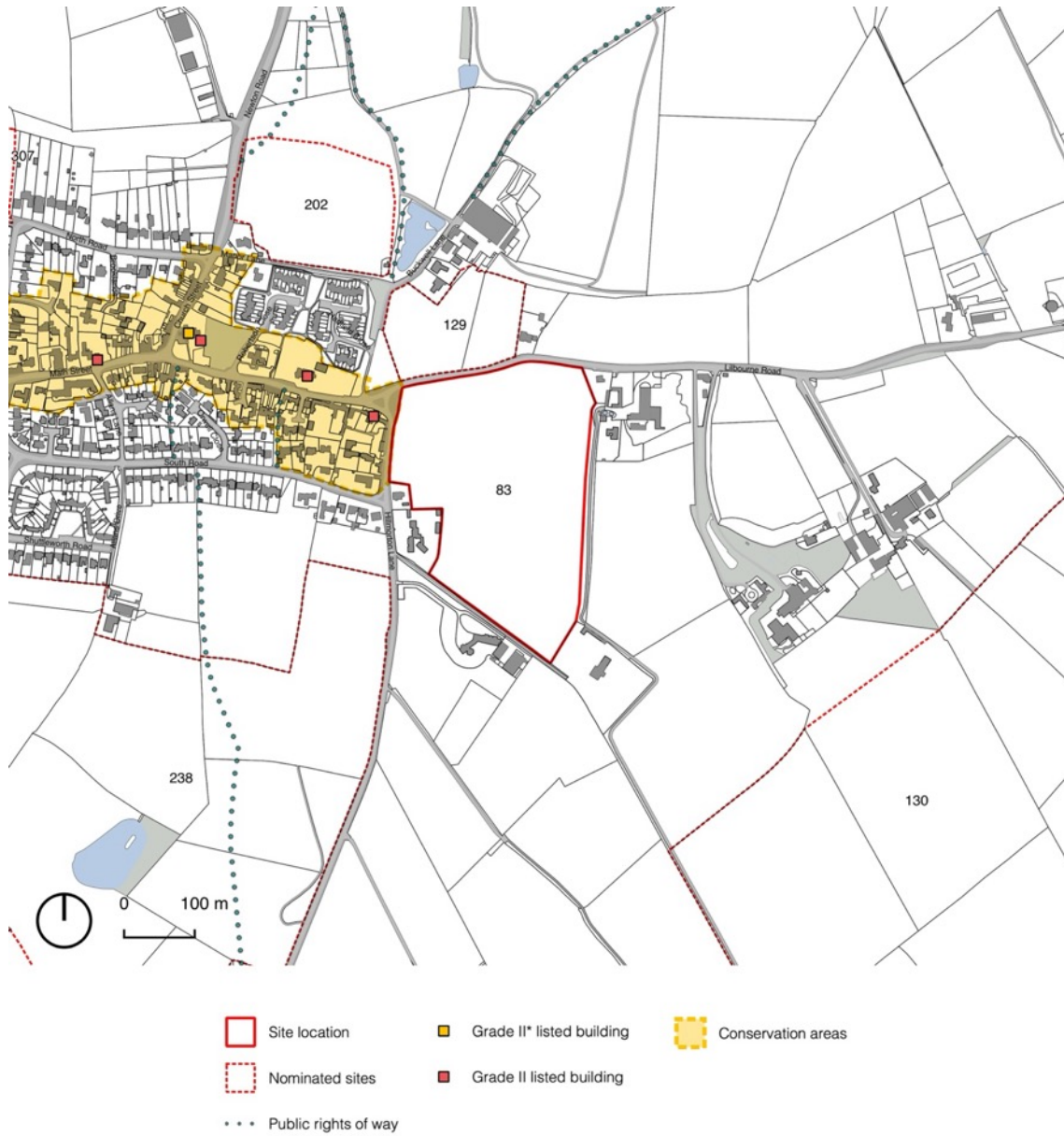
The site is an important element of the eastern gateway to/from the village, providing a rural backdrop to the conservation area and its listed buildings. It gains added prominence due to its sloping elevation, and surviving elements of an historic tree-lined avenue that cross it.

Potential impacts of development include the erosion of the rural setting of the conservation area and of the gateway into the settlement from the east. Modern development could also intrude into views of and from The Old Hall and Clifton Manor and disrupt the historic relationship between The Old Hall and its surrounding landscape.

To mitigate these impacts, development could be limited in northern elements of the site, to reduce impact to sensitive views. Layout should respect the historic landscape through preserving (or perhaps restoring) the remnant tree-lined avenue and hedgerows within the site. The design should reflect local precedents and complement the village's historic character, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

We anticipate that mitigation of heritage impacts may prove challenging, given the sensitivity of the site and the density of development required to deliver the indicative allocation, requiring an evidence led and high quality mitigation strategy to justify development.

The site is considered to have archaeological potential, and decision makers are encouraged to refer to the relevant assessments by appropriate consultees and specialists.



*Site location and designated heritage assets*



## Heritage context

The site is located on the eastern edge of the historic settlement of Clifton upon Dunsmore.

There are no designated heritage assets (including listed buildings) within the site boundary. However, the grade II listed The Old Hall (NHLE reference: 1233481) is immediately adjacent to the site's western boundary, and the grade II listed Clifton Manor (NHLE reference: 1233442) is within sight lines of the site.

The Old Hall is a 17<sup>th</sup> century house, formerly comprised of three cottages, which forms an important gateway building upon entrance into the village from the south and east. Clifton Manor is an early 18<sup>th</sup> century house set back from the road, which is mostly concealed from Main Street by a red-brick wall and mature trees.

The site is highly visible when leaving the conservation area and looking in an easterly direction, due to the elevation of the land and prominent trees within. It forms an important backdrop to both listed buildings and provides a glimpse into the agricultural setting of the village.

The site borders the eastern boundary of the Clifton upon Dunsmore Conservation Area. The character appraisal notes the important approach from Lilbourne, which is via a countryside setting with grass verges, hedges and trees lining the fields. It notes that “...the series of greens as the village commences, complemented by the wide grass verges, allows for a gradual transition from countryside to village and the character of the countryside punctuates the village”. The character appraisal also notes that the approach from Lilbourne is dominated by two and single storey red brick and tile outbuildings, which are attached to The Old Hall.

Part of the site is also identified as an “important green and open space” within the character appraisal, and a number of key views both of and within the site are identified.

### MAP 6 IMPORTANT GREEN AND OPEN SPACES



Aerial view of traditional village street scenes in the village of Shuanghuang.

A single UFB record is located within the site, recording a possible greywacke complex (MWA6800)

- Erosion of the conservation area and its listed building's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

### Avoiding harm & maximising enhancements

- Avoiding prominent elements of redevelopment in northern elements of the site, to reduce visibility in rural views from within the conservation area.
- Landscape-led development that reflects historic development patterns, including retention of the tree-lined avenue and the reinstating the relationship between Clifton Hall Farm and The Old Hall.
- Opportunity to enhance the gateway entrance into the village, through sensitive design, including potential extension of the village green.
- Retention of hedgerows which bound the site, and additional screening to provide mitigate the visual impact from modern development from within the conservation area and in the setting of its listed buildings.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way creation to improve connections into the historic settlement of Clifton upon Dunsmore, and into the wider historic landscape.

### Additional comments/notes

- We anticipate that mitigation of heritage impacts may prove challenging, given the sensitivity of the site and the density of development required to deliver the indicative allocation. Should the proposed number of dwellings be pursued, a high standard of design would be required, along with sufficiently elevated public benefits and a high quality, evidence-led mitigation strategy to justify the heritage impact.
- The site may be of archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- Review of this assessment was requested by Rugby Borough Council following, and with reference to additional submissions in respect of heritage and historic environment (IDP & Marrons May 2025). In response additional commentary and note has been added as to the site's archaeological potential. Recommendations for extension of the village green as a good-design and mitigation measure have also been adopted.



## Site photographs



*The western boundary of the site (right hand side), which is immediately adjacent to The Old Hall (far ground on the left hand side).*



*The site, as viewed from its western boundary on Hillmorton Lane. The small avenue of mature trees is visible off to the right.*





*Photo taken on the site's western boundary on Hillmorton Lane. The land rises to the east.*



*The Old Hall, which forms an important gateway building across the small green, upon entrance into the village from the east. The site is located to the left of this photo.*





*View of the site facing east on Lilbourne Road, which is a key view when leaving the village, and marks the approach into its rural setting.*



*The site is visible when approaching The Old Hall from the west, along Lilbourne Road.*





*Due to the rising land, the site is visible further along Lilbourne Road, and in views of Clifton Manor (left hand side of this photo).*

## 84: Land south of Leicester Road

Site reference: 84

Parish: Wolvey

Ward: Wolvey & Shilton Ward

Grid reference: 443381, 288010

Current use: Agricultural

Proposed use: Residential

### Summary

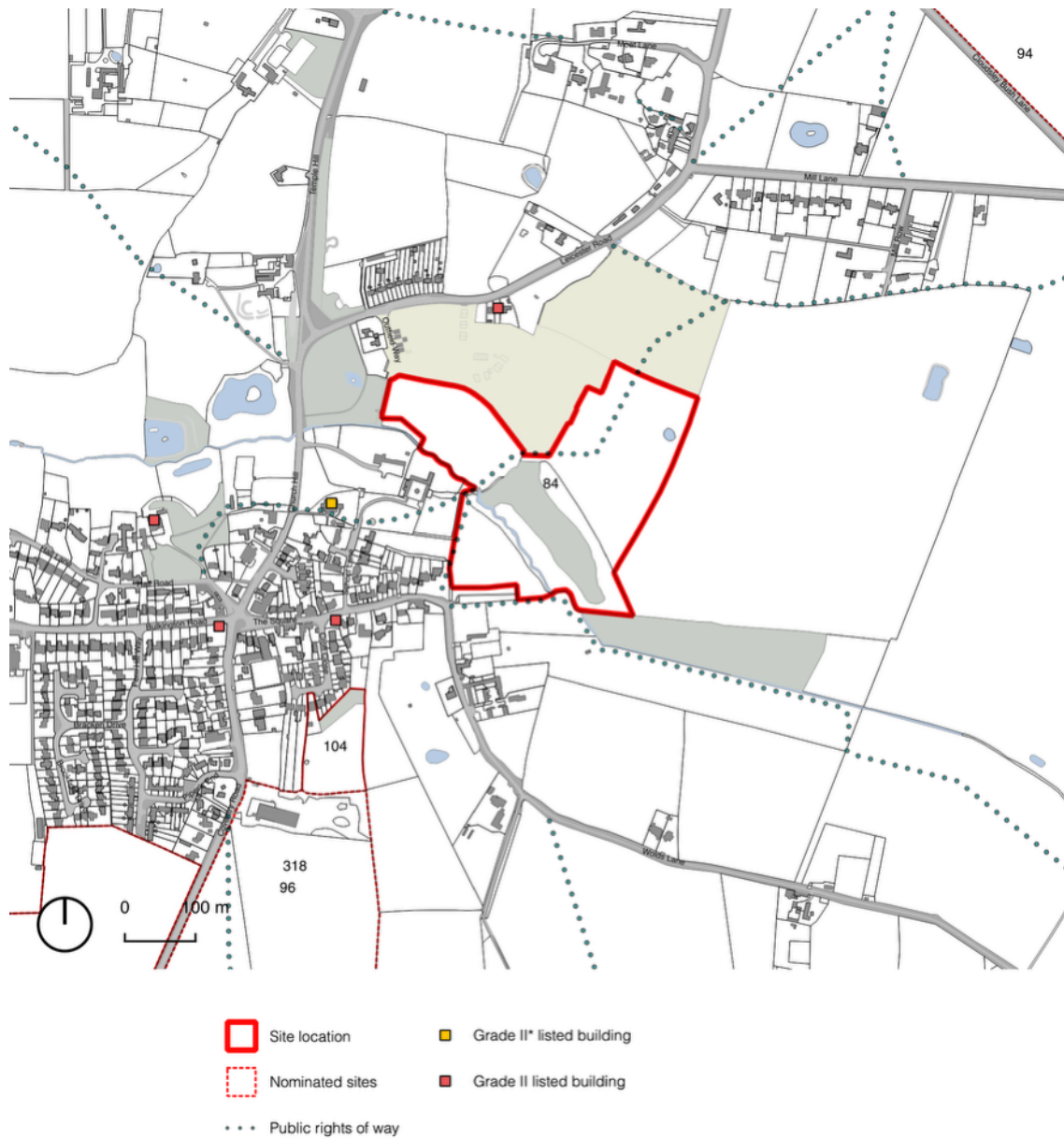
The site contains no designated nor non-designated heritage assets.

There are several listed buildings nearby, southeast and across the river. This includes the grade II\* Church of St John the Baptist, as well as non-designated assets at and neighbouring Wolvey Grange. These form a well-preserved cluster of historic buildings, and retain much of their original, rural setting. The group is experienced along a Public Right of Way, which both enables appreciation of historic and architectural interest, and allows understanding of their original landscape setting as users pass from/to the settlement (including the site). This experience has, however, been effected by the recently completed residential estate north of the village, and neighbouring the site.

Glimpsed views of the church tower are possible from parts of the site, and may be more extensive in winter months. The views help orientate the viewer to the historic village, and appreciate the church's significance within it, but again the amenity is partly diminished by new housing.

The site may have some archaeological potential due to proximity to the medieval core and historic features.

To minimise harm, development could be limited to the north-eastern field, with added screening to protect the setting of nearby assets, should areas of potential intervisibility be identified. Footpath improvements and layout strategies that acknowledge the grade II\* church's landmark status are recommended. Early archaeological and heritage assessments should inform future design and mitigation measures.



### Site location and designated heritage assets



## Heritage context

The site is located immediately north-east of the historic settlement of Wolvey.

There are no designated heritage assets (including listed buildings) within the site boundary. However, several listed buildings are in proximity, including Church of St John the Baptist to the west (grade II\*, NHLE 1116252); 'Three Roofs' to the north west (II, 1034861); and Holly Tree Cottage to the south east (II, 1115800).

Also in proximity are two building complexes likely to be considered 'non designated heritage assets'. Both are located immediately west of the site, across the River Anker. These are Wolvey Grange, a likely 19<sup>th</sup> century house, and a once associated, but now converted historic courtyard farmstead.

The church, Wolvey Grange, and courtyard former farmstead form a distinctive cluster of heritage assets northeast of the village. All survive with good levels of preservation of historic fabric, and have mostly retained their local setting, despite the proximity of modern residential development. The cluster is encountered when arriving or departing the settlement along a Public Right of Way, from which their historic and architectural interest can be appreciated. The footpath continues north, across the river and through the site's agricultural fields. The act of crossing this landscape having encountered, or just prior to encountering the heritage assets provides some understanding of the assets' original setting; however, the experience has been somewhat impacted by the recently completed, and visually prominent residential estate to the west.

There are glimpse views of the top of the grade II\* listed church tower from within the north-eastern field parcel of the site, including in some, specific locations along the PRow. The views were relatively fleeting during a July assessment due to dense intervening tree canopies, but may be more extensive and continuous during winter months. While the church (in summer months) was not sufficiently visible to be visually prominent, the glimpses orientate the viewer to the historic settlement and enables some appreciation of the landmark status of the church within it. Again, however, the modern residential estate partly distracts from the glimpse views, and, in turn, erodes the rural character and amenity of the experience.

While there are no HER Records within the site, it is in proximity to the medieval settlement, two records of possible medieval windmills, and may have some archaeological potential.

## Potential impacts

- Additional visually prominent residential development in proximity to the historic settlement and aforementioned cluster of heritage assets, bringing some erosion of their wider historic setting and the arrival/departure experience along the Public Right of Way,
- Loss of glimpse views of the church tower from within the site and along the PRow.

## Avoiding harm & maximising enhancements

- Limit development to the north-eastern agricultural parcel, neighbouring the recently delivered housing estate.
- Ensure adequate screening of development is achieved between it and the asset cluster including St John's Church, Wolvey Grange, and the courtyard farmstead, using planting strategies of form and composition appropriate to the local historic landscape context.
- Enhance footpaths, improve landscape access, and provide new recreational amenity to preserve and enhance the historic arrival experience to the village, along the Public Right of Way which crosses the site.
- Consider how development layout and block structure could be orientated towards views of the church, to adopt the local landmark as a point of interest.

## Additional comments/notes

- Proactive technical appraisal, including archaeological assessment, heritage impact assessment, and a landscape and visual impact assessment should be completed prior to detailed design, to inform appropriate mitigation strategies.

## Site photographs



*Wolvey Grange and neighbouring courtyard (former) farmstead from the Public Right of Way*



*General character of the site from adjacent the River Anker : historic landscape framed by modern development*





*View across northern parcel of the site, with glimpse view of the church (magnified below) and visibility of modern residential development in middle ground*



## 91: Inwoods Farm and Lower Rainsbrook Farm, east of Dunchurch

Site reference: 91

Parish: Dunchurch, Unparished

Ward: Dunsmore

Grid reference: 450398, 271695

Current use: Agricultural

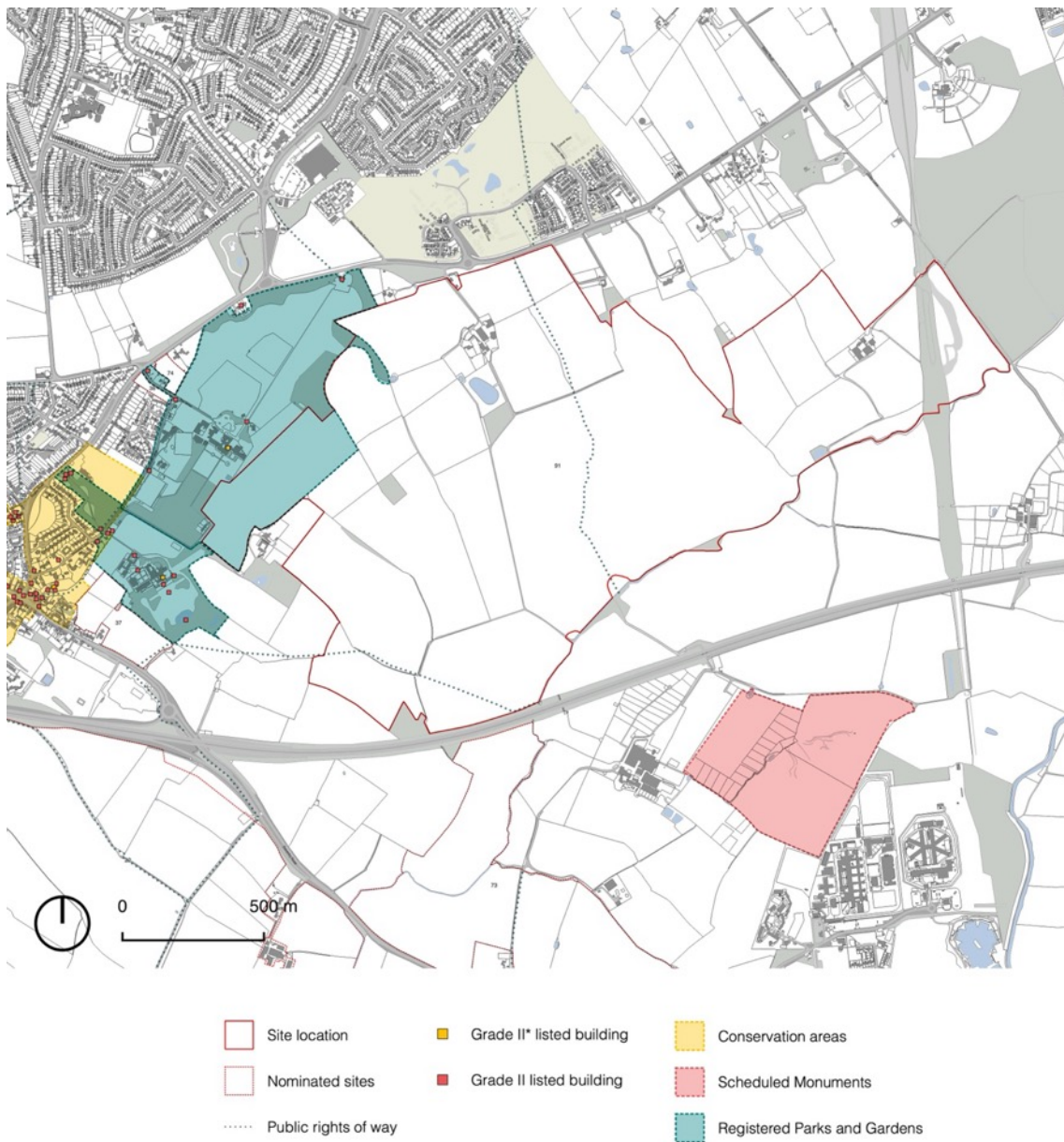
Proposed use: Strategic mixed use

### Summary

The site is located to the east of Dunchurch. The site includes part of the Grade II 'Bilton Grange' Registered Park and Garden, and is in close proximity to the 'Dunchurch Lodge' Registered Pars and Garden. Both contain a collection of listed buildings, with the main structures designated at grade II\*. The element within the site boundary has been heavily cultivated, but retains some traces of parkland character through a collection of trees, and its open nature,

The remainder of the site forms the setting of these significant landscapes, and contributes by nature of the open countryside character. Of note are: views from the historic tree-lined avenue leading to Bilton Grange across the site; reciprocal views from the public rights of way that cross the site where the grade II\* listed main school building is prominent atop the ridge.

Potential impacts include the erosion of the intrusion of modern development onto the character of the parks and setting of listed buildings, and interruption of views both to, and from these areas. Conversely, careful development could enhance the local built environment, with measures such as informed arrangement of development parcels, avoiding development near the park boundaries, retaining historic agricultural buildings, and public right of way enhancement.



*Site location and designated heritage assets*



## Heritage context

The site encompasses a large swathe of land located to the east of the historic settlement of Dunchurch.

There are no listed buildings within the site boundary, but part of the site's western section is within the boundary of the grade II Bilton Grange Registered Park and Garden (NHLE reference: 1001378). It is comprised of Victorian gardens and pleasure grounds set in a park accompanying a country house designed by A W N Pugin, together with a walled garden to Pugin's design.

The listing describes the parkland which *"occupies the level summit of a ridge of high ground, which runs north-east from Dunchurch. The agricultural land beyond the park falls steeply away to the south-east, thus providing extensive views in this direction into Northamptonshire."* This view (much of which is comprised of the site) is therefore an important element of the registered park and garden's significance. It should be noted that this parkland area appears to now be heavily cultivated. Despite this, it still provides an open rural setting, similar to that which would have been experienced by the intentional design, and contains a scattering of surviving parkland trees.

The original tree-lined avenue to the Grange survives and runs near to the north-western boundary of the site. The approach ran from the direction of today's A426 and swept east and south across the northern park. The avenue of limes was planted prior to 1855, and the drive passes through grade II listed gate piers. This drive is no longer in use and was replaced in the late-19<sup>th</sup> century. Whilst its use is no longer legible, it is still an important element of significance, and is noted in the listing description.

Within the registered park and garden are a number of listed buildings. In closest proximity to the site are: Bilton Grange School and attached Chapel and Terrace (grade II\* listed, NHLE reference: 1034932), and Gatepiers 100 metres north-east of Bilton Grange (grade II listed, NHLE reference: 1271245).

The site's western boundary also borders the grade II Dunchurch Lodge Registered Park and Garden (NHLE reference: 1001281), and its associated grouping of listed buildings.

The registered park and garden is an early 20<sup>th</sup> century garden and pleasure grounds laid out by Thomas H Mawson to accompany an early 20<sup>th</sup> century house. The listing description notes that the house, terraces and pleasure grounds lie slightly below the crest of a south-east facing escarpment and thus enjoy long views across farmland to the south and east. At the boundary with the site, however, there appears to be a dense planted boundary comprised of mature ornamental trees, which mostly screen the grounds from the site.

Within and immediately surrounding the site are also a number of historic farmsteads, which make an important contribution to the rural setting of the nearby heritage assets.

Two public rights of way cross the site, one which runs east-west in the southern section of the site, and another which runs north-south in the eastern section of the site. From these footpaths are views of the main school building, atop its ridge. While not quite a landmark building, it has prominence and draws the eye as a local point of interest.

