

Landscape Sensitivity Assessment of Small Sites

Final

Rugby Borough Council

December 2025



LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

Landscape Sensitivity Assessment for Small Sites

Rugby Borough Council

FINAL

LC-1422	Document Control Box
Client	Rugby Borough
Report Title	Landscape Sensitivity Assessment for Small Sites
Status	Final
Filename	LC-1422_Rugby_LSA small sites_15_111225EH.docx
Date	December 2025
Author	EH & BT
Reviewed	EG & ND
Approved	ND

Front cover: Five Arches Bridge

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Acronyms & abbreviations

AGL	Above Ground Level
AOD	Above Ordnance Datum
BMV	Best and Most Versatile
CA	Conservation Area
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
EIA	Environmental Impact Assessment
G&T	Gypsy and Traveller
LCA	Landscape Character Assessment
LCT	Landscape Character Type
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSA	Landscape Sensitivity Assessment
LVIA	Landscape Visual Impact Assessment
LWS	Local Wildlife Site
NCA	National Character Area
NFI	National Forest Inventory
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Rights of Way
RBC	Rugby Borough Council
RPG	Registered Park and Garden
SM	Scheduled Monument
SSSI	Site of Special Scientific Interest
SWFR	Surface Water Flood Risk
TPO	Tree Protection Order

Executive summary

About this Report

- E1 Lepus Consulting has been appointed, on behalf of Rugby Borough Council (RBC), to undertake a review of the Rugby Borough Council (RBC) Landscape Sensitivity Assessment (LSA) of small site options¹ for potential residential, employment and Gypsy and Traveller development. Lepus were also requested to undertake an LSA for an additional six sites. The findings from this LSA will support the preparation of the new Rugby Local Plan.

About the LSA

- E2 LSA is the process of assessing the resilience, or robustness of landscape character and the visual resource (and valued characteristics) to defined change or changes arising from development proposals. This LSA identified and evaluated the sensitivity of the landscape against likely changes and the nature of change should the proposed development take place.

Context of Rugby

- E3 The borough of Rugby is located within Warwickshire County in the West Midlands Region of England. Coventry is the closest major city to the borough. The borough covers approximately 35,358ha, with the market town of Rugby as the principal settlement. Rugby town is surrounded by nine main rural settlements and 24 smaller rural villages, with the borough situated within four National Character Areas of Dunsmore and Feldon, Leicestershire Vales, Mease/Sence Lowlands and Northamptonshire Uplands.
- E4 The landscape of Rugby mainly comprises agricultural land with large expanses of arable land and improved pasture. The topography of the borough is characterised by a lowland, gently undulating land that is strongly influenced by the River Avon and River Leam. Notable hills across the borough include Bush Hill, Draycote Hill, Hensborough Hill and Walsgrave Hill. The borough benefits from strong road and rail infrastructure including the M6, M45 and M69 motorways and the West Coast Main Line.

Site identification and assessment

- E5 A total of 62 sites were assessed by RBC and underwent a screening exercise by Lepus, of which 28 sites were identified by Lepus for re-evaluation of the LSA. Sites have been reevaluated, or 'screened-in' whereby:

¹ Rugby Borough Council (2025) Landscape Sensitivity Assessment, March 2025. Available at: <https://www.rugby.gov.uk/w/local-plan-preferred-options-public-consultation-evidence-base#strategy-evidence> [Accessed: 04/12/25]

- The initial desktop assessment from Lepus potentially concluded a different overall site score to that identified by RBC; and / or
- RBC requested Lepus to visit and reevaluate the site.

E6 In addition, six additional sites were assessed solely by Lepus.

E7 The overall landscape sensitivity of each proposed site allocation has been systematically assessed and described against 12 receptors using the five-point scale (high, high/medium, medium, medium/low and low), informed by the susceptibility of the landscape and visual baseline to change and the values of the landscape and visual characteristics. The receptors assessed included:

- Scale and enclosure
- Landform
- Landcover (including biodiversity)
- Man-made influences
- Scenic quality and character
- Remoteness and tranquility
- Skylines and settings
- Movement
- Visibility, key view, vistas and typical receptors (both within and outside of each site)
- Views to and from important landscape and cultural heritage features (both within and outside of each site).
- Landscape value
- Visual value

E8 Proposed strategies for mitigation were also informed by recommendations by Lepus, and where available, site masterplans and landscape notes.

Summary of findings

E9 A total of 34 sites were assessed for overall landscape sensitivity, with the majority assessed as medium / low or medium. None of the sites were assessed as high sensitivity overall.

Low sensitivity

E10 Nine sites were assessed as low overall sensitivity. These sites are often located near to main roads, heavily influenced by existing development and/or have minimal positive landscape characteristics. Sites with low overall landscape sensitivity are considered to be robust with high thresholds for change.

Medium / low sensitivity

- E11 Twelve sites were assessed as medium / low sensitivity. These sites are typically located in the centre, east and western areas of the borough, in close proximity to main roads and urban areas but also containing some elements which contribute positively to the landscape or visual baseline including PRow, biodiversity or proximity to cultural heritage features. In general, these sites are considered have ability able to accept change without severe adverse effects on landscape.

Medium sensitivity

- E12 Ten sites were assessed as medium sensitivity. These sites are typically located in the centre, east and western areas of the borough, mostly adjacent to smaller settlements with some notable scenic qualities. These sites are considered to be susceptible to change but may have some limited potential to accommodate sensitively designed development.

High / Medium Sensitivity

- E13 Three sites were assessed as high / medium sensitivity, often acting as landscape buffers for small settlements. These sites are heavily influenced by cultural heritage and / or ecological features, and may act as landscape buffers for existing development. Thresholds for significant change at these sites are considered to be low.

1 Introduction

1.1 Appointment and scope of work

1.1.1 Lepus Consulting Ltd has been appointed by Rugby Borough Council (RBC) to undertake a review of the RBC Landscape Sensitivity Assessment (LSA) of small site options¹ to support the preparation of the new Rugby Local Plan. Lepus has also been requested to undertake an LSA for an additional six small sites.

1.1.2 RBC's current Local Plan 2011-2031 was adopted in June 2019. The Council is in the process of preparing a new Local Plan for 2027 to 2042. The Local Plan is currently at the Regulation 18 stage and has undergone two Regulation 18 consultation periods including:

- An 'Issues and Options' Consultation between November 2023 and February 2024; and
- A 'Preferred Options' Consultation between March 2025 and May 2025.

1.1.3 Lepus Consulting Ltd is a multi-disciplinary environmental assessment and planning practice, based in Cheltenham, Gloucestershire, specialising in landscape appraisal and management. This report has been prepared by Neil Davidson BSc (Hons), MSc, CEnv, CMLI, MCIEEM, Emily Hannis MA (Hons) GradISEP, and Becky Topping BA (Hons).

1.2 Landscape Sensitivity Assessment

1.2.1 LSA is the process of assessing the resilience, or robustness of landscape character and the visual resource (and valued characteristics) to defined change or changes arising from development proposals. It can help decision makers to understand likely changes and the nature of change should the development scenarios be taken forward.

1.3 Geographic context of Rugby

1.3.1 The borough of Rugby covers 35,358ha and is located within the county of Warwickshire in the West Midlands region of England. Rugby is a market town and also the principal settlement, surrounded by a rural environment comprised of nine main rural settlements and 25 smaller rural villages. Outside the town, the landscape is predominantly agricultural comprising extensive areas of arable land and improved pasture. The borough is characterised by a lowland, gently undulating landscape which is strongly influenced by the River Avon and River Leam. Notable hills across the borough include Bush Hill, Draycote Hill, Hensborough Hill and Walsgrave Hill. Rugby is centrally located in England and benefits from strong road and rail infrastructure. The M6, M45 and M69 motorways and the West Coast Main Line cross through the borough. A baseline review of natural, cultural and social aspects of the borough can be found in **Chapter 5**.

¹ Rugby Borough Council (2025) Landscape Sensitivity Assessment, March 2025. Available at: <https://www.rugby.gov.uk/w/local-plan-preferred-options-public-consultation-evidence-base#strategy-evidence> [Accessed: 17/09/25]

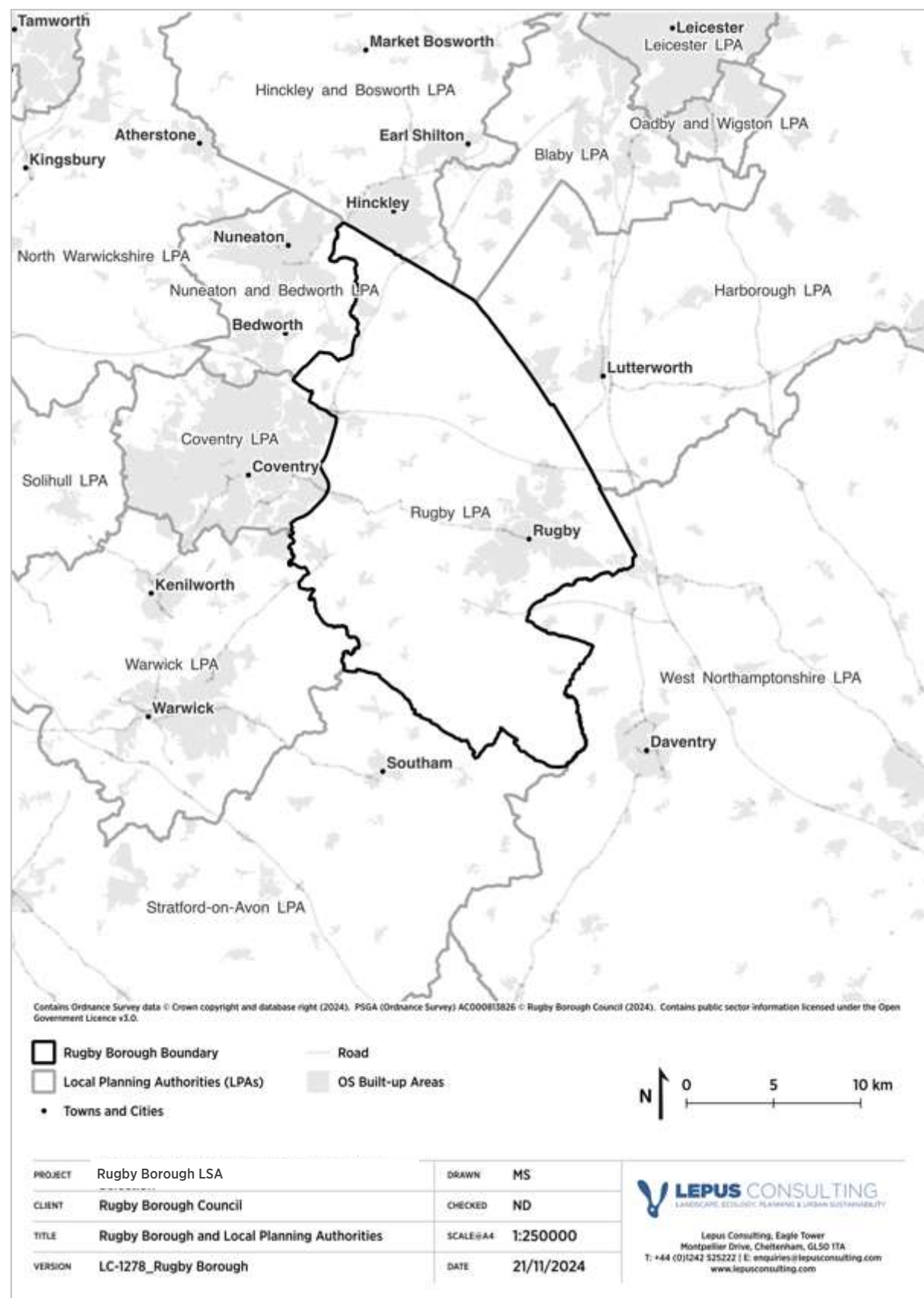


Figure 1.1: Location of Rugby Borough

2 Planning policy

2.1 Introduction

2.1.1 This study has been undertaken within the context of relevant planning policy. Planning policy and other material considerations are taken from:

- The National Planning Policy Framework (NPPF)²
- Planning Practice Guidance (PPG)³
- Rugby Borough Local Plan 2011-2031⁴

2.1.2 Further details of these planning policies are provided below.

2.2 National Planning Policy Framework

2.2.1 The National Planning Policy Framework (NPPF) acts as guidance for local planning authorities, both in plan preparation and making decisions about planning applications. The environmental objective of the NPPF is:

“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

2.2.2 NPPF paragraphs relevant to landscape character are set out in **Table 2.1**.

Table 2.1: NPPF paragraphs relevant to landscape character

Paragraph 135	<i>“Planning policies and decisions should ensure that developments: ...c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);”</i>
Paragraph 187	<i>“Planning policies and decisions should contribute to and enhance the natural and local environment by: ...a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan). ...b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”</i>

² National Planning Policy Framework (2024) Department for Levelling Up, Housing and Communities. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed: 17/09/25]

³ Planning Practice Guidance (2021) Ministry for Housing, Communities and Local Government. Available at <https://www.gov.uk/government/collections/planning-practice-guidance> [Accessed: 17/09/25]

⁴ Rugby Borough Council (2019) Local Plan 2011-2031. Available at: <https://www.rugby.gov.uk/w/local-plan-2011-2031> [Accessed: 17/09/25]

2.3 Planning Practice Guidance

2.3.1 The Government publishes Planning Practice Guidance (PPG)⁵ to accompany the NPPF. In relation to landscape matters, the Natural Environment PPG provides broad guidance primarily relating to the development of local planning policy and accompanying evidence.

2.3.2 Landscape matters are included as part of the guidance on the natural environment, specifically information about how policies can conserve and enhance landscapes and how the character of landscapes can be assessed⁶. The PPG recommends that the Local Plan identifies special characteristics and is supported by proportionate landscape evidence, setting out mitigation measures where required. Appropriate evidence may include LSA, in order to help discern the scale and type of development which may be accommodated without compromising landscape character.

2.4 Rugby Borough Local Plan 2011-2031

2.4.1 Rugby Borough's current Local Plan 2011-2031 was adopted in June 2019⁷. The Council is in the process of preparing a new Local Plan as outlined in **Section 1.1**. Policies from the adopted Local Plan relating to landscape character are set out in **Table 2.2**.

Table 2.2: Local Plan policies relevant to landscape character

Policy NE3: Landscape Protection and Enhancement	<p><i>"New development which positively contributes to landscape character will be permitted. Development proposals will be required to demonstrate that they:</i></p> <ul style="list-style-type: none"> <i>• Integrate landscape planning into the design of development at an early stage;</i> <i>• Consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;</i> <i>• Relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;</i> <i>• Identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;</i> <i>• Aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;</i> <i>• Address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and expanding these features through means such as buffering and reconnecting fragmented areas; and</i> <i>• Are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements."</i>
Policy SDC3: Protecting and Enhancing the Historic Environment	<p><i>"Development will be supported that sustains and enhances the significance of the Borough's heritage assets including listed buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes and townscapes.</i></p> <p><i>Development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance.</i></p> <p><i>a) Understand the Asset</i></p> <p><i>Applications with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) of the impacts of the proposal on the significance of heritage assets and their setting.</i></p>

⁵ Planning Practice Guidance (2021) Ministry for Housing, Communities and Local Government. Available at <https://www.gov.uk/government/collections/planning-practice-guidance> [Accessed: 17/09/25]

⁶ Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities. PPG. Paragraph: 036 Reference ID: 8-036-20190721. Available at: <https://www.gov.uk/guidance/natural-environment> [Accessed: 17/09/25]

⁷ Rugby Borough Council (2019) Local Plan 2011-2031. Available at: <https://www.rugby.gov.uk/w/local-plan-2011-2031> [Accessed: 17/09/25]

The Warwickshire Historic Environment Record, the Borough's Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, the Warwickshire Historic Towns Study and Historic Landscape Characterisation Study are examples of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures.

b) Conserve the Asset

Great weight will be given to the conservation of the Borough's designated heritage assets. Any harm to the significance of a designated heritage asset must be justified. Proposals causing substantial harm to designated heritage assets will need to demonstrate that the harm is necessary to achieve substantial public benefits sufficient to outweigh the harm or loss. Alternatively it must be demonstrated that all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and*
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and*
- The harm or loss is outweighed by the benefit of bringing the site back into use.*

Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this will be weighed against the public benefits of the proposal.

In weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.

Non-designated archaeological sites of equivalent significance to scheduled monuments should be considered subject to the criteria for designated heritage assets."

3 Landscape Sensitivity Assessment Methodology

3.1 Overview of the methodology

3.1.1 LSA is the process of assessing the resilience, or robustness of landscape character, the visual resource and valued characteristics to defined change or changes arising from development proposals. It can help decision makers to understand likely changes and the nature of change should the development scenarios be taken forward.

3.1.2 Judgements regarding sensitivity are informed by the susceptibility of landscape character and the visual resource to the prescribed changes identified, combined with value. Definitions of landscape character, sensitivity, susceptibility and value are provided in **Table 3.1** and the process of assessing landscape sensitivity is presented in **Figure 3.1**.

3.1.3 The methodology for this study is derived principally from:

- Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management'⁸

3.1.4 The methodology is also informed by the following publications:

- 'Guidelines for Landscape and Visual and Impact Assessment Third Edition' (2013)⁹
- The Countryside Agency Topic Paper 6 (2002) 'Techniques and criteria for Judging Capacity and Sensitivity'¹⁰
- Natural England (2014) 'An Approach to Landscape Character Assessment'¹¹
- Landscape Institute (2021) 'Assessing landscape value outside national designations' Technical Guidance Note 02/21¹²

3.1.5 The assessment is summarised as having three key stages:

1. Define the purpose and scope of the project
2. Gather information to inform the project (desk study and field study)

⁸ Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf [Accessed: 17/09/25]

⁹ Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition) Abingdon: Routledge

¹⁰ The Countryside Agency (2002) Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity. Available at: <http://publications.naturalengland.org.uk/publication/5601625141936128> [Accessed: 17/09/25]

¹¹ Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Accessed: 17/09/25]

¹² Landscape Institute (2021) 'Assessing landscape value outside national designations' TGN 02/21 Available at <https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/> [Accessed: 17/09/25]

3. Assess landscape sensitivity of the small site options (desk study and field study)

Table 3.1: *Landscape character, sensitivity, susceptibility and value definitions*

Landscape character*	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape value**	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.
Landscape sensitivity***	<p>Within the context of spatial planning and land management, landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource.</p> <p>Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.</p>
Landscape susceptibility***	Within the context of spatial planning and land management, landscape susceptibility is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type/development scenario or other change without undue negative effects on landscape character and the visual resource.

Sources:

* Landscape Institute and Institute of Environmental Management & Assessment (2013), Guidelines for Landscape and Visual Impact Assessment, Third Edition, London: Routledge.

** The Landscape Institute and Institute of Environmental Management & Assessment (2002), Guidelines for Landscape and Visual Impact Assessment Second Edition, London: Spon Press.

*** Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management'

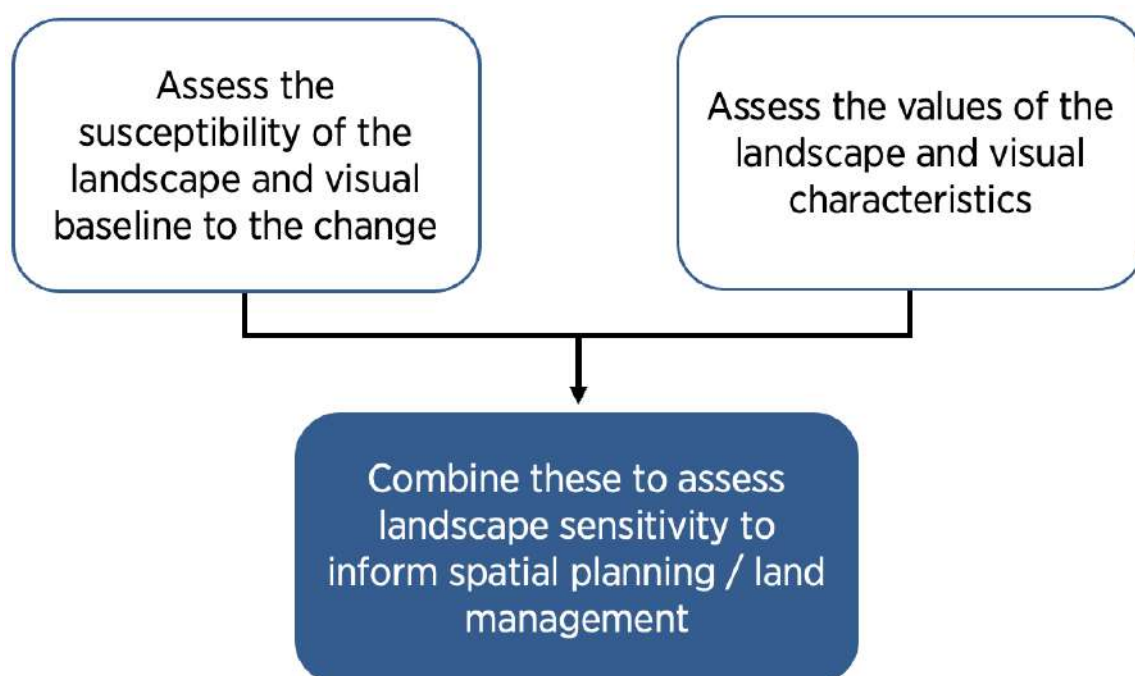


Figure 3.1: *Assessing landscape sensitivity*

3.1.6 The process of LSA is set out on the flowchart from Natural England in **Figure 3.2**.

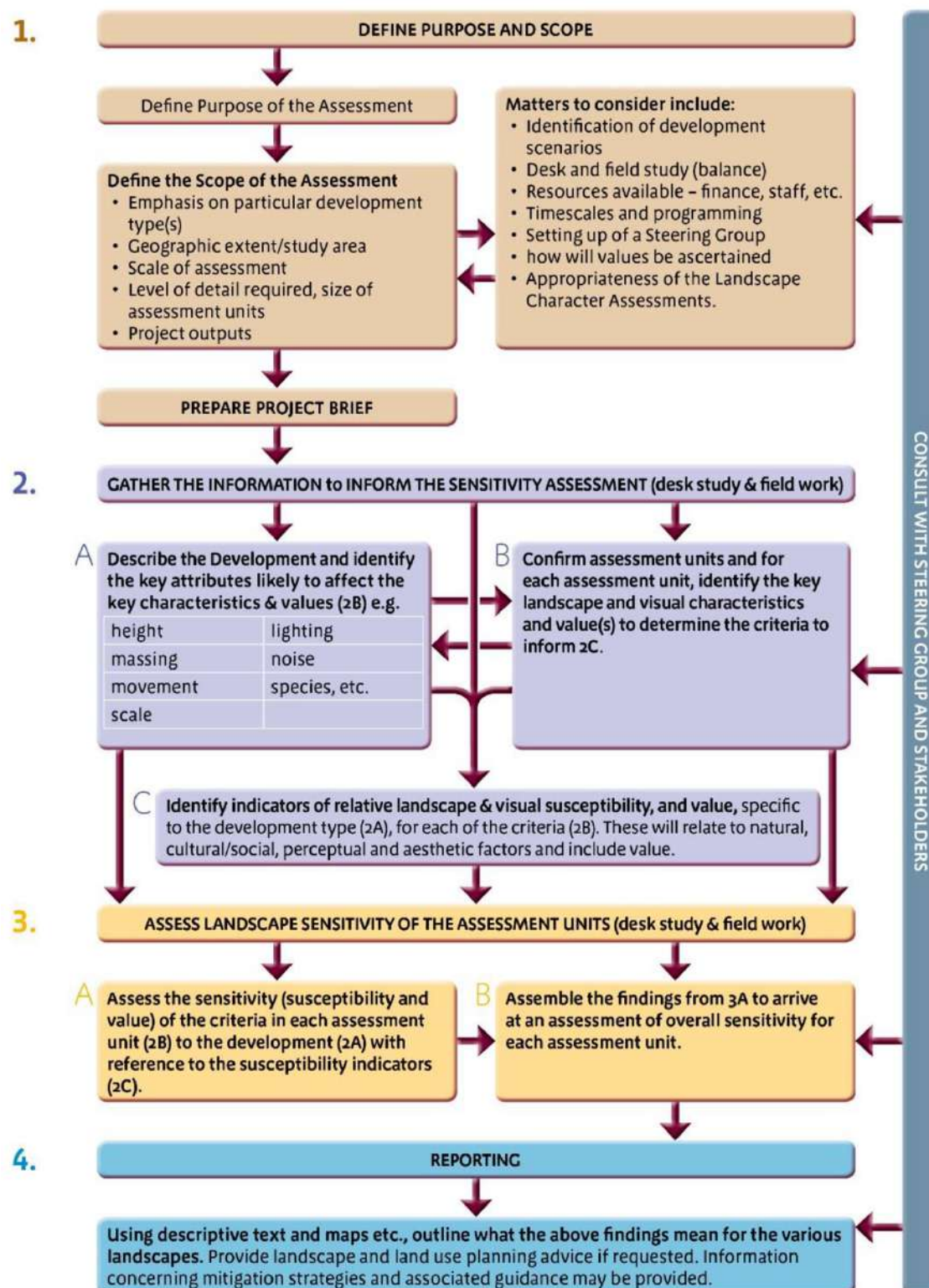


Figure 3.2: The process of LSA¹³

¹³ Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf [Accessed: 17/09/25]

3.2 Application of the methodology

3.2.1 **Sections 3.3 to 3.5** set out how the methodology presented in **section 3.1** has been applied to this LSA of small site options. This provides a clear distinction between the established Natural England methodology¹⁴ and how this has been applied to this study.

3.3 LSA Step 1: Define purpose and scope of the project

Emphasis on particular development type(s)

3.3.1 Small sites can be defined as those sites which are not considered strategic. The development scenarios at the small sites cover residential, employment, mixed use, Gypsy and Traveller (G&T), and secondary education. The assessment assumes the development types broadly follow the key attributes of the development scenarios described in **Table 3.3**.

Extent of the study

3.3.2 The geographic extent of the study area is the administrative boundary of Rugby Borough Council. The assessment units are the small sites which range in size from approximately 0.26ha to 36.94ha. These comprise the following sites, shown in **Figure 4.2**:

- 62 sites previously assessed by RBC and reviewed by Lepus, of which 28 were re-evaluated by Lepus (**Table 4.1**); and
- An additional six sites evaluated solely by Lepus (**Table 4.2**).

3.3.3 A detailed overview of the scope of work involved is set out in **Chapter 4**.

Project outputs

3.3.4 Project outputs of the LSA are presented in this report and include the following:

- LSA methodology (**Chapter 3**);
- Scope of work (**Chapter 4**)
- Baseline review of natural, cultural and social aspects of the borough (**Chapter 5**);
- Site screening table (**Chapter 6**)
- Site assessments of screened in sites (**Chapter 7**)
- Site assessments of additional small sites (**Chapter 8**)
- Conclusion (**Chapter 9**);
- Annotated photos of each site with viewpoint location maps (**Appendix A**);
- A table linking to the methodology in order to show indicators of landscape susceptibility and value, in order to discern the landscape sensitivity of sites (**Appendix B**); and
- Detailed site screening assessments of all small sites assessed by RBC (**Appendix C**).

¹⁴ Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf [Accessed: 17/09/25]

3.4 LSA Step 2: Gather information to inform the LSA (desk study and field study)

3.4.1 Judgements regarding landscape sensitivity are informed by the susceptibility of landscape character and the visual resource to the proposed changes, combined with value (see **Figure 3.1**). Step 2 comprises three sub tasks, 2A, 2B and 2C.

Step 2A. Describe the development type(s) and scenarios to be considered

3.4.2 The interaction between landscape and visual susceptibility and the attributes of the development scenario(s) determine the degree to which a site can accommodate change. As shown in **Tables 4.1** and **4.2**, the proposed development uses at the small site options cover residential, employment, mixed use, G&T sites and secondary education development. The assessment assumed the development types broadly follow the key attributes of the development scenarios described in **Table 3.2**.

Table 3.2: Key characteristics of building types

Residential	Employment	Gypsy and Traveller	Secondary school
<ul style="list-style-type: none"> One to three storeys Approximate average height of 8-10m tall Small building footprints Mixture of housing types including detached and semi-detached properties Contemporary architectural styles Constructed using traditional materials with neutral colour palettes Private rear gardens Incorporating open green spaces Street lighting May also include educational infrastructure such as nurseries, primary schools and secondary schools 	<ul style="list-style-type: none"> Approximate average height of 8-12m tall Offices, retail, factories, warehouses, distribution centres Contemporary architectural styles and geometric shapes Construction materials such as glass, steel, concrete and bricks Large building footprints Car parking areas Regular movement of heavy goods vehicles Street lighting 	<ul style="list-style-type: none"> Each site typically comprises 15 pitches. Any buildings are usually one storey in height. The size of the pitch generally accommodates a large trailer and touring caravan, drying space for clothes, a lockable shed, a small garden area, parking space for two vehicles and an amenity building. Large areas of space are situated within the site, typically constructed of concrete, for the manoeuvring of vehicles Low walls, fencing, hedges and vegetation define the boundary of the site. 	<ul style="list-style-type: none"> Typically two to four storeys in height. Extensive building footprints, often comprising several blocks connected by walkways Contemporary or institutional architectural styles, with simple geometric forms. Large areas of hard standing, including playgrounds, games courts and car parks. Dedicated sports facilities Wide access roads External lighting Perimeter security features Small landscaped areas and green spaces Outdoor social or learning spaces Potential inclusion of ancillary buildings

Step 2B: Establish and review the landscape and visual baseline, and identify associated value(s)

3.4.3 This stage began with an information gathering exercise to prepare a baseline review of natural, cultural and social aspects of the borough. This review is presented in **Chapter 5** and relies largely on information from the following sources:

- National Character Areas (NCAs) in Rugby Borough: Dunsmore and Feldon, Northamptonshire Uplands and Leicestershire Vales

- Rugby Borough Landscape Character Assessment (prepared by Lepus in 2024)
- Rainsbrook Valley Landscape Sensitivity Study (Warwickshire County Council, 2017) (covering the southern fringe of Rugby town)
- Landscape Sensitivity Study for Binley Woods, Brinklow, Long Lawford, Ryton-on-Dunsmore, Stretton-on-Dunsmore, Wolston and Wolvey (Warwickshire County Council, 2016)

3.4.4 Spatial GIS data used to inform this LSA are listed in **Table 3.3**.

Table 3.3: GIS data used in this LSA

Dataset	Source
Ancient woodland	Natural England
Built-up areas	Ordnance Survey
Country Parks	Natural England
Flood zones	Environment Agency
Geology	British Geological Survey
Historic environment and heritage assets (listed buildings, scheduled monuments and Registered Parks and Gardens (RPGs))	Historic England
Local Wildlife Sites	Rugby Borough Council
National Character Areas	Natural England
Nature conservation designations (Sites of Special Scientific Interest (SSSIs) and Local Nature Reserves (LNRs))	Natural England
Ordnance Survey 1:25,000 Scale Colour Raster	Rugby Borough Council
Priority habitat inventory	Natural England
Public Rights of Way	Rowmaps
Terrain	Ordnance Survey Terrain 50
Watercourses and surface water	Ordnance Survey
Woodland	National Forest Inventory

Assessment criteria

3.4.5 The assessment criteria listed in **Table 3.4** were used to evaluate the impact of development on the landscape character and visual qualities of small site options. The assessment criteria included key landscape elements and features (see **Figure 3.3**) that are likely to be affected by the development proposals.

Landscape value

3.4.6 Landscape value (as defined in **Table 3.1**) informs the LSA. The value of landscapes was assessed qualitatively with reference to:

- Biodiversity and geodiversity designations (SSSI, LNR, LWS)
- Historic environment designations (listed buildings, scheduled monuments, RPGs and conservation areas)

- Valued attributes such as topography, perceptual qualities, cultural and historic features and associations, biodiversity.
- Valuation of ecosystem services
- Local community values
- Character and sense of place
- Recreational value
- Intrinsic value

Table 3.4: *Landscape, visual and value assessment criteria proforma*

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure		
Landform		
Landcover (including biodiversity)		
Man-made influences		
Scenic quality and character		
Remoteness and tranquility		
Visual susceptibility		
Skylines and settings		
Movement		
Visibility, key views, vistas and typical receptors (both within and outside of each site)		
Views to and from important landscape and cultural heritage features (both within and outside of each site)		
Value		
Landscape value		
Visual value		
Overall		
Mitigation potential		
Landscape sensitivity summary		

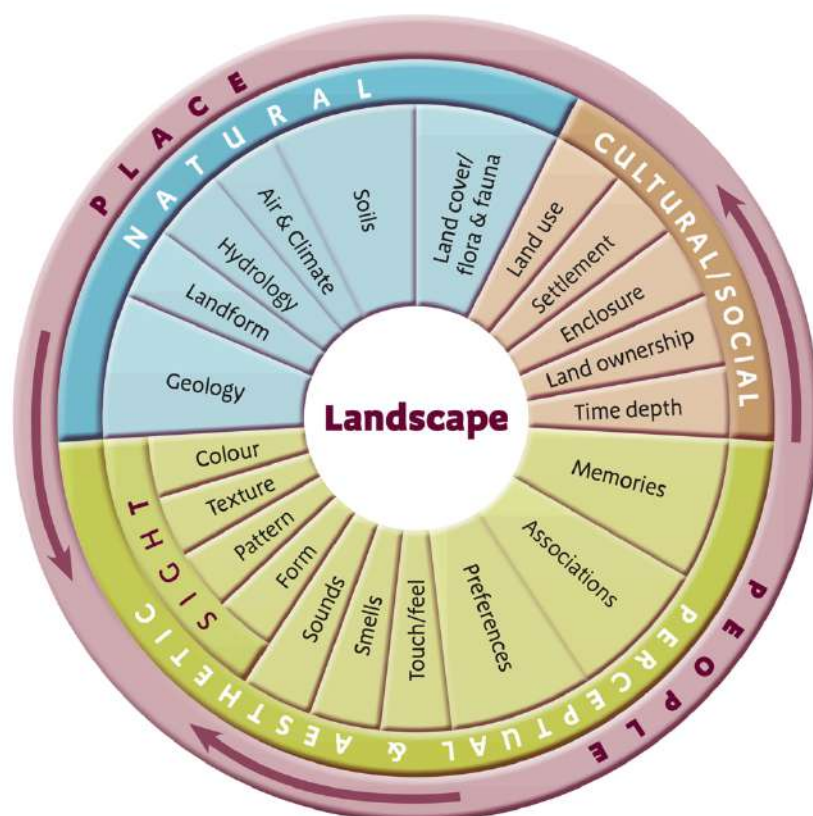


Figure 3.3: What is landscape?¹⁵

Step 2C: Identify indicators of susceptibility to be used when assessing landscape and visual sensitivity to the development type(s)

- 3.4.7 Indicators of susceptibility and value are identified for each of the assessment criteria; these are presented in **Appendix B**. The sensitivity of the landscape to the key attributes of the development scenarios are assessed with reference to the indicators of susceptibility at Step 3.

3.5 LSA Step 3: Assess landscape sensitivity of the small site options (desk study and field study)

Step 3A: Susceptibility and value

- 3.5.1 Step 3A involves assessing the landscape and visual susceptibility of the assessment criteria and landscape and visual value for each site against the key attributes of the development scenarios, with reference to the indicators of susceptibility and value identified in **Appendix B**.

¹⁵ Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Accessed: 18/09/25]

Step 3B: Overall sensitivity

3.5.2 Finally, the overall landscape sensitivity of each small site was systematically assessed and described using professional judgement, informed by the susceptibility of the landscape and visual baseline to change and the values of the landscape and visual characteristics. The overall landscape sensitivity for each site was assessed using the five-point scale outlined in **Table 3.5**. Annotated photos of each site are presented in **Appendix A**.

Table 3.5: Levels of sensitivity definitions¹⁶

High	Landscape and/or visual characteristics of the assessment unit are very susceptible to change and/or its values are high or high/medium and it is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.
High/Medium	Landscape and/or visual characteristics of the assessment unit are susceptible to change and/or its values are medium through to high. It may be able to accommodate the relevant type of development but only in limited situations without significant character change or adverse effects if defined in the relevant land parcel summary. Thresholds for significant change are low.
Medium	Landscape and/or visual characteristics of the assessment unit are susceptible to change and/or its values are medium/low through to high/medium and/or it may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
Medium/Low	Landscape and/or visual characteristics of the assessment unit are resilient and of low susceptibility to change and/or its values are medium/low or low and it can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
Low	Landscape and/or visual characteristics of the assessment unit are robust or degraded and are not susceptible to change and/or its values are low and it can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

¹⁶ Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf [Accessed: 18/09/25]

4 Scope of work

4.1 Introduction

4.1.1 As part of the plan-making process, RBC has undertaken a series of call-for-sites exercises, where landowners, developers and individuals are invited to promote potential sites for development; previously in November 2023 to February 2024, and subsequently for urban sites in July 2025. The HELAA (Housing and Economic Land Availability Assessment)¹⁷ undertaken by RBC has informed options for meeting identified needs for housing, employment and G&T development. This process has resulted in a number of small site allocations coming forward which are listed in **Table 4.1** and **4.2**, and presented in **Figure 4.2**.

4.2 Small sites

4.2.1 Small sites comprise site options which are not considered to be strategic. RBC has undertaken a Landscape Sensitivity Assessment (LSA) of 58 small site options, followed by an assessment of a further four G&T site options. Lepus has been commissioned by RBC to undertake a technical review of these sites. The 62 sites are listed in **Table 4.1** and comprise:

- 38 sites for residential use;
- 14 sites for employment use;
- Six sites for mixed use / residential or employment use; and
- Four sites for G&T use.

4.2.2 Lepus prepared the technical review, known as screening, by applying the following two step process. First, all sites were screened at desktop level with consideration of the indicators of sensitivity set out in **Appendix B**. Secondly, any site that demonstrated a potentially different outcome in terms of its overall LSA score was identified as requiring further scrutiny. These sites were then subject to a re-evaluation, undertaken by Lepus.

4.2.3 Besides this screening exercise, which resulted in the identification of 22 sites, RBC requested that Lepus undertake an updated assessment of 6 specific locations which formed part of the original 62 sites. These required a detailed second opinion as a result of local stakeholder interest, the site being proposed as an allocation, or changes in masterplan information arising since the site was previously assessed.

4.2.4 Lepus carried out an updated LSA for 28 sites. The site screening process to determine which sites required updated assessments is presented in **Chapter 6**, and the subsequent site assessments are located in **Chapter 7**.

4.2.5 Besides the screening process, Lepus was also instructed to undertake an LSA for an additional six small sites. These sites are presented in **Table 4.2** and comprise:

- Four sites for residential use;
- One site for employment use;

¹⁷ Rugby Borough Council (2025) HELAA. Available at: https://www.rugby.gov.uk/w/housing-and-economic-land-availability-assessment-helaa-methodology?p_l_back_url=%2Fsearch%3Fq%3Dhelaa&p_l_back_url_title=Search [Accessed: 02/12/25]

- One site for the development of a secondary school.

4.2.6 **Figure 4.1** below shows how the process of site screening and site assessments has taken place in this report.

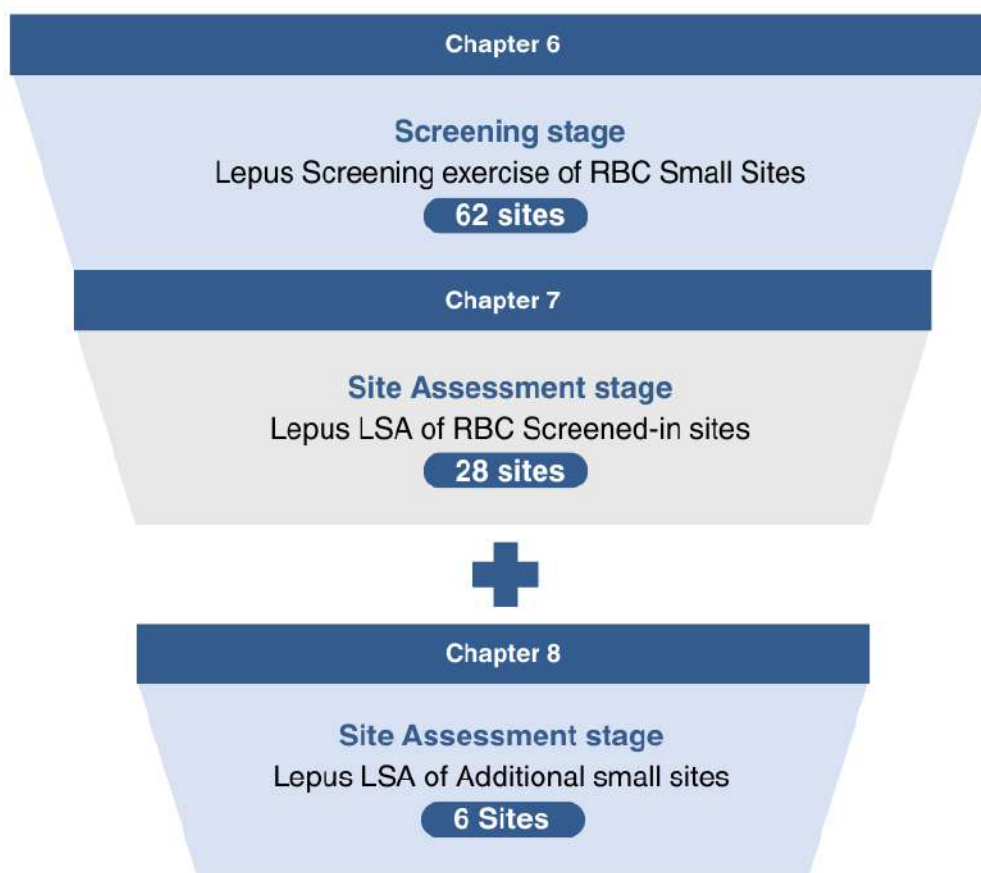


Figure 4.1: Process of site screening and site assessments

4.2.7 **Tables 4.1** and **4.2**, as well as **Figure 4.2**, show all sites which have been considered in this report.

Table 4.1: Small sites in Rugby Borough assessed by RBC and screened by Lepus

Site ref	Site name	Area (ha)	Proposed use
5	West Farm, Brinklow	3	Residential
6	Land East of Fosse Way opposite Knob Hill, Stretton-on-Dunsmore	0.26	Residential
10	The Penthouse, Coventry Road, Cawston	2.16	Residential or Employment
11	The Hall, Rugby Road, Wolston	3.44	Employment
16	Barby Lane, Hillmorton	4.05	Residential
17	South West Rugby Safeguarded Land	36.94	Employment
21	Boots Farm, Bourton on Dunsmore	23.33	Employment
24	Brierleys Farm, Brinklow	4.97	Residential
26	Brookside, Stretton-on-Dunsmore	1.50	Residential

28	South east of Main St, Ansty	6.84	Employment
29	Land to the South of Leamington Road, Ryton-on-Dunsmore	2.98	Residential
37	Daventry Road, Dunchurch	5.15	Residential
38	Drive Field, Bilton Grange School, Dunchurch	0.45	Residential
39	Dyers Lane, Wolston	1.04	Residential
40	East of Kilsby Lane, Hillmorton	4.85	Residential
45	Rugby Road, Binley Woods	21.46	Residential
53	Oxford Road, Ryton-on-Dunsmore	0.76	Residential or Employment
59	Newton Manor Lane, Rugby	17.03	Residential
64	Coton Park East, Central Park Drive, Rugby	35.97	Employment
67	Manor Barns, Wibtoft	0.36	Employment
69	Land between Hinckley Road and the M69, Hinckley	1.67	Employment
70	Land south of M6 Jctn 2, Ansty	5.28	Employment
72	Land north of London Road, Ryton-on-Dunsmore	1.46	Employment
74	Lions Field, Bilton Grange School, Dunchurch	0.80	Residential
75	Lea Crescent, Newbold-on-Avon	0.78	Residential
76	Lane east of Newton Lane, Newton	4.33	Employment
79	Land west of Medda Place, Thurlaston	4.06	Residential
81	Land west of Fosse Way, Stretton-on-Dunsmore	3.52	Residential
83	Land south of Lilbourne Road, Clifton-upon-Dunsmore	8.58	Residential
84	Land South of Leicester Road, Wolvey	8.49	Residential
87	Hillcrest Farm, Newton	3.07	Residential or Employment
88	Hinckley Road, Ansty	12.30	Employment
89	Home Farm, Brinklow	1.05	Residential
90	Homestead Farm, Dunchurch	1.07	Residential
101	Land south of Church Road, Church Lawford	0.68	Residential
102	Land south of Brownsover Road, Newbold-on-Avon	8.19	Residential
108	Land off Wolston Lane, Ryton-on-Dunsmore	20.36	Residential or Employment
112	Land off London Road (west), Ryton-on-Dunsmore	1.45	Residential
113	Land off London Road (east), Ryton-on-Dunsmore	14.52	Employment
116	Land at Marton Road, Birdingbury	0.82	Residential
117	Land at Mill House, Dunchurch	4.26	Mixed Use
118	Land at Police College, Ryton-on-Dunsmore	2.30	Residential or Employment
122	Land at Fenley Field, Old Laurentian Rugby Club, Rugby	4.64	Residential
125	Land east of Stretton Rd, Wolston	5.10	Residential
127	Land north of Church Road, Church Lawford	0.71	Residential

129	Land north of Lilbourne Road, Clifton-upon-Dunsmore	2.31	Residential
133	Land North of M45	11.81	Employment
134	Land North of Plott Lane, Stretton-on-Dunsmore	4.82	Residential
135	Land north of Rugby Road, Church Lawford	0.56	Residential
136	Land North of Warwick Road, Wolston	3.87	Residential
143	Land off Hinckley Road, M6 Jctn 2	5.05	Employment
202	Newton Road, Clifton-upon-Dunsmore	3.58	Residential
260	PP - Thurlaston Meadows Care Home, Main Street, Thurlaston	3.52	Residential
307	SC - North Road, Clifton-upon-Dunsmore (Site A)	0.94	Residential
309	Land South of Leicester Road, Wolvey	7.10	Residential
313	SC - Land north of Shilton, Bedworth	1.62	Residential
315	Land south of Rugby Road, Brinklow	16.94	Residential
338	Land south of Crick Road, Houlton	6.24	Residential
N/A	Land adjacent to Rosefields, Hinckley Road, Wolvey	1.90	Gypsy and Traveller
N/A	Top Park, Top Road, Barnacle	1.80	Gypsy and Traveller
N/A	Bryant's Bungalow, Brandon Lane	1.25	Gypsy and Traveller
N/A	Wilsher Ranch, Shilton Lane, Shilton	0.26	Gypsy and Traveller

Table 4.2: *Small sites in Rugby Borough evaluated solely by Lepus*

Site ref	Site name	Area (ha)	Proposed use
54	Oakdale Nursery, Brandon	3.92	Residential
335	Land off Rugby Road Clifton (smaller cut)	8.02	Residential
340	Newton Secondary School	10.92	Secondary School
344	Sunnycroft Farm, Clifton Upon Dunsmore	9.01	Residential
345	Ansty Park North West	6.40	Employment
348	The Croft, Stretton-on-Dunsmore (smaller cut)	3.58	Residential



5 The Landscape of Rugby

5.1 Introduction

- 5.1.1 This chapter reviews existing Landscape Character Assessments that relate to Rugby, followed by a review of natural, cultural and social factors across the borough.