The south of the site is bounded by the M45, and further agricultural lands continue to the east.

## Potential impacts

- Erosion of the character of the original tree-lined driveway leading to Bilton Grange, should any development be located in the north-western part of the site.
- Erosion of the open view of agricultural land to the south-east of the registered park and garden, as described in the listing description. Intrusion of modern development into views of and from Bilton Grange's main building and its parkland, particularly if the site is developed close to this location.
- Loss of views of the grade II\* listed school building, viewed as a prominent feature atop the ridge from the site's public rights of way.
- Erosion of the registered park and garden and its listed building's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

## Avoiding harm & maximising enhancements

- Development should be avoided in and near to the part of the site which encroaches into the registered park and garden boundary.
- The scale of the total site area means that development could be accommodated in a manner which avoids harm, provided it is concentrated in the northern and/or eastern parts of the site, and if it is carefully screened from views of Bilton Grange and Dunchurch Lodge. This would also help to maintain separation from the historic core of Dunchurch.
- Retention, restoration and sensitive re-purposing of historic agricultural buildings to provide optimum viable uses for their long-term conservation.
- Apply the design guidance of the National Farmsteads Assessment Framework and reference to the Warwickshire Historic Farmsteads Characterisation Project evidence base in site planning and design, to maximise opportunities for enhancement and mitigate potential harm.
- Reinforce planted boundaries to the site, particularly to the west, to screen, or filter views in, and out. Priority screening views from the two registered parks and gardens.
- Reinstatement of historic landscape features, such as Railway Spinney, and Shilling Spinney.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections into the historic settlement of Dunchurch, and into the wider historic landscape.

- Retention of views of the listed school building atop the ridge, from public rights of way, or informed layout of roads and parcels to frame the feature as a local point of interest within the masterplan.

#### Additional comments/notes

- The Preparatory School appear to be building new boarding accommodation to the immediate north-east of the main school building, which is changing the nature of the interface with the landscape setting.
- A multi-phased housing estate is being constructed to the north of the site (where development is considered more appropriate). A new roundabout has been constructed to facilitate this development, which could potentially provide access into any development concentrated in the north/east of the site.



## Site photographs



*Open views to the surrounding countryside and Northamptonshire, as noted in the listing description, can be glimpsed between the frontage of the main building and the construction of the new boarding accommodation.*



*Open views of the countryside, viewed from the southern end of the tree-lined driveway, looking in an easterly direction, towards and across the site*





*Example views of grade II\* listed Bilton Grange school building from within the site and its public rights of way*

## 94: Land adjacent to Hinckley Park, south of A5

Site reference: 94

Parish: Copston Magna, Wolvey

Ward: Wolvey and Shilton

Grid reference: 444463, 289422

Current use: Agricultural

Proposed use: Residential or Employment

### Summary

The site covers a large area located northwest of Copston Magna and bounded by the A5 and M69 and industrial development to the north. There two Scheduled Monuments within the site boundary, but no other designated heritage assets. The scheduled monuments are sites of bowl barrows, but have minimal visibility from the public rights of way network.

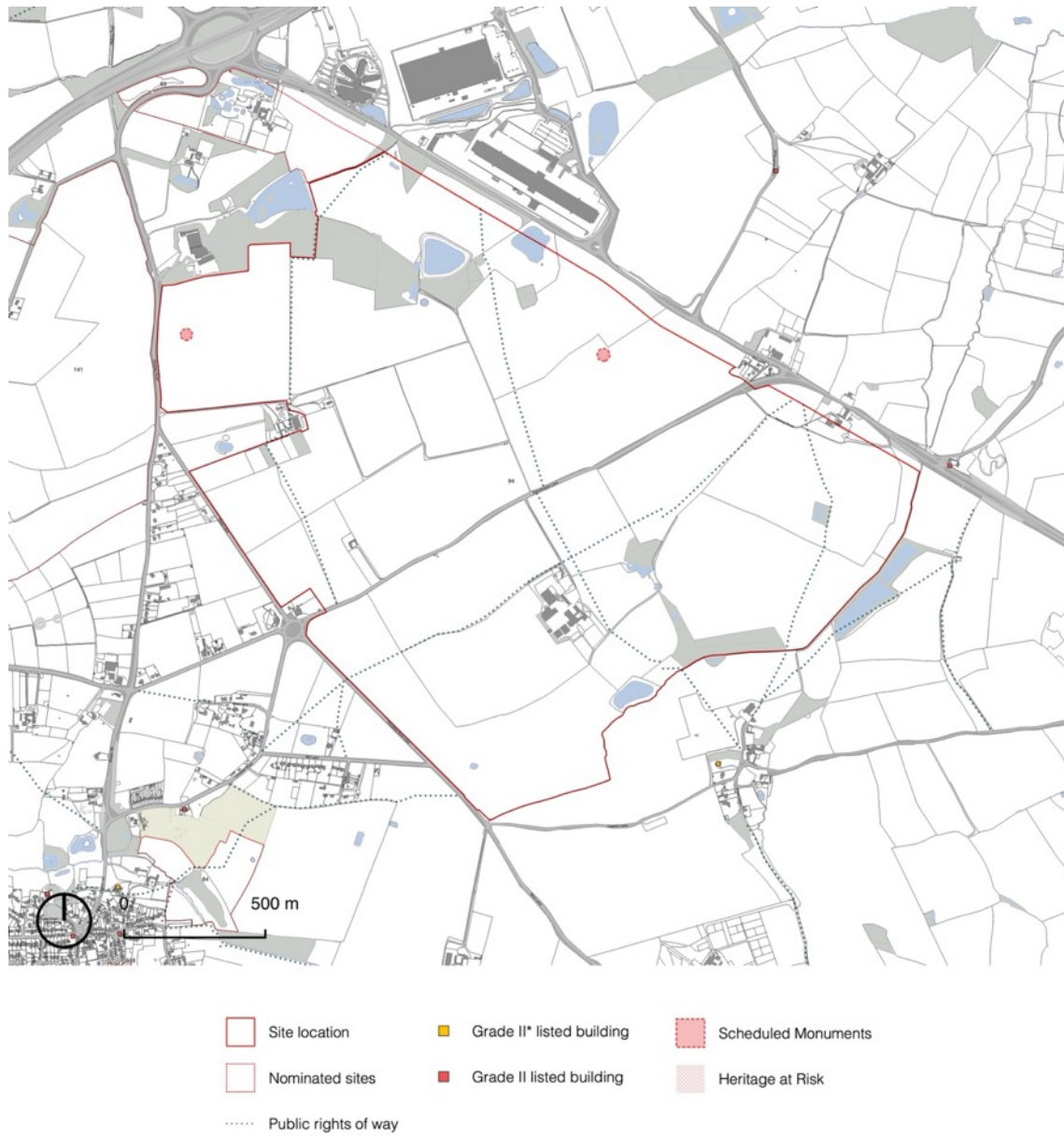
There are several historic farmsteads dispersed throughout the site, including Copston Lodge and Heath Farm, both of which are considered potential non-designated heritage assets. The historic environment record also records a high concentration of other, non-designated archaeological features within the locality.

The site is largely agricultural, characterised predominantly by open fields bounded with hedgerows, and some woodland interspersed. Nearby is the grade II\* listed Church of St John in Copston Magna, though this is well screened from the site by dense tree coverage.

Potential impacts of development include the loss of historic agricultural buildings and land, erosion of the nearby villages' agricultural character, and harm to the scheduled monuments and farmsteads' agricultural setting. Development could also enhance the area through sensitive design, restoration of historic buildings, integration of the farmsteads into the development, and provide new opportunity to identify and understand the monuments.

Proactive archaeological assessment and evaluation is advised to address the site's potential.





*Site location and designated heritage assets*

## Heritage context

The site is located to the northwest of the historic settlement of Copston Magna.

There are two scheduled monuments within the site: bowl barrow 900m north of Copston Farm (NHLE reference: 1016846), and bowl barrow 490m northwest of Abbey Farm (NHLE reference: 1016845). Both are on the Heritage at Risk register. There is little visibility of the monuments from nearby public rights of way and surrounding fields, and there is little capacity to appreciate them without prior knowledge of their existence. As such, the extent to which they are experienced within their current rural setting is likely to be minimal.

Within the site itself, and on its immediate boundary are several historic farmsteads, including Copston Lodge, Heath Farm (within the site) and Abbey Farm (on the site's western boundary). These farmsteads retain parts of their original courtyards and outbuildings, which make strong positive contributions to their character and are potential non-designated heritage assets.

Approximately 80% of the site remains within agricultural use and is characterised predominantly by open fields bounded by hedgerows and mature planting. There are some areas of historic woodland interspersed throughout the site.

There are multiple other historic landscape and archaeological features recorded on the Historic Environment Record within the locality (e.g. Bronze Age Round Barrows).

The site's wider setting is defined by small historic settlements to the south and further agricultural land. The historic settlement of Copston Magna to the south-east of the site contains the grade II\* listed Church of St John. However, this is well screened from the site by existing mature trees and planting.

The busy A5 strategic road and its intersection with the M69 bounds the site to the north and east. A large industrial site is immediately adjacent to the site to the north.

There are a number of public rights of way which cut across the site, running both north-south and east-west.

## Potential impacts

- Direct and/or indirect impacts to both Scheduled Monuments including through development within their setting and during construction.
- Loss of historic agricultural buildings, features and spaces, including the farmsteads, and their associated working buildings, boundaries, and yards. In turn, dilution of the character of the nearby villages.

Or, conservation and reinforcement of that significance and character through sensitive retention and reuse.

- Erosion of the farmsteads', and villages' agricultural setting through loss of open, pastoral lands across the whole site, particularly if the site is developed in its entirety.

- Encapsulation of the relatively isolated historic settlements of Copston Magna and Wolvey Heath, which, despite their proximity to the A5 and M69, still feel distinct from their surroundings. This is a particular risk if the site is to be developed in its entirety.
- Erosion of the nearby villages' and their listed buildings' special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

### Avoiding harm & maximising enhancements

- Appropriate development design and construction strategies to mitigate impacts to buried archaeological features associated to the scheduled monuments.
- Retention, restoration and sensitive re-purposing of historic agricultural buildings to provide optimum viable uses for their long-term conservation. Integration of the farmsteads into a development pattern which is sensitive to their significance.
- Apply the design guidance of the National Farmsteads Assessment Framework and reference to the Warwickshire Historic Farmsteads Characterisation Project evidence base in site planning and design, to maximise opportunities for enhancement and mitigate potential harm.
- Reinforce planted boundaries to the site to screen, or filter views in, and out. Priority screening views from the scheduled monument and from the nearby villages.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement, and into the wider historic landscape.
- Interpretation materials of the scheduled monuments within the landscape to make them more readily appreciable.

### Additional comments/notes

- The site may be of high archaeological potential. An archaeological desk based assessment should be undertaken at the earliest appropriate point to inform development potential and mitigation strategy.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.



## Site photographs



*Southern part of the site, looking northwards, with long-range views of Abbey Farm in the distance.*



*The grade II\* listed Church of St John is well-screened from the site by thick foliage.*



*The western part of the site, bounded by Gipsy Lane.*



*The middle section of the site*

## 108: Land off Wolston Lane, Ryton on Dunsmore

Site reference: 108

Parish: Ryton on Dunsmore, Wolston

Ward: Dunsmore, Wolston and the Lawfords

Grid reference: 439551, 2744478

Current use: Quarry/Agricultural

Proposed use: Residential or Employment

### Summary

The site is located to the east of Ryton on Dunsmore, and while there are no designated heritage assets (including listed buildings) within the site boundary, there are several in proximity. These include the grade II\* listed Church of St Leonard to the west, and the grade II listed Ryton Hall Registered Park and Garden to the southwest.

The site is largely agricultural with a small quarry and is interspersed with hedgerows and mature planting. It contributes positively to the wider setting of the Church of St Leonard, and its wide-ranging views out to the east.

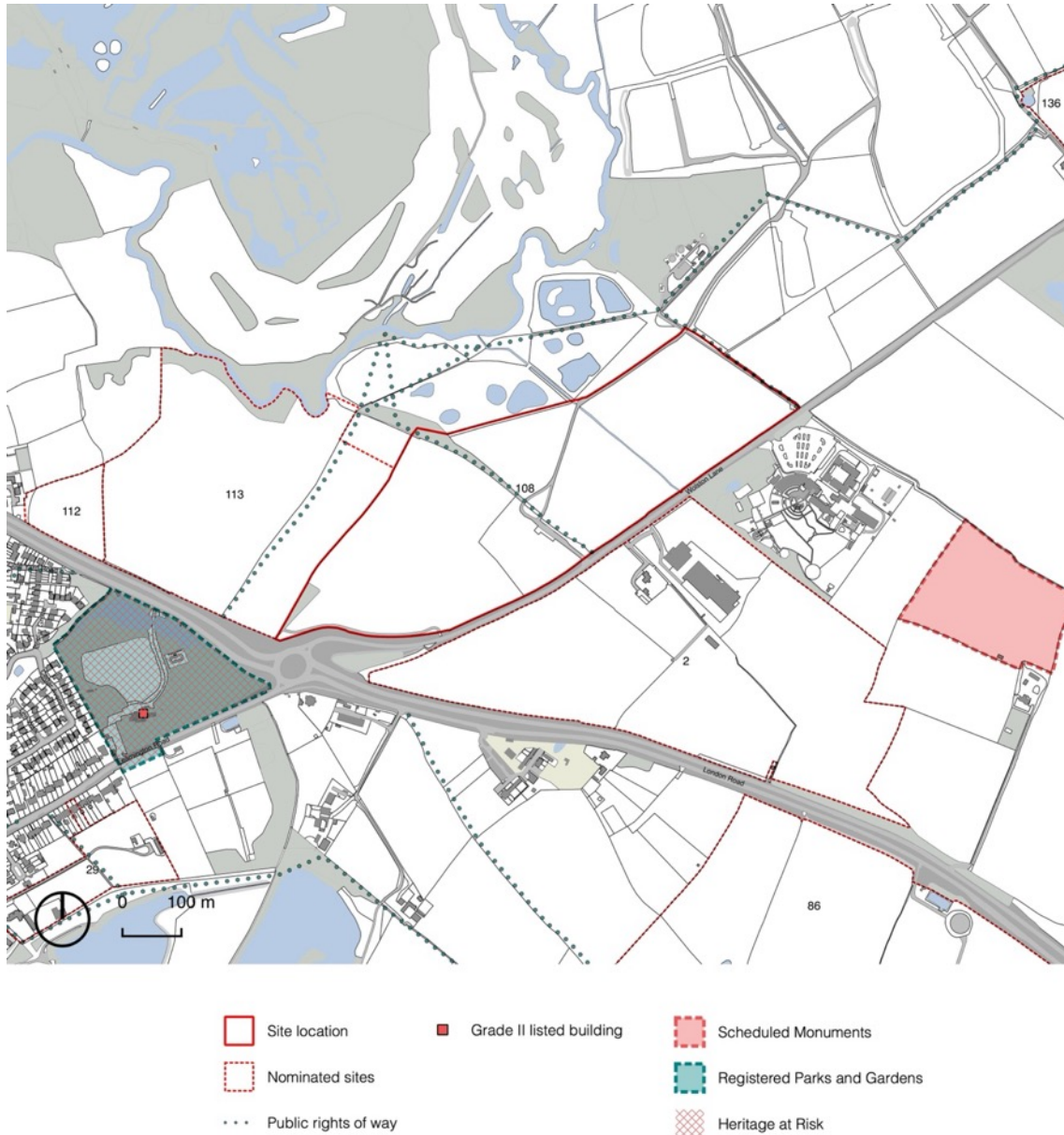
Potential impacts of development include the erosion of the remnants of Ryton on Dunsmore's historic character which, whilst already eroded by the dual carriageway which bisects it, does still benefit from long-range views across open countryside. Modern development could further encapsulate the historic core of the village and could also damage the setting of the Church of St Leonard and Ryton Hall, through loss of agricultural land which contributes positively to their setting.

To mitigate these impacts, the site's boundaries should be reinforced with planting, and local historic landscape features (such as hedgerows and woodland) should be restored. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

A combined development strategy with the neighbouring sites (112 and 113) may enable design to better respond to the need to preserve the heritage assets and improve the area's overall character.

Proactive archaeological assessment and evaluation is advised to address the site's potential.





*Site location and designated heritage assets*

## Heritage context

The site is located to the east of the historic settlement of Ryton on Dunsmore, which is bisected by the dual carriageway of A45.

There are no designated heritage assets (including listed buildings) within the site boundary.

To the southwest of the site, and across from the A45 road network is Ryton House, a grade II listed building (NHLE reference 1034887) and grade II registered park and garden (NHLE 1001343). It is an early 19<sup>th</sup> century village with gardens, pleasure grounds and ponds, but in poor condition and identified on the Heritage at Risk Register. The A45 road network borders the park to the north and east, and it is well screened by dense planting along its entire boundary, which conceals it from views in this direction.

The Church of St Leonard, a grade II\* listed building, NHLE reference 1034887 is located west of the site. This is a church originating from the 11<sup>th</sup> century, with a 15<sup>th</sup> century tower and various successive alterations over time. It has a large cemetery at its frontage facing Church Road, which loops around to the south. The north and east of the church's setting is characterised by open countryside which afford long-range views. The very end of the churchyard offers open views across the countryside, however there is some existing screening to the east.

Immediately south of the church is a potential non-designated heritage asset: Ryton Hall, a former courtyard farmhouse. However, surrounding Ryton Hall, modern residential development has recently been constructed, which has removed any elements of its courtyard and subsequently compromised the setting of the historic farmhouse, along with the Church of St Leonard.

The site itself is largely agricultural use, with a small quarry in the middle of the site, and features hedgerows and mature planting, all of which contribute positively to the setting of the nearby heritage assets. It is bounded by the busy A45 road network and Warwick Road to the south. The nearby land parcel to the west is raised, and dips down slightly when coming into the site, which conceals it relatively well from the village.

The site's wider setting is defined by the linear, historic settlement to the far west, and further agricultural land to the north, east and south.

There are multiple other historic landscape and archaeological features recorded on the Historic Environment Record within the locality, including records of an identified Iron Age Settlement.

There is a public right of way network to the immediate north, with one arm of this network cutting through the middle of the site, and another running along its northeastern boundary.

## Potential impacts

- Dilution of the character of the historic village, where there are currently long-range views across open landscape to the north and east.
- Erosion of the agricultural setting of the Church of St Leonard and Ryton House Registered Park and Garden through loss of open, pastoral lands within the site and surrounding it, and through overly prominent and/or poorly designed development visible in easterly views. This is of particular risk if the site is developed in its entirety.

Or, conservation and reinforcement of that significance and character through sensitive development.

- Further encapsulation of a historic settlement which has become increasingly encroached upon by surrounding developments to the south and west. Dilution of its remaining agricultural setting, which is still relatively well-preserved to the east, particularly if the site is to be developed in its entirety.
- Erosion of the historic settlement and its heritage assets' special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

- Direct and/or indirect impacts to buried archaeology during construction.

## Avoiding harm & maximising enhancements

- Reinforce planted boundaries to the site, to north, east, and west to screen, or filter views in, and out. Priority should be given to screening views from the Church of St Leonard.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across towards Ryton on Dunsmore and into the wider historic landscape
- Investigate opportunities for enhancement of the public right of way network to better reveal the registered park and garden, which is anonymous at present.



### Additional comments/notes

- The site may be of high archaeological potential. An archaeological desk based assessment should be undertaken at the earliest appropriate point to inform development potential and mitigation strategy.
- A combined development strategy with the neighbouring sites (ref: 112 and 113) may best allow for development that maximises opportunities for mitigation and enhancement, on account of their shared characteristics and context. This includes arranging development so as to best preserve the setting of the nearby grade II\* listed church, historic farmhouse, and establishing new green links into Ryton on Dunsmore and the nearby registered park and garden.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.
- Existing screening is present beyond the site boundary, particularly to the boundary of the Church of St Leonard. Should this screening be lost, the impact of any development would be much greater.

## Site photographs



*Open views over the countryside from the grade II\* listed church's yard, which has a low boundary fence. The site is located on and just past the crest of the hill, where the land begins to sweep downwards again.*



*The setting of the church has already changed substantially, with the construction of nearby modern housing.*





*View of the site from the entrance to the quarry from Warwick Road, looking west.*



*View of the site from the entrance to the quarry from Warwick Road, looking north-east.*





*View of the site glimpsed through hedgerow boundaries, looking north from Warwick Road.*

## 112: Land off London Road (east), Ryton on Dunsmore

Site reference: 112

Parish: Ryton on Dunsmore

Ward: Dunsmore

Grid reference: 438770, 274449

Current use: Agricultural

Proposed use: Residential

### Summary

The site is located to the east of Ryton on Dunsmore. Whilst there are no designated heritage assets (including listed buildings) within the site boundary, it is in close proximity to the grade II\* listed Church of St Leonard and is visible from its church yard.

The site is formed of agricultural land and is bordered by hedgerows. It contributes positively to the setting of the Church of St Leonard and its wide-ranging views out to the east.

Potential impacts from development include the erosion of the remnants of Ryton on Dunsmore's historic character which, whilst already eroded by the dual carriageway which bisects it, does still benefit from long-range views across open countryside. Modern development could further encapsulate the historic core of the village and could also damage the setting of the Church of St Leonard, through the loss of agricultural land which contributes positively to its setting.

To mitigate these impacts, the site's boundaries should be reinforced with planting, and local historic landscape features (such as hedgerows and woodland) should be restored where appropriate. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape. Opportunities to enhance views to Ryton House and the Church of St Leonard should also be explored.

A combined development strategy with the neighbouring sites (108 and 113) may enable design to better respond to the need to preserve the heritage assets and improve the area's overall character.



*Site location and designated heritage assets*



## Heritage context

The site is located to the east of the historic settlement of Ryton on Dunsmore, which is bisected by the dual carriageway of A45.

There are no designated heritage assets (including listed buildings) within the site boundary.

There is one listed building to the northwest of the site: Church of St Leonard, a grade II\* listed building, NHLE reference 1034887.

The listed building is a church originating from the 11<sup>th</sup> century, with a 15<sup>th</sup> century tower and various successive alterations over time. It has a large cemetery at its frontage facing Church Road, which loops around to the south. The north and east of the church's setting is characterised by open countryside which afford long-range views. The very end of the churchyard offers open views across the countryside, however there is some existing screening to the east, which somewhat conceals the site.

Immediately south of the church, and west of the site, is a potential non-designated heritage asset: Ryton Hall, a former courtyard farmhouse. However, surrounding Ryton Hall, modern residential development has recently been constructed, which has removed any elements of its courtyard and subsequently compromised the setting of the historic farmhouse, along with the Church of St Leonard.

To the southwest of the site, and across from the A45 road network is Ryton House, a grade II listed building (NHLE reference 1034887) and grade II registered park and garden (NHLE 1001343). It is an early 19<sup>th</sup> century village with gardens, pleasure grounds and ponds, but in poor condition and identified on the Heritage at Risk Register. The A45 road network borders the park to the north and east, and it is well screened by dense planting along its entire boundary, which conceals it from views in this direction. The listing does note this, but also states that *"from the House and north terrace there are views over the grounds and lakes to trees on rising agricultural land c.500m to the north"*.

The site itself is formed of agricultural land and is bounded by hedgerows and mature planting, all of which contribute positively to the setting of the grade II\* listed Church of St Leonard. The busy A45 network is to the south. The land dips down and then rises again quite sharply in the neighbouring field.

The site's wider setting is defined by the linear, historic settlement to the west, and further agricultural land to the north and east. A collection of other historic landscape features are also recorded on the Historic Environment Record (e.g. Medieval Settlement remains).

There are no public rights of way within the site.

## Potential impacts

- Dilution of the character of the historic village, where there are currently long-range views across open landscape to the north and east.
- Erosion of the agricultural setting of the Church of St Leonard and Ryton House Registered Park and Garden through loss of open, pastoral lands within the site and surrounding it, and through overly prominent and/or poorly designed development visible in easterly views.

Or, conservation and reinforcement of that significance and character through sensitive development.