5.2 Landscape Character Assessment

- 5.2.1 Landscape Character Assessment is the process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features (characteristics) that make landscapes distinctive. This process results in the production of a Landscape Character Assessment ¹⁸.

5.3 National Character Areas

- 5.3.1 At a national level, landscape character has been defined by the assessment work of Natural England, which has divided England into areas of similar landscape character called National Character Areas (NCAs). There are four NCAs located within the borough of Rugby:

- Dunsmore and Feldon NCA¹⁹;
- Leicestershire Vales NCA²⁰;
- Mease/Sence Lowlands NCA²¹; and
- Northamptonshire Uplands NCA²².

- 5.3.2 The Arden NCA also intersects the boundary of the borough by a very small margin (see **Figure 5.1**).

- 5.3.3 Each NCA identifies four Statements of Environmental Opportunity (SEOs) that guide Natural England and other stakeholders to ensure their work is targeted and contribute to the protection, restoration and enhancement of the natural environment²³.

¹⁸ Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Accessed: 18/09/25]

¹⁹ Natural England (2024) Dunsmore and Feldon NCA. Available at: <https://nationalcharacterareas.co.uk/dunsmore-and-feldon/> [Accessed 18/09/25]

²⁰ Natural England (2024) Leicestershire Vales NCA. Available at: <https://nationalcharacterareas.co.uk/leicestershire-vales/> [Accessed 18/09/25]

²¹ Natural England (2024) Mease/Sence Lowlands NCA. Available at: <https://nationalcharacterareas.co.uk/mease-sence-lowlands/> [Accessed 18/09/25]

²² Natural England (2024) Northamptonshire Uplands NCA. Available at: <https://nationalcharacterareas.co.uk/northamptonshire-uplands/> [Accessed 18/09/25]

²³ Natural England (2025) Statement of Environmental Opportunity. Available at <https://nationalcharacterareas.co.uk/glossaryitem/statement-of-environmental-opportunity-seo/#:~:text=Any%20one%20of%20a%20range.impact%20on%20ecosystem%20service%20provision.> [Accessed at 24/10/25]

5.3.4 In order to monitor landscape change across each NCA, Super Landscape Objectives (SLO) are a national tool which has been devised to identify trends for each NCA. Each SLO focuses on a specific aspect of landscape character and is scored against clear indicators to show whether that element is improving, stable or declining. The overall landscape trend, derived from the selected relevant SLOs, has been set out for each NCA within Rugby Borough.

5.3.5 A character description, identification of SEOs and overall change trends of the SLOs within the four NCA's in Rugby are set out below:

5.4 Dunsmore and Feldon NCA²⁴

Character Description:

- Primarily located within Warwickshire County.
- Predominantly a rural, agricultural landscape area.
- Some large industrial units and busy roads on the periphery of main settlements, including Rugby, exert an urban influence on the surrounding area.
- Predominantly low woodland cover across the area, with the north comprising of some well-wooded character and ancient woodlands.
- Numerous small rivers and tributaries are present across the NCA.
- According to the relevant SLOs, the overall trend in landscape change is considered to be “mixed change, mainly declining”.

Statements of Environmental Opportunity

- “SEO 1: Protect and appropriately manage the historic character, settlement pattern and features [of the NCA]... and enhance the educational, access and recreational experience for urban and rural communities.
- SEO 2: Protect and appropriately manage important natural and manmade aquatic sources and other wetland habitats for their important role in water quality and provision for species support, geodiversity, sense of place and contribution to recreation.
- SEO 3: Protect and sustainably manage the network of and agricultural land. Where appropriate, new planting of woodland and heathland is conducted for sustained food provision, biomass and timber resource and contribution to biodiversity, carbon storage and pollination. As well as the benefits to soil and water management.
- SEO 4: Protect and manage the landscape character, historic settlement character and high tranquillity levels to enhance history and sense of place and promote recreational opportunities; and ensure that new development is sensitively located and designed.”

²⁴ Natural England (2025) National Character Area: Dunsmore and Feldon

. Available at: <https://nationalcharacterareas.co.uk/dunsmore-and-feldon/> [Accessed: 24/10/25]

5.5 Leicestershire Vales NCA²⁵

Character Description:

- Extends from Hinckley in the west and Leicester in the northeast. Stretches southwards to Lutterworth and Market Harborough.
- An overall visually uniformed landscape of open areas with gentle clay ridges and river valleys, with an extensive cover of superficial deposits.
- Characterised by a mix of pasture and arable agriculture, similar to Northamptonshire Vales NCA.
- Settlements dominate the landscape, with surrounding high grounds defining the NCA's sense of place.
- The area has many sites and features of historic interest.
- Distinct levels of tranquillity due to contrast between deeply rural areas and busy urban areas with large settlements dominating the landscape's openness.
- According to the relevant SLOs, the overall trend in landscape change is considered to be "mixed change, mainly declining".

Statements of Environmental Opportunity

- "SEO 1: Protect and appropriately manage the strong historic character and heritage and the geological assets within the rural and urban landscapes... Ensure that development is fully integrated into and informed by the landscape.
- SEO 2: Manage, conserve and enhance the woodlands, hedgerows, streams and rivers in both rural and urban areas, to enhance biodiversity and recreation opportunities; improve water quality, flow and availability; benefit soil quality; and limit soil erosion.
- SEO 3: Increase, manage and enhance the recreational assets, principally the rights of way network, country parks... and historic linear features... improve access to these assets and the open countryside from the city of Leicester and surrounding rural communities and provide green infrastructure to improve people's health and wellbeing.
- SEO 4: Create new habitats where opportunities exist... to extend, link or buffer areas of existing habitat to reduce the impacts of fragmentation. Manage existing grassland, woodlands, coverts and spinneys that contribute to sense of place, enhancing biodiversity resilience and habitat networks."

5.6 Mease/Sence Lowlands NCA²⁶

- The area extends across Derbyshire (north), Staffordshire (west), Leicestershire (east) and Warwickshire in the south.

²⁵ Natural England (2025) National Character Area: Leicestershire Vales. Available at: <https://nationalcharacterareas.co.uk/mease-sence-lowlands/> [Accessed: 24/10/25]

²⁶ Natural England (2025) National Character Area: Mease/Sence

. Available at: <https://nationalcharacterareas.co.uk/mease-sence-lowlands/> [Accessed: 24/10/25]

- A landscape of gently rolling agricultural landscape centred around the rivers Mease, Sence and Anker.
- Small proportion is urban, with towns lying on the periphery of the NCA
- Lowlands preserve a remote, historic and rural character, with the addition of small villages, farmsteads and some important historic country houses and parkland.
- According to the relevant SLOs, the overall trend in landscape change is considered to be “mixed change, mainly declining”.

Statements of Environmental Opportunity

- “SEO 1: Protect and appropriately manage this important network of natural and manmade aquatic sources and wetland habitats for its internationally important populations of white-clawed crayfish, spined loach and bullhead fish and their contribution to sense of place, water quality and climate regulation.
- SEO 2: Manage and conserve the woodland habitat of the landscape and plan to expand appropriately scaled woodland cover ... to increase people’s access and enjoyment and to secure opportunities to enhance biomass and biodiversity and manage the impact of climate change.
- SEO 3: Protect and appropriately manage the historic character, settlement pattern and features of this landscape, in particular, its ancient woodlands, veteran trees, landscaped parklands and areas of archaeological interest, including ridge and furrow.
- SEO 4: Protect the overall strong rural, open and tranquil character of this well-ordered lowland agricultural landscape; increase the opportunity to encourage sustainable food production; and enhance access to and enjoyment of the wider countryside for both residents and visitors.”

5.7 Northamptonshire Uplands²⁷

- Characterised by gentle rolling, limestone hills and valleys, enclosed by ironstone-bearing clay lias and sandstone with long, low ridgelines.
- Many rivers flow out of the NCA in different directions, including the River Avon.
- Distinct character features across the NCA, unifying features such as open field systems and earthworks of deserted and shrunken settlements are present.
- According to the relevant SLOs, the overall trend in landscape change is considered to be “mixed change, mainly improving”.

Statements of Environmental Opportunity

- “SEO 1: Protect, manage and promote the historic and archaeological features, designed landscapes and field patterns... to ensure that these key

²⁷ Natural England (2025) National Character Area : Northamptonshire Uplands. Available at: <https://nationalcharacterareas.co.uk/northamptonshire-uplands/> [Accessed: 24/10/25]

features for sense of place and history are conserved, people's enjoyment and understanding is increased, and recreation opportunities are enhanced.

- SEO 2: Conserve, enhance, expand and restore the semi-natural and farmed features of the area... to enhance biodiversity and landscape character and to safeguard the continued sustainable provision of food.
- SEO 3: Conserve, manage and enhance the river catchments and reservoirs, improving water quality and flow management and benefiting biodiversity and recreation through managing soils, diffuse pollution and run-off, reconnecting flood plains and extending natural habitat.
- SEO 4: Conserve, maintain and promote local building styles and materials and plan strategic growth, infrastructure development and mineral extraction to ensure they protect remaining areas of high tranquillity, strengthen local sense of place and biodiversity, and increase adaptation for climate change through multifunctional green infrastructure networks, building on existing resources such as canals, rivers and access routes, creating strong ecological and recreation networks."

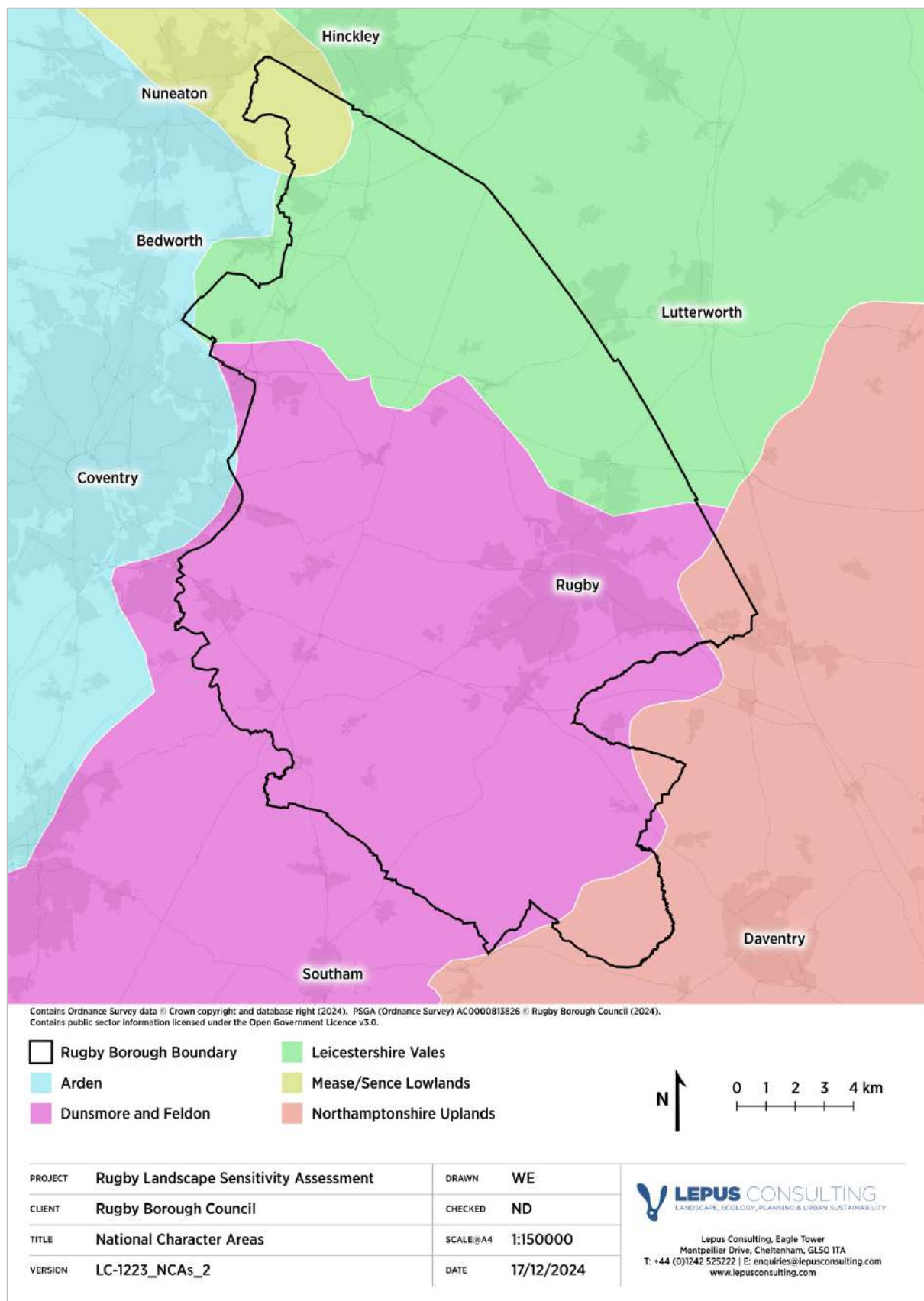


Figure 5.1: NCAs in of Rugby Borough

5.8 Rugby Landscape Character Assessment (2024)

- 5.8.1 Lepus Consulting was appointed by RBC in 2024 to undertake a Landscape Character Assessment to support the preparation of the new Rugby Local Plan. It provides an update to the 'Landscape Assessment of the Borough of Rugby (Sensitivity and Condition Study)', carried out by the Living Landscapes Project in conjunction with Warwickshire County Council and Rugby Borough Council in 2006. Three Landscape Character Areas (LCAs) and eight Landscape Character Types (LCTs) were identified in this study. The LCAs and LCTs are presented on the map in **Figure 5.2**.

Dunsmore LCA

- 5.8.2 The Dunsmore LCA includes the following LCTs: Plateau Farmlands, Plateau Fringe and Dunsmore Parklands. A description of the Dunsmore LCA is as follows:

"The Dunsmore LCA is centrally located within Rugby Borough. It is bordered by Leamington Spa, Coventry and Rugby, with its northern boundary meeting the Leicestershire Vales. The character of Dunsmore is shaped by its rich historical and ecological features and strongly influenced by the area's geology.

This area, with its intensively farmed and partially urbanised landscape, is marked by varied rolling topography and characterised by low glacial plateau and meandering river valleys. The widespread presence of glacial sands and gravels has contributed to its historical association with heathland and common land, despite little of the heath remaining today. However, remnant heathy vegetation and frequent 'Heath' place names reflect the area's strong regional identity. Semi-natural habitats are limited to small pockets of unimproved grassland, wetland areas and flood meadows along river corridors, as well as ancient woodland complexes to the west. These ancient woodlands, mature hedgerow oaks and historic parklands, give the region a well-wooded appearance.

The River Swift rises in south Leicestershire, flowing through Lutterworth before joining the River Avon in Rugby. The Avon, a key tributary of the River Severn, runs through the heart of the Dunsmore LCA in a south-westerly direction, with several smaller tributaries feeding into it. The area is defined by its gently meandering river valleys, pollard willows, streamside alders and patches of scrubland. Heavy clay loams around the poorly defined flood plains support arable farming right up to the water's edge."

Feldon LCA

- 5.8.3 The Feldon LCA includes the following LCTs: Ironstone Fringe, Vale Farmlands and Lias Village Farmlands. A description of the Feldon LCA is as follows:

"Feldon is a lowland agricultural region strongly influenced by Tudor and Parliamentary enclosures. It is characterised by heavy clay soils and a nucleated settlement pattern of small rural villages. Feldon comprises the southern area of Rugby Borough.

*The name 'Feldon' derives from the Old English word 'feld', meaning 'open cleared land'. To this day, the area remains largely unwooded, although calcareous soils give rise to Ash (*Fraxinus excelsior*) and Oak as the main tree species in parcels around Feldon. Historically, the region has been favourable for stock-rearing due to the fertile Lower Lias Clays.*

A notable feature of Feldon is the outcrop of hard, porcelaneous limestone of the White Lias, which forms an escarpment stretching from the Stour Valley in the south to the River Leam, rising up to 40m above the adjacent lowlands.

The landscape reflects the Tudor and Parliamentary enclosure movements through its pattern of large geometric fields, small red brick villages with limited road connections, and a strong sense of 'emptiness'. The farmed landscape retains a robust rural character, showcasing many historic features, particularly ridge and furrow formations and deserted village sites.

The River Leam flows through Feldon in a south-westerly direction. The river valley floodplain is wide and poorly defined due to the flat topography. Intensively managed arable land extends up to the river edge as a result of the heavier neutral clay loams around the channel. As a tributary of the River Avon, the River Leam eventually drains into the River Severn and Bristol Channel."

High Cross Plateau LCA

5.8.4 The High Cross Plateau LCA includes the following LCTs: Open Plateau and Village Farmlands. A description of the High Cross Plateau LCA is as follows:

"High Cross Plateau is a sparsely populated agricultural region situated between Rugby and Hinkley in the north east of Rugby Borough. It consists of wide rolling ridges and deep but poorly defined valleys and a distinctly rural character.

The physical nature of the area and the historical development both have a strong influence on the character of the landscape. This is reflected in the pattern of large fields, the nucleated settlement pattern and the strong impression of 'emptiness' in many areas resulting from the early enclosure of this rather marginal agricultural area. The dominant settlement type consists of small rural red brick villages and the landscape has retained historic features including remnants of medieval ridge and furrow and deserted medieval village sites. There is a distinctly rural and tranquil feel to the landscape.

The River Swift flows through the area in a southerly direction into Dunsmore LCA and meets the River Avon at Rugby. The River Swift has a distinct river valley, with flat flood plains and gravel terraces. Riverside meadows and waterside trees and shrubs are common."

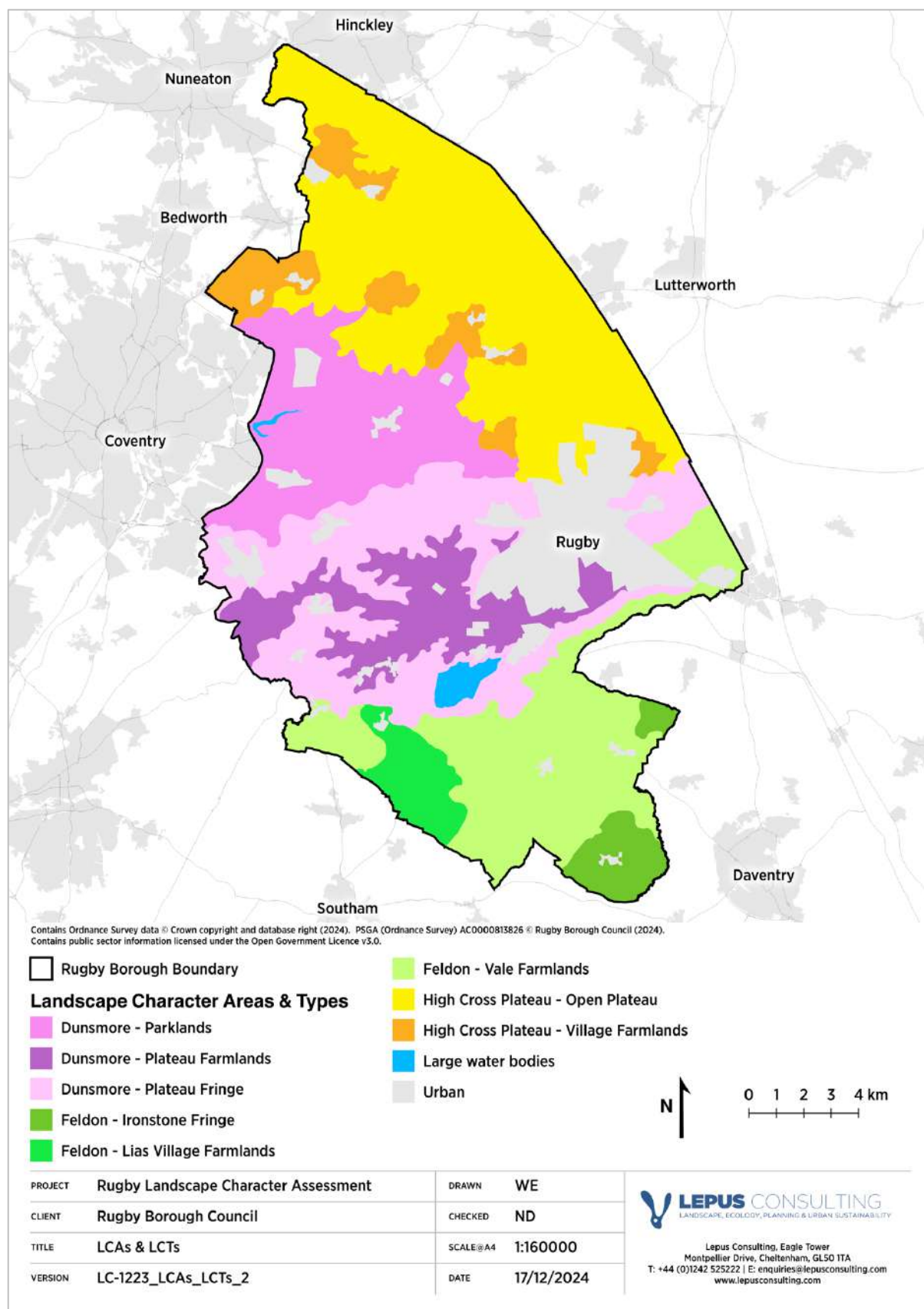


Figure 5.2: LCTs in Rugby Borough

5.9 Natural factors

Landform and geology

- 5.9.1 The borough of Rugby is characterised by a lowland, gently undulating landscape which is strongly influenced by the River Avon and River Leam (see **Figure 5.3**). The topography gradually rises and falls between the River Avon and River Leam, to the west of the town of Rugby. The topography rises to the north of the River Avon towards a rolling plateau, comprising an area of high ground between the town of Rugby and Hinckley to the north. This plateau forms the southwestern section of the Leicestershire Wolds. The highest point in the borough is at Bush Hill (163m AOD) in the far south, just to the west of Flecknoe. The rising topography in the south of the borough forms part of the Ironstone Wolds, a hilly region in Northamptonshire. Other notable hills within the borough include Draycote Hill (100m AOD), Hensborough Hill (113m AOD) and Walsgrave Hill (92m AOD). The bedrock geology (at 1:625,000 scale) of the borough mostly comprises Triassic rocks (undifferentiated), mudstone, siltstone and sandstone and lias group, mudstone, siltstone, limestone and sandstone. There is also a small area of Triassic rocks (undifferentiated), sandstone and conglomerate, interbedded, to the west of the borough²⁸.