- Further encapsulation of a historic settlement which has become increasingly encroached upon by surrounding developments to the south and west. Dilution of its remaining agricultural setting, which is still relatively well-preserved to the east.
- Erosion of the historic settlement and its heritage assets' special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

## Avoiding harm & maximising enhancements

- Reinforce planted boundaries to the site to screen, or filter views in, and out, particularly to the north. Priority should be given to screening views from the Church of St Leonard and the Registered Park and Garden. Particular attention should be paid to the northern boundary of the site.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the site towards Ryton on Dunsmore and into the wider historic landscape.
- Investigate opportunities for enhancement of the public right of way network to better reveal the registered park and garden, which is anonymous at present.

### Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A combined development strategy with the neighbouring sites (ref: 108 and 113) may best allow for development that maximises opportunities for mitigation and enhancement, on account of their shared characteristics and context. This includes arranging development so as to best preserve the setting of the nearby grade II\* listed church, historic farmhouse, and establishing new green links into Ryton on Dunsmore and the nearby registered park and garden.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.
- Existing screening is present beyond the site boundary, particularly to the boundary of the Church of St Leonard. Should this screening be lost, the impact of any development would be much greater.
- Due to the sensitivity of the site and the proportion of site area and/or density required to deliver the indicative allocation (41 dwellings), we anticipate that mitigation of heritage impacts may prove challenging. Should the proposed number of dwellings be pursued, a higher standard of design would be required, along with sufficiently elevated public benefits to justify the heritage impact.



## Site photographs



*Open views over the countryside from the grade II\* listed church's yard, which has a low boundary fence. Part of the site is located to the right hand side of this image.*



*The site as viewed from the footpath along the A45, looking northwards.*





*The setting of the church has already changed substantially, with the construction of nearby modern housing.*



*View of the site to the left, looking south-east from the A45.*

## 113: Land off London Road (west), Ryton on Dunsmore

Site reference: 113

Parish: Brandon and Bretford, Ryton on Dunsmore

Ward: Dunsmore Ward, Wolston and the Lawfords

Grid reference: 439047, 274478

Current use: Former quarry/Agricultural

Proposed use: Employment

### Summary

The site is located to the east of Ryton on Dunsmore. While there are no designated heritage assets (including listed buildings) within the site boundary, there are several in proximity. These include the grade II\* listed Church of St Leonard to the west, and the grade II listed Ryton Hall Registered Park and Garden to the southwest.

The Church, dating from the 11<sup>th</sup> century, experiences open views out to the countryside towards the site. Ryton House, an early 19<sup>th</sup> century country house, is located across the dual carriageway from the site, and is concealed by mature planting.

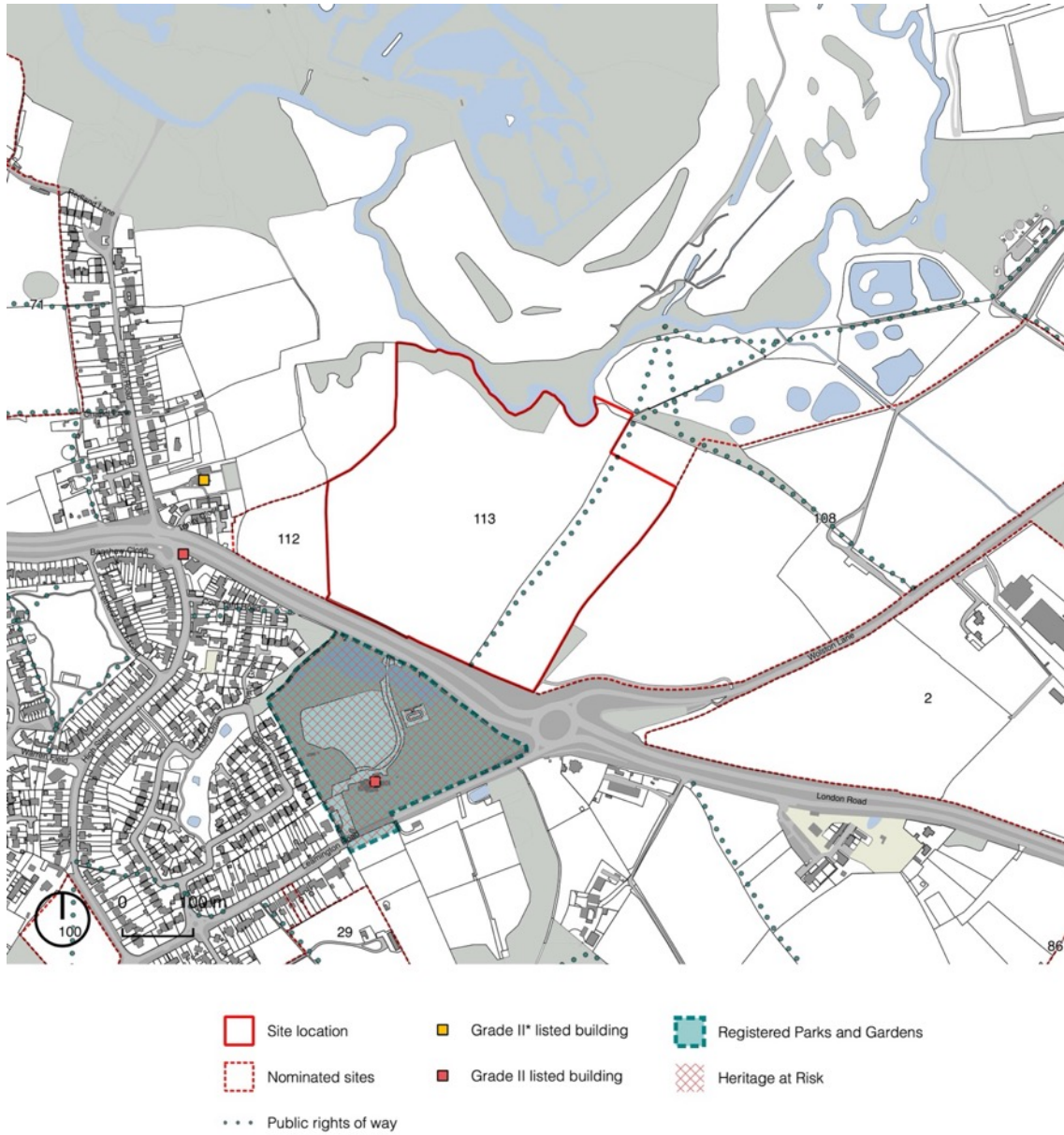
The site is largely agricultural and is interspersed with hedgerows and mature planting. It is an important element of the wider setting of the Church of St Leonard, and its wide-ranging views out to the east, particularly as the land rises within the site affording it a prominent position.

Potential impacts of development include the erosion of the remnants of Ryton on Dunsmore's historic character which, whilst already eroded by the dual carriageway which bisects it, does still benefit from long-range views across open countryside. Modern development could further encapsulate the historic core of the village and could also damage the setting of the Church of St Leonard and Ryton Hall, through the loss of further agricultural land which contributes positively to their setting.

To mitigate these impacts, the site's boundaries should be reinforced with planting to filter views, particularly from the Church of St Leonard. Local historic landscape features (such as hedgerows and woodland) should be restored. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape. In particular, there is an opportunity to improve access to and visibility of the Ryton Hall Registered Park and Garden.

A combined development strategy with the neighbouring sites (108 and 112) may enable design to better respond to the need to preserve the heritage assets and improve the area's overall character.





*Site location and designated heritage assets*

## Heritage context

The site is located to the east of the historic settlement of Ryton on Dunsmore, which is bisected by the dual carriageway of A45.

There are no designated heritage assets (including listed buildings) within the site boundary.

There is one listed building to the west of the site: Church of St Leonard, a grade II\* listed building, NHLE reference 1034887.

The listed building is a church originating from the 11<sup>th</sup> century, with a 15<sup>th</sup> century tower and various successive alterations over time. It has a large cemetery at its frontage facing Church Road, which loops around to the south. The north and east of the church's setting is characterised by open countryside which afford long-range views. The very end of the churchyard offers open views across the countryside, however there is some existing screening to the east, which somewhat conceals the site. It should be noted that part of the site spurs northwards, which would be within direct view of the church and its churchyard.

Immediately south of the church is a potential non-designated heritage asset: Ryton Hall, a former courtyard farmhouse. However, surrounding Ryton Hall, modern residential development has recently been constructed, which has removed any elements of its courtyard and subsequently compromised the setting of the historic farmhouse, along with the Church of St Leonard.

To the southwest of the site, and across from the A45 road network is Ryton House, a grade II listed building (NHLE reference 1034887) and grade II registered park and garden (NHLE 1001343). It is an early 19<sup>th</sup> century village with gardens, pleasure grounds and ponds, but in poor condition and identified on the Heritage at Risk Register. The A45 road network borders the park to the north and east, and it is well screened by dense planting along its entire boundary, which conceals it from views in this direction. The listing does note this, but also states that *"from the House and north terrace there are views over the grounds and lakes to trees on rising agricultural land c.500m to the north"*.

The site itself is formed of agricultural land and is bounded by hedgerows and mature planting, all of which contribute positively to the setting of the grade II\* listed Church of St Leonard. It is bounded by the busy A45 network to the south. The land comprising the site is raised, and dips down relatively sharply to either side on the east and west.

The site's wider setting is defined by the linear, historic settlement to the far west, and further agricultural land to the north and east. A collection of other historic landscape features are also recorded on the Historic Environment Record (e.g. Medieval Settlement remains).

There is a public right of way network to the immediate northeast of the site boundary, with one arm of this network cutting through the eastern section of the site.

## Potential impacts

- Dilution of the character of the historic village, where there are currently long-range views across open landscape to the north and east.
- Erosion of the agricultural setting of the Church of St Leonard and Ryton House Registered Park and Garden through loss of open, pastoral lands within the site and surrounding it, and through overly prominent and/or poorly designed development visible in easterly views. This is of particular risk if the site is developed in its entirety.

Or, conservation and reinforcement of that significance and character through sensitive development.

- Further encapsulation of a historic settlement which has become increasingly encroached upon by surrounding developments to the south and west. Dilution of its remaining agricultural setting, which is still relatively well-preserved to the east, particularly if the site is to be developed in its entirety.
- Erosion of the historic settlement and its heritage assets' special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

## Avoiding harm & maximising enhancements

- Reinforce planted boundaries to the site to screen, or filter views in, and out. Priority should be given to screening views from the Church of St Leonard and the Registered Park and Garden. Particular attention should be paid for the part of the site which extends northwards and is within views of the church and its churchyard.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across towards Ryton on Dunsmore and into the wider historic landscape.
- Investigate opportunities for enhancement of the public right of way network to better reveal the registered park and garden, which is anonymous at present.



### Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A combined development strategy with the neighbouring sites (ref: 108 and 112) may best allow for development that maximises opportunities for mitigation and enhancement, on account of their shared characteristics and context. This includes arranging development so as to best preserve the setting of the nearby grade II\* listed church, historic farmhouse, and establishing new green links into Ryton on Dunsmore and the nearby registered park and garden.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.
- Existing screening is present beyond the site boundary, particularly to the boundary of the Church of St Leonard. Should this screening be lost, the impact of any development would be much greater.
- The land rises in plot 113 and then drops downwards again in the adjacent plots 112 and 108. Consideration should be given to the visibility of any development from surrounding views, including from the Church of St Leonard and from Ryton House.

## Site photographs



*Open views over the countryside from the grade II\* listed church's yard, which has a low boundary fence. The site is located in the far ground, past the boundary of hedgerows and trees which split the fields.*



*The setting of the church has already changed substantially, with the construction of nearby modern housing.*



*View of the site in the farground, on the left hand side, past the hedgerow boundary in the middle, looking south-east from the A45.*



## 114: Land at M6 Junction 1, Newbold on Avon and Long Lawford

Site reference: 114

Parish: Churchover, Cosford, Harborough Magna, Unparished

Ward: Coton and Boughton, Newbold and Brownsover, Revel and Binley Woods

Grid reference: 446621, 270997

Current use: Agricultural

Proposed use: Mixed use

### Summary

The site is located near the historic settlements of Newbold on Avon and Harborough Magna.

A Scheduled Monument (Shrunken Village) is located in the northeastern corner of the site, the setting of which has been somewhat eroded by the nearby road network and modern industrial estates.

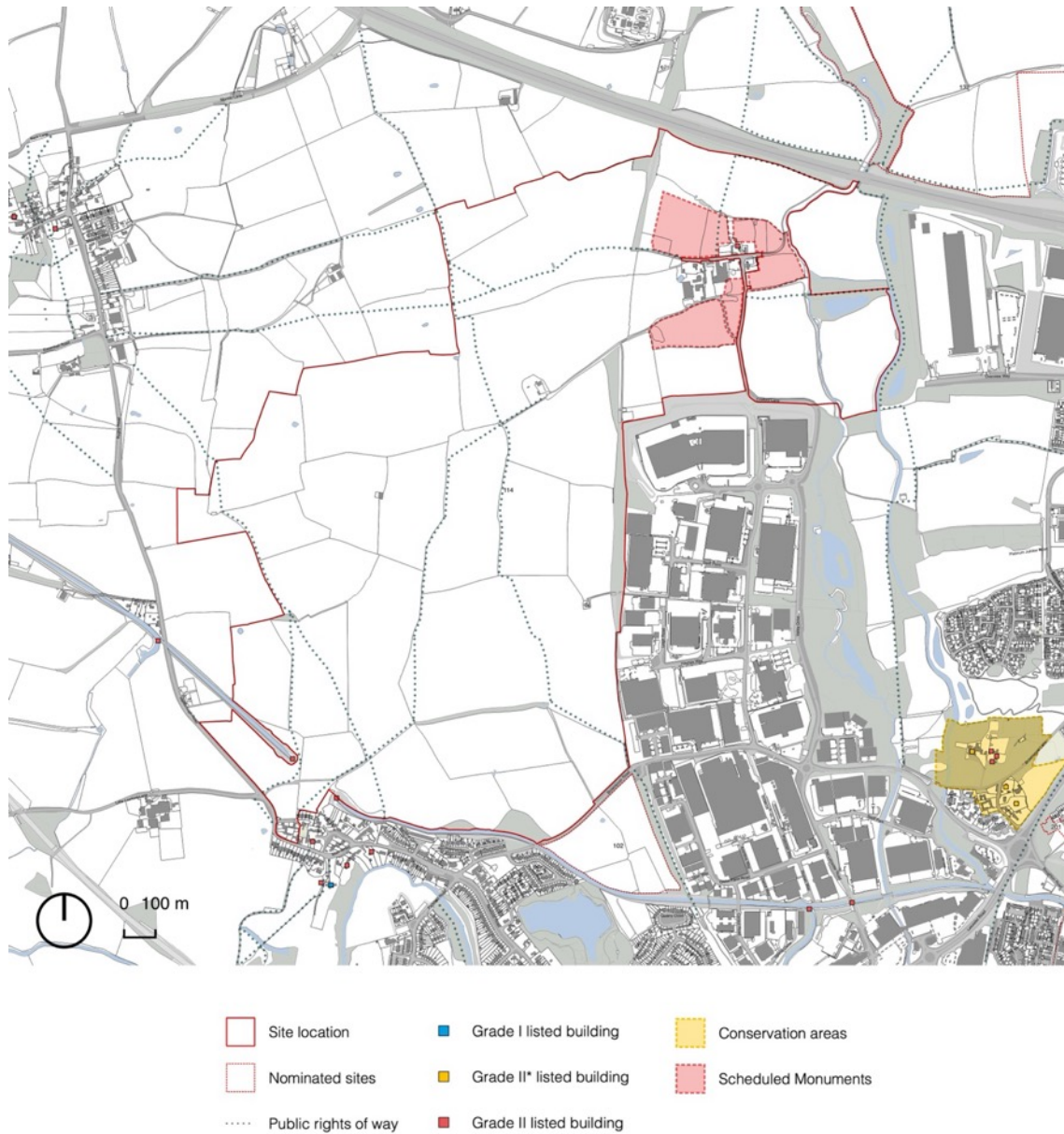
There are no listed buildings nor conservation areas within the site boundary, but there are some in proximity. The listed structures of the Newbold Tunnel (including the North Portal and South Portal) are not visible from the site but are an important element of the character of the Oxford Canal Walk. The spire of the Church of St Botolph (grade I listed) is visible from parts of the site, when looking back towards the settlement of Newbold on Avon. A Scheduled Monument (Shrunken Village) is located in the northeastern corner of the site, the setting of which has been somewhat eroded by the nearby road network and modern industrial estates.

The site is primarily agricultural, with historic farmstead structures interspersed throughout. Much of the landscape offers open, uninterrupted views.

Key concerns include the further erosion of the setting of the Scheduled Monument and the encroachment of modern development into the nearby settlements of Newbold on Avon and Harborough Magna. This is particularly a concern in Newbold on Avon, where the southern section of the site rises sharply behind the canal, where development here would dilute the agricultural setting of the settlement.

To mitigate these impacts, development should focus on sensitive restoration and reuse of historic buildings, applying the design guidelines from the National Farmsteads Assessment Framework. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

The setting of the Scheduled Monument should be carefully considered to avoid harm, and there are opportunities to sensitively interpret it within the landscape.



*Site location and designated heritage assets*

## Heritage context

The site is located to the north of the historic settlement of Newbold on Avon, and to the east of the historic settlement of Harborough Magna.

The north-eastern section of the site encompasses a scheduled monument: 'Shrunken Village' (NHLE reference 1002988). The area in question comprises a small group of houses, gardens, yards, streets and paddocks which housed a community devoted primarily to agriculture, and is illustrative of a significant component of the rural landscape in most areas of medieval England. The deserted medieval village at Cosford is described as surviving well, and "*will contain archaeological and environmental evidence relating to its construction, development, social, economic and political significance, layout, trade, agricultural practices, domestic arrangements, abandonment and overall landscape context*".

The setting of the scheduled monument has been impacted by surrounding modern development, including the M6 to the north, and industrial land to the south and east; the large Evri Hub is particularly prominent on the approach into Cosford from Cosford Lane. There is a section of remaining agricultural land which separates it from the road network to the north, and the industrial site to the south.

As seen today, the village itself includes some fairly recent residential development, which reduces the legibility of the scheduled monument, without prior knowledge of its existence. The scheduled monument is therefore particularly sensitive to further development within its immediate setting. Any further development in this particular area of the site may result in a direct infringement/ interface with the scheduled monument, which could seriously harm its integrity.

There are no listed buildings nor conservation areas within the site boundary, but there are some in proximity.

The listed structures of the Newbold Tunnel, which include the North Portal (grade II listed, NHLE reference: 1233660) and the South Portal (grade II listed, NHLE reference: 1249971) are located near to the site's southernmost boundary, and part of the site passes over the tunnel itself. Whilst not visible from the site, they are an important element of the character of the Oxford Canal Walk.

The southern section of the site rises sharply behind the canal and is visible from the canal towpath and from parts of Newbold on Avon. The spire of the Church of St Botolph (grade I listed, NHLE reference 1183970) is also visible from parts of the site, when looking back towards the settlement. The very western elements of the site are also visible on the approach into Newbold on Avon from the west along the B4112 and form an important part of its agricultural setting.

The site's eastern and south-eastern boundaries are bounded by a large industrial estate, which detracts from the agricultural character of the site. On the other side of the industrial estate, however, is the Swift Valley Country Park, which is an important area of landscape amenity. To the north-east of the site is further agricultural land, which leads to the nearby historic settlement of Harborough Magna.

The site is comprised of agricultural land and is interspersed with a small number of historic agricultural structures, including farmhouses and working buildings. The topography changes quite drastically in some areas of the site, but open, uninterrupted views across countryside are afforded from many vantage points, including from the north, east and west.

A collection of other historic landscape features is also recorded on the Historic Environment Record (e.g. canal infrastructure, and medieval sites).

A network of public rights of way span the entire site, running both north-south and east-west.



## Potential impacts

- Further erosion of the agricultural setting and character of the scheduled monument, through loss of open, pastoral lands within the site. Exacerbation of the effect of the existing industrial sites which are currently within views of the village, particularly if the site is developed in its entirety, or if the north-eastern section of the site is developed.
- Dilution of the character of the nearby settlements of Newbold on Avon and Harborough Magna, where there are currently long-range views across open landscape.
- Fragmenting the surviving group of traditional agricultural buildings which are dispersed throughout the site.

Or, conservation and reinforcement of that significance and character through sensitive development and/or retention and reuse of existing buildings.

- Erosion of the agricultural setting of the northern boundary of the settlement of Newbold on Avon, the approach into the settlement from the west, and the Oxford Canal Walk and its canal infrastructure (including the grade II listed Newbold Tunnel portals), through either overly prominent and/or poorly designed development visible on land which rises sharply behind the settlement's northern boundary, and which is visible when travelling through the public rights of way.
- Erosion of the historic settlements' special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

## Avoiding harm & maximising enhancements

- Retention and restoration of the agricultural settlement at Cosford through new development which draws inspiration from what was once there, or better reveals its significance.
- Do not develop within the scheduled monument, and any development in the surrounding land in the north-east corner of the site must carefully consider its impact on its setting. It may prove very difficult to avoid harm in this area.
- Retention, restoration and sensitive re-purposing of historic agricultural buildings which are interspersed throughout the site to provide optimum viable uses for their long-term conservation.
- Apply the design guidance of the National Farmsteads Assessment Framework and reference to the Warwickshire Historic Farmsteads Characterisation Project evidence base in site planning and design, to maximise opportunities for enhancement and mitigate potential harm.

- Reinforce planted boundaries to the site to screen, or filter, views in and out. Priority should be given to screening views from the scheduled monument, and from Newbold on Avon.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement monument and into the wider historic landscape, including connections into and from the Swift Valley Country Park, prioritising connections to the scheduled monument to allow greater appreciation of its significance.
- Possible interpretation of the scheduled monument within the landscape to make it more readily appreciable.

#### Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- 
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views, particularly to Harborough Magna to the west and Newbold on Avon to the south, together with into/out of the historic settlement.

## Site photographs



*Part of the southern section of the site, facing north, where the land rises sharply.*



*Part of the southern section of the site, facing south back towards Newbold on Avon.*





*The Newbold Tunnel South Portal, viewed from the Oxford Canal Walk. The site passes on the land above the tunnel.*



*The approach into the scheduled monument along Cosford Lane, looking north.*



*Part of the site viewed from Cosford Lane, looking north outside the entrance to Manor Farm at Cosford. Agricultural buildings are a prominent feature on the approach into Cosford.*



*Part of the site viewed from Cosford Lane, looking east towards the Evri Hub, which is a prominent feature of the wider setting of the scheduled monument.*





*View within Cosford. Once within the scheduled monument, views out to the surrounding countryside are relatively contained.*



*The approach into/out of Cosford from Rugby has been eroded and is now characterised by large industrial sheds and a busy road network.*



## 121: Land at Walsgrave Hill

Site reference: 121

Parish: Ansty, Coombe Fields

Ward: Revel and Binley Woods

Grid reference: 439491, 280573

Current use: Agricultural

Proposed use: Employment

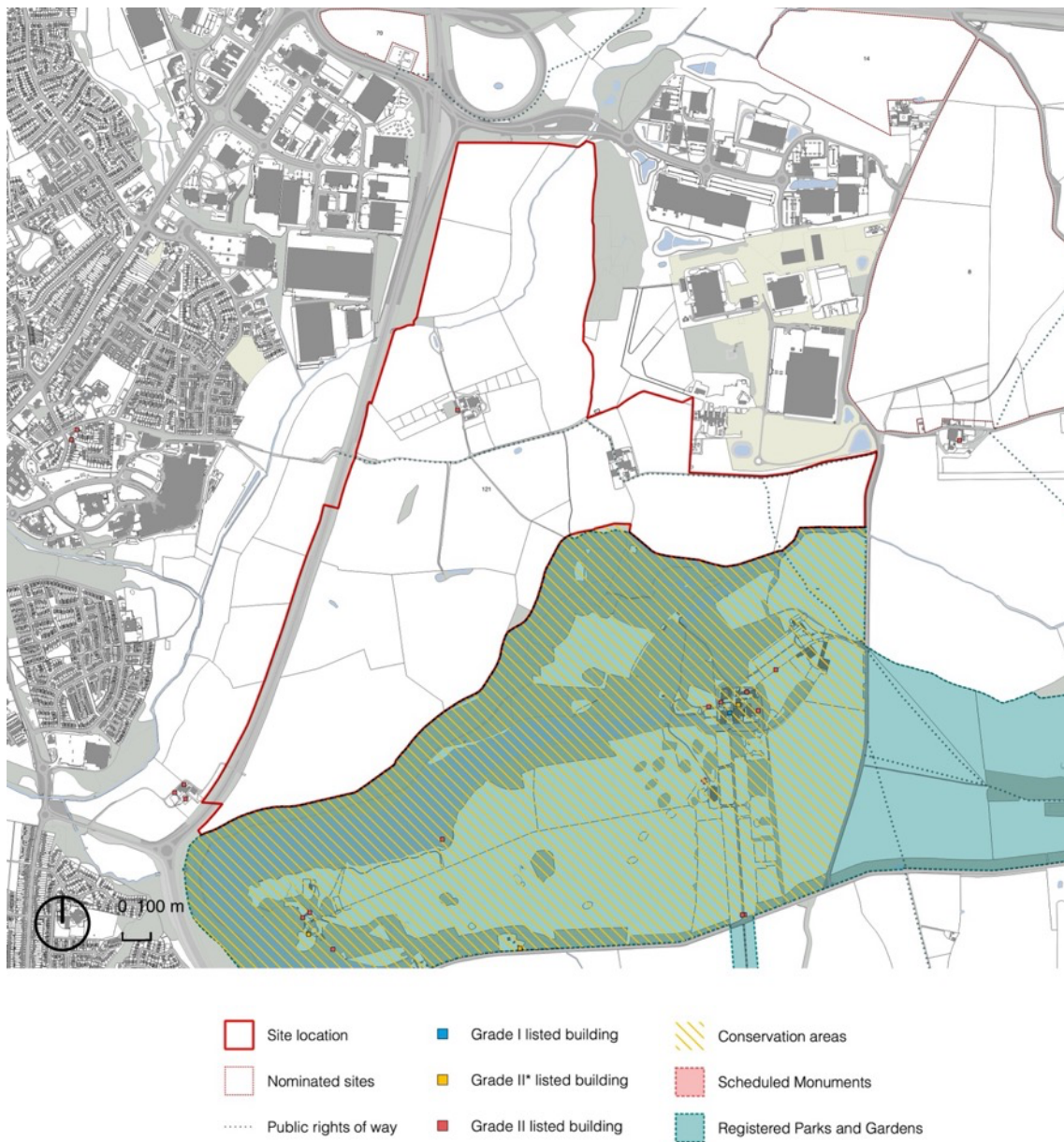
### Summary

The site is located east of Coventry and to the far west of the historic settlement of Brinklow. It includes Walsgrave Hill Farmhouse, a late 18<sup>th</sup>-century grade II listed building. The site is also adjacent to the grade II\* Coombe Abbey Registered Park and Garden, and the Coombe Abbey Conservation Area.

The northern boundary of the Registered Park and Garden offers open views across the site, which is formed of agricultural land interspersed with historic farmsteads. The site is also bisected by a public right of way, offering views towards Coventry city centre and the surrounding countryside. However, modern developments, including industrial sheds and the M6 motorway, intrude into the landscape, and have begun to erode at the setting of the Registered Park and Garden, and the historic farmsteads.

Key concerns include the further encroachment of modern development into the setting of Coombe Abbey and the historic farmsteads, and the erosion of the tranquil setting of the park which is a primary feature of its significance.

To mitigate harm, any development should be concentrated away from the Registered Park and Garden's boundary, and a robust mitigation strategy delivered including planting and cut and fill exercises. The restoration of historic farm buildings and their integration into the site, enhanced screening, and sensitive design could also help mitigate impacts. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.



*Site location and designated heritage assets*

## Heritage context

The site is located to the east of Coventry, and to the far west of the historic settlement of Brinklow.

There is one listed building within the site: Walsgrave Hill Farmhouse (grade II listed, NHLE reference: 1233531). The farmhouse originates from the late 18<sup>th</sup> century and is two storeys, plus an attic, constructed of brick with gabled dormers. The site comprises an important element of its setting, providing open views across the countryside. However, the industrial development to the east has already begun to alter this setting and is intrusive to the backdrop of the farmhouse.

The entire southern boundary of the site borders with the grade II\* Coombe Abbey Registered Park and Garden (NHLE 1000408), and the Coombe Abbey Conservation Area.

The registered park and garden and conservation area is a late 18<sup>th</sup> century park landscaped by Lancelot Brown, together with mid-and late- 19<sup>th</sup> century formal gardens, which incorporate elements of late 16<sup>th</sup> and early 17<sup>th</sup> century formal gardens.

The registered park and garden listing description notes that the land to the west, north and north-east is agricultural, and that there are “*views across the surrounding agricultural land to the north and north-east from within the site.*” It is also noted that a former drive extended west-north-west across agricultural land and parkland to reach the house. However, this drive had been removed by the late 19<sup>th</sup> century.

The informal pleasure grounds are the part of the registered park and garden which border the site’s southern extent. Comprised of areas of lawn and woodland planting with 19<sup>th</sup> and 20<sup>th</sup> century specimen trees and shrubs, with larger groups of ornamental trees and conifers to the north-east. The listing description notes that “*the pleasure grounds are today significantly simplified and reduced in area than shown on William Miller’s plan of 1897.*” Areas of park also lie to the north-west of the house; these areas remain pasture with scattered trees and more extensive areas of plantation.

From within the northern boundary of the registered park and garden, views outwards are generally well-contained. As a result of this, within the registered park and garden boundary, there is a clear sense of isolation and separation from the nearby urban context of Coventry. However, there are sporadic and open views across open countryside as one travels throughout the parkland. The mid to eastern sections of the northern boundary of the registered park and garden have experienced some infringement of views out to the surrounding countryside by the industrial sheds which have been constructed, including the Rolls Royce facility. It should be noted, however, that this visibility is seasonal and would be better screened in the summer months.

The conservation area character appraisal notes that “*the wider countryside setting is at times read in conjunction with the land within the conservation area; at other times the impact of the surrounding land is limited by the enclosure created by planting*”.

Within the registered park and garden are a number of listed buildings, including Coombe Abbey (grade I listed, NHLE reference: 1233485) and other associated structures including the stable block, tennis courts and cottages. These buildings are well screened from the site, and are not visible from the surrounding public right of way network.

The site itself is comprised of agricultural land, interspersed with a small number of historic farmsteads, including the listed Walsgrave Hill.

It is bisected by a public right of way which runs east-west through the middle. Much of its trajectory follows an informal access track which leads to Walsgrave Hill Farmhouse. It is situated on a plateau



in the land, with views afforded back down towards Coombe Abbey to the south, with its woodland boundary and specimen trees alluding to its designed landscape.

Views are also afforded from this public right of way across to the industrial sheds to the east, and over open countryside, with Coventry city centre and its cathedral spire visible in the far distance to the west.

The topography of the site drops in level to the north and south from the public right of way and Walsgrave Hill Farmhouse. The presence of urban form, both from the industrial sheds and Coventry city centre is generally established in many of these views.

The site's northern boundary is defined by the M6 and a road network leading to the industrial park, which bounds much of the site's eastern boundary. To the west is the A46 road network.

Close to the site's south-western boundary is a historic farmstead comprised of a cluster of listed buildings, including: Hungerley Hall Farmhouse (grade II listed, NHLE reference: 1265694), Barn north of Hungerley Hall Farmhouse (grade II listed, NHLE 1226789), and Granary, Cowshed and Stable Range (grade II listed, NHLE reference: 1265638). These buildings have group value and make an important contribution to the rural setting of the site, and of Coombe Abbey. However, these buildings have been severed from the site, and their setting altered significantly due to the Coventry Eastern Bypass/A46 which runs adjacent to the farmstead, and along the western boundary of the site.

The site's wider setting is characterised by views to Coventry city centre to the far west, including glimpses of its famous 'Three Spires' landmarks. To the north is the M6, and to the far west is the historic settlement of Brinklow. To the south, past Coombe Abbey, is further agricultural land.

A collection of other historic landscape features is also recorded on the Historic Environment Record (e.g. ridge and furrow earthworks and features associated with Coombe Abbey).

## Potential impacts

- Further encroachment of modern development into outward rural views from the northern boundary of the registered park and garden, or loss of those views to screening measures (e.g. landscape bunds).
- Erosion of the tranquil setting of the registered park and garden, through visual and audible distractions created by industry.
- Erosion of the setting of the historic farmsteads, including Walsgrave Hill Farmhouse (within the site) and Hungerley Hall Farmhouse (to the south-west of the site).
- Erosion of the registered park and garden and its listed buildings' special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

## Avoiding harm & maximising enhancements

- Development should be avoided in and near to the part of the site which proximate to the registered park and garden boundary. The topography of the southern section of the site is much lower, and the land then rises up to a plateau marked by the public right of way further north. Any development in this southern section of the site would therefore be much more prominent from the registered park and garden. The impact of any development would therefore be variable dependent on its location. There is lesser sensitivity in the northern section of the site (north of the public right of way) as the topography of the land begins to sweep back down, and is less visible from the registered park and garden.
- Definition of maximum height parameters across the site (varying with sensitivity) and devising of a cut and fill strategy to set built form down into the landscape, and reduce visual prominence and perceived scale of buildings.
- Consideration of design, materiality, and architectural detail to help reduce perceived visual impacts arising from the proposed built form where it is visible,
- Retention, restoration and sensitive re-purposing of historic agricultural buildings to provide optimum viable uses for their long-term conservation.
- Apply the design guidance of the National Farmsteads Assessment Framework and reference to the Warwickshire Historic Farmsteads Characterisation Project evidence base in site planning and design, to maximise opportunities for enhancement and mitigate potential harm.
- Reinforce planted boundaries to the site, particularly to the west, to screen, or filter views in, and out. Priority should be given to screening views from the registered park and garden and from the historic farmsteads.
- Bespoke design, aligned to local precedent, and appropriately drawn from local guidance.
- Public right of way enhancement to improve connections into the registered park and garden, and into the wider historic landscape.
- Restoration of the former drive, identified in the registered park and garden's listing description, which extended west-north-west across agricultural land and parkland to reach the house.
- Possible utilisation/ integration of historic farmstead buildings within the employment site. Whilst development may cause harm to their setting, it could generate long-term viable re-use of the buildings.

### Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.
- Review of this assessment was requested by Rugby Borough Council following, and with reference to submissions of a proposed masterplan (UMC Architects, May 2025) and preliminary heritage assessment note (Stantec, July 2025). We consider the original comments as to the heritage context, potential impacts, and enhancement/mitigation strategy to remain valid, and have adopted additional potential mitigation measures proposed within the heritage note.

We note, however, that the submitted masterplan and note alone are insufficient for the LPA to make informed judgements. As a minimum, a more detailed heritage, landscape and visual assessment should be provided, with a proportionate suite of supporting evidence (ZTVs, verified views etc.), prior to any decision making as to the developable area. This is on account of the high significance of the heritage assets affected, and high potential for impacts.



## Site photographs



*Glimpsed views out from the registered park and garden looking north-west into the surrounding countryside (the site), where the topography rises.*



*Open views out into the site, as viewed from trails along the north-western boundary of the registered park and garden*





*Part of the western portion of the site, as viewed from the very north-western boundary of the registered park and garden.*



*Representative photo of the glimpsed views out to the site (in winter) from the northern boundary of the registered park and garden.*





*View from the permissive footpath which leads out from the northern boundary of the registered park and garden, into the site.*



*The southern section of the site, viewed from the very edge of the registered park and garden. The land rises to the public right of way, which sits on a plateau.*





*View from the permissive footpath within the site, looking east towards the modern industrial sheds. The boundary of the registered park and garden is to the right.*



*View from the permissive footpath within the site, looking south. The boundary of the registered park and garden can be seen in the distance, which is characterised by a dense grouping of ornamental trees.*



*Looking south back towards the registered park and garden, viewed from the plateau of the public right of way.*



*View of Walsgrave Hill Farmhouse, viewed from the public right of way.*





*View of the south-western section of the site, viewed from the public right of way. The boundary of the registered park and garden is to the farground, characterised by the dense tree cover.*



*Glimpsed views out to the industrial park (in winter) from the very northern boundary of the registered park and garden.*



## 129: Land north of Lilbourne Road, Clifton upon Dunsmore

Site reference: 129

Parish: Clifton upon Dunsmore

Ward: Clifton, Newton and Churchover

Grid reference: 453505, 276415

Current use: Agriculture

Proposed use: Residential

### Summary

The site is located on the eastern edge of the historic settlement of Clifton upon Dunsmore. While there are no designated heritage assets (including listed buildings) within the site boundary, it lies close to the Clifton upon Dunsmore Conservation Area and plays a key role in the village's rural setting.

The site is in close proximity to two grade II listed buildings: The Old Hall and Clifton Manor. The Old Hall, a 17<sup>th</sup> century house, forms an important gateway into the village, while Clifton Manor, an 18<sup>th</sup> century house, is set back from the road and is partially obscured by a red-brick wall and mature trees.

The site is an important element of the historic approach to the village, contributing to the rural backdrop of the conservation area and its listed buildings.

Potential impacts of development include the erosion of the rural setting of the conservation area and of the gateway into the settlement from the east. Modern development could also intrude into views of and from The Old Hall and Clifton Manor.

To mitigate these effects, development should respect the historic landscape through preserving hedgerows and providing additional screening to limit intrusion into the conservation area. The design should reflect local precedents and complement the village's historic character, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

The site is considered to have archaeological potential, and decision makers are encouraged to refer to the relevant assessments by appropriate consultees and specialists.



Site location and designated heritage assets

## Heritage context

The site is located on the eastern edge of the historic settlement of Clifton upon Dunsmore.

There are no designated heritage assets (including listed buildings) within the site boundary. However, the grade II listed The Old Hall (NHLE reference: 1233481) is close to the site's south western boundary.

The Old Hall is a 17<sup>th</sup> century house, formerly comprised of three cottages, which forms an important gateway building upon entrance into the village from the south and east.

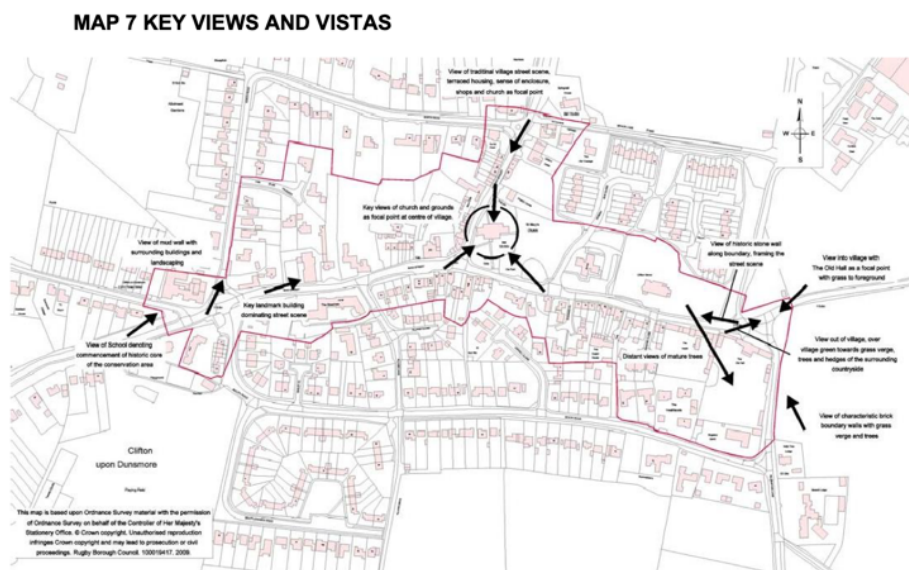
The site is an important element of the gateway to/from the village and conservation area, providing a glimpse into their historic rural setting. However, and in contrast to site 83 opposite, it is relatively well contained and bounded by hedgerows and planting. Views into the site are therefore limited.

The site borders the eastern boundary of the Clifton upon Dunsmore Conservation Area. The character appraisal notes the important approach from Lilbourne, which is via a countryside setting with grass verges, hedges and trees lining the fields. It notes that *"...the series of greens as the village commences, complemented by the wide grass verges, allows for a gradual transition from countryside to village and the character of the countryside punctuates the village"*. The character appraisal also notes that the approach from Lilbourne is dominated by two and single storey red brick and tile outbuildings, which are attached to The Old Hall.

A number of key views both of and within the site are identified within the conservation area character appraisal.

There are no public rights of way in the site, but a network of public rights of way terminate at the site's north-western boundary.

While the site does not itself contain any HER records, it lies in proximity to multiple records that may suggest medieval and/or prehistoric activity, and deposits. It may, therefore, have archaeological potential.



*Extract from the Clifton upon Dunsmore Conservation Area Character Appraisal.*



## Potential impacts

- Erosion of the rural setting of the conservation area and one of its gateway listed buildings: The Old Hall, particularly if the site is developed in its entirety.
- Intrusion of modern development into views of and from The Old Hall and the conservation area. The site currently provides an important element of rural land on approach into the conservation area.
- Intrusion of modern development into the eastern gateway of the conservation area, and expansion of a still relatively defined historic settlement out into its rural edge.
- Erosion of the conservation area and its listed building's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

## Avoiding harm & maximising enhancements

- Landscape-led development that reflects historic development patterns.
- Opportunity to enhance the gateway entrance into the village, through sensitive design.
- Retention of hedgerows which bound the site, and additional screening to provide a sufficient buffer from modern development and the conservation area and its listed buildings.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public footpath creation to improve connections into the historic settlement of Clifton upon Dunsmore, and into the wider historic landscape.

### Additional comments/notes

- Due to the sensitivity of the site and the proportion of site area and/or density required to deliver the indicative allocation (65 dwellings), we anticipate that mitigation of heritage impacts may prove challenging. Should the proposed number of dwellings be pursued, a higher standard of design would be required, along with sufficiently elevated public benefits to justify the heritage impact.
- The site may be of archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- Review of this assessment was requested by Rugby Borough Council following, and with reference to additional submissions in respect of heritage and historic environment (RPS May 2025). In response additional commentary and note has been added as to the site's archaeological potential. We consider the original comments as to the potential impacts, and enhancement/mitigation strategy to remain valid.

## Site photographs



*The Old Hall, which forms an important gateway building across the small green, upon entrance into the village from the east. The site is located to the right of this photo.*



*Approaching the village from Lilbourne Road. The site is located to the right of this photo, beyond the hedgerows.*





*The site, as viewed from the intersection between Buckwell Lane and Lilbourne Road.*

## 130: Land north of Houlton

Site reference: 130

Parish & Ward: Clifton upon Dunsmore, Newton and Churchover

Grid reference: 454668, 275832

Current use: Agricultural

Proposed use: Employment

### Summary

The site lies in open countryside southeast of Clifton Upon Dunsmore, west of the A5, and north of the emerging Houlton housing development. It slopes steadily southeast, offering panoramic views from a ridge aligned roughly aligned with Linbourne Road. While there are no designated heritage assets within the site, it sits within the setting of a listed building, two conservation areas, a scheduled monument. Several non-designated heritage assets, historic landscape features and HER records are also located within, or close to the site.

Dunsmore House, a Grade II listed late-19<sup>th</sup> century manor is among the most significant of the assets, and is perhaps the one most likely to be adversely affected. It forms an historic group with ancillary buildings such as the former Dunsmore Hall Farm. Its gardens terraces and landscape architecture appear to have been deliberately designed to frame panoramic views across an area of still tangible parkland to the southeast, and onto the wider rural landscape. The gardens, parkland, neighbouring fields, and the set-piece view all strongly contribute to the house's setting and significance. The parkland and fields are located within the site.

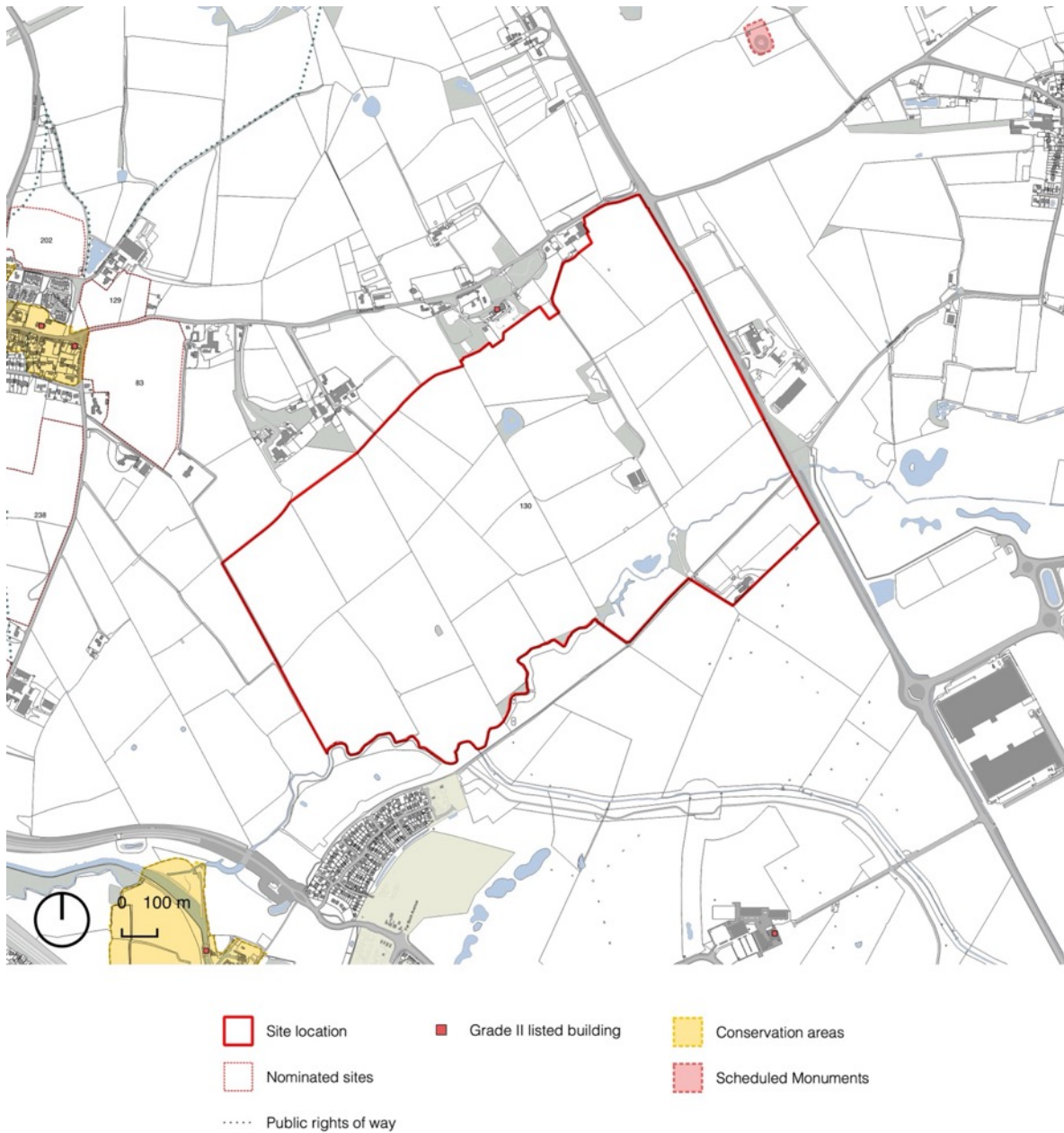
Further west, Clifton Court and Clifton Hall are attractive early 20<sup>th</sup>-century houses which, like Dunsmore House, took advantage of the topography to create designed views, from landscape gardens and parkland. The parkland at Clifton Court has been lost and its original garden heavily altered, and the view from Clifton Hall has been somewhat contained by modern planting, but the wider rural character still contributes to the setting of both assets.

A scheduled motte and bailey earthwork lies 500m northeast of the site, positioned to overlook the roman road of Watling Street (now the A5). Despite the influence of modern development, the asset's elevated location and the panoramic views remain key to understanding its historic role as a strategic focal point within the landscape. Elements of the site can be seen within these views.