Hydrology

- 5.9.2 Numerous watercourses flow through the borough of Rugby (see **Figure 5.3**). Most notably, the River Avon flows in a westerly direction across the central area of the borough, through the town of Rugby towards Long Lawford, Wolston and Ryton-on-Dunsmore. The River Avon is joined by tributaries including Clifton Brook, the River Swift and Sow Brook. The River Leam flows in a westerly direction across the southern area and is joined by tributaries including Millholme Brook and the River Itchen at Marton. The River Anker originates in the northern area of the borough, near Wolvey and flows in a north-westerly direction towards Nuneaton. There are also canals within the borough. The Oxford Canal connects the town of Rugby with Coventry, the Grand Union Canal crosses through the south of the borough and the Ashby-de-la-Zouch Canal crosses through the north of the borough. Water bodies in the borough include Draycote Water (244ha) located to the south-west of the town of Rugby, Coombe Pool (31ha) located to the east of the Coventry urban area and wetlands at Brandon Marsh Nature Reserve.

²⁸ BGS (2024) GeoIndex (onshore). Available at: <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/> [Accessed 25/09/24]

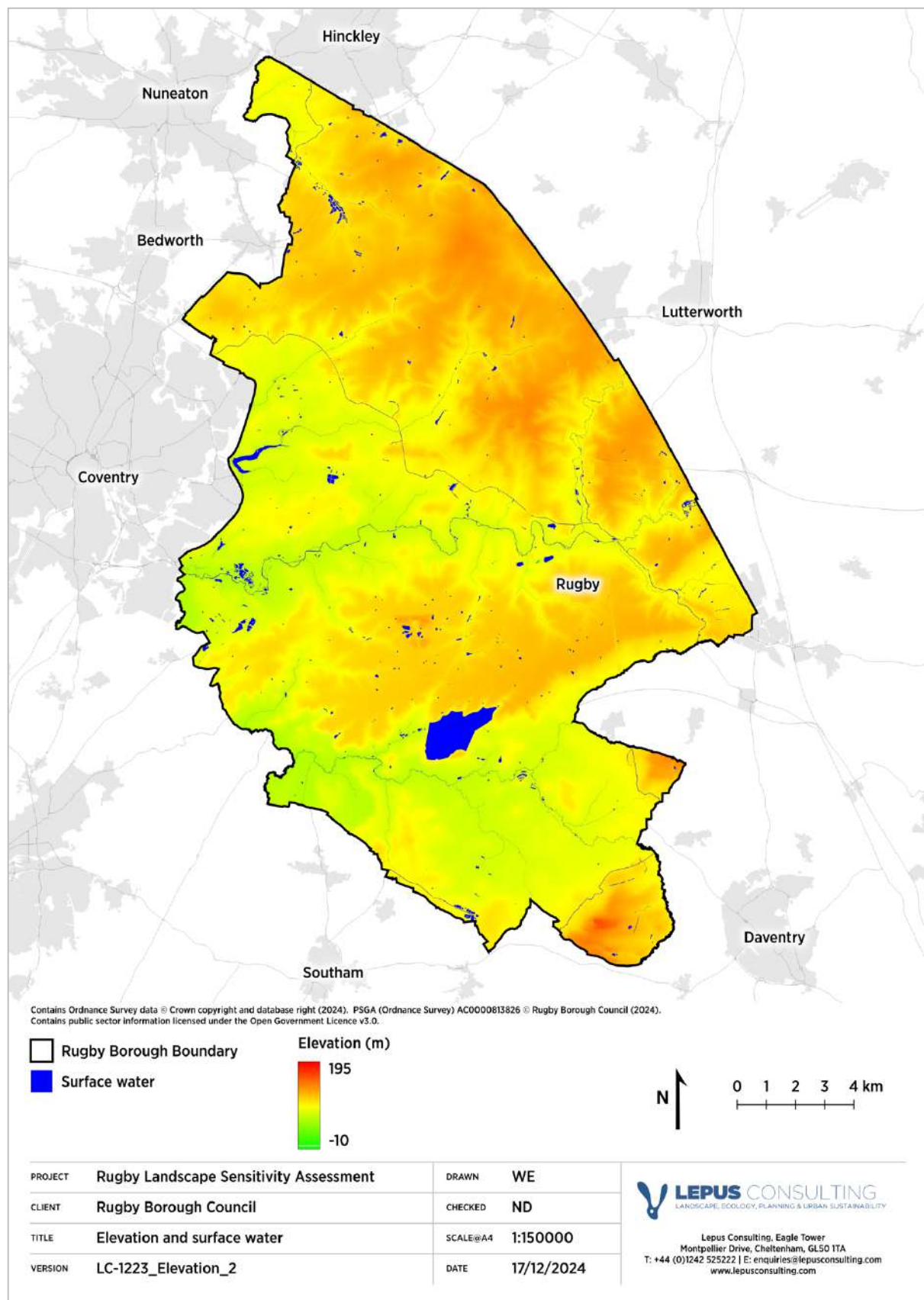


Figure 5.3: Elevation and surface water

Land cover and biodiversity

5.9.3 There are seven SSSIs in the borough of Rugby (see **Figure 5.4**). These are:

- Brandon Marsh SSSI;
- Coombe Pool SSSI;
- Draycote Meadows SSSI;
- Ryton and Brandon Gravel Pits SSSI;
- Ryton Wood SSSI; and
- Stockton Railway Cutting and Quarry and Wolston Gravel Pit SSSI.

5.9.4 There are also six LNRs in the borough (see **Figure 5.4**). These are:

- Ashlawn Cutting LNR;
- Cock Robin Wood LNR;
- Linnell Road LNR;
- Newbold Quarry Park LNR; and
- Stockton Railway Cutting and Swift Valley LNR.

5.9.5 No European sites are located within the borough (Special Areas of Conservation, Special Protection Areas or Ramsar sites). Priority habitats in the borough (Natural England's Priority Habitat Inventory²⁹) are listed in **Table 5.1** and presented on the map in **Figure 5.4**.

Table 5.1: Priority habitats in Rugby (Natural England's Priority Habitat Inventory)

Priority habitat	Area (ha) within Rugby	Percentage of Rugby (35,358ha)
Deciduous woodland	1185.8	3.4%
Coastal and floodplain grazing marsh	211.1	0.6%
Good quality semi-improved grassland	218.7	0.6%
Lowland meadows	37.5	0.1%
Traditional orchards	15.2	0.04%
Lowland fens	4	0.01%
Purple moor grass and rush pastures	1.3	0.004%
Reedbeds	0.6	0.002%
Lowland calcareous grassland	0.3	0.001%

²⁹ Natural England (2024) Priority Habitats Inventory (England). Available at: <https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::priority-habitats-inventory-england/about> [Accessed 18/09/25]

5.9.6 Broadleaved, coniferous and mixed woodlands cover 1,947ha (OS woodland data), which is 5.5% of the borough. This calculation excludes small areas of woodland and small clearings in woodland are included³⁰. The National Forest Inventory (NFI)³¹ covers any forest or woodland in Great Britain of at least 0.5ha in area, with a minimum width of 20m, and that has at least 20% tree canopy cover. NFI data classifies woodland into types. Woodland types in Rugby are listed in **Table 5.2**. There are 466ha of ancient woodland in the borough and the largest areas are found in the central western area at New Close and Birchley Woods, Ryton and Shrubs Woods, and Brandon Wood.

Table 5.2: National Forest Inventory (2022) woodland types in Rugby

Woodland type	Area (ha) within Rugby	Percentage of Rugby (35,358ha)
Broadleaved	1278.3	3.6%
Assumed woodland	200.1	0.6%
Conifer	78.8	0.2%
Young trees	71.9	0.2%
Felled	31.3	0.1%
Mixed mainly conifer	14.2	0.04%
Ground prep	13.5	0.04%
Mixed mainly broadleaved	3.5	0.01%

³⁰ OS (2024) OS OpenMap – Local. Available at: <https://www.ordnancesurvey.co.uk/products/os-open-map-local> [Accessed 18/09/25]

³¹ Forest Research (2024) National Forest Inventory. Available at: <https://www.forestresearch.gov.uk/tools-and-resources/national-forest-inventory/> [Accessed 18/09/25]

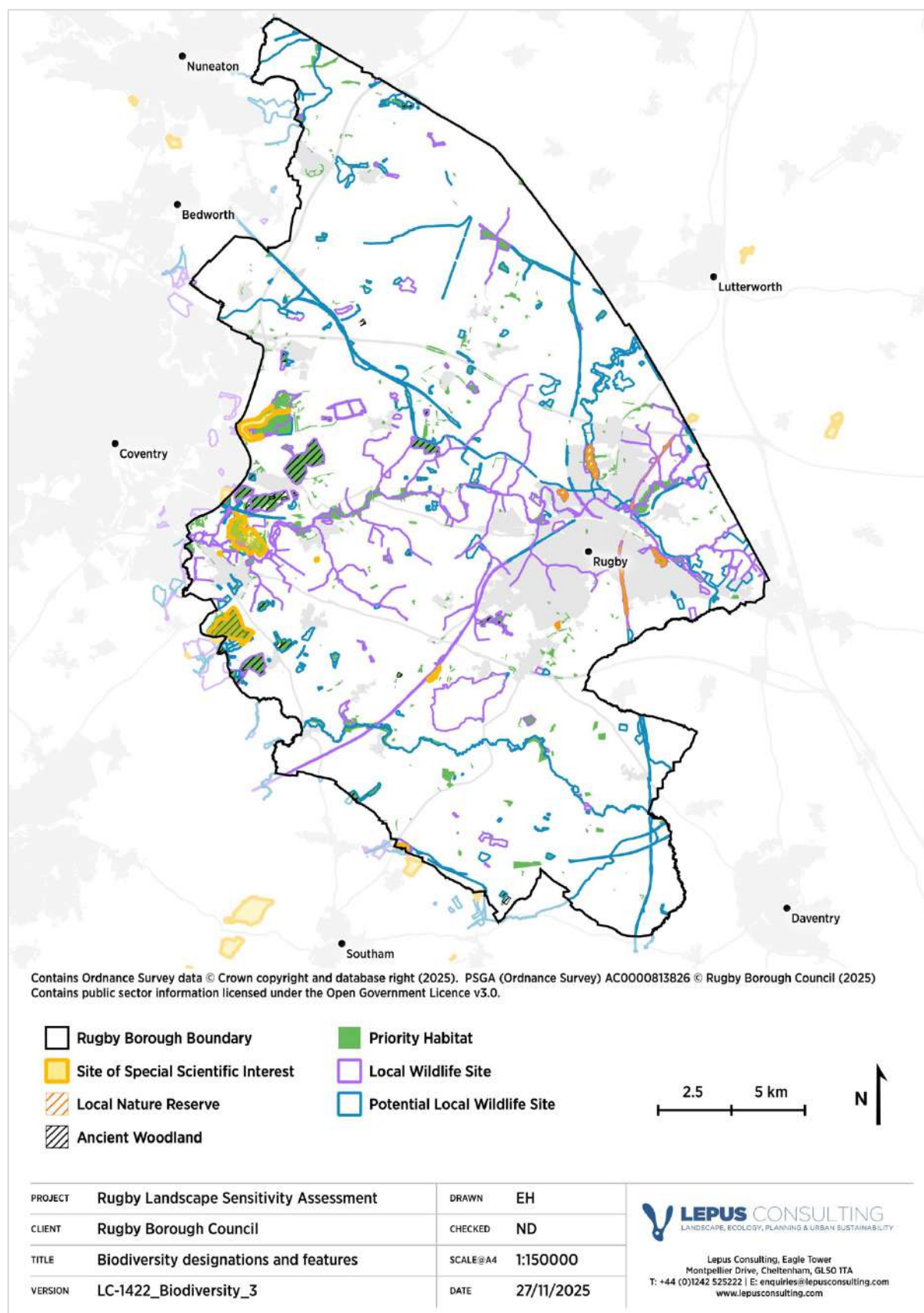


Figure 5.4: Nature conservation designations and priority habitats in Rugby

5.10 Cultural and social factors

Land use, settlement and infrastructure

- 5.10.1 Rugby is a market town and also the principal settlement, surrounded by a rural environment comprised of nine main rural settlements at 25 smaller rural villages. Outside the town, the landscape is predominantly agricultural comprising extensive areas of arable land and improved pasture. Villages and farmsteads are scattered across the countryside.
- 5.10.2 Rugby is centrally located in England and benefits from strong road and rail infrastructure. The M6, M45 and M69 motorways cross through the borough and the A5 road traverses the eastern boundary. The West Coast Main Line serves Rugby Railway Station which connects London to Birmingham. Large warehouses and distribution centres are found in the area including at Swift Valley Industrial Estate, Rugby Gateway and Central Park which are situated to the north of the Rugby urban area, near M6 motorway junction 1.
- 5.10.3 The Birmingham Green Belt covers approximately half of the borough. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Urban sprawl is a phenomenon whereby cities expand outwards into neighbouring countryside, which eventually results in towns and cities merging and the valuable green space between them being damaged or lost altogether³².
- 5.10.4 Several golf courses are found across the borough including Rugby Golf Club, Leam Valley Golf Centre, Ansty Golf Club and Bramcote Waters Golf Club. Five Country Parks are located within the borough: Coombe Park, Draycote Water, Newbold Quarry, Ryton Pools and Swift Valley. Country Parks are typically located near urban areas and provide green spaces for the enjoyment of the nature and the outdoors. No land owned by the National Trust or the Royal Society for the Protection of Birds (RSPB) is found in the borough.
- 5.10.5 The borough is crossed by a strong network of Public Rights of Way (PRoWs) with footpaths, bridleways and restricted byways which connect the settlements across the countryside. Recreational routes are also present such as the Coventry Way, Shakespeare's Avon Way, the Oxford Canal Walk, the Grand Union Canal Walk and the Twelve O'Clock Ride at Coombe Abbey.

Historic environment and heritage assets

- 5.10.6 There are 27 scheduled monuments, seven Grade I, 44 Grade II* and 458 Grade II listed buildings in the borough. There are also 19 conservation areas³³ and five RPGs. These are Coombe Abbey (Grade II*), Newnham Paddox (Grade II), Dunchurch Lodge (Grade II), Ryton House (Grade II) and Bilton Grange (Grade II) (see **Figure 5.5**).

³² CPRE (2023) All you need to know about the Green Belt. Available at: <https://www.cpre.org.uk/explainer/all-you-need-to-know-about-the-green-belt/> [Accessed 26/09/24]

³³ Rugby Borough Council (2023) Conservation areas and character appraisals. Available at: <https://www.rugby.gov.uk/w/conservation-areas-and-character-appraisals#character-appraisals> [Accessed 24/09/24]

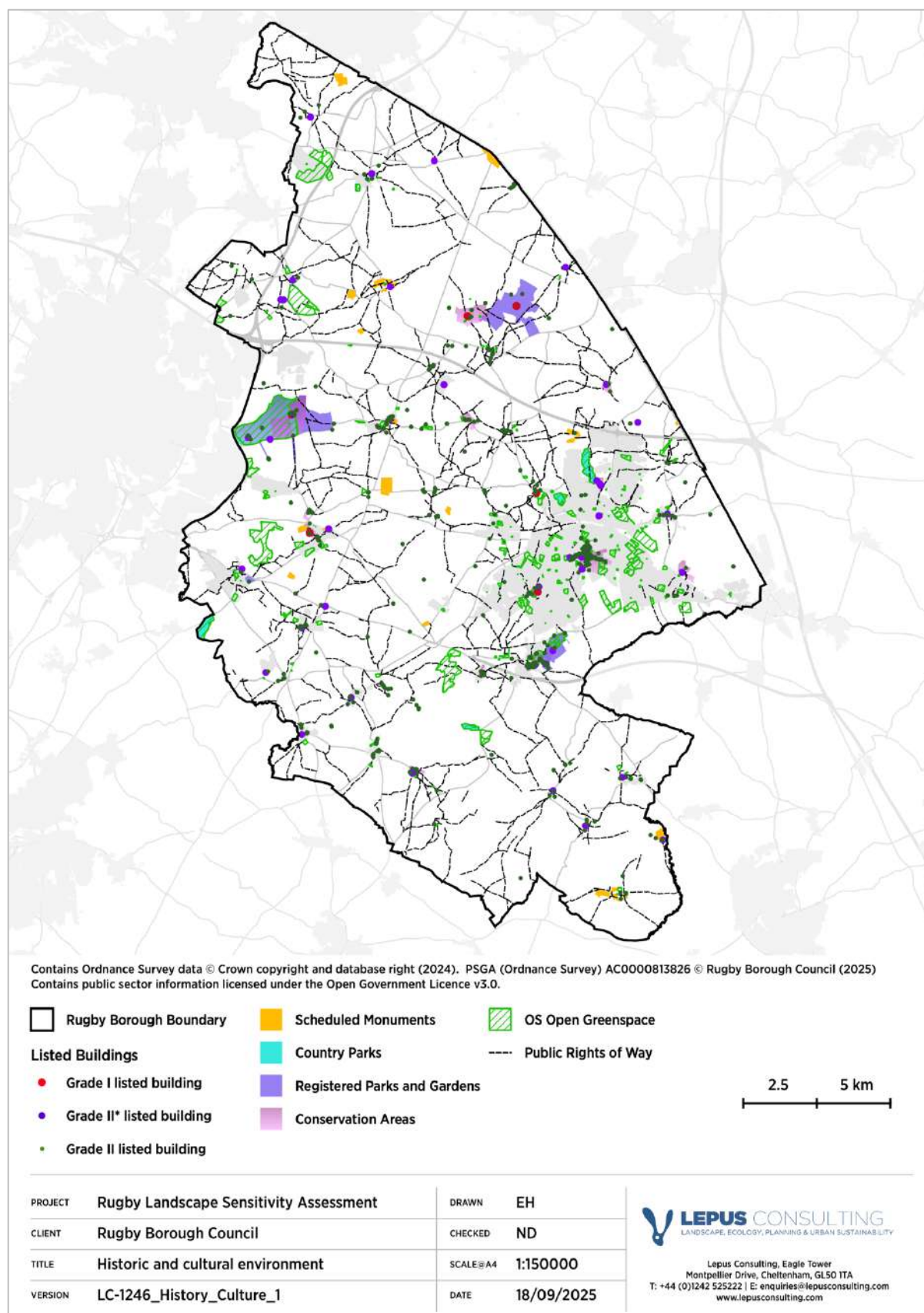


Figure 5.5: Historic environment and recreation assets in Rugby

6 Screening of sites assessed by RBC

6.1 Introduction

6.1.1 As part of the process of assessing sites, RBC undertook an in-house LSA of small sites to assist in refining the site allocations, utilising the methodology outlined in **Chapter 3**. Lepus has been commissioned by RBC to undertake a technical review of the LSA of small site options³⁴. A detailed screening assessment is presented in **Appendix C**.

6.2 LSA technical review

6.2.1 For each site presented in the RBC LSA of small site options report, Lepus has provided an opinion and comments in **Appendix C**. This review is not intended to serve as a diagnostic mechanism. A comprehensive evaluation in landscape terms will require a Landscape and Visual Impact Assessment (LVIA).

6.2.2 The landscape sensitivity of a total of 28 sites has been re-evaluated and visited by Lepus as a result of this screening exercise, utilising the proforma presented in **Table 3.4**. Sites have been re-evaluated, or 'screened-in' whereby:

- The initial desktop assessment from Lepus potentially concluded a different overall site score to that identified by RBC and therefore an updated assessment was required to confirm the site details and score; and / or
- RBC requested Lepus to visit and re-evaluate the site.

6.2.3 It is important to clarify that a site being 'screened-in' to the assessment does not guarantee that the Lepus assessments will ultimately deviate from the RBC assessments, in particular where site visits have potential to change the initial desktop judgements.

6.2.4 The screening assessment comprising the LSA technical review of sites is presented in **Appendix C**.

6.3 Gypsy and traveller sites

6.3.1 RBC have also undertaken LSAs for a total of four Gypsy and Traveller (G&T) sites³⁵. Lepus has also provided an opinion and comment for these sites in **Appendix C**. G&T sites have been screened in whereby the initial desktop assessment from Lepus potentially concluded a different overall site score to that identified by RBC. Two G&T sites have been re-evaluated by Lepus as a result of the screening exercise.

6.4 Screened-in sites

6.4.1 The results of the detailed screening assessments are presented in Appendix C. **Table 6.1** and **Figure 6.1** present a summary of all sites screened into the assessment and subsequently re-evaluated in **Chapter 7**.

³⁴ Rugby Borough Council (2025) Landscape Sensitivity Assessment, March 2025. Available at: <https://www.rugby.gov.uk/w/local-plan-preferred-options-public-consultation-evidence-base#strategy-evidence> [Accessed: 17/09/25]

³⁵ Rugby Borough Council (2025) Gypsy and Traveller Landscape Sensitivity Assessments, November 2025.