Development of the site risks harm to the setting of Dunsmore House, through loss or erosion of its historic parkland, the key designed "set-piece" view, and/or the contributions of its wider rural setting. Views from and towards other non-designated heritage assets, including Dunsmore Hall Farm, Clifton Court, and Clifton Hall could be affected in a similar manner. Incongruous features could be introduced to views from the scheduled monument, creating further distractions to the panoramic viewpoint.

Mitigation could include exclusion of development from the most sensitive areas, especially in (and possible adjacent) the historic parkland associated to Dunsmore Hall. Robust screening at the edges of that exclusion zone (nb. not at the boundary of the site to the Dunsmore House terrace), and an evidence-led approach to development layout, form, and scale will be essential to minimising visual impact. Sufficient screening to/from the scheduled monument might be achievable with targeted

planting of native woodland. Retention of historic landscape features within the site is also encouraged. However, given the site's topography and the likely scale of buildings associated to an employment use, we consider that it is unlikely that heritage harm could be wholly avoided, and possible that such harm could remain at a high-level despite mitigation. Robust technical assessment (e.g. verified views and ZTVs) will be essential to steering design and informing planning decisions.



#### *Site location and designated heritage assets*



## Heritage context

The site forms part of a parcel of open countryside southeast of the historic settlement of Clifton Upon Dunsmore, west of the A5, and north of the emerging 'Houlton' housing development. Importantly (for heritage matters) the land falls steadily from northwest to southeast, granting panoramic views from a ridge loosely aligned to, and south of Linbourne Road.

There are no designated heritage assets within the site boundary, but it is within the setting of a listed building, two conservation areas, and a scheduled monument. Multiple HER records and non-designated heritage assets are also within, or near the site. We address these features in groups, for simplicity:

### **Houses and parkland gardens north of the site**

A linear band of late-19<sup>th</sup> and early 20<sup>th</sup> century heritage assets runs north of the site's northern boundary, accessed off Linbourne Road and Hilmorton Lane. Each was built as large, high-status rural dwellings (or ancillary buildings associated to them) with associated designed landscapes and gardens, and each has both a physical and visual relationship with the site.

#### Dunsmore House and complex

Comfortably the most significant is the Dunsmore House complex. Dunsmore House is a substantial grade II listed manor house of 1881, built for the Muntz family in a Tudor-Gothic style with design by architect W.H. Ward. While close inspection was not possible (security restrictions) it is evident from available photographs, distant views, and aerial imagery that the mansion is of a high quality and has an excellent level of survival of historic features, both inside and out.

A collection of historic, ancillary buildings is associated with, and contemporary to the mansion including the converted courtyard farmstead 'Dunsmore Hall Farm', and surviving elements of the walled garden. All are now in residential use and have become functionally separated from the main house, but it remains possible to distinguish the buildings as an historic group.

The house's ornamental garden and parkland are components of its original design, and, in turn, are important elements of its significance (via setting). The house's close setting includes a woodland west of the house containing meandering paths, and a south-east facing series of garden terraces extending from the long, ornate elevation. The design of the terracing, gardens, and woodland indicates this area was specifically designed to embrace and frame the dramatic, panoramic views across the rural landscape to the southeast, gifted by the house's elevated position. This view is also experienced from within the house through large windows and from key living- and reception rooms. In our judgement these factors strongly suggest the creation, and framing of the view was a consciously designed element of Ward's original scheme – a "set piece" experience, and an important element of the listed building's significance, accordingly.

In the foreground of the view is an area remnant of a designed parkland for Dunsmore House, featuring a copse, ornamental pond (possibly adapted from an earlier agricultural feature), a clearly defined boundary, and scattering of surviving field trees. Such landscapes were typical of such developments: adopting the aesthetics of the English landscape tradition, albeit at a smaller scale, to further bolster the impression of wealth and status given by the house. While there has been some erosion of its features, primarily through a return to agricultural use, the parkland remains a tangible element of a designed landscape setting to the listed building. The local Historic Environment Record denotes this landscape (MWA12644); however, we note the HER's mapping is in error, by including only the

northern half of the parkland and using boundaries not aligned to the historic mapping nor modern landscape evidence. Neighbouring the parkland and glimpsed from the set-piece view are a collection of rural fields. These provide further bucolic framing to the parkland area, and further amenity to the view.

Beyond the parkland and fields, the views encapsulate a wider landscape of greater diversity in character. Originally this would have been a long, rolling rural vista, and while rural characteristics remain significant there has been intrusion from large modern infrastructure and industry. The large sheds adjacent the A5, and wind turbines to the backdrop are prominent. There is, therefore, something of a contrast between the strong, positive contributions of the fore- and middle ground of the view, and the less welcome aspects (for heritage) to their backdrop.

This Dunsmore House parkland and its neighbouring fields are entirely within the site boundary. Western elements of the site are less visible, due to the dense woodland immediately southwest of the house, which screens them from view.

A reciprocal view of the Dunsmore House is afforded from the publicly accessible track at the site's southern boundary. While the house is perhaps too distant to form a landmark, it is still an eye catching and intriguing feature of architectural interest perched atop the ridge.



*Dunsmore House and its landscape parkland garden as illustrated in 1902 Ordnance Survey mapping, 1950s RAF aerial photography, and modern imagery (with site boundary annotated).*





*2016 photographs from Dunsmore House sales particulars (source: The Hinkley Times) illustrating its accomplished southeast elevation, the garden terrace with (partially visible) the panoramic view across neighbouring parkland and rural lands, and the influence of that view within southeast facing internal rooms and reception spaces.*



*Google Earth imagery, representing the character and extent of the key, “set piece” view (security restrictions prevented access to the premises). The parkland and neighbouring fields are visible to the foreground (all within the site), the former RAF airfield to the middle ground, and (not rendered) large sheds and wind turbines draw the eye in the once rural view to the background.*





*View of Dunsmore House (grade II listed) across the site from the public right of way*



### Clifton Court and Clifton Hall

Further west along the ridge are two further accomplished, turn-of-the-century houses. Like Dunsmore House, they are attractive, period properties and take great advantage of the local topography to create set-piece views across the local landscape, from their gardens.

First is 'Clifton Court', a large early 20<sup>th</sup> century house and landscape-garden estate. Again, historic mapping shows a designed terrace, orientated to take in views across an area of parkland (partly within the site), before a panoramic vista unfolds across the rural landscape (including large areas of the site). Unlike Dunsmore House, the parkland character has been wholly lost, however, through removal of all but one of the parkland trees to facilitate modern agriculture. The retained historic rural character of the wider site still contributes, however, before the more varied aesthetic of the background, and the influence of modern infrastructure and industry.

Second is Clifton Hall, another early 20<sup>th</sup> century house and garden of a more domestic scale. The villa appears to have been constructed as a replacement for the previous Clifton Hall (within the village) which then became 'Clifton Old Hall' on mapping (and is today listed at grade II). The house is again an attractive example of its date and type, and features a small terrace garden designed to embrace views across the rural landscape (including most of the site). Mapping indicates the view has been somewhat curtailed by modern boundary planting, however.

### **Motte and bailey castle south of Lilbourne Gorse**

Approximately 500m northeast of the site is a scheduled monument that designates the archaeological remains of a motte and bailey fortification. Today the monument is encountered as an earthwork mound and surrounding ditch rising up from an agricultural field. The monument stands in an isolated position on the high ground, strategically overlooking Watling Street (today the A5) to the west. The setting is defined by a rural landscape but one altered by prominent modern road infrastructure and industry. Nonetheless the elevated siting, position relative to the historic route, and the panoramic views support visitors' understanding of the conscious positioning of such fortifications to assert control and status within the historical landscape.

The north-eastern most elements of the site can be glimpsed from the monument, forming part of the rural landscape beyond the A5.

### **Lilbourne (Rugby) Airfield and Radio Station**

Southeast of the site is a large area once occupied by an airfield and radio station. This was a significant installation in both size and importance. The radio masts were once local landmarks but have been demolished, and much of the airfield is being steadily repurposed for the 'Houlton' housing development. The main station radio buildings survive (grade II listed) and have been integrated into the development for community purposes. The site rises above the former airfield, and is largely visible due to the rising topography. The listed station buildings are also, therefore, visible from within the site. While the site provides a pleasant rural setting to the airfield and its surviving assets, such agrarian land uses are not ones associated to the airfield's historic functionality. As such we do not consider the site directly contributes to heritage significance.

## Conservation areas

The site forms part of the wider landscape setting of two conservation areas: Clifton upon Dunsmore Conservation Area, and the Hilmorton Locks Conservation Area. The site does not feature in either conservation area appraisal, is not prominently visible from any identified viewpoint (including important views identified in the appraisals), nor is it readily accessed through public rights of way leading from/to the designated areas. Some, distant glimpses of the site are available from the canal footpath, and in an area where countryside views are noted as a positive element of local character; however, the site is neither sufficiently prominent, nor its countryside character sufficiently tangible, for it to make any meaningful contribution to the conservation area's significance.

## HER Records and other historic landscape features

There is a notable concentration of Historic Environment Record monuments within the site and its immediate setting associated to historic landscape features, and cropmarks denoting past settlement and land uses. The A5 follows the route of Watling Street, a significant Roman road. Together with the proximity to the motte & bailey, this indicates prolonged occupation of this landscape, and some degree of archaeological potential.

Lidar data and aerial photographs also illustrates the site contains areas of surviving ridge and furrow earthworks (legacies of past cultivation practices), and landscape features including hedgerows, woodland copses, and agricultural ponds.

## Potential impacts

- Loss or erosion of the historic parkland associated to Dunsmore House, that forms an important element of its designed landscape setting and significance.
- Loss or erosion of the key “set piece” view from Dunsmore House’s garden terrace and southeast facing interiors, looking across its associated parkland and the neighbouring rural landscape. In turn, loss or erosion of the reciprocal views of the listed building from within the site and the publicly accessible track to its south.
- Loss or erosion of the panoramic rural views from the non-designated heritage assets, Clifton Court and Clifton Hall.
- Erosion of the view from the scheduled motte & bailey through introduction of development incongruous to, and/or distracting from its landscape setting, and the capacity for that setting to illustrate its historically strategic position within the local landscape.
- Erosion of the wider, historic rural landscape setting of these assets, and those further afield through transformation of its historic character for modern forms of development.

## Avoiding harm & maximising enhancements

- Development should be avoided within the areas of highest heritage sensitivity: the extent of the historic parkland associated to Dunsmore House (nb. as defined by historic mapping and surviving landscape features, not the erroneous HER Record).
- Any development within neighbouring parcels (to the house and parkland) should be robustly screened through careful consideration of layout, building scale, re-landscaping, and a significant widening and reinforcing of woodland planting within the historic parkland's boundary. The objective should be for visibility of new development (including both buildings and associated infrastructure) to be kept to a minimum, or better entirely avoided, within the set-piece view.
- The screening of the view entirely (e.g. by substantial planting at the boundary of the site to Dunsmore House's garden terraces) should not be considered mitigation of heritage impact. This would still result in the loss of the key view and a high level of harm to an important element of significance.
- Development should be screened where it would be visible from the scheduled monument, using appropriately positioned, naturalistic features aligned to local historic landscape precedents (e.g. woodland of an appropriate, native mix).
- Appropriate mitigation measures should be deployed to lessen visual impact to the views from the identified non-designated heritage assets.
- Where possible historic landscape features (hedgerows, ponds, woodland etc.) should be retained and integrated into a development's green infrastructure and landscape strategy.

## Additional comments/notes

- Development should be informed by high quality technical evidence and analysis from an early stage, including landscape, heritage, and visual impact assessments. At a minimum, analysis should include an iterative use of Zones of Visual Influence modelling, verified views, and photomontages to analyse, design, and test (and repeat). These should be used to inform a heritage-led design and mitigation strategy, which appropriately and proportionately responds to the relative sensitivities and significance of the effected assets.
- Given the proposed employment use, it may be challenging to wholly mitigate heritage impacts to those assets situated atop the ridge line, including Dunsmore House, should the form of development mirror similar sites within the locality (large commercial sheds). Such buildings may be difficult to fully screen from the sensitive viewpoints, on account of their visual profile, and the panoramic, downwards views across the site afforded by the assets' elevated positions.



- The site may be of archaeological potential due to its proximity to monuments of high significance (a motte and bailey, and roman road), and the presence of multiple cropmark features recorded on the local HER. An archaeological desk-based assessment should be undertaken at the earliest appropriate point to inform development potential and mitigation strategy.
- Review of this assessment was requested by Rugby Borough Council following, and with reference to submissions of a proposed masterplan (May 2025). We consider the original comments as to the heritage context, potential impacts, and enhancement/mitigation strategy to remain valid.

## Site photographs



General character of the site, as seen from the public right of way to the south looking north



Growing influence of large commercial sheds and renewable energy within the site's surroundings

## 132: Land north of M6 J1

Site reference: 132

Parish: Churchover, Harborough Magna

Ward: Clifton, Newton and Churchover, Revel and Binley Woods Ward

Grid reference: 451630, 280185

Current use: Agricultural/ Solar Farm/ Woodland

Proposed use: Residential or Employment

### Summary

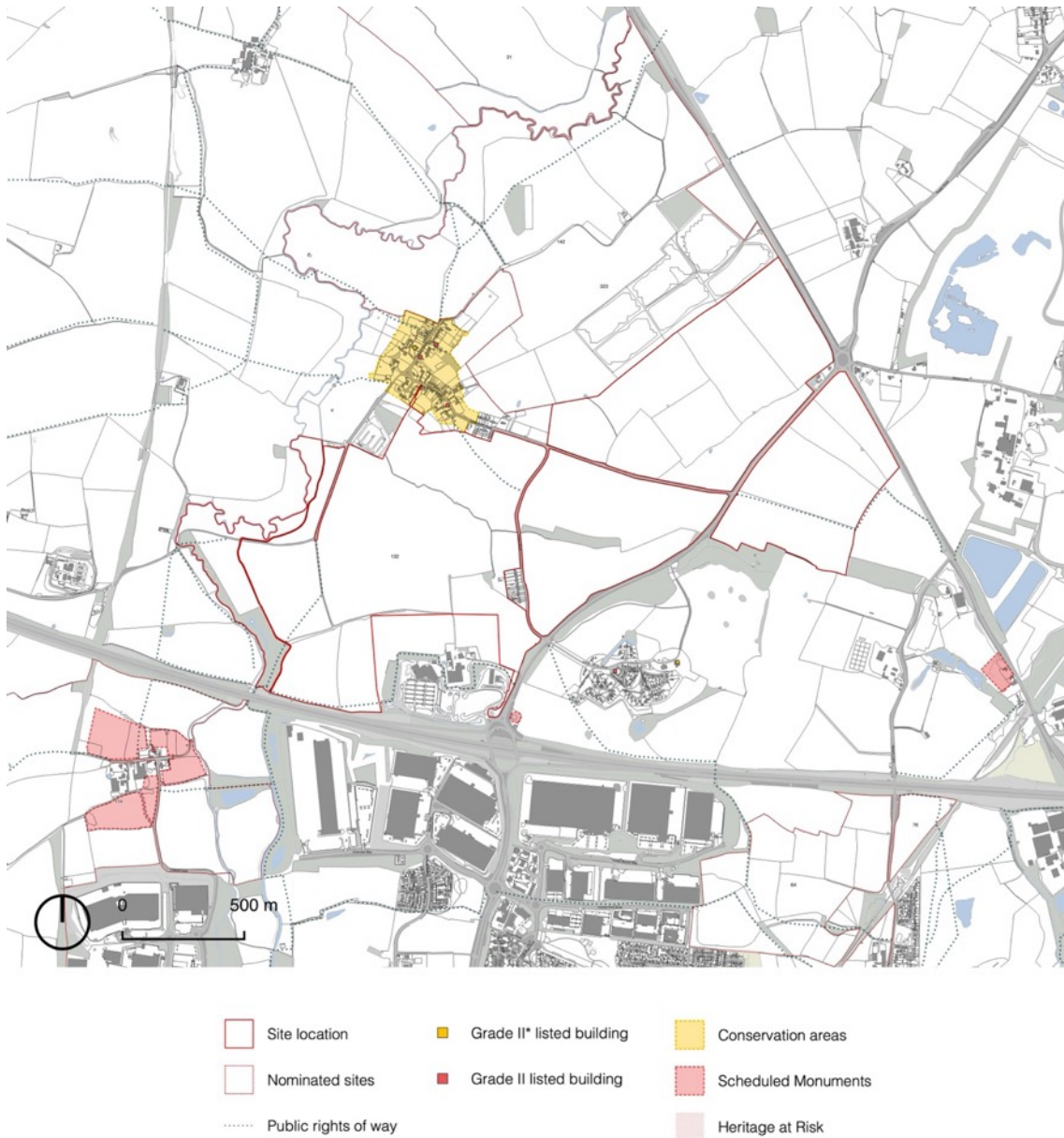
The site is located around the historic settlement of Churchover, with a small section within the Churchover Conservation Area. The area is noted for its open green spaces, mature planting, and views of the church spire, which is a dominant feature of the settlement and its surrounding landscape.

The conservation area includes several listed buildings and important views, some of which include the site. The site itself is mostly open countryside in agricultural use and contributes positively to the character of the historic settlement and the approach into it from the east.

A Scheduled Monument (bowl barrow) is located just south of the site, though it is barely perceptible from its surroundings and its setting has been somewhat compromised by the surrounding road network.

Potential impacts of development include the dilution of the conservation area's character, particularly in terms of its open views, agricultural setting, and the village's still-isolated feel. To mitigate these impacts, site boundaries should be reinforced with planting, and local historic landscape features (such as hedgerows and woodland) should be restored. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.





*Site location and designated heritage assets*

## Heritage context

The site surrounds the eastern and southern boundaries of the historic settlement of Churchover.

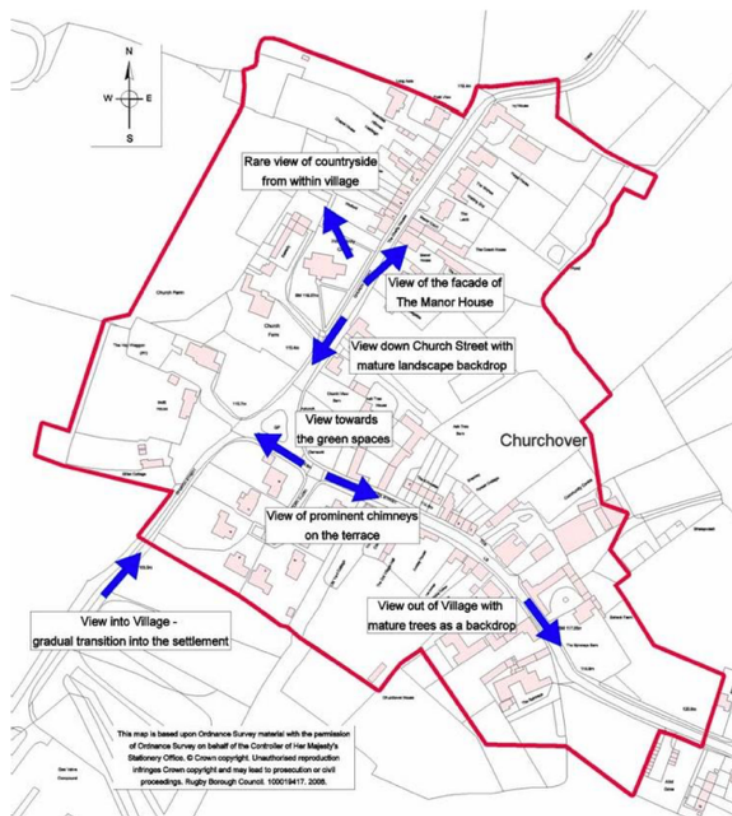
There are no listed building within the site boundary.

A small portion of the middle section of the site lies within Churchover Conservation Area. The area's open green spaces are an important characteristic, and the approach into the village from the east along Lutterworth Road is noted as important within the character appraisal, with mature planting and open countryside being a defining characteristic on the approach to the village. Views of the church spire are also particularly important, particularly when travelling south into the village, and the character appraisal notes that it is the most dominant building in the village.

Within the conservation area there are three grade II listed buildings, and one grade II\* listed building.

A number of key views, within which the site could be glimpsed, are identified within the conservation area character appraisal.

**MAP 5 KEY VIEWS AND VISTAS**



*Extract from the Churchover Conservation Area Character Appraisal.*

The site itself is predominantly characterised by open countryside, around 90% of which is in agricultural use. It is interspersed with a small number of associated agricultural buildings, and some areas of woodland.

Its immediate setting is defined by the linear, historic settlement of Churchover to the north and west of the site, and the surrounding road network of the M5 to the south, and A5 to the north and east. The bowl barrow, a scheduled monument, is to the immediate south of the site boundary. There is limited inter-visibility between a small spur of the site to the south and the monument, predominantly owing to the road network which has compromised the monument's setting.

The southeastern boundary of the site is also in close proximity to Coton House, a grade II\* listed building and 18<sup>th</sup> century house by Samuel Wyatt. The house is, however, well screened from the site boundary due to existing mature planting and the A426.

A collection of other historic landscape features is also recorded on the Historic Environment Record (e.g. canal infrastructure).

A small number of public rights of way cut through the site, but do not form a cohesive network.

### Potential impacts

- Dilution of the character of the conservation area, where there are currently long-range views across open landscape. Fragmentation of the approach to Churchover from the east, noted in the character appraisal.
- Erosion of the conservation area's agricultural setting through loss of open, pastoral lands surrounding it, particularly if the site is developed in its entirety.
- Encapsulation of a relatively still-isolated historic settlement, which, despite its proximity to the M6 and A5, still feels removed from the substantial development of its surroundings. This is a particular risk if the site is to be developed in its entirety.
- Erosion of the conservation area's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

### Avoiding harm & maximising enhancements

- Enhancing routes into Churchover by utilising the small spur of land which is within the conservation area and by connecting the public right of way network through Churchover and to the south of the village.
- Enhanced green links from Rugby to Churchover, which still allow it to remain a separate village, but enable improved pedestrian access to allow people to appreciate the conservation area.
- Reinforce planted boundaries to the site, to north, east, and west to screen, or filter views in, and out, and setting any development back from the A426. Priority should be given to screening views from the scheduled monument and the grade II\* listed Coton House.



- Identification of any areas of land which are elevated and respond with carefully placed woodland and screening measures.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.

#### Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

## Site photographs



*Open views across countryside, in the southern part of the site. Photograph taken from Coton Road looking north-west.*



*Photograph taken from Coton Road, looking north. Churchover is just visible in the far-ground, including its church spire.*



*View coming into Churchover village, approaching from the east. Noted in the conservation area character appraisal as a key view.*



*Once in the village, views outwards into the surrounding countryside are relatively contained. The church spire is a dominant feature in many views.*





*Narrow access track, forming the small part of the site which is within the conservation area.*

## 142: Land off A5, Churchover

Site reference: 142

Parish: Churchover, Monks Kirby

Ward: Clifton, Newton and Churchover, Revel and Binley Woods

Grid reference: 451644, 281246

Current use: Agricultural/ Solar Farm/ Woodland

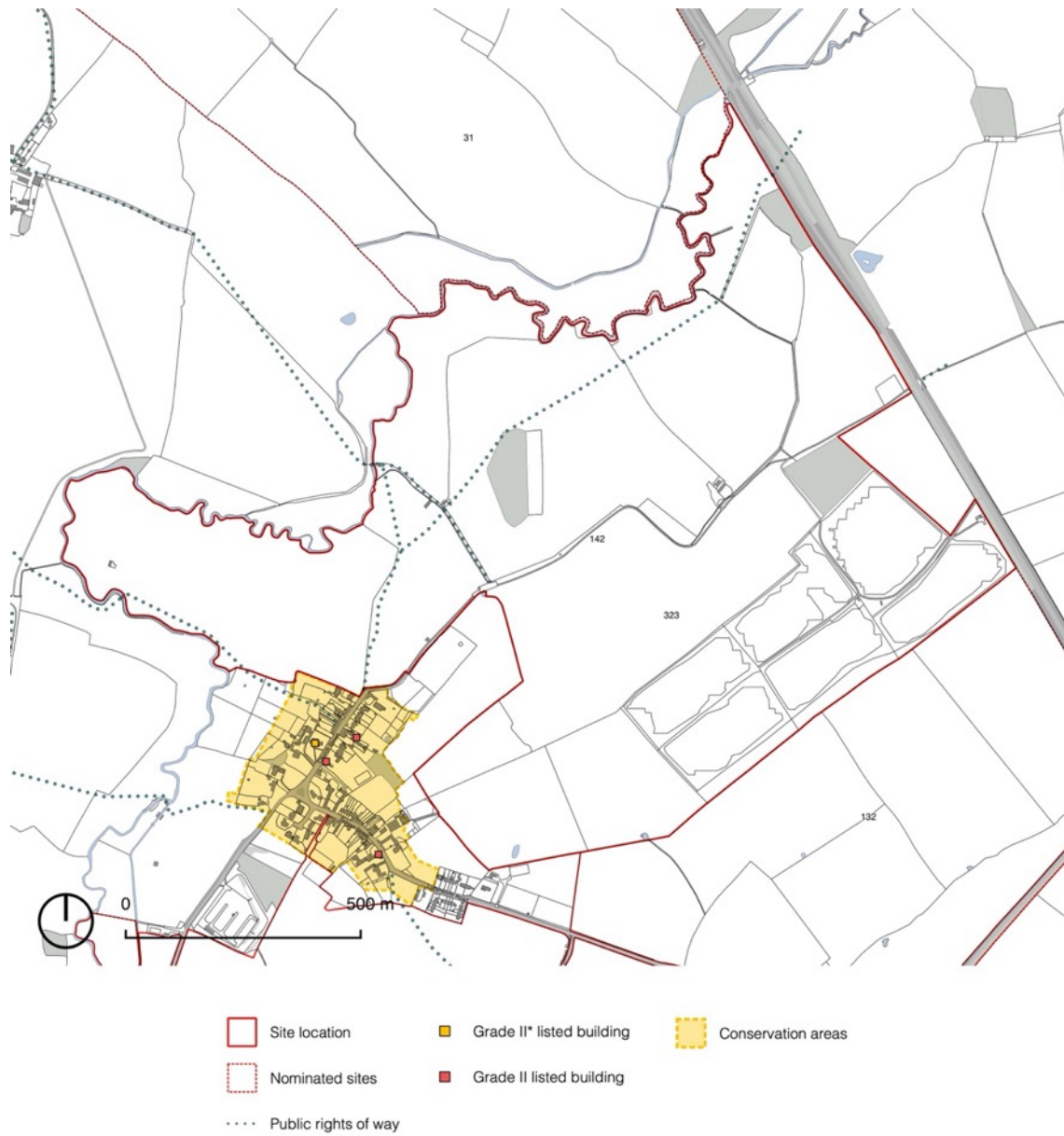
Proposed use: Residential or Employment

### Summary

The site is located to the north and east of the historic settlement of Churchover, and adjacent to the conservation area. The key characteristics of the conservation area are the views of open countryside, and of listed buildings including the Church of the Holy Trinity (grade II\* listed). The approach into the village from the east along Lutterworth Road is also highlighted as a key view in the conservation area character appraisal.

The site comprises predominantly agricultural land, with a small solar farm and woodland. It contributes positively to the character of the conservation area.

Potential impacts of development include the dilution of the conservation area's character, particularly in terms of its open views, agricultural setting, and the village's still-isolated feel. To mitigate these impacts, site boundaries should be reinforced with planting, and local historic landscape features (such as hedgerows and woodland) should be restored. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.



*Site location and designated heritage assets*



## Heritage context

The site surrounds the northern and eastern boundaries of the historic settlement of Churchover.

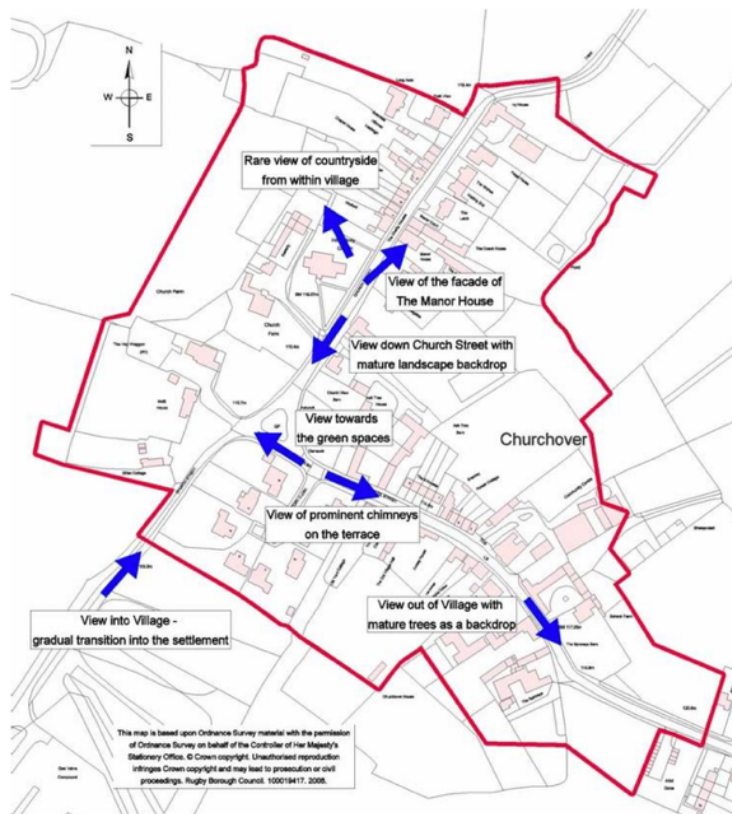
There are no designated heritage assets (including listed buildings) within the site boundary.

The site is to the immediate north and east of Churchover Conservation Area. The area's open green spaces are an important characteristic, and the approach into the village from the east along Lutterworth Road is noted as important within the character appraisal, with mature planting and open countryside being a defining characteristic on approach to the village. Views of the church spire are also particularly important, particularly when travelling south into the village, and the character appraisal notes that it is the most dominant building in the village.

Within the conservation area, there are three grade II listed buildings, and one grade II\* listed building. The southern part of the site which bounds the conservation area is particularly sensitive due to the open views across the countryside which are currently afforded from the grade II\* listed Church of the Holy Trinity, from Church Street and the network of public rights of way.

A number of key views of the site are identified within the conservation area character appraisal.

**MAP 5 KEY VIEWS AND VISTAS**



*Extract from the Churchover Conservation Area Character Appraisal.*

The site itself is predominantly characterised by open countryside, around 70% of which is in agricultural use. It is interspersed with some small areas of woodland and a solar farm. The land to the immediate north of Churchover has substantial topographical changes. A noted concentration of well preserved ridge and furrow earthworks is located north of Churchover, remnant of past farming practices, and adding to historic landscape character.

The site's immediate setting is defined by the linear, historic settlement of Churchover to the south, and the surrounding road network of the A5 to the north and east.

A collection of other historic landscape features is also recorded on the Historic Environment Record (e.g. site of Saxon and Roman burials).

A network of public rights of way is interspersed throughout the site, with three paths converging within the centre.

### Potential impacts

- Dilution of the character of the conservation area, where there are currently long-range views across open landscape. Fragmentation of the approach to Churchover from the east, noted in the character appraisal.
- Erosion of the conservation area's agricultural setting through loss of open, pastoral lands surrounding it, particularly if the site is developed in its entirety, and through loss of ridge and furrow earthworks.
- Encapsulation of a relatively still-isolated historic settlement, which, despite its proximity to the M6 and A5, still feels removed from the substantial development of its surroundings. This is a particular risk if the site is to be developed in its entirety.
- Erosion of the conservation area's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

### Avoiding harm & maximising enhancements

- Enhancing public rights of way into Churchover.
- Reinforce planted boundaries to the site, to north, east, and west to screen, or filter views in, and out. Priority should be given to screening views from the conservation area and the grade II\* listed Church of the Holy Trinity.
- Limiting development away from the eastern part of the conservation area to preserve the character of the route into Churchover from the east, as noted in the conservation area character appraisal.
- Identification of any areas of land which are elevated and respond with carefully placed woodland and screening measures.

- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.

#### Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.



## Site photographs



*View coming into Churchover village, approaching from the east. Noted in the conservation area character appraisal as a key view.*



*Once in the village, views outwards into the surrounding countryside are relatively contained. The church spire is a dominant feature in many views.*



*Open views from the grade II\* listed churchyard, looking north-west.*



*The boundary of the site with the village, which has long-range open views across to the A5.*





*The boundary of the site with the village, which has long-range open views across to the A5 including ridge and furrow earthworks.*



## 260: Thurlaston Meadows Care Home, Main Street

Site reference: 260

Parish: Thurlaston

Ward: Dunsmore

Grid reference: 446621, 270997

Current use: Garden land/ Residential

Proposed use: Residential

### Summary

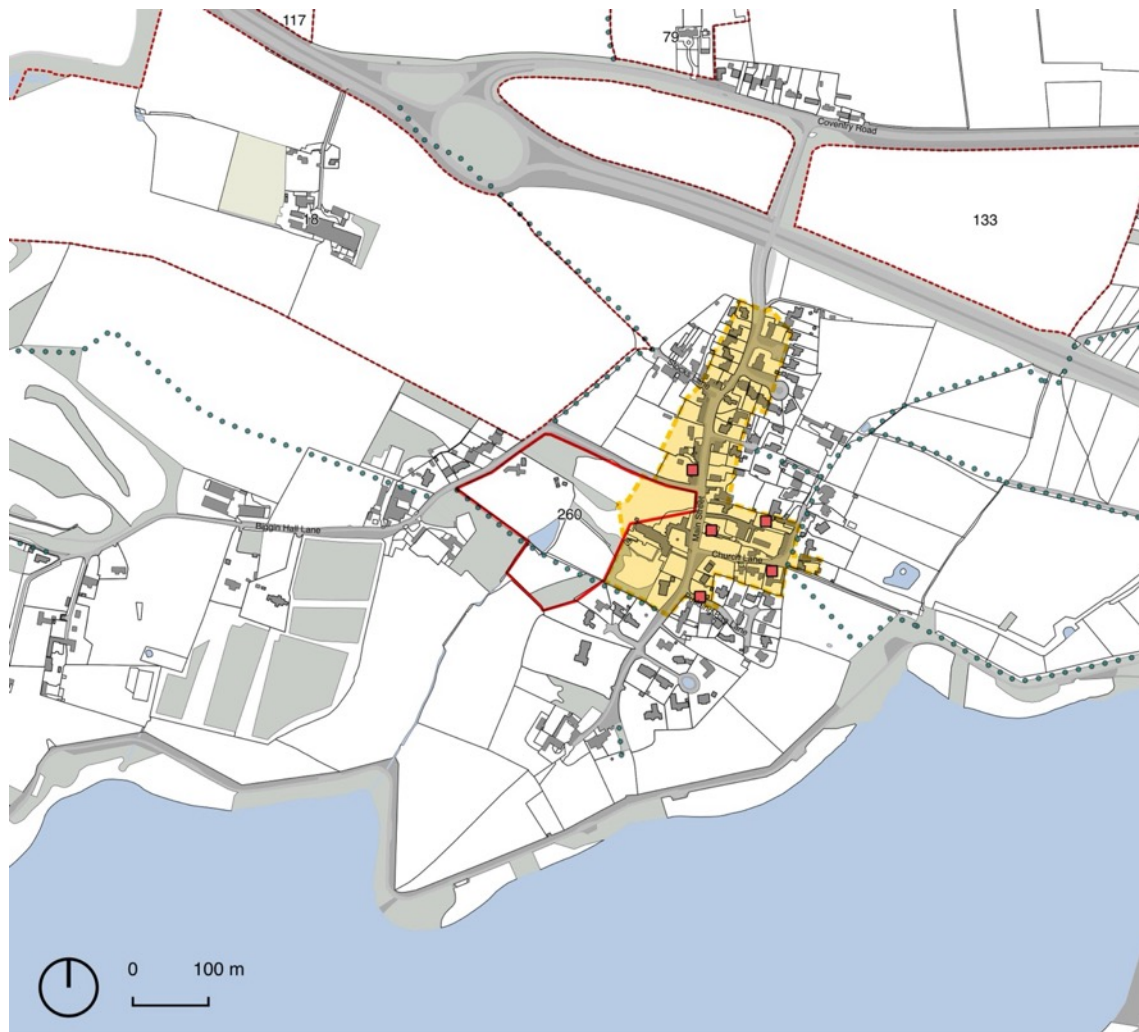
The site is located in the historic settlement of Thurlaston, near Main Street. The northeastern part of the site is located within the Thurlaston Conservation Area, which is characterised by its rural setting and views out into the open countryside. It is also in close proximity to several grade II listed buildings, including The Old Forge and Stanley's Farmhouse.

The site itself plays a significant role in framing views of the conservation area from Biggin Hall Lane and the nearby public rights of way.

The site includes a mixture of open pasture, woodland, and landscaped gardens, all of which contribute to the setting of nearby designated and non-designated heritage assets (including Biggin Hall Farm).

Potential impacts of development include the dilution of the conservation area's character, particularly in terms of its agricultural setting and the experience of approaching from the west. Development could also impact on setting of the nearby heritage assets, including Biggin Hall Farm.

To mitigate these impacts, development should not significantly extend the existing settlement boundary, with reinforced planted boundaries to filter views, and local historic landscape features (such as hedgerows and woodland) should be restored. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.



- Site location
- Grade II listed building
- Conservation areas
- Nominated sites
- ... Public rights of way

### Site location and designated heritage assets

## Heritage context

The site is located at the centre of the historic settlement of Thurlaston, on the western side of Main Street.

There are two listed buildings close to the site's eastern boundary: The Old Forge, an 18<sup>th</sup> century cottage and former forge, in Flemish bond brick (grade II listed, NHLE reference: 116482) and Stanleys Farmhouse, an 18<sup>th</sup> century farmhouse also in Flemish bond brick (grade II listed, NHLE reference: 1034924).

The north-eastern corner of the site is located within Thurlaston Conservation Area.

The Conservation Area Character Appraisal notes that, *"from outside the village the landscaping prevents views of the majority of buildings... from Biggin Hall Lane views of buildings are limited other than the nursing home."* It also goes on to state that *"there is a strong relationship between Main Street and the countryside on the western side, since development is narrow and butts up to the highway"*.

From Main Street, the green space is visually enclosed by a large boundary wall and hedgerows. Whilst the open land makes some positive contribution to the conservation area, it is clearly part of the care home context.

However, when viewed from the west, when rising the hill of Biggin Hall Lane, and/or approaching from the public right of way at the very northern corner of the site, the site becomes a prominent part of the view. This includes some of the most distinctive buildings of the conservation area including The Windmill (grade II listed, NHLE 1365061). This view is one of the few opportunities where you can see the conservation area and its rural setting from one location and almost in its entirety. Within this view, the pastures in the foreground (comprising the site) play a key role.

The largest open undeveloped space within the conservation area is noted within the character appraisal as being around the nursing home, and that the land to the north and south of the complex provides a *"spacious setting, a dominant garden and agricultural feature"*. An important view out of the conservation area into adjacent countryside is also identified looking west down Biggin Hall Lane.

The nursing home itself is in fact identified as one of four character areas within the Character Appraisal, and part of the building and its wall is an 'important unlisted building'.

The northern part of the site is comprised of lands surrounding the care home, predominantly characterised by a large open pasture, and an unmanaged woodland in the very northern corner.

The middle section of the site is formed of private landscaped gardens associated with the adjacent house. Whilst these gardens form a good quality landscape and are visible from the adjacent public right of way, they do not necessarily contribute to the significance of the conservation area.

The southern section of the site is formed of an open field, which is an important element of the setting of a potential non-designated heritage asset: Biggin Hall Farm, which is located to the west of the site. The field also frames the approach to the conservation area from this public right of way.

The site's wider setting is defined by the linear, historic settlement to the east, and a small lane of houses to the north-west, and agricultural land further north and west. The M45 is to the north.

A collection of other historic landscape features is also recorded on the Historic Environment Record (e.g. medieval settlements).



A public right of way intersects the southern part of the site. Another public right of way terminates at the very northern corner of the site, and runs further north, affording open views into the settlement upon arrival into Thurlaston as a pedestrian. From this vantage point, the site makes a strong contribution to the setting of the conservation area by creating a clear rural envelope to the settlement.

### Potential impacts

- Loss of the important green space surrounding the care home, which is identified in the conservation area character appraisal.
- Erosion of views out of the conservation area into the surrounding countryside and in turn, dilution of the character of the conservation area.
- Erosion of views into the conservation area, within which the site currently makes a strong positive contribution, approaching from Biggin Hall Lane and from the public right of way. In turn, loss of part of the rural setting of the conservation area, which is particularly prevalent to the west of its boundary.
- Erosion of the listed buildings' agricultural setting through loss of open, pastoral lands in their wider setting, particularly if the site is developed in its entirety.
- Erosion of the conservation area's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

### Avoiding harm & maximising enhancements

- Limit development to so that it does not greatly extent the existing settlement boundary, so as to maintain historic development patterns.
- Reinforce planted boundaries to the site to filter views in, and out.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement, and into the wider historic landscape.

## Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.

## Site photographs



*View from Biggin Hall Lane looking west, as the lane crests the hill. The site is to the left.*



*View from the public right of way north of the site. The care home buildings and the site (the open field directly behind the care home, and the woodland area to the right hand side of the photograph), are visible on this approach into Thurlaston.*





Glimpsed inter-visibility into the site from the western side of Biggin Hall Lane, through the unmanaged woodland within the site.



*The very western boundary of the site is framed by the fencing and hedgerows to the left, viewed from the public right of way looking eastwards. Potential non-designated farmhouse is to the right.*





*Part of the private landscaped gardens comprising the site.*



*The southern part of the site, viewed looking north-west. The non-designated farmhouse is visible to the left, and the site forms part of its open rural setting. The landscaped gardens forming the western part of the site are visible in the far-ground, to the mid-right.*





*The distinctive care home boundary wall which conceals much of the eastern section of the site from view.*



*The eastern section of the site, next to the care home's main building and car park.*

## 315: Land south of Brinklow

Site reference: 315

Parish: Brinklow

Ward: Revel and Binley Woods

Grid reference: 443262, 278983

Current use: Agricultural

Proposed use: Residential

### Summary

The site contains no designated heritage assets but lies immediately south of Brinklow Conservation Area.

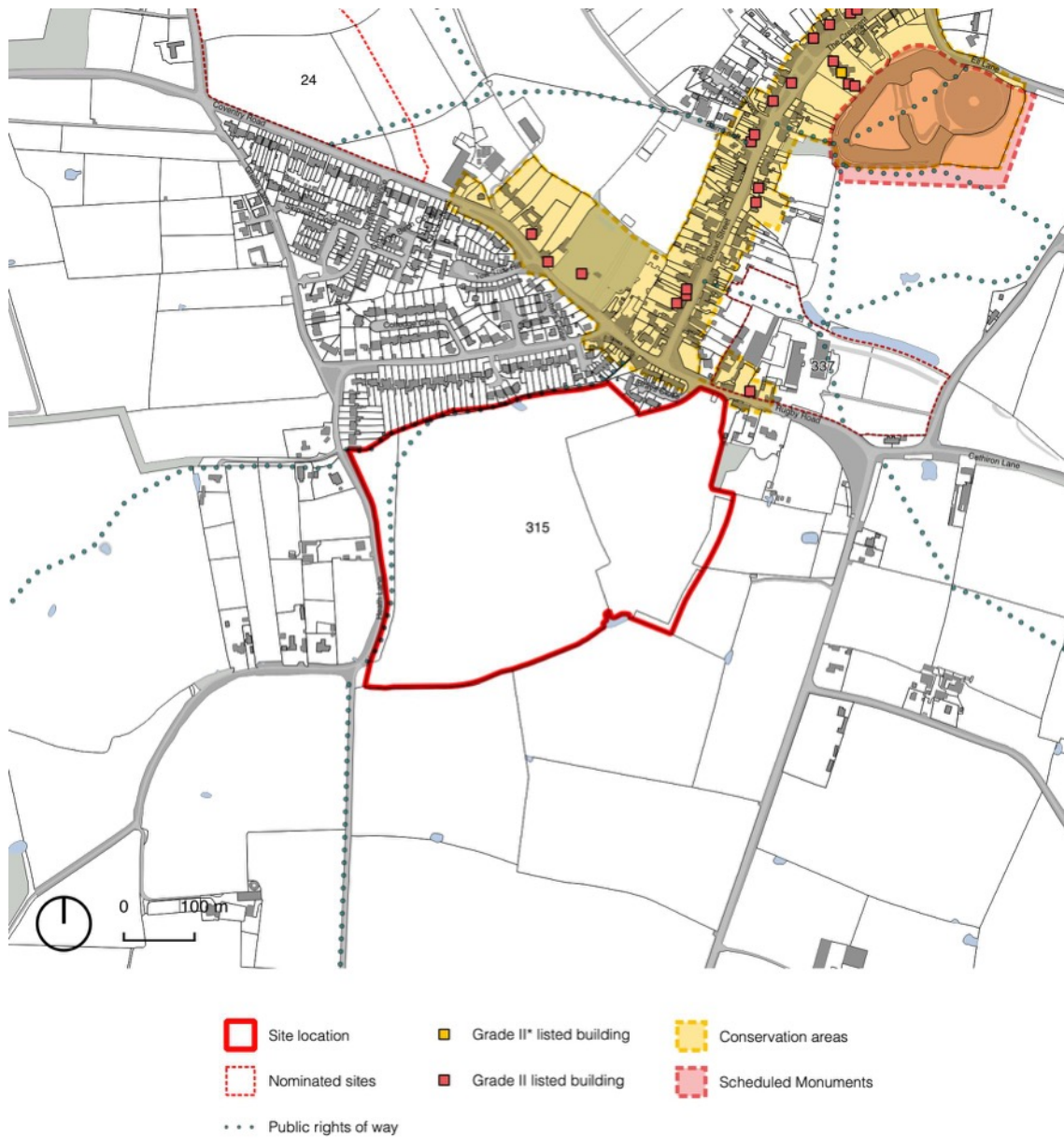
It is characterised by a mix of cultivated and pastoral fields, with hedgerow boundaries. The eastern field features well-preserved ridge and furrow earthworks, that are remnants of historic agricultural practices, and contribute to the setting of the conservation area, Brinklow Castle (a Norman scheduled monument), and the nearby grouping of historic farmsteads and agricultural buildings.

Potential impacts include the loss of views across the rural landscape, the demolition of historic buildings on Rugby Road to facilitate site access, and the destruction of the ridge and furrow earthworks. All would have the potential to harm the character of the conservation area, and the setting of some of its constituent heritage assets, including Brinklow Castle. Housing form, materials, and aesthetic could either erode or enhance local built character, depending on the quality of design and construction.

To minimise harm, development could: be restricted in the eastern field to the greatest extent possible (noting the requirement for site access across it); ensure site access requirements (e.g. a new roundabout) do not impact historic buildings fronting Rugby Road; and planting should reinforce screening of the site where appropriate. Opportunities to restore historic landscape features should also be explored, and the existing public rights of way should be improved.

Proactive archaeological assessment and evaluation is advised to address the site's potential, and early landscape and visual impact assessment is recommended to inform design from the outset.





*Site location and designated heritage assets*

## Heritage context

The site is located at the southern edge of the historic settlement of Brinklow.

There are no designated heritage assets (including listed buildings) within the site boundary.

The north-eastern corner of the site abuts the southern boundary of Brinklow Conservation Area.

The site is in entirely agricultural use and is characterised by open fields bounded by hedgerows and mature planting. The large field to the west is cultivated, the field to the east in pasture. The fields' rural character contributes positively to the overall setting of the conservation area and its heritage assets.