Table 6.1: Sites previously assessed by RBC which have been screened-in and re-evaluated by Lepus

Site ref	Site name	Area (ha)	Proposed use
6	Land East of Fosse Way opposite Knob Hill, Stretton-on-Dunsmore	0.26	Residential
10	The Penthouse, Coventry Road, Cawston	2.16	Residential or Employment
11	The Hall, Rugby Road, Wolston	3.44	Employment
16	Barby Lane, Hillmorton	4.05	Residential
17	South West Rugby Safeguarded Land	36.94	Employment
21	Boots Farm, Bourton on Dunsmore	23.33	Employment
24	Brierleys Farm, Brinklow	4.97	Residential
29	Land to the South of Leamington Road, Ryton-on-Dunsmore	2.98	Residential
38	Drive Field, Bilton Grange School, Dunchurch	0.45	Residential
39	Dyers Lane, Wolston	1.04	Residential
40	East of Kilsby Lane, Hillmorton	4.85	Residential
45	Rugby Road, Binley Woods	21.46	Residential
59	Newton Manor Lane, Rugby	17.03	Residential
64	Coton Park East, Central Park Drive, Rugby	35.97	Employment
72	Land north of London Road, Ryton-on-Dunsmore	1.46	Employment
75	Lea Crescent, Newbold-on-Avon	0.78	Residential
83	Land south of Lilbourne Road, Clifton-upon-Dunsmore	8.58	Residential
84	Land South of Leicester Road, Wolvey	8.49	Residential
88	Hinckley Road, Ansty	12.30	Employment
102	Land south of Brownsover Road, Newbold-on-Avon	8.19	Residential
108	Land off Wolston Lane, Ryton-on-Dunsmore	20.36	Residential or Employment
116	Land at Marton Road, Birdingbury	0.82	Residential
127	Land north of Church Road, Church Lawford	0.71	Residential
260	PP - Thurlaston Meadows Care Home, Main Street, Thurlaston	3.52	Residential
315	Land south of Rugby Road, Brinklow	16.94	Residential
338	Land south of Crick Road, Houlton	6.24	Residential
N/A	Top Park, Top Road, Barnacle	1.80	Gypsy and Traveller
N/A	Bryant's Bungalow, Brandon Lane	1.25	Gypsy and Traveller

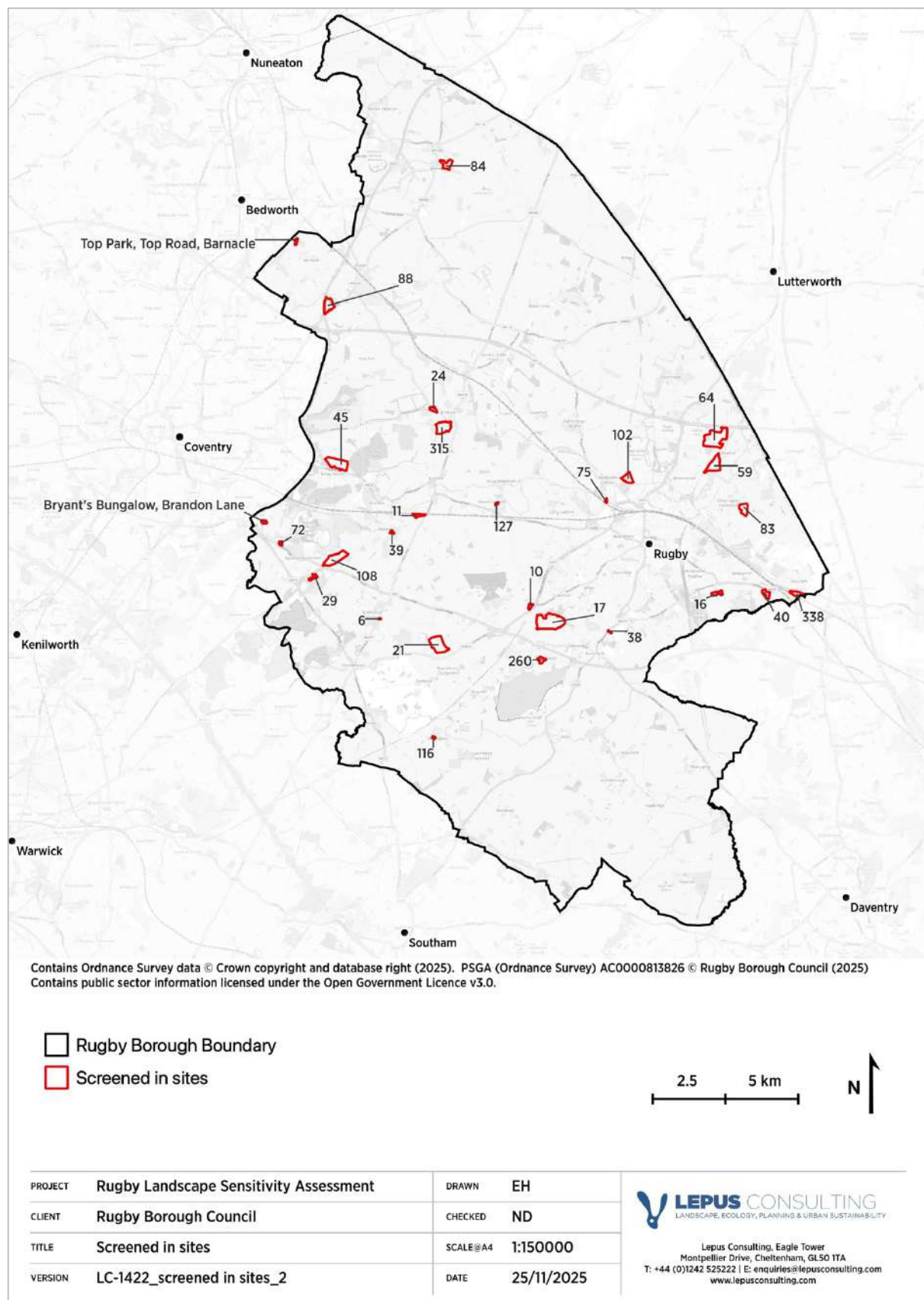


Figure 6.1: Sites previously assessed by RBC which have been screened in and re-evaluated by Lepus

7 Site assessments of ‘screened in’ sites from LSA screening assessment

7.1 Introduction

- 7.1.1 This chapter presents the outcomes of the 28 sites which have had an updated LSA undertaken following the screening process set out in **Chapter 6**. The purpose of the screening stage was therefore to focus the detailed LSA work on those locations where additional evidence or professional judgement was likely to be most beneficial.
- 7.1.2 All 28 screened-in sites presented in **Table 6.1** have been assessed according to the LSA methodology as set out in **Chapter 3** via both a desktop study and a field study. **Figure 7.1** illustrates the location of these 28 sites, and **Appendix C** sets out how each site progressed from the initial screening stage to the full assessment. These LSA assessments have been presented in **sections 7.3 to 7.30**.
- 7.1.3 In the majority of cases, the final scores of the screened-in sites differentiated from RBC’s original assessments presented in the LSA of small site options³⁶ and G&T LSA of sites³⁷. However; in a small number of cases, the site assessment confirmed RBC’s original assessment. The LSAs presented in this chapter therefore represent the final, site-specific professional judgements for all screened-in sites.

7.2 Site maps

All sites have been mapped according to the constraints to be considered when considering the scale, use and location of development. **Figures 7.1 to Figure 7.28** and **Figures 8.2 to 8.7** display constraints maps for all small sites where an LSA was undertaken by Lepus. All heritage assets, biodiversity designations and greenspaces have been shown where these are located within the extent of the map. Map data was obtained from the sources presented in **Table 3.3**.

³⁶ Rugby Borough Council (2025) Landscape Sensitivity Assessment, March 2025. Available at: <https://www.rugby.gov.uk/w/local-plan-preferred-options-public-consultation-evidence-base#strategy-evidence> [Accessed: 17/09/25]

³⁷ Rugby Borough Council (2025) Gypsy and Traveller Landscape Sensitivity Assessments, November 2025.

7.3 Site 6: Land east of Fosse Way, opposite Knob Hill, Stretton-on-Dunsmore

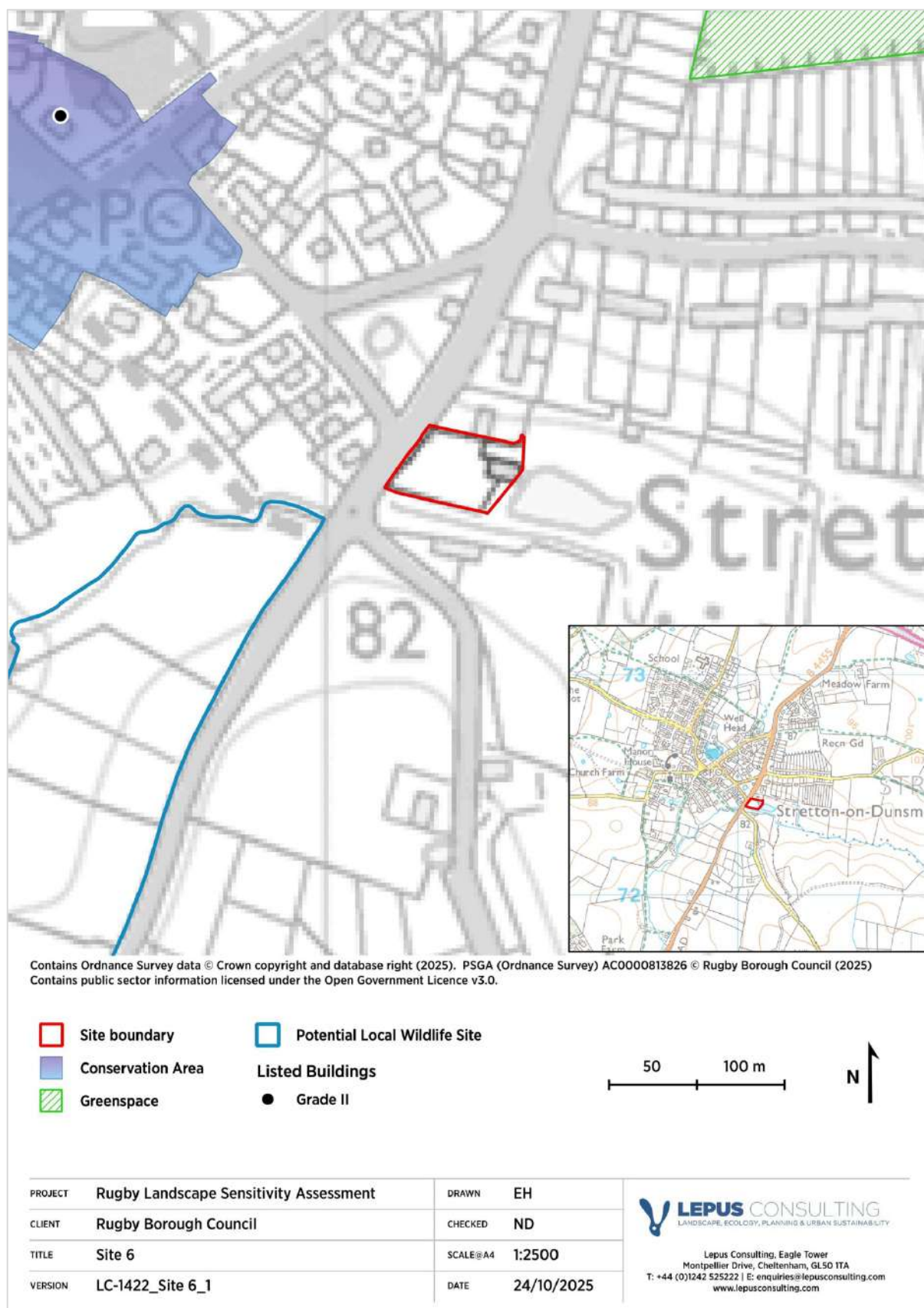


Figure 7.1: Site 6 – Land east of Fosse Way, opposite Knob Hill, Stretton-on-Dunsmore

Site information	
Site reference	6
Site name	Land east of Fosse Way, opposite Knob Hill, Stretton-on-Dunsmore
Site size	0.26ha
Development type	Residential
Capacity	3 dwellings
Landscape Character Area and Type	Urban
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises a flat, rectilinear, area resembling a garden, delineated by shrubs, trees and low metal and wooden fencing. The site is clearly visible from the adjacent road to the east but otherwise well-enclosed.	M/L
Landform	The site is wholly flat and lies at the bottom of Knob Hill.	L
Landcover (including biodiversity)	Improved grassland covers the site, delineated by mature boundary shrub and trees. Boundary vegetation likely connects to adjacent broad-leaved plantation and habitat corridors to the 'Stretton-on-Dunsmore Fields' pLWS. A large pond lies adjacent to the east of the site, alongside a small tributary of the River Leam.	M/L
Man-made influences	The B4455 runs adjacent to the western boundary of the site. A residential property lies directly to the north and is highly visible from the site. The site is located on the settlement edge of Stretton-upon-Dunsmore and gives the impression of a small garden. A car garage lies to the south of the site, with views partially obstructed by boundary vegetation. Wooden and metal fencing is present along site boundaries. Telegraph poles are located within the site, and lampposts are located directly on the site edge. Three small outbuildings are located within the site.	L
Scenic quality and character	Boundary vegetation contributes to the semi-rural character of the settlement edge, comprising a garden look. A small stream is present to the south of the site. The site is otherwise enclosed and lacks scenic character.	M/L
Remoteness and tranquility	The sense of remoteness and tranquility is lacking whereby high levels of traffic are present and largely audible along the B4455.	L
Visual susceptibility		
Skylines and settings	The skyline predominately comprises of boundary vegetation, telegraph poles and lampposts.	L
Movement	There is a sense of movement from frequent, noisy traffic alongside the B4455 which acts as an audial detractor.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views into the site are most likely to impact the adjacent residential property. The site is visible when travelling down Knob Hill road and the B4455.	L
Views to and from important landscape and cultural heritage features (both	The site is unlikely to be visible from the Stretton-on-Dunsmore Conservation Area.	L

within and outside of each site)		
Value		
Landscape value	Although the site is unlikely to be visible from buildings with the Stretton-on-Dunsmore Conservation Area, the site lies within the historic setting of the settlement. The B4455 comprises Fosse Way, a historic Roman road.	L
Visual value	The Stretton-on-Dunsmore Conservation Area lies in a more elevated location than the site, however, views from the site from heritage assets are unlikely.	L
Overall		
Mitigation potential	Native vegetation planting should be increased on the westernmost boundary. Development height should be in keeping with nearby residential properties. Given the location on the settlement edge, single-storey development is most likely appropriate. The development of a single dwelling would be more suitable than the proposed three, in keeping with adjacent residential properties.	
Landscape sensitivity summary	The site is a small, flat, rectilinear arable area on the settlement edge of Stretton-on-Dunsmore, enclosed by shrubs, trees and low fencing, giving it the appearance of a garden. The site is located adjacent to the B4455 with a highly visible residential property to the north, a car garage to the south, and nearby telegraph poles, lampposts and three small buildings contributing to a low scenic value. The B4455 comprises historic Roman road 'Fosse Way'. Boundary vegetation connects to wider habitat corridors and partially screens views, although traffic along the B4455 reduces any sense of tranquillity and the site remains visible from nearby roads.	L

7.4 Site 10: The Penthouse, Coventry Road, Cawston

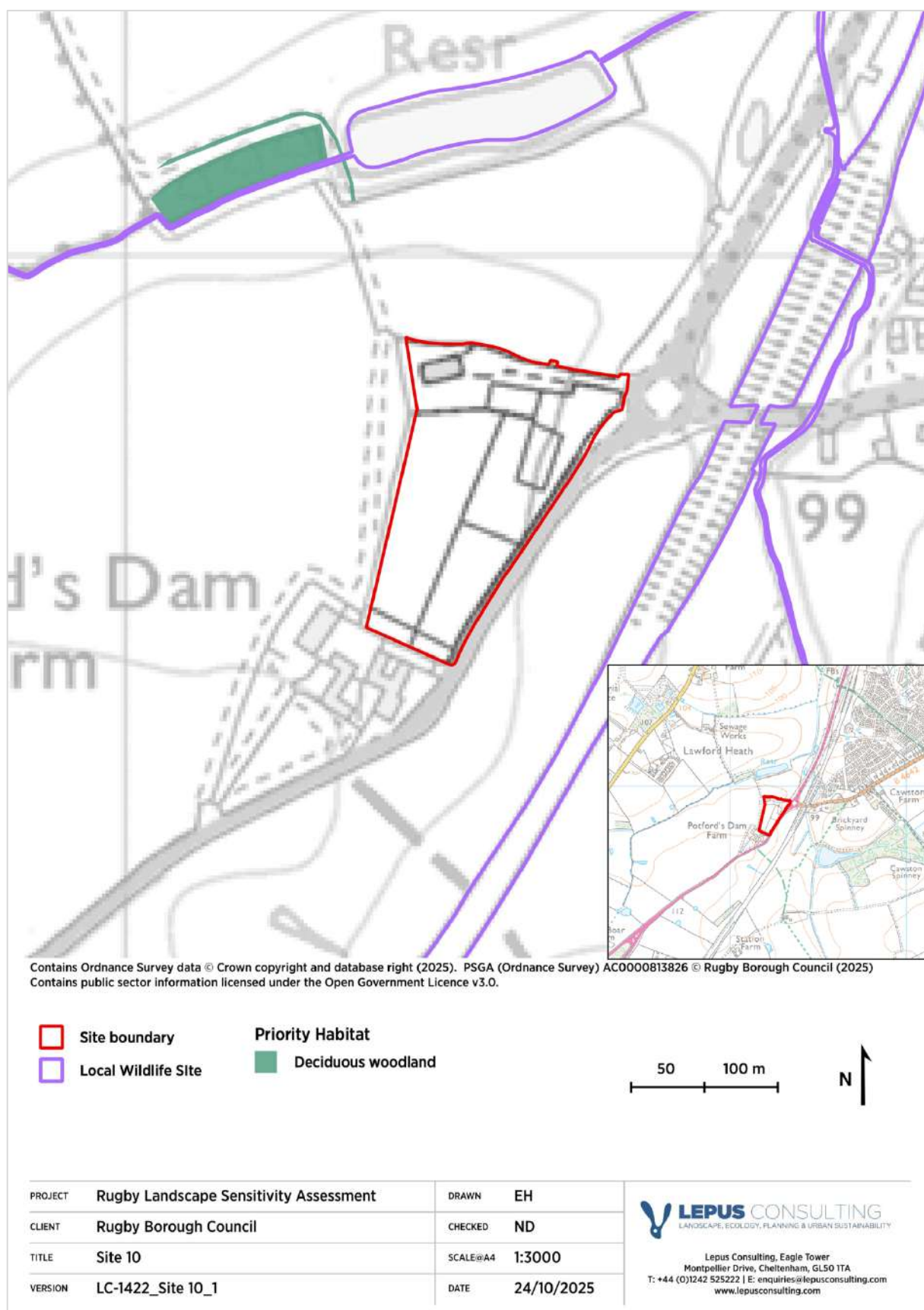


Figure 7.2: Site 10 – The Penthouse, Coventry Road, Cawston

Site information	
Site reference	10
Site name	The Penthouse, Coventry Road, Cawston
Site size	2.16ha
Development type	Residential or Employment
Capacity	45 dwellings, 0.86ha employment land
Landscape Character Area and Type	Dunsmore, Plateau Farmlands
Date of site visit	28/10/25
Note	No photos were taken due to the site comprising private land.