The eastern field parcel contains a ridge and furrow earthworks, remnant of historical agricultural practices. Well preserved ridge and furrow is found within multiple fields surrounding Brinklow, and form part of a legible medieval and post-medieval settlement. They, in turn, contribute positively to the setting of the conservation area, and Brinklow Castle: a Norman earthwork and scheduled monument that forms the focal point of the settlement's heritage. There is limited inter-visibility between the site and the monument; however, it, collectively with other earthworks still forms part of its wider context and assists in understanding the form and extent of its dominion. The western fields have been ploughed-out but cropmarks, visible on aerial photographs, identify the arrangement of a lost medieval field system. Past surface archaeological finds, recorded on the HER, indicate further archaeological potential.

There is one listed building near to the site's north-eastern boundary: 5 and 7 Rugby Road, a grade II listed building, NHLE reference 1365078. The listed building is a farmhouse of 17<sup>th</sup> century origin, and has 19<sup>th</sup> century elements. A regular courtyard of likely "curtilage listed" farm buildings survives in association with the farmhouse. Adjacent the listed farmstead are a distinctive grouping of other historic agricultural structures, including further farmhouses, working buildings, cottages, a former smithy, and other features including boundary walls. This group survives well, with generally good condition noted in the traditional buildings. Together they form a distinctive gateway to the settlement from Coventry Road. The group is noted as making a strong positive contribution to the conservation area within the Character Appraisal. It notes that: *"...both farms (nb: West Farm and Home Farm)) have significant depth to the sites accommodating a large number of farm buildings of mixed character. Combined they reinforce the agriculture character of the area and the importance of farming to the village. The farms remain in use."*

The group of buildings is visible in the distance across open countryside, from the public right of way running along the western boundary of the site, when looking north-east towards the settlement boundary. However, the core areas of the conservation area are mostly screened from the site by dense trees and other 20<sup>th</sup> century developments. Particularly in the south-western corner, where the topography of the land is lower, the conservation area is less legible.

The site's wider setting is defined by the linear, historic settlement to the north, and agricultural lands to the east and further south. A collection of other historic landscape features is also recorded on the Historic Environment Record (e.g. The Fosse Way).

There is a single-track lane along the western boundary of the site, with a small number of larger houses, and which is well-screened by mature planting. Two public rights of way intersect the site, running along the northern and western boundaries.

## Potential impacts

- Dilution of the historic rural setting of the conservation area and nearby historic farmstead grouping through loss of views across open rural landscape.
- Loss of the historic farmsteads and agricultural buildings fronting Rugby Road, and erosion of the existing 'gateway' to the conservation area, should demolition be required to facilitate access into the site from Rugby Road.
- Loss of the ridge and furrow earthworks to the east of the site if this area is to be redeveloped in its entirety, and subsequent erosion of the historic landscape which forms the setting of Brinklow Castle and the conservation area.
- Erosion of the conservation area's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

## Avoiding harm & maximising enhancements

- Limit development in the eastern field parcel to reduce loss of ridge and furrow earthworks, and open views from Rugby Road.
- Ensure new access provisions to the site are designed so that direct impacts (up to and including demolition) to the historic farmsteads and agricultural buildings on Rugby Road are not required.
- Reinforce planted boundaries to the site, to north, east, and west to screen, or filter views in, and out. Priority screening views from the scheduled monument.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Appropriate housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement, and into the wider historic landscape

## Additional comments/notes

- The site may be of high archaeological potential due to its location within, or near to the Brinklow medieval settlement boundary. An archaeological desk based assessment should be undertaken at the earliest appropriate point to inform development potential and mitigation strategy.



- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.
- Review of this assessment was requested by Rugby Borough Council with reference to submissions of a heritage technical note (GHC Archaeology & Heritage, May 2025). We consider the original comments as to the heritage context, potential nature of impacts, and possible enhancement/mitigation strategies to remain valid.

## Site photographs



*The site as viewed from the gateway from Rugby Road including subtle ridge and furrow*



*The site (on the right hand side) is directly opposite and adjacent to historic farmstead structures, and contributes to the historic rural characteristics of their setting*



*The site, as viewed from the public right of way which spans the western boundary.*





*The historic farmstead buildings are visible across the open countryside in the far ground, when looking north-east from the public right of way.*



## 316: Land at Long Lawford

Site reference: 316

Parish: Long Lawford

Ward: Wolston and The Lawfords

Grid reference: 443262, 278983

Current use: Agricultural

Proposed use: Residential

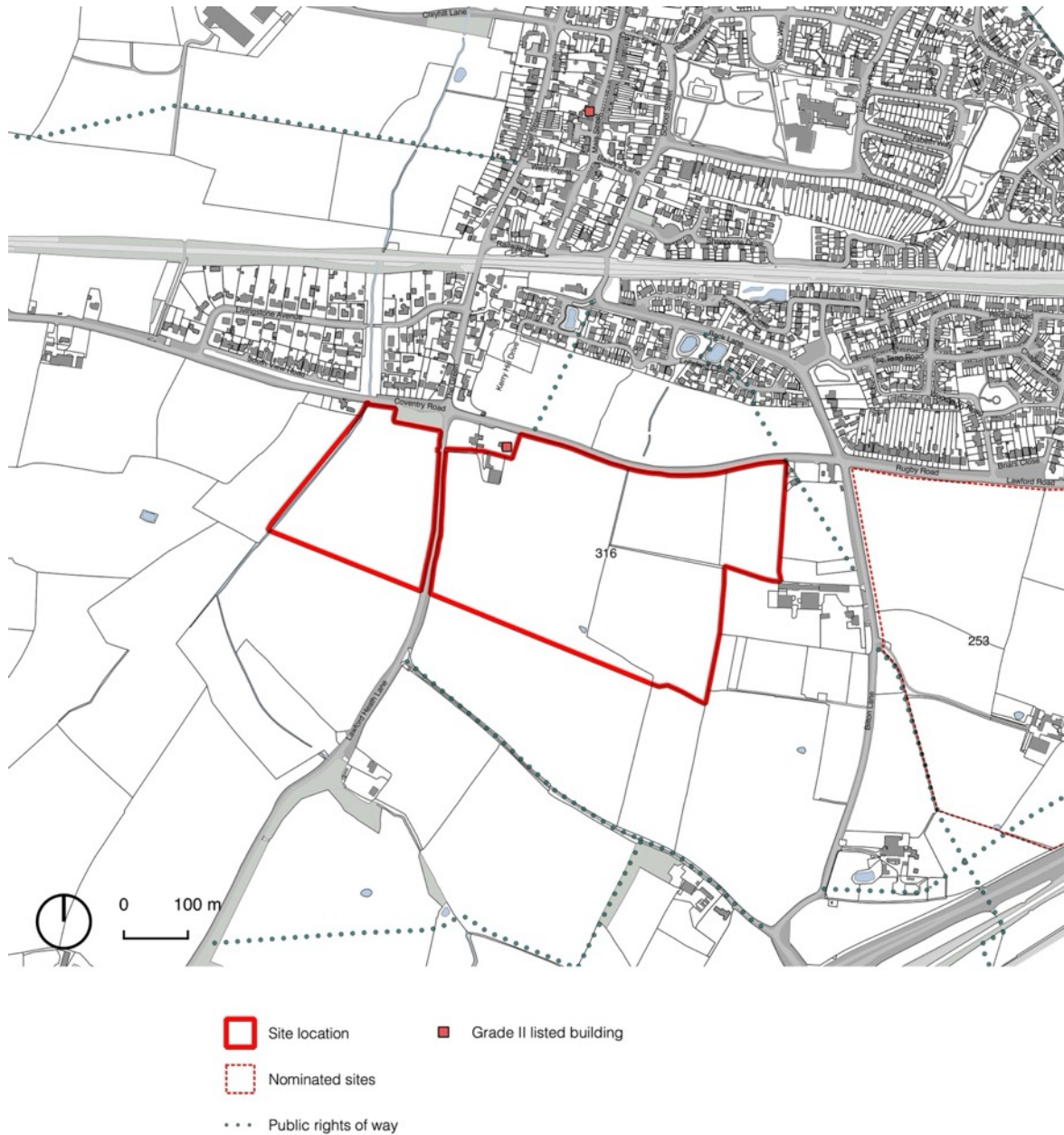
### Summary

The site is located at the southern edge of Long Lawford, and envelopes Avon Lodge, a grade II listed 18th-century farmhouse. The asset is a good example of its type, and retains some associated historic working buildings. One is an L-plan 19<sup>th</sup> century working building located within the site that, while it appears to be heavily altered, may be of heritage interest, and a 'curtilage listed' structure. Further investigation would be required prior to, and to inform site redevelopment.

The site's large agricultural fields contribute to the farmhouse's setting, albeit to a somewhat diluted degree due to their 20<sup>th</sup> century amalgamation and character. The farmhouse's visibility from its surroundings is limited by hedgerows and tree planting, but glimpses allude to its presence and architectural interest.

Potential impacts include the erosion of the farmhouse's rural setting through loss of the historic L-Plan range, the redevelopment of fields, further loss of historic hedgerows.

Mitigation can be achieved through: the considered layout of the redevelopment, to ensure the farmhouse remains singular and distinctive in its surroundings; creation of a pedestrian connection linking local public rights of way to improve public appreciation; providing a buffer to the farmstead; and potential retention and reuse of the historic L-plan working buildings should they be found to be of heritage interest.



*Site location and designated heritage assets*

## Heritage context

The site is located at the southern edge of Long Lawford.

While there are no, known designated heritage assets (including listed buildings) within the site boundary, the site envelopes the plot of Avon Lodge, a grade II listed farmhouse. The farmhouse is recorded as dating to the 18<sup>th</sup> century and is a locally typical and attractive example of its type. The building is of brick construction, with symmetrical frontage, and a rear wing extension. T

The historic farmstead partially survives through an L-plan 19<sup>th</sup> century working building to the rear (south) of the farmhouse (within the site), but otherwise the associated historic buildings have been demolished. The large modern shed is not of heritage interest. The farmhouse still sits within a clearly delineated domestic plot, but elements of the original plot have been sub-divided and, in part, redeveloped.

The historic L-plan working building within the site appeared, from a distance, to have been significantly modified, but the extent of survival (or lack therefore) of historic fabric and heritage significance was unknown at point of assessment. An RPS authored heritage assessment (May 2025) provided additional information, assessing it to be a likely early-to-mid 19<sup>th</sup> century unit of low-level heritage interest, that has been heavily modified, and has seen its setting altered, but retains sufficient significance to qualify as a non-designated heritage asset. We concur with the assessment and refer to the full technical report for further information.

The site includes large open agricultural fields of a character typical of modern field amalgamation. They are bounded by hedgerows to the roads, and dense tree planting to the farmhouse plot. The fields contribute to the listed farmhouse's setting through their continued agricultural use. The degree of contribution is slightly diluted by the field's 20<sup>th</sup> century character, and the loss of most of the preceding, finer grained field system that existed at the time of the farmhouse's construction.

The density of the roadside hedgerows and the plot's tree planting largely conceals the farmhouse in local views. It presently does not form a local landmark, although it likely did so in the past, being sited near the adjacent crossroads, and being a functional focal point. Today, only fleeting glimpses are afforded from Coventry Road (A428), Lawford Heath Lane, and the public right way c.375m to the south. These glimpses allude to the asset's presence and architectural interest, but do not provide opportunity to readily identify, understand, and appreciate the farmhouse's significance.

North of the site, Long Lawford is recorded within the HER as being a medieval settlement. Ridge and furrow were recorded as being located in the field parcel immediately north of Coventry Road, but these have now been lost to the ongoing redevelopment.



## Potential impacts

- Dilution of the historic rural setting of the farmhouse through “enveloping” redevelopment to its south, east, and west, and the through loss of historic hedgerows to Coventry Road and Lawford Heath Lane.
- Loss of the 19th century L-plan agricultural working building within the site, a non-designated heritage asset of low significance, and forming part of the farmstead setting of the listed farmhouse.

## Avoiding harm & maximising enhancements

- Retain and reuse the non-designated 19th century L-plan working building.
- Ensure the layout of housing, access, and/or open space is used to mitigate impacts to the farmhouse. The farmhouse should continue to be experienced as a unique, “standalone” feature, and not be experienced as one element of a long frontage to Coventry Road.
- Connect the public right of way north of Coventry Road (running through the ongoing Bloor Homes development) to that located 375m south of the farmstead via a pedestrian route, passing the farmhouse. This will provide new opportunities to appreciate its architectural interest, and ensure housing does not unnecessarily encroach upon, or envelope its plot.
- Provide some open space buffer to the rear of the farmhouse and working buildings.

## Additional comments/notes

- While mitigation is strongly encouraged, it seems unlikely that harm to the listed building can be wholly avoided. A development’s acceptability will therefore be determined by considering whether the benefits of the proposed quantum of housing could outweigh the residual harm.
- It is understood that the single site (316) is a combination of three submitted sites (4, 23, and 43 or parts thereof). The combination of sites may best allow development to maximise opportunities for mitigation and enhancement, through better enabling design to respond to the setting of the listed farmhouse.
- A landscape and visual impact assessment should be completed to ensure appropriate consideration of landscape value and views.
- Review of this assessment was requested by Rugby Borough Council following, and with reference to submissions of a built heritage assessment (RPS, May 2025). The assessment has been amended to reflect additional information provided in respect of the agricultural buildings within the site, immediately south of the listed building : accepting the 19<sup>th</sup> century unit as a non-designated heritage asset of low significance, and the 20<sup>th</sup> century barn as of no heritage interest.

## Site photographs



*Glimpse of Avon Lodge from Coventry Road, with the site to the right/rear but not visible.*



*View along Coventry Road, with the site to the left, and side elevation and two-storey bay of the Avon Lodge east wing extension glimpsed.*





*Rear of the historic farmstead from Lawford Heath Road, and across elements of the site, including the 19<sup>th</sup> and 20<sup>th</sup> century working agricultural buildings within the site, and a glimpse of the rear of Avon Lodge.*



*View from Lawford Heath Road, illustrating the distance glimpse of Long Lawford from the top of the hill, and with the Avon Lodge farmstead in the foreground.*



## 323: Land at Churchover

Site reference: 323

Parish: Churchover, Harborough Magna, Monks Kirby

Ward: Clifton, Newton and Churchover, Revel and Binley Woods Ward

Grid reference: 451644, 281246

Current use: Agricultural/ Solar Farm/ Woodland

Proposed use: Residential or Employment

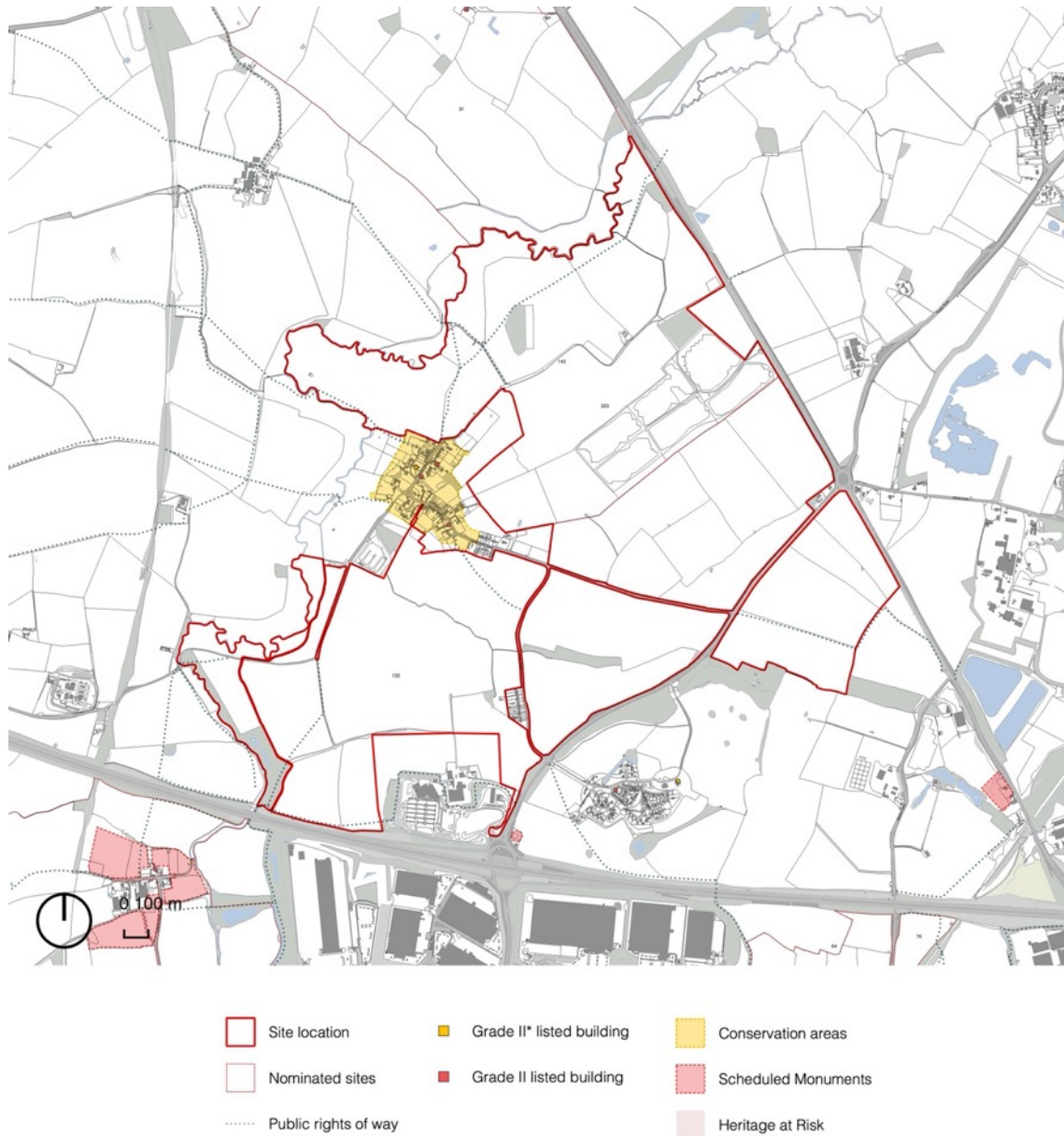
### Summary

The site is located around the historic settlement of Churchover, with a small section within the Churchover Conservation Area. The area is noted for its open green spaces, mature planting, and views of the church spire, which is a dominant feature of the settlement and its surrounding landscape.

The conservation area includes several listed buildings and important views, some of which include the site. The site itself is mostly open countryside in agricultural use, with a small solar farm and woodland, and contributes positively to the character of the historic settlement and the approach into it from the east.

A Scheduled Monument (bowl barrow) is located just south of the site, though it is barely perceptible from its surroundings and its setting has been somewhat compromised by the surrounding road network.

Potential impacts of development include the dilution of the conservation area's character, particularly in terms of its open views, agricultural setting, and the village's still-isolated feel. To mitigate these impacts, site boundaries should be reinforced with planting, and local historic landscape features (such as hedgerows and woodland) should be restored. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.



*Site location and designated heritage assets*

## Heritage context

The site surrounds the northern, eastern and southern boundaries of the historic settlement of Churchover.

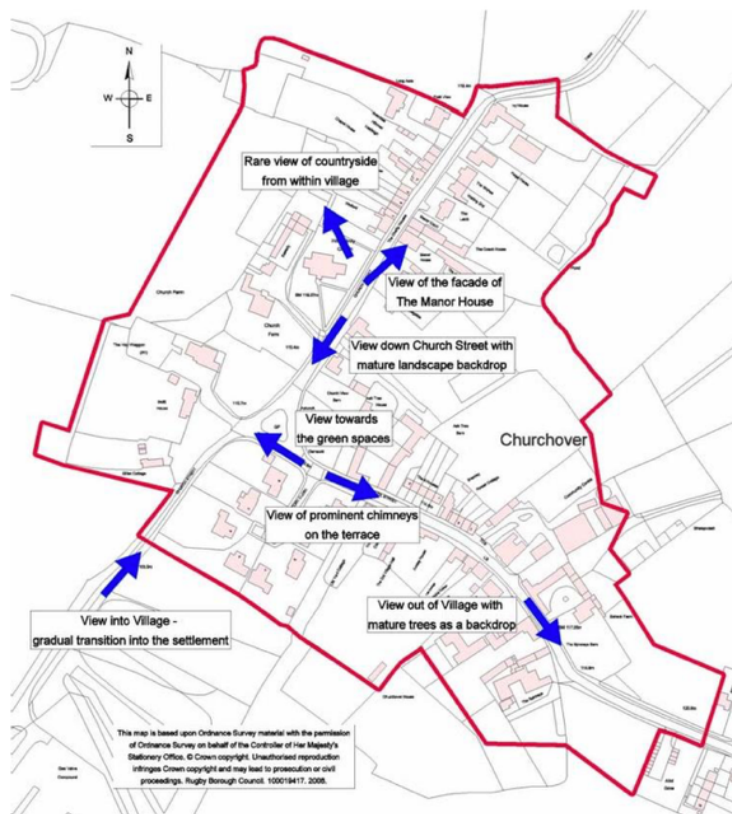
There are no listed buildings within the site boundary.

A small portion of the middle section of the site lies within Churchover Conservation Area. The area's open green spaces are an important characteristic, and the approach into the village from the east along Lutterworth Road is noted as important within the character appraisal, with mature planting and open countryside being a defining characteristic on approach to the village, and the character appraisal notes that it is the most dominant building in the village.

Within the conservation area, there are three grade II listed buildings, and one grade II\* listed building. The northern section of the site is particularly sensitive due to the open views across the countryside which are currently afforded from the grade II\* listed Church of the Holy Trinity, from Church Street and the network of public rights of way. Views of the church spire are also particularly important, particularly when travelling south into the village.

A number of key views of the site are identified within the conservation area character appraisal.

**MAP 5 KEY VIEWS AND VISTAS**



*Extract from the Churchover Conservation Area Character Appraisal.*



The site itself is predominantly characterised by open countryside, around 90% of which is in agricultural use. It is interspersed with a small number of associated agricultural buildings, and some areas of woodland. The land to the north of Churchover has substantial topographical changes. A noted concentration of well preserved ridge and furrow earthworks is located north of Churchover, remnant of past farming practices, and adding to historic landscape character.

The site's immediate setting is defined by the linear, historic settlement of Churchover to the west, and the surrounding road network of the M5 to the south, and A5 to the north and east. The bowl barrow, a scheduled monument, is to the immediate south of the site boundary. There is limited inter-visibility between a small spur of the site to the south and the monument, predominantly owing to the road network which has compromised the monument's setting.

The southeastern boundary of the site is also in close proximity to Coton House, a grade II\* listed building and 18<sup>th</sup> century house by Samuel Wyatt. The house is, however, well screened from the site boundary due to existing mature planting and the A426.

A collection of other historic landscape features are also recorded on the Historic Environment Record (e.g. canal infrastructure).

A network of public rights of way is interspersed throughout the site, with a network of three converging in the northern section.

### Potential impacts

- Dilution of the character of the conservation area, where there are currently long-range views across open landscape. Fragmentation of the approach to Churchover from the east, noted in the character appraisal.
- Erosion of the conservation area's agricultural setting through loss of open, pastoral lands surrounding it, particularly if the site is developed in its entirety.
- Encapsulation of a relatively still-isolated historic settlement, which, despite its proximity to the M6 and A5, still feels removed from the substantial development of its surroundings. This is a particular risk if the site is to be developed in its entirety.
- Erosion of the conservation area's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

### Avoiding harm & maximising enhancements

- Enhancing routes into Churchover by utilising the small spur of land which is within the conservation area and by connecting the public right of way network through Churchover and to the south of the village.

- Enhanced green links from Rugby to Churchover, which still allow it to remain a separate village, but enable improved pedestrian access to allow people to appreciate the conservation area.
- Reinforce planted boundaries to the site, to north, east, and west to screen, or filter views in, and out, and setting any development back from the A426. Priority should be given to screening views from the scheduled monument and the grade II\* listed Coton House.
- Identification of any areas of land which are elevated and respond with carefully placed woodland and screening measures.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.

### Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

## Site photographs



*Open views across countryside, in the southern part of the site. Photograph taken from Coton Road looking north-west.*



*Photograph taken from Coton Road, looking north. Churchover is just visible in the far-ground, along with the church spire.*





*View coming into Churchover village, approaching from the east. Noted in the conservation area character appraisal as a key view.*



*Once in the village, views outwards into the surrounding countryside are relatively contained. The church spire is a dominant feature in many views.*



*Open views from the grade II\* listed churchyard, looking north-west.*



*The boundary of the site with the village, which has long-range open views across to the A5.*





*The boundary of the site with the village, which has long-range open views across to the A5.*



*Narrow access track, forming the small part of the site which is within the conservation area.*



## 328: Land West of Prologis Park

Site reference: 328

Parish: Ryton-on-Dunsmore

Ward: Dunsmore Ward

Grid reference: 437243, 274098

Current use: Mixed: Agriculture, and Storage and Distribution

Proposed use: Employment

### Summary

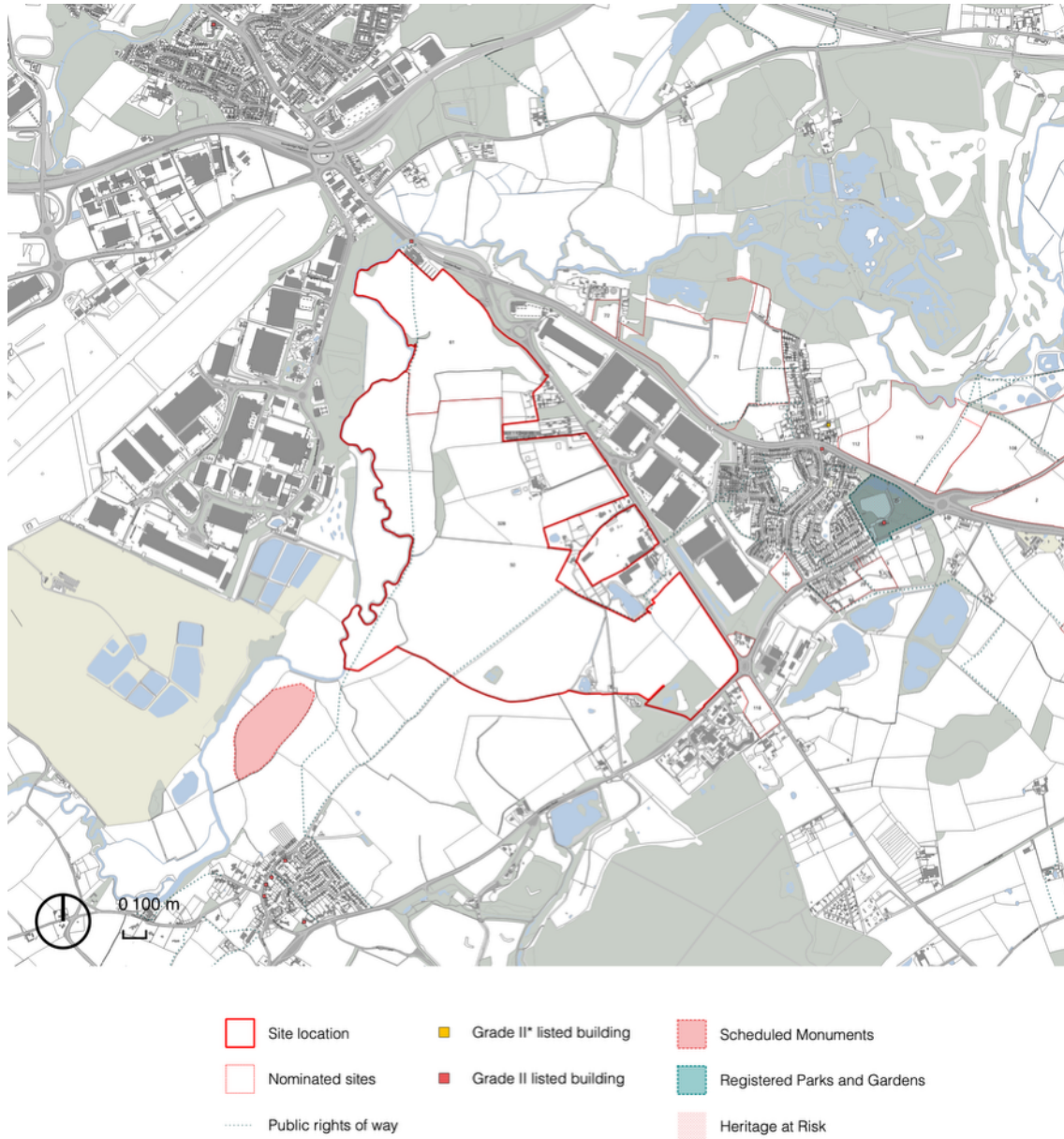
The site lies southwest of Coventry, between Middlemarch Business Park and the A423. It contains no designated heritage assets. While an historic agricultural character remains through landscape features, most traditional buildings have been lost. One surviving 19<sup>th</sup> century structure at Coney Grey Farm may hold limited heritage interest, though access constraints mean its significance remains unconfirmed.

The site lies near several designated heritage assets, including the grade II listed Ryton Bridge, approximately 75 metres north. While there is no strong visual or functional relationship, the bridge can be encountered from a Public Right of Way which first crosses the site and provides some allusion to its original, rural setting. That setting is, however, now heavily affected by road activity and noise.

In the site's wider context are a scheduled pit alignment and the Bubbenhall Conservation Area. The site is considered to make an at most minor contribution to their setting.

The local Historic Environment Record notes ridge and furrow, and find spots indicating medieval and prehistoric activity.

Potential impacts include loss of archaeological features, erosion of the rural landscape character that modestly contributes to local assets' heritage significance, and potential loss of a non-designated asset at Coney Grey Farm (subject to further investigation). A coordinated approach to archaeological assessment, heritage appraisal, and landscape design is encouraged to inform development and mitigate harm, particularly along the public right of way corridors.



*Site location and designated heritage assets*

## Heritage context

The site is located southwest of Coventry, beyond the outer ring road (A46) and defined by a broadly triangular area of land between the Middlemarch Business Park and A423..

There are no designated heritage assets (including listed buildings) within the site boundary.

While the site's land use and landscape character retains elements of an historic agricultural landscape, the large majority of traditional built features have been demolished. The one, identified exception is a small, likely late 19<sup>th</sup> century agricultural building within Coney Grey Farm. Aerial imagery and map evidence suggest it is likely a relatively utilitarian working building of traditional materials and construction. Access was not possible to confirm its provenance, and whether the level of heritage significance was sufficient for it be considered a non-designated heritage asset; however, based on available information, it is anticipated to be of relatively modest architectural and historic interest.

The local Historic Environment Record references several features within the site. This includes areas of ridge and furrow which may survive, but extensive cultivation may also have diminished their form. Multiple find spots are indicative of medieval and prehistoric activity, which together with a concentration of archaeological designations and HER records (including some of high significance) within the site's surroundings allude to the area's archaeological potential,

Approximately 75 metres north of the site is the grade II listed Ryton Bridge (NHLE 1034899), an historic crossing point with elements dating to 1786, 1931, and 1974. The 1786 portion is of sandstone with decorative elements with three semi-circular arches. There is limited direct, visual relationship between the site and the listed building, nor, to our knowledge, is there an historic functional relationship between the two. The bridge can, however, be encountered by those traversing the public right of way that crosses the site from south to north, as it connects to the A423. The experience of walking the footpath through the site's rural fields shortly prior to, or following the encountering of the asset provides some allusion to its original landscape setting; however, we do not consider this to make any more than a very minor contribution to the capacity to understand and appreciate its heritage interest. Moreover, the bridge's setting has been significantly impacted by the pervasive road traffic and noise, and any sense of rural tranquillity and amenity has been substantially eroded.

Approximately 180 metres southwest of the site is a scheduled monument 'Pit alignments N of Bubbenhall village' (NHLE 1005718). The monument has no, or an effectively imperceivable surface presence, is nestled into the landscape by nature of the local topography, and the nearby public right of way does not directly interface with the designated area. We consider the site to make little contribution to significance via setting, or the ability to understand and appreciate that significance.

Approximately 750 metres southeast of the site is the Bubbenhall Conservation Area (of Warwick District Council). No intervisibility was identified between the designated areas or the site. However, the historic settlement can be approach on foot across rural lands, along the public rights of way that bisect the site (including elements of the Centenary Way, Coventry Way, and Shakespear's Avon Way). These rural experiences provide some sense of the settlement's historic landscape setting, and add to the amenity value of those experiencing the conservation area as part of longer distance recreational activities, but the contribution to character and significance, when taken as a whole, is relatively minor.



## Potential impacts

- Loss of a potential non-designated heritage asset of likely low significance through redevelopment of Coney Grey Farm (subject to further investigation).
- Erosion of the wider setting of designated heritage assets through loss of historic rural landscape characteristics that make modest contributions to their significance, and experiences of that significance.
- Loss of archaeological features of unknown significance, without adequate recording and mitigation.

## Avoiding harm & maximising enhancements

- Retention of historic agricultural buildings (subject to further assessment of their significance), and landscape features within a site wide green infrastructure strategy.
- Landscape strategy and design to ensure retention of rural and landscape amenity along the Public Right of Way corridors linking to designated heritage assets and historic areas.

## Additional comments/notes

- All, or elements of the site may be of archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A proactive heritage assessment is encouraged to ratify the levels of significance of surviving agricultural buildings within the site, and to better qualify the potential impacts to nearby designated heritage assets via development within their setting.
- Proactive landscape and visual impact assessment is encouraged to inform positive landscape design and mitigation strategies, with emphasis on preservation of rural and landscape amenity along the public right of way corridors.

## Site photographs



*General character of areas in north of the site, with agricultural fields framed by modern commercial development*



*General character of areas in south of the site*





*Grade II listed bridge*



*A Road cross grade II listed bridge*



## 332: Former Rugby Borough Council depot, Albert Street

Site reference: 332

Parish: Unparished

Ward: Benn

Grid reference: 450616, 275477

Current use: Commercial

Proposed use: Residential

### Summary

The site contains no designated heritage assets.

Immediately east is the grade II listed 68 and 70 Albert Street, a modestly prominent early 19th century Neoclassical corner building with ancillary wings. Adjacent is the Severn Stars public house, a likely non-designated heritage asset. The site makes a largely neutral contribution to both assets.

The site borders the Rugby Town Centre Conservation Area, and its open, hard-surfaced condition detracts from the character of nearby historic buildings.

Sensitive redevelopment offers the opportunity to enhance the setting of neighbouring assets should it be delivered with appropriate scale, design quality, and materiality.



Site location and designated heritage assets

## Heritage context

The site is located northeast of Rugby Town Centre.

There are no designated heritage assets (including listed buildings) within the site boundary.

There is one listed building located immediately east of the site, the grade II listed 68 and 70 Albert Street (NHLE 1035072), an early 19<sup>th</sup> century Neoclassical unit with prominent corner element and single storey ancillary workshops to both sides. The shape, age, siting, and architecture of the building give it a subtle prominence in the streetscene, albeit not sufficient for it to be considered a 'landmark building'.

The neighbouring 'Severn Stars' public house also has a degree of architectural quality, likely sufficient for it to be considered a non-designated heritage asset of local significance.

The site makes a largely neutral contribution to both the designated and non-designated heritage assets via their setting, offering little of complimentary architecture or townscape quality.

Bordering, and immediately west of the site is the northeastern extent of Rugby Town Centre Conservation Area. This fringe location, at the junction of Albert Street and Regent Place includes an attractive collection of 19<sup>th</sup> and early 20<sup>th</sup> century domestic architecture. Again, the site offers no benefit to the area's character, and the open, vacant hard surfaced area actively detracts.

## Potential impacts

- Impact to the setting of the neighbouring listed building and non-designated heritage assets, and character of the adjacent conservation area through development of excessive scale, and/or poor design and construction quality.

Or,

- Enhancement of the asset's setting, and conservation area character, through development of suitably quality design, replacing the existing negative and neutral contributing elements of the site.

## Avoiding harm & maximising enhancements

- Carefully consider the relationship of scale with the eastern elements of the site, rising above and behind the locally prominent, listed corner unit, and its neighbouring heritage assets.
- Ensure frontage design, proportions, and materiality give appropriate reverence to the local, designated townscape character.



## Site photographs



*Site context and character*



*View from the edge of the conservation area, looking towards the site*



*Grade II listed building at corner of Albert Square, with site glimpsed to the right*



*Seven Stars public house, and possible non designated heritage asset with site glimpsed to rear*



## 337: West Farm & Home Farm, Brinklow

Site reference: 337

Parish & Ward: Brinklow, Revel and Binley Woods

Grid reference: 443699, 279191

Current use: Agricultural

Proposed use: Residential

### Summary

The site is located on the south-eastern edge of Brinklow, within a historically significant area that includes a Grade II listed farmhouse, which dates from the 17th and 19th centuries, and another non-designated farmstead. The site has been partly redeveloped with large agricultural sheds and light-industrial buildings, which detract from the heritage value of the area.

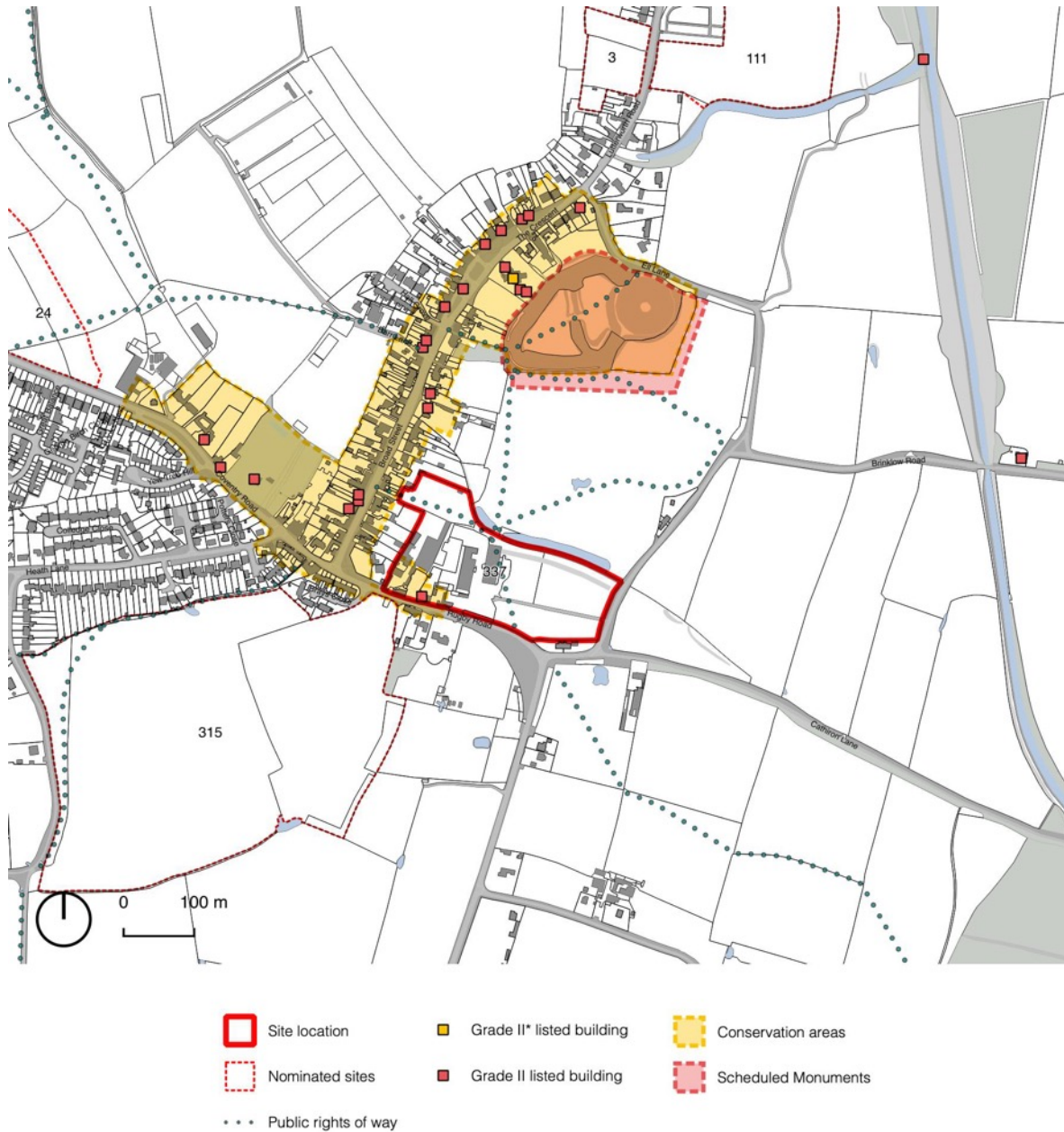
The site is partially within the Brinklow Conservation Area and surrounded by historic agricultural buildings, farmsteads, and features including boundary walls and a former smithy. These elements make strong positive contributions to the conservation area's character, which is reinforced by the surrounding landscape, including medieval ridge and furrow earthworks and Brinklow Castle (a scheduled monument).

Key concerns include: the potential loss of historic agricultural buildings; erosion of the farmsteads' setting, and Brinklow Castle's historic landscape setting; and loss of archaeological earthworks. To mitigate these impacts, redevelopment should: be focussed on existing brownfield areas; retain and restore all historic buildings; leave specific high sensitivity open areas undeveloped; and undertake targeted landscape and amenity enhancement. The design should be of an elevated standard, reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

This site (337) constitutes the amalgamation of two distinct nominations: numbers 5 and 89. We judge it likely that only a combined development strategy could provide sufficient flexibility for design to preserve heritage significance and local character. A slight reduction in the proposed allocation number (currently 100) may also be required.

Proactive archaeological assessment and evaluation is advised to address the site's potential, and early landscape and visual impact assessment is recommended to inform design from the outset.





*Site location and designated heritage assets*

## Heritage context

The site is located at the south-eastern edge of the historic settlement of Brinklow.

There is one listed building within the site: 5 and 7 Rugby Road (West Farm), a grade II listed building, NHLE reference 1365078.

The south-western corner of the site lies within the Brinklow Conservation Area.

The listed building is recorded as a farmhouse of 17<sup>th</sup> century origin, and 19<sup>th</sup> century additions. A regular courtyard of farm buildings survives in association with the farmhouse. These may be deemed “curtilage listed” structures or, at the least, make strong positive contributions to the listed building’s significance. A further courtyard and collection of historic agricultural buildings constitutes ‘Home Farm’. A former farmhouse or workers’ cottages front the street, and contributes positively to the streetscene.

In the site’s immediate context is a collection of other, historic agricultural structures, including further working buildings, cottages, a former smithy, and other features including boundary walls. The group survives well, with generally good condition noted in the traditional buildings. Together they form a distinctive gateway to the settlement along Coventry Road.

All of these historic agricultural buildings are recognised, both individually and collectively, as making strong positive contributions to the conservation area within the Character Appraisal. It notes that: *“...both farms (nb: West Farm and Home Farm) have significant depth to the sites accommodating a large number of farm buildings of mixed character. Combined they reinforce the agriculture character of the area and the importance of farming to the village. The farms remain in use.”*

Approximately one third of the site has been redeveloped for large agricultural sheds, modern yards, and light-industrial uses. Some of these buildings are visible from the road and/or are prominent features in views from the public right of way network. The form of buildings, and nature of use detracts from the setting of the listed building, neighbouring non-designated heritage assets and overall character of the conservation area.

The eastern elements of the site remain open and used for pasture. They contain subtle ridge and furrow earthworks – part of a much wider, surviving network of medieval and post-medieval agricultural earthworks, which contribute to conservation area character, and the setting of designated heritage assets (most notably including the scheduled monument to the north). The field’s rurality also contributes to the character of views from Rugby Road and Coventry Road, and the public footpaths to the north, adding to both the farmstead’s and the conservation area’s sense of historic rural setting. A large earthwork embankment associated to a disused canal also runs along the north of the field.

The open space to the northwest of the site also contributes to the farmsteads’, and the settlement’s rural setting. It is, however, more visually enclosed, and has a less direct relationship with specific heritage assets. A subtle linear bank is visible, and recorded on the HER as a possible ‘boundary bank’, but its exact provenance is unknown. .

The site’s wider setting is defined by the linear, historic settlement to the northwest, and agricultural lands to the north, east, and south. Further ridge and furrow earthworks are within fields immediately north, which again emphasise the significance of the wider medieval landscape. Brinklow Castle, a scheduled monument, and Norman earthwork, is further north again. There is glimpsed inter-visibility between the site and the monument, but this is filtered by the hedgerow at the site’s northern boundary.

A collection of other historic landscape features is also recorded with the site's surroundings on the Historic Environment Record (e.g. The Fosse Way).

Three public rights of way converge at the northern boundary to the site, suggestive that this is likely a well-used recreational space.

## Potential impacts

- Loss of historic agricultural buildings, features and spaces, including the farmhouse, its associated working buildings, boundaries, and yards. In turn, dilution of the character of the conservation area, and fragmentation of the surviving group of traditional agricultural buildings which form its south-eastern gateway.

Or, conservation and reinforcement of that significance and character through sensitive retention and reuse.

- Erosion of the farmsteads', and conservation area's agricultural setting through loss (in part of in full) of open, pastoral lands in the east and northwest of the site, and the subtle ridge and furrow and embankment earthworks within.
- Erosion of the agricultural setting of Brinklow Castle, through either overly prominent and/or poorly designed development visible in southerly views from its peak, or when travelling through the neighbouring field parcels via the public rights of way.
- Erosion of the conservation area's special character and appearance through poor quality design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

## Avoiding harm & maximising enhancements

- Restrict redevelopment to the existing brownfield land and access points, including removal of modern industrial farming buildings which currently actively detract from the character of the conservation area and the approach into it.
- Avoid redevelopment of the open pastoral land to the east, focussing delivery of more naturalistic features, including amenity space, drainage basins, biodiversity enhancements (e.g. orchard planting).
- Retention, restoration and sensitive re-purposing of historic farmsteads and their agricultural buildings to provide optimum viable uses for their long-term conservation



**Blue zone:**

Existing brownfield land comprising modern agricultural sheds and yards, and of lower heritage sensitivity. Redevelop.

**Red zone:**

Area of higher heritage sensitivity. Minimum extent of semi-natural open space, amenity areas, and low impact infrastructure (e.g. drainage attenuation)

**Light blue zone:**

Area of moderate heritage sensitivity. Redevelop subject to further investigation into archaeological potential, and consideration of the planning balance (benefits of additional housing > heritage harm).

**Yellow zone:**

Area of higher heritage sensitivity. Retain and regenerate historic farm and agricultural buildings and spaces.

- Apply the design guidance of the National Farmsteads Assessment Framework and reference to the Warwickshire Historic Farmsteads Characterisation Project evidence base in site planning and design, to maximise opportunities for enhancement and mitigate potential harm.
- Restoration and reinforcement of hedgerow and woodland boundaries to the north, east, and west to screen, or filter views in and out.
- Preservation of historic earthworks within the site, including the ridge and furrow and canal embankment. The significance (and preference for retention of) the conjectural 'boundary bank' in the northwest of the site would require further information on its significance, through archaeological investigation.

- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedents, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement, and into the wider historic landscape. Explore a new green link along the public right of way from Broad Street, through the site, to Rugby Road.

### Additional comments/notes

- The site may be of high archaeological potential due to its location within, or near to the Brinklow medieval settlement boundary. An archaeological desk based assessment should be undertaken at the earliest appropriate point to inform development potential and mitigation strategy.
- This site is an amalgamation of two distinct submissions – sites 5 and 89. A combined allocation would maximise opportunity for heritage mitigation and enhancement, on account of the sites' shared characteristics and context.
- Delivering the indicative allocation (100 dwellings) within the proportion of the site deemed appropriate for redevelopment may be challenging, while concurrently delivering the required mitigation of heritage impacts. Should the proposed number of dwellings be pursued, a higher standard of design would be required, along with sufficiently elevated public benefits to justify the heritage impact. Otherwise, a reduction in the allocation number is recommended (e.g. 60-80).

## Site photographs



*Views from the scheduled monument, looking south, in which the site is partially visible and with ridge and furrow earthworks visible to the foreground*





*Modern industrial farming buildings visible from the approach into the village from Rugby Road.*



*The public right of way network to the north of the site, which passes the modern industrial farming buildings.*



*The approach into Brinklow from the east, characterised by the surviving agricultural buildings.*



*The listed farmhouse and its surviving courtyard buildings.*