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This small site comprises three horse paddocks and an area of hard standing to the north. Intact hedgerows and trees define the boundaries of the site, whilst wooden fencing defines the horse paddocks. The site is enclosed by the A4071 to the east and residential dwellings to the south. Limited intervisibility is possible towards open fields to the north of the site.	L
Landform	The topography of the site is relatively uniform, featuring a slight gradient sloping gently from the northeast toward the southwest.	L
Landcover (including biodiversity)	The site comprises improved grassland covering three horse paddocks. Mature trees are located in the northern half of the site.	L
Man-made influences	Farm and residential buildings, a car park and a tennis court likely linked to the 'Circles Network' charity are located within the north of the site, with commercial and farming buildings situated adjacent to the south of the site. The busy A4071 is situated alongside the eastern edge and behind that the railway is located. There is potential for farming activities and equipment to be dispersed within and outside the site.	L
Scenic quality and character	The site is located on the urban edge of Cawston. The presence of mature trees and mature woodland in the northern area slightly uplift the scenic character. Views to adjacent open fields remain largely enclosed, whilst the presence of the busy A4071 and the sparsely distributed residential and farm building detracts from the scenic quality and character.	L
Remoteness and tranquility	The presence of mature trees in the northern area of the site contributes to a limited sense of remoteness. The visible and audible presence of the busy A4071 and accompanying motor vehicles diminishes the site's tranquility. Moreover, the presence of farming, residential buildings and development associated with the 'Circles Network' further denotes the limited sense of remoteness.	L
Visual susceptibility		
Skylines and settings	Skyline views are characterised by short-distance views towards boundary trees.	L
Movement	Movement surrounding the site is likely to be dominated by vehicles on the busy A4071 and the roundabout northeast of the site. Views towards these roads is mostly obstructed by trees, although is largely audible from the site. Irregular movement may be present from activities related to the charity located within the site.	L
Visibility, key views, vistas and typical receptors	Views into the site are possible from the adjacent charity and residential buildings along the southern and northern boundaries. Visibility to and	M/L

(both within and outside of each site)	from the A4071 is mostly filtered due to the intact, thick hedgerows and surrounding vegetation.	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Views towards landscape and cultural heritage features are unlikely.	L
Value		
Landscape value	The site is likely used for recreational purposes by the 'Circles Charity' network.	M/L
Visual value	Visual value of the site is limited.	L
Overall		
Mitigation potential	All mature vegetation and hedgerows should be retained. New trees and native vegetation should be planted within the site to improve habitat networks.	
Landscape sensitivity summary	The small site comprises three areas of horse paddock bounded by wooden fencing, mature hedgerows and trees, enclosed by the A4071 to the east, residential and commercial buildings to the south, and open fields to the north and west. Surrounding commercial and residential buildings, along with the A4071, influence the site, limiting remoteness through visual and audible impacts. Boundary vegetation largely filters views, though gaps allow visibility into the site from residential and commercial buildings. The site may have some value from users associated with the 'Circles Network' charity.	L

7.5 Site 11: The Hall, Rugby Road, Wolston

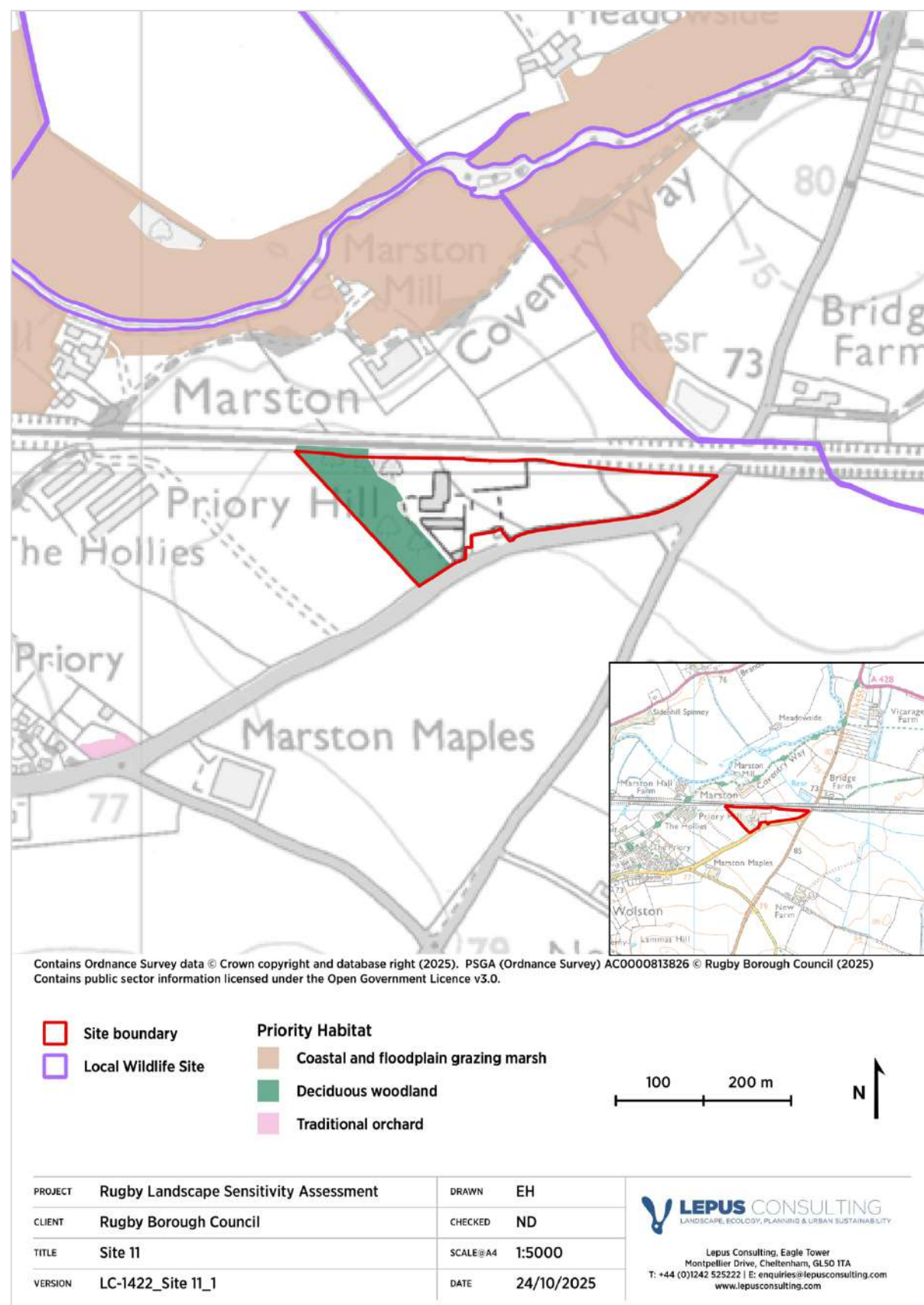


Figure 7.3: Site 11 – The Hall, Rugby Road, Cawston

Site information	
Site reference	11
Site name	The Hall, Rugby Road, Wolston
Site size	3.44ha
Development type	Employment
Capacity	0.92ha employment land
Landscape Character Area and Type	Dunsmore, Plateau Fringe
Date of site visit	N/A
Note	No photos were taken due to the site comprising private land.

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises a largely flat, triangular area comprising school buildings, car parks and paddocks in proximity to Wolston. The site is well-enclosed due to boundary trees delineating the site on all sides.	M/L
Landform	The topography of the site is mostly flat, with a slight downwards slope from west to east.	L
Landcover (including biodiversity)	Deciduous woodland priority habitat is located within the western portion of the site, directly linking to dense boundary trees. The site otherwise comprises amenity grassland and semi-improved neutral grassland. Dense scrub delineates the site to the north.	M/L
Man-made influences	Employment development, car parking and a small school is located within the west and central portions of the site. The east is otherwise undeveloped. A railway delineates the site to the north, Rugby Road bounds the site to the south and the B4455 runs alongside the site to the east.	L
Scenic quality and character	The presence of deciduous woodland enhances the scenic character of the site; the site otherwise lacks scenic qualities.	M/L
Remoteness and tranquility	Although the site is situated approximately 400m away from the nearest settlement of Wolston, the adjacent roads and railway detract from the sense of remoteness and tranquility, as well as present employment and educational development within the site itself.	L
Visual susceptibility		
Skylines and settings	Short distance views towards boundary vegetation are visible on the skyline.	L
Movement	Vehicular movement from the adjacent railway and roads acts as an auditory detractor, where glimpsed movement from these transport routes is also visible behind the tree line. Car parks within the site also contribute to vehicular movement.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Any additional development within the site is likely to be mostly visible from the existing employment and education facilities. There is potential for small changes in rural views from the railway and adjacent roads. It may be possible that nearby farm buildings and development in Wolston are visible from the site. There may be views from Coventry Way to the north of the site, although these are likely obstructed by the railway.	L

Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are no landscape or cultural heritage features within proximity to the site.	L
Value		
Landscape value	Fosse Way, a major Roman road, lies adjacent to the eastern site boundary, whilst deciduous woodland priority habitat is located within the western section.	M/L
Visual value	There is potential for development within the site to be visible from the Coventry Way PRow delineating the River Avon, although this is likely to be largely obstructed by boundary vegetation and the railway.	L
Overall		
Mitigation potential	Deciduous woodland priority habitat should be retained, alongside any native vegetated boundaries.	
Landscape sensitivity summary	This largely flat, triangular site is located within the rural area near to Wolston and encompasses educational and employment buildings, car parks, and paddocks. An area of deciduous woodland priority habitat lies in the western portion of the site, connecting to woodland separating the northern boundary from the adjacent railway. Rugby Road delineates the southern site boundary, contributing to vehicular noise and a sense of movement, whilst the Fosse Way lies adjacent to the east.	L

7.6 Site 16: Barby Lane, Hillmorton

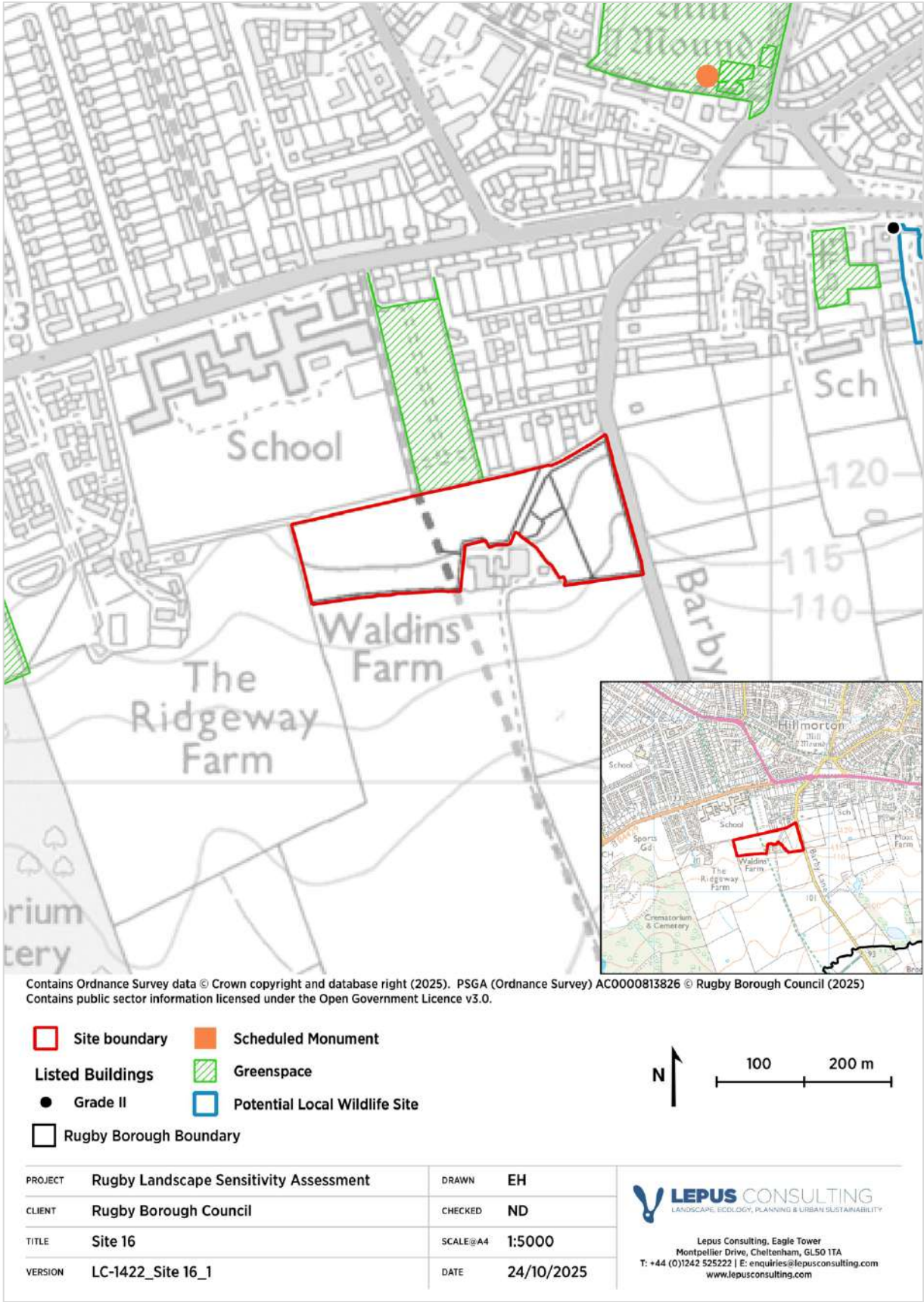


Figure 7.4: Site 16 – Barby Lane, Hillmorton

Site information	
Site reference	16
Site name	Barby Lane, Hillmorton
Site size	4.05ha
Development type	Residential
Capacity	45 dwellings
Landscape Character Area and Type	Dunsmore, Plateau Fringe
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This site comprises one medium-sized field and two small-scale arable fields with open views, defined by mature hedgerows and trees. On the north-west boundary, the vegetation is more intact with a line of hedgerow trees bordering the school field to the north.	M
Landform	The topography of the site is gently sloping downwards from north to south. On the far east of the site, there is a steeper gradient. To the far south of the site lies Rainsbrook River Valley. The site comprises a part of the valley top where adjacent land to the south subsequently descends towards the river.	M
Landcover (including biodiversity)	The site is wholly arable and is covered by improved grassland. The hedgerows bordering the site likely contribute to habitat corridors connecting to the 'Ashlawn Cutting' LNR, the 'Great Central Walk South' LWS and deciduous woodland priority habitat.	M/L
Man-made influences	Farm buildings are located adjacent to the south of the site, enclosed by fencing on the eastern side and hedgerow trees to the west. Residential buildings and Ashlawn School lie adjacent to the northern side of the site. Barby Lane delineates the site to the east. A single telephone wire traverses the site from north-east to south where the adjacent farm buildings are located. To the north of the site, there is a green space comprising allotments.	M
Scenic quality and character	The site comprises of arable land located on the urban edge of Rugby, with limited scenic qualities within the site. However, to the south of the site lies the Rainsbrook River Valley, a prominent visual receptor that contributes to the scenic character. The topography of the site gently slopes into the valley contributing to the visibility of the valley from the southern edge.	H/M
Remoteness and tranquility	The openness of the landscape gives the site a sense of remoteness. Faint vehicular noise can be heard from Barby Road. The presence of farming activities, a school, an allotment and a PRow nearby detract from the remoteness and tranquility.	M
Visual susceptibility		
Skylines and settings	Skyline views are characterised by long-distance views towards trees, vegetation and interspersed farm buildings in the south, looking towards Rainsbrook Valley. Distant views of wind turbines are present in the southeast.	M
Movement	Glimpsed views of vehicular movement are present along Barby Lane acting as an aural detractor. Irregular movement may be visible from Ashlawn School, the allotment and the PRow.	M
Visibility, key views, vistas and typical receptors	Viewpoints into the site are possible from residential buildings, the PRow and Barby Lane. When looking from the PRow, farm buildings	M

(both within and outside of each site)	and vegetation are visible. There is a higher potential for visibility to the north where a school, allotment and residential buildings are located. There are long-distance views to the Rainsbrook Valley to the south.	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Views towards landscape and cultural heritage features are unlikely.	L
Value		
Landscape value	A PRoW runs through the site north to south and connects to the Oxford Canal Walk. Adjacent to the north of the site are allotments comprising a public greenspace. The location of this site is considered to be of medium and high sensitivity within the Rainsbrook Valley Sensitivity Study ³⁸ .	M/L
Visual value	Views from the interconnected PRoW networks prevail over the Rainsbrook Valley and are popular with local residents.	M
Overall		
Mitigation potential	As illustrated in the masterplan, views into the site can be obscured by increasing planting of native trees along the site boundaries, particularly in the north and south. Additionally, biodiversity enhancements should be established and the PRoW retained. Proposed development should integrate with the current visual aesthetic according to the site masterplan. It is recommended that the allotment area in the north should be directly accessible to the proposed development. Any proposed development should reflect the distinctiveness of Dunsmore LCA. This includes preserving all mature and veteran vegetation and hedgerows.	
Landscape sensitivity summary	The site comprises one medium and two small arable fields defined by mature hedgerows and trees, gently sloping north to south toward the Rainsbrook River Valley. The site is influenced by residential development including a school to the north, and a rolling, farmed landscape to the south. A PRoW runs north to south through the site, linking to popular walking routes such as the Oxford Canal Walk. Views across the Rainsbrook Valley are highly valued by local residents.	M

³⁸ WCC Landscape Architects (2017) Rainsbrook Valley Sensitivity Study. Available at: <https://www.rugby.gov.uk/w/local-plan-examination-library> [31/10/25]

7.7 Site 17: South West Rugby Safeguarded Land

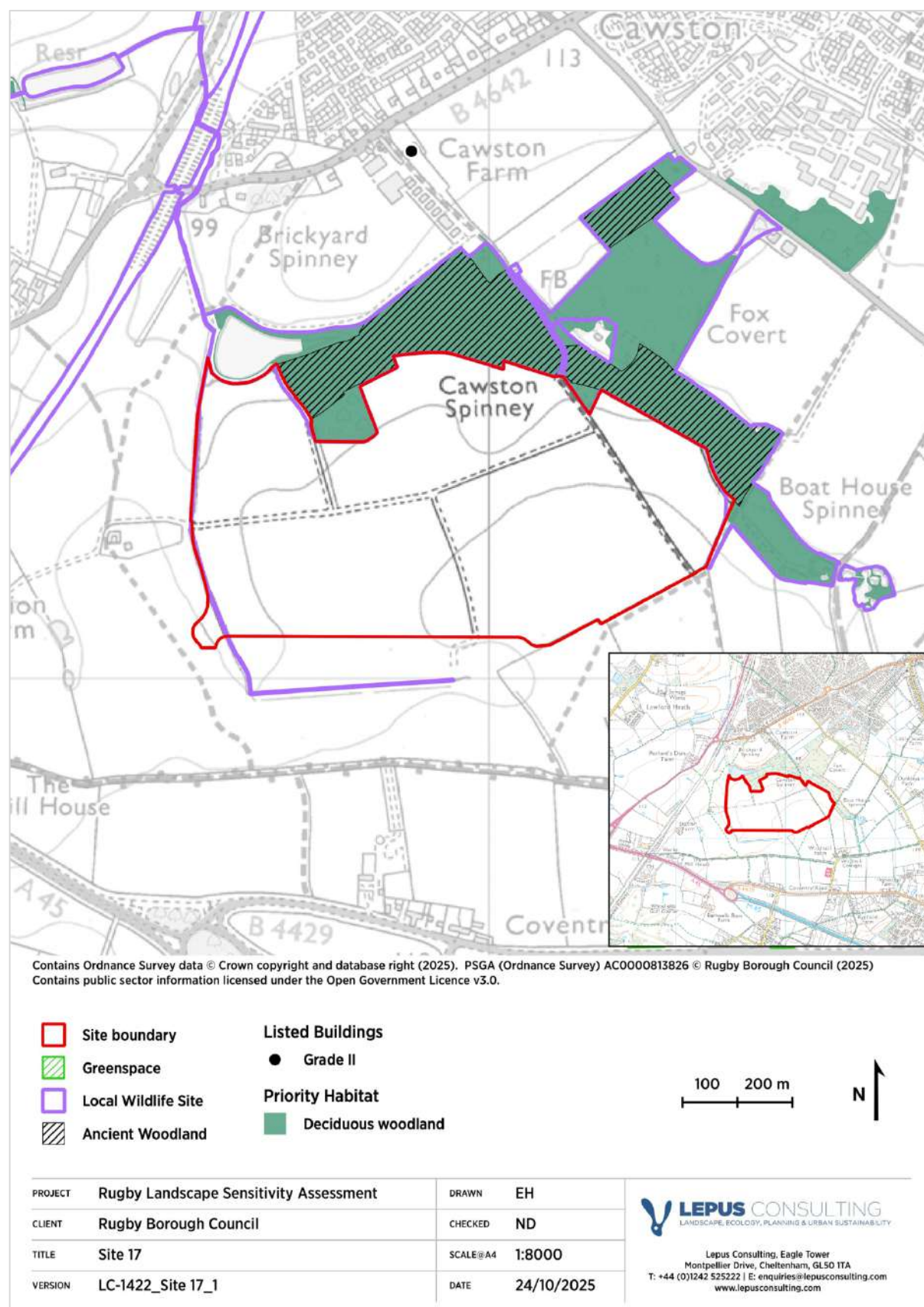


Figure 7.5: Site 17 – South West Rugby Safeguarded Land

Site information	
Site reference	17
Site name	South West Rugby Safeguarded Land
Site size	36.94ha
Development type	Employment
Capacity	12.92ha employment land
Landscape Character Area and Type	Dunsmore, Plateau Farmlands
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises two small-sized and three medium-sized arable fields. The north of the site is defined by ancient and semi-natural woodland 'Cawston Spinney', deciduous woodland priority habitat and 'Cawston Woodlands' LWS, with the remaining boundaries of the site defined by low and unmanaged hedgerows.	L
Landform	The topography of the site comprises a gentle upwards slope from the north to the south.	M/L
Landcover (including biodiversity)	The site comprises of arable land. To the north of the site lies ancient woodland 'Cawston Spinney', comprising deciduous woodland priority habitat and 'Cawston Woodlands' LWS. Existing hedgerows within the site may contribute to habitat corridors connecting to the LWS. 'River Avon and Tributaries' LWS runs adjacent to the eastern and western edge of the site, connecting to a pond within the 'Cawston Woodlands' LWS used for recreational fishing, situated adjacent to the northwest of the site.	M
Man-made influences	The site is influenced by man-made features with telegraph wires running across the site. Warehousing adjacent to the south of the site forms a prominent vista. Two farm tracks traverse the site from the west and south with a PRoW on the eastern edge, contributing to a large PRoW network in the area. Long distance views of dispersed farming and residential buildings are visible to the south and west. Vehicular noise from Coventry Road is audible to the south.	L
Scenic quality and character	The Cawston Spinney ancient woodland and LWS to the north of the site largely contributes to the scenic character of the site, alongside the pond adjacent to the northwestern corner linking to the delineating 'River Avon and Tributaries' LWS. This area between 'Cawston Spinney' Priority Habitat and Coventry Road is identified within the LCA to be distinctive in character due to its irregular shaped fields and thick woodland. However, these scenic qualities are partially detracted from by telegraph wires running across the site and the prominent industrial development adjacent to the south. The unmanaged hedgerows further limit the scenic qualities of the site.	M
Remoteness and tranquility	The site is located within a setting of open countryside contributing to the sense of remoteness. Waterways and ponds contribute to a sense of tranquility, while the presence of ancient and semi-natural woodland reinforces a sense of wildness. The presence of industrial warehousing to the south strongly detracts from the sense of remoteness. Motor vehicles on Windmill Lane to the southeast and Cawston Lane to the east may also be audible.	M/L
Visual susceptibility		

Skylines and settings	The skyline is characterised by short-distance views towards warehousing to the south of the site, and ancient and semi-natural woodland comprising Cawston Spinney to the north.	M/L
Movement	There is potential for irregular farming activities to be visible within and in proximity to the site. Vehicular movement including from HGVs, within the area of warehousing to the south is likely. Glimpsed, distant views of movement may be possible from nearby roads to the south.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Traversing farm tracks and the PRow within the site provide internal viewpoints towards ancient woodland to the north and warehousing to the south. Outside the site, views to and from adjacent recreational areas such as 'Cawston Wood Fishery' and the 'Cawston Woodlands' LWS are highly likely. The area of warehousing to the south also has direct views into the site, in particular where there are unmanaged, gappy hedgerows. The proposed development would likely obstruct views towards ancient woodland for farming and residential buildings to the southwest.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There no landscape or cultural heritage features in close proximity to the site; therefore, views from these designations into the site are unlikely.	L
Value		
Landscape value	Since the late 1900s, the surrounding landscape has shifted from open fields with dispersed buildings to areas of industrial development. The presence of ancient and semi-natural woodland, ponds, and surrounding waterways contributes to the natural value of the site, while the adjacent industrial area to the south act as a detractor. There is likely some recreational value, with the PRow traversing the site providing connections to a wider network, including Cawston Spinney. The presence of this ancient woodland to the north largely contributes to the landscape value. This area between 'Cawston Woodlands' LWS and Coventry Road is identified within the LCA to be distinctive in character. To the far northwest of the site, recreational fishing is present at the 'Cawston Wood Fishery'.	M
Visual value	Views into the site are likely valued from the PRow traversing the site and potentially also from the National Cycle Route and associated PRow to the south. The ancient woodland 'Cawston Spinney' directly adjacent to the north of the site alongside the 'Cawston Wood Fishery' further enhances the visual value of the site. However, the visual value of the site is detracted from given the prominence of warehousing situated on the southern boundary and the telegraph wires traversing the site.	M/L
Overall		
Mitigation potential	<p>The illustrative masterplan and landscape strategy exemplifies that proposed development will extend off of the current warehousing to the south of the site. Additionally, existing mature hedgerows and trees will be managed and retained where possible and new areas of shrubs, trees and wildflowers will create an 'ecotone' edge inside the proposed 15 metre woodland buffer in the northern area of the site. Additional trees will be planted along the southern boundary. The PRow will also be retained and visibility partially filtered from the employment development by a soft green edge, with additional footpaths created to maintain recreational access to the ancient and semi-natural woodlands of the 'Cawston Spinney'.</p> <p>It is also important to note that the area between 'Cawston Spinney' and Coventry Road has been identified within the Lepus LCA as distinctive in character and should be maintained and enhanced.</p>	

Landscape sensitivity summary	<p>This large site comprises four arable fields, bounded to the north by ancient and semi-natural woodland ‘Cawston Spinney’, deciduous woodland priority habitat, and ‘Cawston Woodlands’ LWS. Gently undulating topography rises from north to south, with a pond adjacent to the northwestern corner. A PRow traverses the site, linking ‘Cawston Spinney’ to the National Cycle Route and supporting recreational use. Existing hedgerows and scattered mature trees contribute to habitat connectivity and enclose the site, although some hedgerows are unmanaged. The dominating warehousing area located adjacent to the southern boundary detracts from the scenic value of the site.</p>	M
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7.8 Site 21: Boots Farm, Bourton-on-Dunsmore

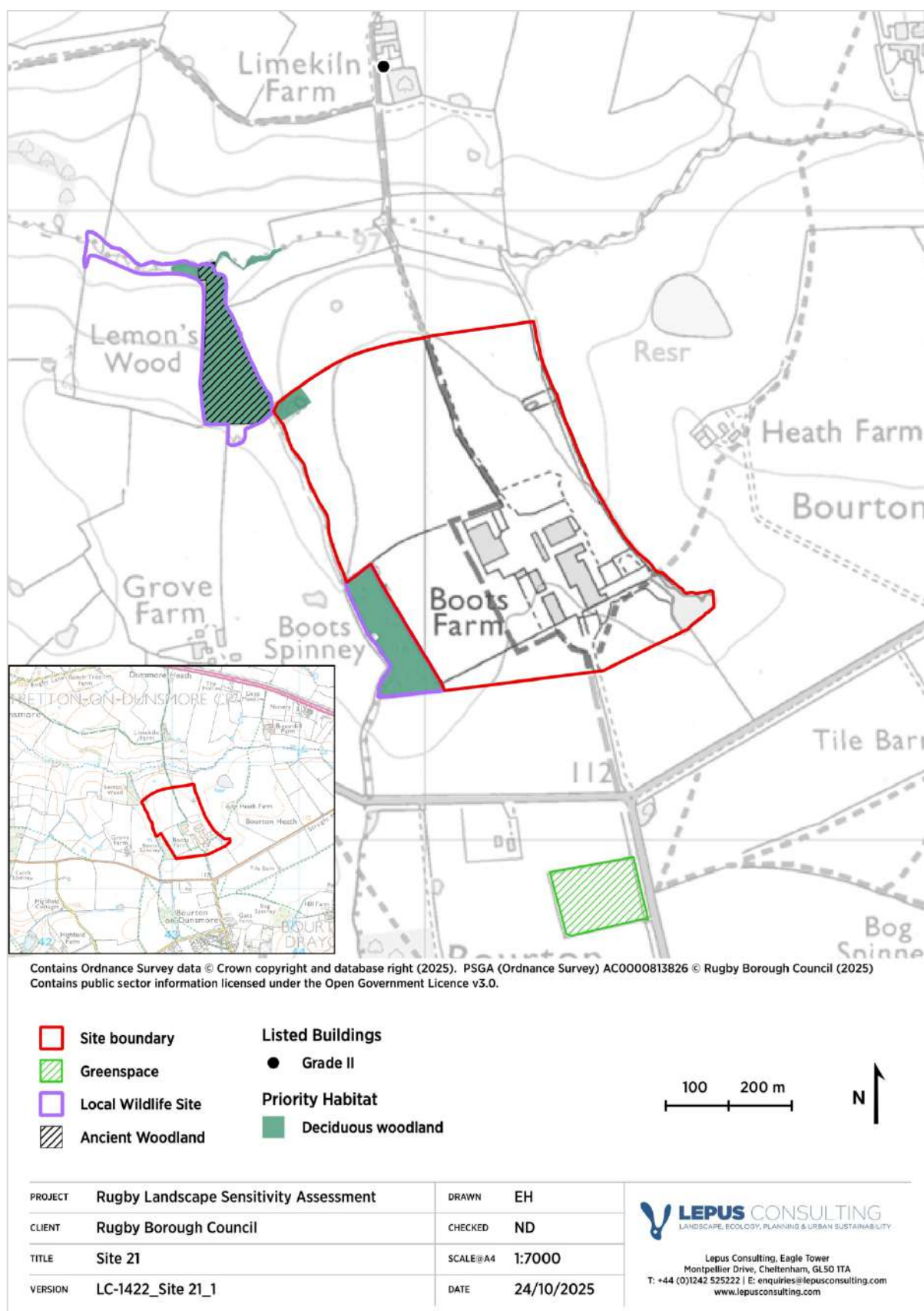


Figure 7.6: Site 21 – Boots Farm, Bourton-on-Dunsmore

Site information	
Site reference	21
Site name	Boots Farm, Bourton-on-Dunsmore
Site size	23.33ha
Development type	Employment
Capacity	6.00ha employment land
Landscape Character Area and Type	Dunsmore, Plateau Fringe Dunsmore, Plateau Farmland
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This site comprises three medium-sized arable fields, small sections of two more arable fields to the north and west, a small pastoral area to the east, and hard standing with warehousing. Field boundaries are delineated by mature vegetation and low hedgerows, although there is a lack of defining features for the southern and northeastern boundaries.	M/L
Landform	The site is mostly flat, although gentle undulations in the topography create a slightly convex landform sloping towards the adjacent rivers.	L
Landcover (including biodiversity)	Arable land and improved grassland covers the majority of the site. A small area of standing water is located in the southeastern corner of the site, whilst small ponds are also located on the west and eastern site boundaries. These waterbodies connect with small streams which lie adjacent to the western and eastern site boundaries. Deciduous woodland priority habitat is also present within the northwestern corner of the site, extending into ancient woodland and 'Lemon's Wood and Boots Spinney' LWS outside of the site. This LWS is also located within the southwestern corner of the site. A developed area with hard standing is present within the centre of the site.	M/L
Man-made influences	An area of hard standing is located in the centre of the site, comprised of warehousing for potato processing, employment development and car parking, connected to a small road leading northwards into the site from the B4453. Telegraph poles and overhead wiring are located within the southern section. Dispersed farm buildings are located within the setting of the site.	M/L
Scenic quality and character	Deciduous woodland within and adjacent to the site contributes to the scenic quality of the landscape setting. The geometric field pattern and adjacent ancient woodland are characteristics of the Dunsmore LCA where inappropriate development bordering woodlands is a threat. However, existing warehousing development within the site detracts from the landscape quality.	M/L
Remoteness and tranquility	There is some sense of remoteness where the site is located away from residential development; however, industrial development within the site decreases the sense of remoteness, whilst traffic noise from the B4453 nearby to the south detracts from the sense of tranquility. The sense of tranquility increases towards the north of the site.	M/L
Visual susceptibility		
Skylines and settings	Skyline views predominantly comprise of clusters of deciduous woodland and individual mature trees, interspersed with telegraph	M/L

	poles. Short-distance skyline views towards warehousing within the site are also present.	
Movement	A sense of movement is present from farming activity associated with warehousing within the site. Some vehicular movement is visible from the B4453 in proximity to the south. The proposed employment development may result in an increase of HGVs on otherwise rural roads.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Industrial development within the site is set back but largely visible from the B4453, as well as the PRow networks traversing the site from the north and east, towards the south. Views from the site are otherwise characterised by clusters of deciduous woodland and individual trees.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There is a limited possibility for development to be visible from Grade II Listed Building 'Limekiln Farmhouse' located 440m to the north of the site.	M/L
Value		
Landscape value	'Lemon's Wood and Boots Spinney' LWS is located adjacent to the west of the site, with the Lemon's Wood component to the northwest comprising ancient woodland. Historic field boundaries previously comprised rectilinear fields which have since been opened up.	M/L
Visual value	Grade II Listed Building 'Limekiln Farmhouse' has potential to be visible when looking from the north of the site. An area of ancient woodland is visible adjacent to the northwest of the site. PRow networks traverse the site from north to south and east to south. Although industrial development is already located within the site, further development is likely to detract further from rural views.	M/L
Overall		
Mitigation potential	Development would most appropriately be located within the southernmost section of the site, extending off existing farm and industrial development. Native vegetated boundaries should be retained and historic field boundaries restored to support habitat connectivity to adjacent deciduous and ancient woodland parcels.	
Landscape sensitivity summary	The site comprises three medium-sized arable fields, sections of two additional fields, a pastoral area and a central zone of hard standing with buildings associated with potato wholesale, defined by mature vegetation. The site is set within a gently undulating agricultural landscape that slopes toward nearby rivers. Deciduous woodland priority habitat lies within and adjacent to the site, linking with 'Lemon's Wood and Boots Spinney' LWS. Inward views are dominated by the central industrial area and outward views characterised by woodland, scattered trees and open farmland. A PRow runs north to south through the site as well as to the east, with limited potential for visibility from Grade II Listed Building 'Limekiln Farmhouse' to the north.	M/L

7.9 Site 24: Brierleys Farm, Brinklow

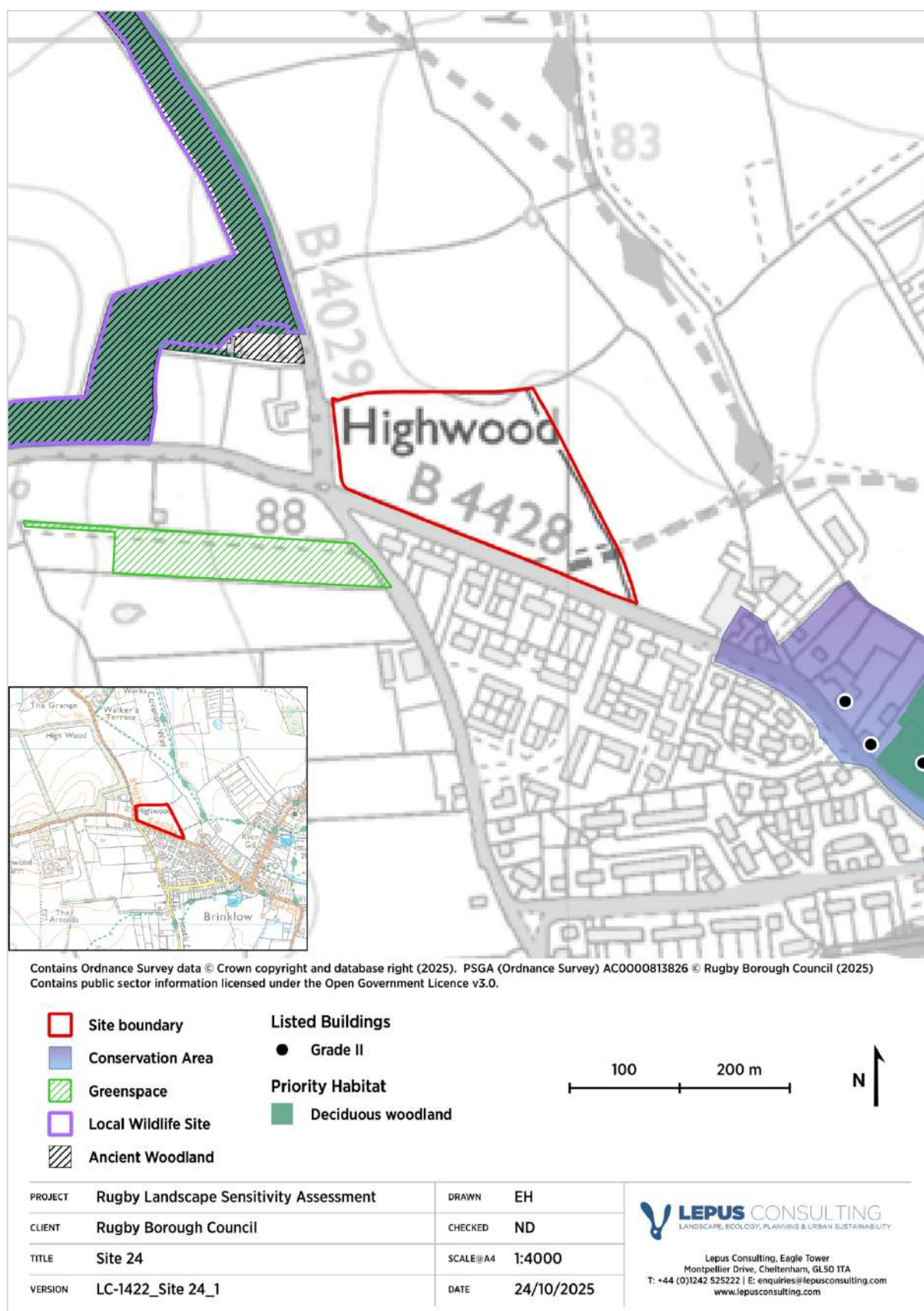


Figure 7.7: Site 24 - Brierleys Farm, Brinklow

Site information	
Site reference	24
Site name	Brierleys Farm, Brinklow
Site size	4.97ha
Development type	Residential
Capacity	100 dwellings
Landscape Character Area and Type	Dunsmore, Parklands
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This site comprises a medium-sized arable field on the northern edge of Brinklow, delineated by low, mostly intact hedgerows with occasional gaps, contributing to a strong sense of openness.	M
Landform	The topography of the site comprises a valley top which slopes gently downwards from the south to north towards the Smite Brook stream.	M/L
Landcover (including biodiversity)	The site is covered by arable farmland bounded by low hedgerows which likely connect to nearby ancient woodland, deciduous woodland priority habitat and 'High Wood' LWS located in close proximity to the northwest of the site. Interspersed hedgerow trees are located alongside the westernmost site boundary.	L
Man-made influences	When looking directly to the south, man-made influences on the landscape are minimal, besides distant pylons and telegraph poles. Short-distance views towards farms and telegraph poles are possible to the east, whilst residential development in Brinklow is located directly to the south. The B4428 lies adjacent to the southern edge of the site, connecting to the B4029 that is situated alongside the western boundary of the site. There is directly intervisibility towards nearby solar photovoltaic development when looking northeast.	M/L
Scenic quality and character	Looking north, the gently sloping topography gives way to distant views of an undeveloped, arable landscape, characteristic of the agricultural intensification of the Dunsmore LCA. Adjacent residential development to the south detracts from the scenic quality, although the site is located within an area of scattered settlements. A-shaped hedgerows delineate the site to the south.	M
Remoteness and tranquility	Vehicular noise from B-roads to the west and south of the site detract from the sense of tranquility. The sense of remoteness increases slightly towards the north of the site, moving away from residential development located to the south.	M/L
Visual susceptibility		
Skylines and settings	Short-distance views towards telegraph poles and individual trees are visible on the skyline. Distant pylons are visible on the skyline to the north, alongside a vegetated hinterland.	M/L
Movement	Regular vehicular movement and associated noise is visible and audible along the B4428 to the south of the site, and the B4029 to the west of the site.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views within the site comprise arable farmland, with nearby deciduous woodland visible when looking northwest from the PRow within the southeastern corner of the site. There is also potential for views from the Coventry Way PRow located in close proximity to the	M/L

	eastern site boundary. Middle to long-distance views towards arable farmland are present when looking northwards from the B4428.	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	The site is located in close proximity to the Brinklow Conservation Area, with intervisibility towards listed buildings including Grade II* Listed Building 'Church of St John the Baptist'. Scheduled Monument 'Brinklow Castle' is located on an elevated area where there may be potential for middle distance views towards the site.	M
Value		
Landscape value	A PRow within the site connects the B4428 to the Barr Lane Playing Field. LWS 'High Wood' is located directly across from the site adjacent to the B4029, comprising deciduous woodland priority habitat and ancient woodland.	M/L
Visual value	There is likely to be intervisibility between the site and listed buildings within the Brinklow Conservation area, including Grade II* Listed Building 'Church of St John the Baptist'. Views may also be altered from motte and bailey castle 'Brinklow Castle' Scheduled Monument comprising a mound with potential for middle-distance views towards the site. Development at this site may disrupt intervisibility between the top of the motte and bailey mound towards deciduous ancient woodland. A PRow network traverses the site in the northwestern corner where views are likely to be directly impacted, where views may also be possible from walking route 'Coventry Way'.	M
Overall		
Mitigation potential	Design should be sensitive to the historic setting of the Brinklow Conservation Area, in particular where the Dunsmore LCA notes that sensitive design is lacking around some historic villages. PRow networks should be retained within the site; development would be most appropriate adjacent to the B4428. There is potential to improve habitat networks connecting with the 'High Wood' LWS.	
Landscape sensitivity summary	The site comprises a medium-sized arable field on the northern edge of Brinklow, enclosed by low hedgerows that create an open character across a gently sloping valley top falling northwards toward Smitte Brook. Views north extend across undeveloped arable land typical of the Dunsmore LCA, while residential development is located to the south. However, adjacent B-roads and nearby telegraph poles reduce scenic quality. Intervisibility is likely with heritage assets in the Brinklow Conservation Area, including the Grade II* Listed Building 'Church of St John the Baptist', and there may be middle-distance views from the elevated Scheduled Monument at Brinklow Castle. The site also connects to a local PRow network and lies close to 'High Wood' LWS comprising ancient and deciduous woodland.	M

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

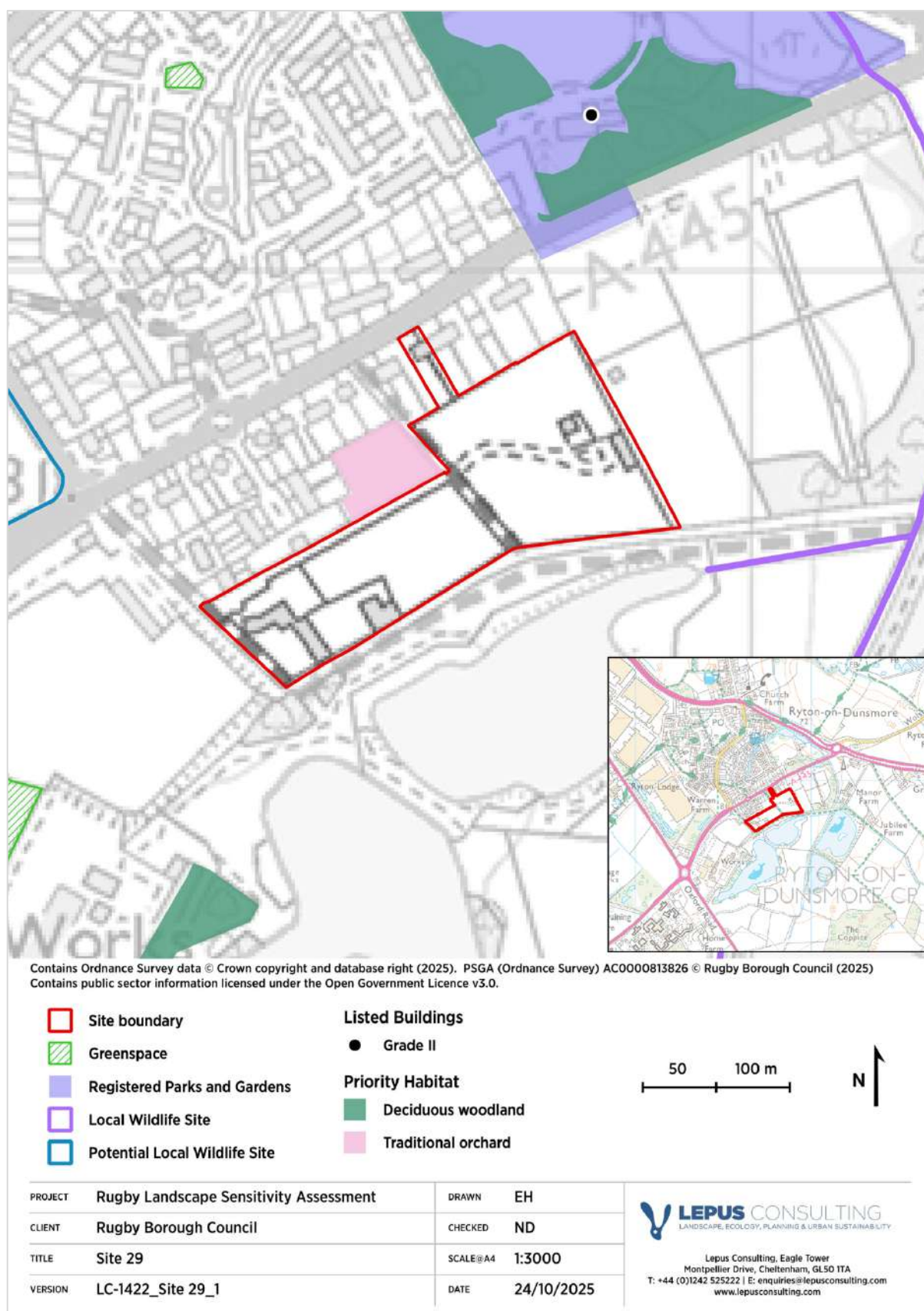


Figure 7.8: Site 29 – Land to the south of Leamington Road, Ryton-on-Dunsmore

Site information	
Site reference	29
Site name	Land to the south of Leamington Road, Ryton-on-Dunsmore
Site size	2.98ha
Development type	Residential
Capacity	83 dwellings
Landscape Character Area and Type	Urban Dunsmore, Plateau Fringe
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises two arable fields on the settlement edge of Ryton-upon-Dunsmore, mostly enclosed by wire and wooden fencing, and interspersed trees and scrub.	M/L
Landform	The site is wholly flat with a lack of notable topographical features.	L
Landcover (including biodiversity)	The site comprises of improved grassland in the eastern field and semi-improved neutral grassland in the western field, delineated by dense scrub. An area of traditional orchard priority habitat lies adjacent to the north of the site. The site is located 45m away from Jubilee Pools to the south.	L
Man-made influences	A farm, connected to a small track, is located in the easternmost edge of the site, whilst the westernmost edge contains a residential dwelling, hard standing and outbuildings. Residential development in Ryton-on-Dunsmore is located directly to the north of the site. Sports pitches are located to the west. Small roads surround the site to the west, northwest and south. Telegraph poles traverse the site.	L
Scenic quality and character	The site lacks scenic character where it is located adjacent to residential properties, contains existing development and is largely enclosed from the surrounding countryside.	L
Remoteness and tranquility	The site does not feel remote where it lies adjacent to residential development with an edge-of-settlement feel where vehicular traffic from nearby transport links is also audible.	L
Visual susceptibility		
Skylines and settings	Skyline features primarily comprise short-distance views of boundary vegetation and residential development.	L
Movement	There is likely occasional movement within the site from agricultural vehicles, as well as cars associated with residential development. Infrequent vehicular traffic is present on the adjacent roads; however, regular traffic noise is audible from nearby transport links.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views are mostly characterised by agricultural development within the site itself, and residential development to the north of the site. These views may be experienced from a PRow traversing the site from north to south. The traditional orchard priority habitat is directly visible to the	L

	north of the site, whilst deciduous woodland associated with Jubilee Pools is visible to the south.	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Limited views into the site from 'Ryton House' RPG, are likely obstructed by existing residential development and deciduous woodland.	L
Value		
Landscape value	The site is located on the edge of the historic settlement of Ryton-on-Dunsmore. 'Ryton House' RPG is located approximately 50m to the northeast of the site although visibility towards the site is interrupted by existing residential development. A PRoW also connects Ryton-on-Dunsmore to walking routes surrounding Jubilee Ponds, passing the traditional orchard priority habitat. Picnic benches are located adjacent to the site to the north.	M/L
Visual value	The traditional orchard priority habitat is identified as an area for important views within the Ryton-on-Dunsmore Neighbourhood Plan, where a PRoW passes through the site. Glimpsed views are also possible into the site from Jubilee ponds, popular with walkers and anglers. Picnic benches are available looking directly into the site.	M/L
Overall		
Mitigation potential	Increased planting can ensure that development is obscured from the RPG and Jubilee Ponds. The PRoW should be retained with intervisibility towards the community orchard, which has potential to be extended into a wildlife area to preserve the setting and ecological connectivity.	
Landscape sensitivity summary	The site comprises two arable fields on the southern edge of Ryton-upon-Dunsmore, enclosed by wire and wooden fencing with scattered trees and scrub. The site is flat and largely enclosed, with limited scenic quality due to the presence of adjacent residential development, nearby roads, and existing agricultural and residential buildings. Views are primarily defined by boundary vegetation and nearby built form, with visibility towards the adjacent traditional orchard priority habitat from the PRoW within the site, which connects to Jubilee Pools to the south. The site lies close to 'Ryton House' RPG where there is potential for views.	M/L

7.11 Site 38: Drive Field, Bilton Grange School, Dunchurch

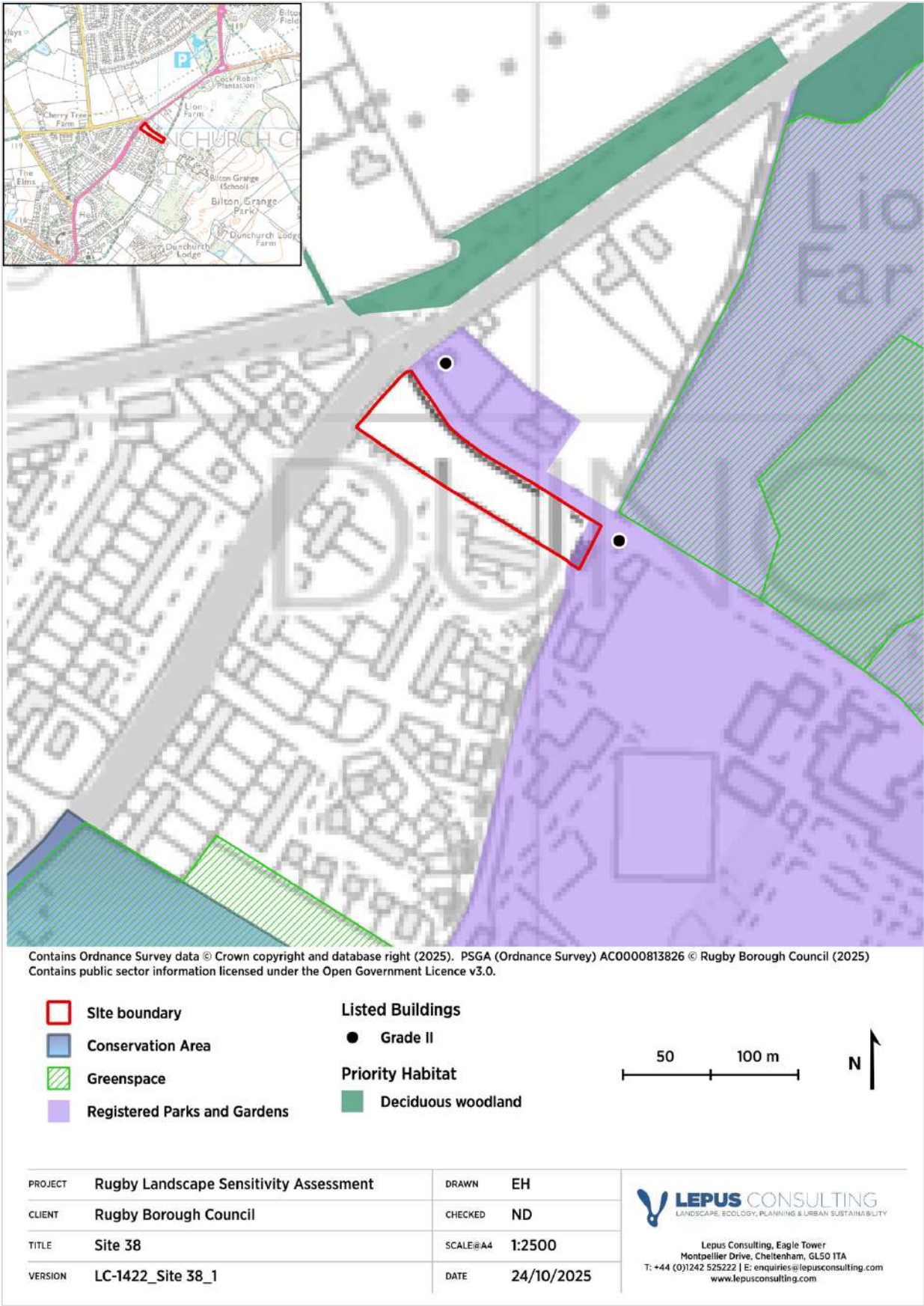


Figure 7.9: Site 38 – Drive Field, Bilton Grange School, Dunchurch

Site information	
Site reference	38
Site name	Drive Field, Bilton Grange School, Dunchurch
Site size	0.45ha
Development type	Residential
Capacity	10 dwellings
Landscape Character Area and Type	Urban
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises a small arable area of modified grassland resembling a garden, encompassed within the settlement edge of Dunchurch. The site is delineated by pine trees, lime trees and low wooden fencing, creating a landscape buffer between modern development and historic assets.	M
Landform	The site is wholly flat with no notable topographical features.	L
Landcover (including biodiversity)	Modified grassland covers the site, comprising a mown lawn. Two pine trees are located at the western boundary, whilst a line of lime trees delineated the northern boundary.	L
Man-made influences	The site is surrounded by residential development on all sides. The A426 delineates the site to the west, whilst a small road 'The Drive' bounds the site to the north. The grounds of a school are located directly to the east of the site.	L
Scenic quality and character	The site comprises a well-maintained lawn acting as a landscape buffer between residential development and historic assets to the north and east of the site. The pine and lime trees lining the western and northern boundaries contribute positively to the scenic character.	M/L
Remoteness and tranquility	There is a lack of remoteness and tranquility whereby the site is surrounded by adjacent roads, residential development and a school.	L
Visual susceptibility		
Skylines and settings	Views of boundary pine and lime trees are prominent on the skyline. Otherwise, skyline views are characterised by adjacent residential development.	L
Movement	There is a strong sense of movement present within the site, where traffic is directly visible and audible along the adjacent A426.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views from the site are dominated by residential development on all sides, and lime and pine trees to the north and west respectively. Open views are directly present onto the A426. There is likely intervisibility towards school grounds in the east.	M/L

Views to and from important landscape and cultural heritage features (both within and outside of each site)	The 'Bilton Grange' RPG is directly visible to the north and south of the site, in particular the associated lime trees. Two Grade II Listed Buildings, 'Rugby Road Lodge at Bilton Grange', and 'Inner Lodge at Bilton Grange', located adjacent to the north and eastern boundaries respectively, which are directly visible from the site.	H/M
Value		
Landscape value	The Drive to the north comprises a landscaped entrance next to two Grade II Listed Buildings, leading up to the 'Bilton Grange' RPG grounds. The site contributes to the setting of the RPG which encompasses the grounds of the adjacent Bilton Grange Preparatory School (of which the main building comprises a Grade II* Listed Building), which was established within Dunchurch in 1873. Dunchurch is noted for its population of mature pine trees ³⁹ , which are present around the site boundary to the west.	H/M
Visual value	The site is likely to alter the visual value of the setting of 'The Drive' which comprises a part of and leads into the grounds of the 'Bilton Grange' RPG. Views into the site are also directly possible from the RPG. Development at this location would subsequently impact views from adjacent Grade II listed buildings, 'Rugby Road Lodge at Bilton Grange', and 'Inner Lodge at Bilton Grange'. There may be potential for limited views into the site from Grade II* Listed Building 'Bilton Grange School and attached Chapel and Terrace', although these are unlikely to be largely altered given the existing adjacent residential development. The A426 to the west of the site comprises the National Cycle Route 41, although views into the site from cyclists are likely to be fleeting.	H/M
Overall		
Mitigation potential	The site is unlikely to be appropriate for development, where the design and density of development would need to be appropriate to the historic setting. Pine and lime trees should be retained, and additional planting of native species should be prioritised along the northern and eastern boundaries to obscure development from the 'Bilton Grange' RPG.	
Landscape sensitivity summary	The site comprises a small, flat area of modified grassland resembling a lawned garden, forming a landscape buffer between new development and the 'Bilton Grange' RPG. The site is located within the settlement edge of Dunchurch and enclosed by pine trees and low wooden fencing. The A426 comprising the National Cycle Route 41 lies to the west, and a school to the east, residential development to the south and a historic, tree-lined driveway with Grade II Listed Buildings to the north. The boundary pine and lime trees contribute positively to local character, reflecting the distinctive setting associated with the historic settlement of Dunchurch and the adjacent RPG.	H/M

³⁹ Rugby Borough Council (2024) Planning Committee 6 March 2024: Amendment Correction List – Additional Information for Councillors (R22/0928)

7.12 Site 39: Dyers Lane, Wolston

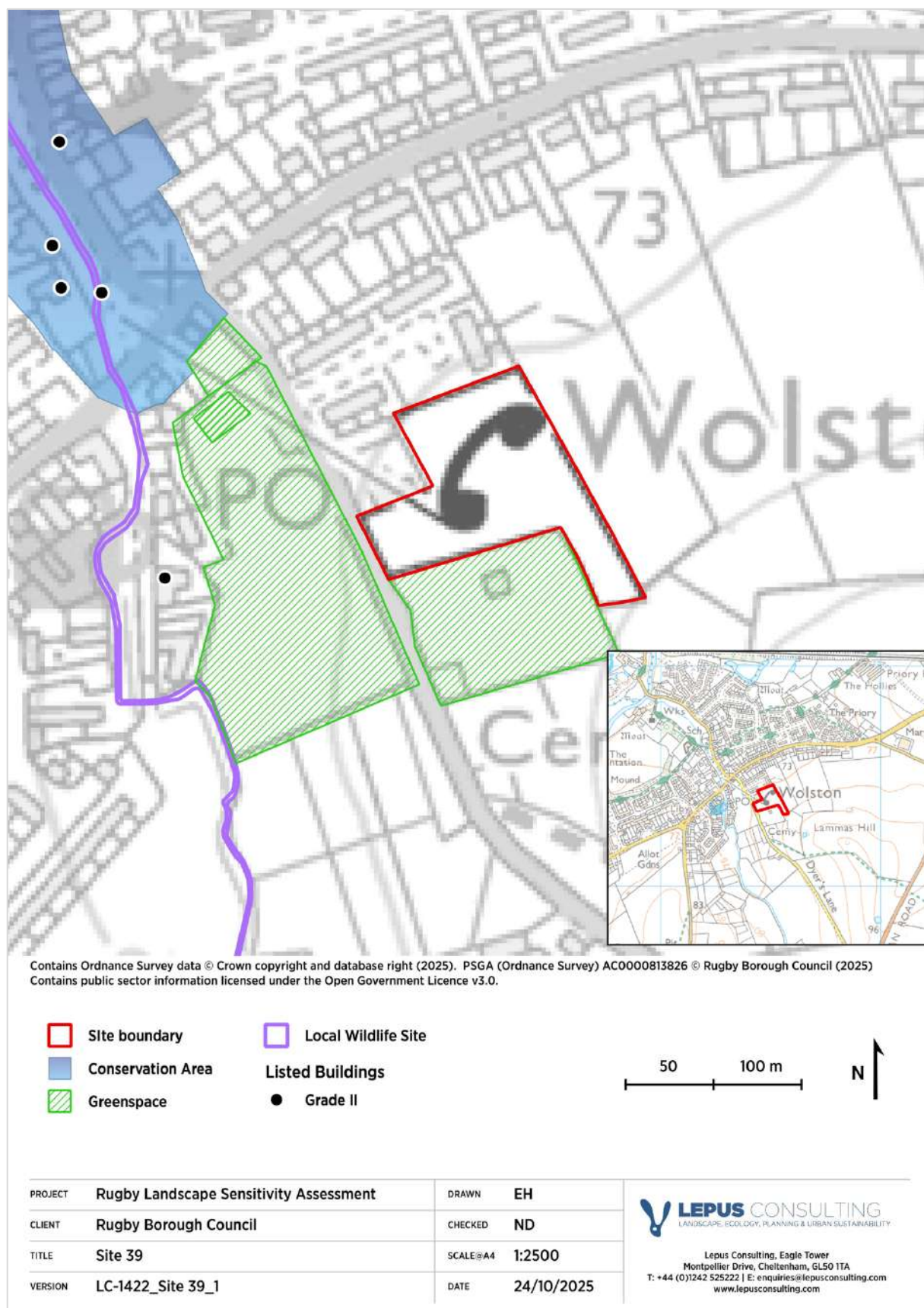


Figure 7.10: Site 39 – Dyers Lane, Wolston

Site information	
Site reference	39
Site name	Dyers Lane, Wolston
Site size	1.04ha
Development type	Residential
Capacity	15 dwellings
Landscape Character Area and Type	Urban Dunsmore, Plateau Fringe
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises a singular field of pasture on the settlement edge of Wolston, bounded by trees, hedgerows, and wooden and wire fencing to the north.	L
Landform	The site is wholly flat with no notable topographical features.	L
Landcover (including biodiversity)	Improved grassland covers the entirety of the site, bounded by high, intact hedgerows and trees.	L
Man-made influences	Residential development is located adjacent to the north of the site, and Wolston telephone exchange to the west, delineated by Dyer's Lane. A cemetery lies directly to the south. The site retains an edge-of-settlement feel. A metal fence is located on the western boundary.	L
Scenic quality and character	The site forms a landscape buffer between residential development and Wolston Cemetery. Otherwise, scenic qualities are limited.	L
Remoteness and tranquility	The site does not feel remote where it infills residential development to the north and Wolston Cemetery to the south. There is a limited sense of tranquility where traffic is infrequent along Dyer's Lane.	M/L
Visual susceptibility		
Skylines and settings	Skyline views are characterised by boundary trees, residential development, a telephone pole in the northwestern corner and a small chapel within the cemetery.	L
Movement	Infrequent traffic is occasionally visible along Dyer's Lane and Lammas Court. There is likely to be sporting activities taking place on the Dyer's Lane Recreation Ground.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	There is limited intervisibility from the site with Wolston Cemetery to the south including a small chapel, and Dyer's Lane recreation ground to the west. Views to the north include the Wolston telephone exchange and residential development; otherwise, views comprise boundary trees.	L
Views to and from important	There is some intervisibility towards a cemetery and associated small chapel located to the south of the site.	M/L

landscape and cultural heritage features (both within and outside of each site)		
Value		
Landscape value	The landscape creates a buffer between Wolston cemetery and residential development, protecting the tranquility and sentimental / historic importance of the cemetery and associated chapel. The Wolston telephone exchange lies adjacent to the northwest of the site and retains some historic importance.	M/L
Visual value	The site retains limited visual value.	L
Overall		
Mitigation potential	Native boundary vegetation should be retained. A landscape buffer should be created between the site and the adjacent cemetery.	
Landscape sensitivity summary	The site comprises a flat, pastoral field on the southern edge of Wolston, enclosed by intact hedgerows, trees, and sections of wooden and wire fencing. The site lies between residential development to the north and Wolston Cemetery to the south, functioning as a landscape buffer that helps preserve the tranquillity and setting of the cemetery and the associated small chapel. The Wolston telephone exchange and Dyer's Lane recreation ground lie to the west. Scenic qualities are limited due to surrounding development, though boundary vegetation provides enclosure and some visual containment within the local landscape.	L

7.13 Site 40: East of Kilsby Lane, Hillmorton

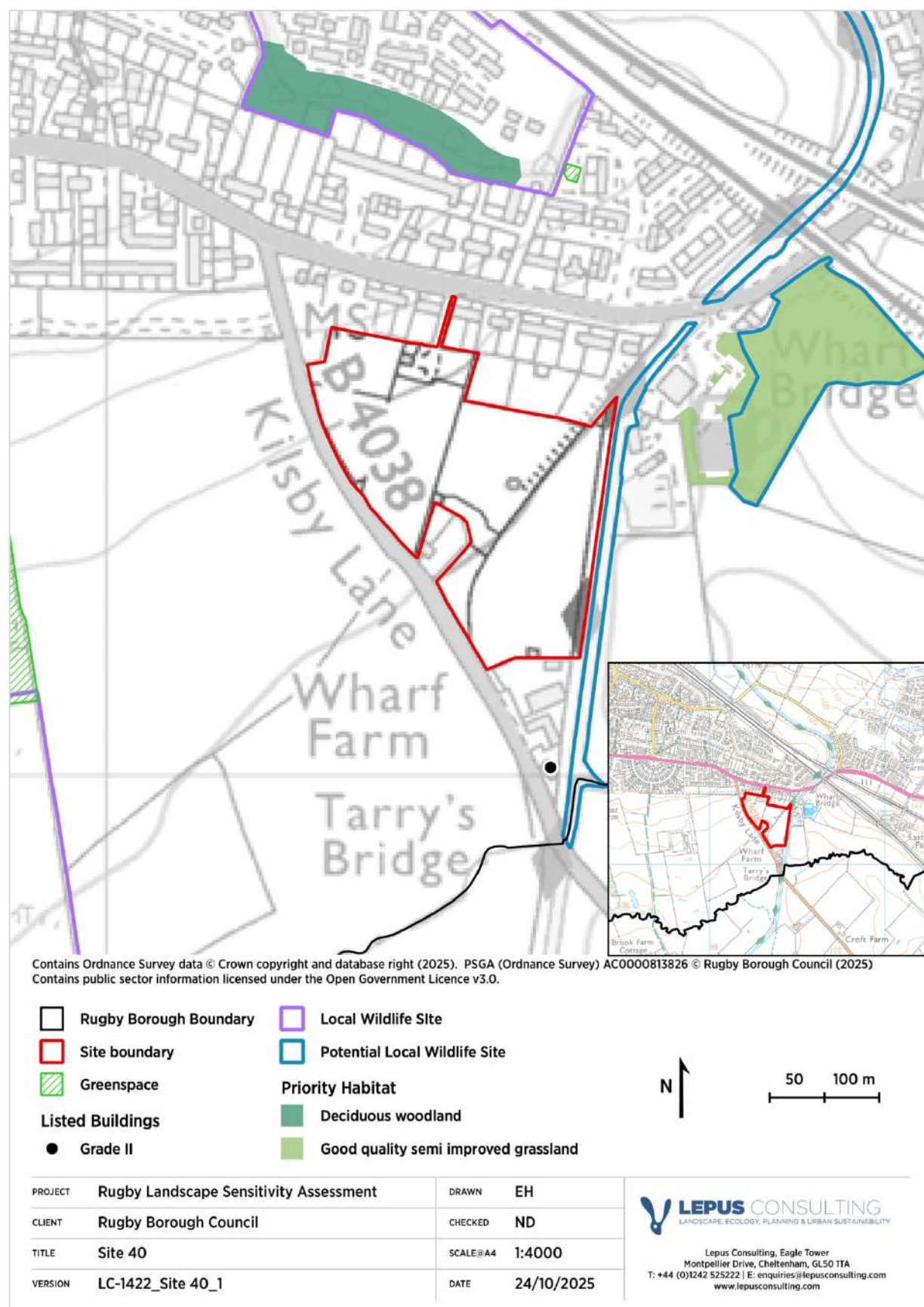


Figure 7.11: Site 40 – East of Kilsby Lane, Hillmorton

Site information	
Site reference	40
Site name	East of Kilsby Lane, Hillmorton
Site size	4.85ha
Development type	Residential
Capacity	125 dwellings
Landscape Character Area and Type	Dunsmore, Plateau Fringe Feldon, Vale Farmlands
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This is a triangular site which comprises of one medium-sized and three small arable fields. The site is well-enclosed by boundary trees on the eastern side, although there is greater visibility of the site from the western side.	M/L
Landform	The topography of the site gently slopes downwards from the northwest to southeast. On the far southeast of the site, the gradient increases, near to where the Rainsbrook river conflues the Oxford Canal.	M/L
Landcover (including biodiversity)	The site previously comprised of improved grassland, tall ruderal grassland and semi-improved grassland; however, it is likely that the majority of these habitats have now been removed where dug up ground is now present. The 'Oxford Canal' pLWS lies adjacent to the west of the site, bordered by intact hedgerow trees.	M/L
Man-made influences	Farm buildings are located in the northern part of the site and a small industrial area is located in the south. Residential buildings lie adjacent to the northern edge of the site, partly obstructed by vegetation. The Oxford Canal lies adjacent to the eastern edge of the site. The western edge of the site is exposed to Kilsby Lane (B4038). The site entrance connects to Crick Road (A428).	L
Scenic quality and character	The site comprises of arable land and is located in the urban fringe of Rugby, with minimal scenic qualities within the site. The Oxford Canal adjacent to the eastern side of the site has limited contribution to the scenic character where views towards the canal filtered by boundary trees. The site is partially located on the plateau fringe of Rainsbrook Valley, although has a very limited contribution to the scenic character. The exposure of the western side of the site to busy traffic down Kilsby Lane acts as a landscape detractor.	M/L
Remoteness and tranquility	The enclosed nature of the landscape limits the sense of remoteness and tranquility, in particular where residential development is present to the north. Vehicular noise is audible from Kilsby Lane in the east and Crick Road in the furthest northern point. There is potential for limited noise from passing barges.	L
Visual susceptibility		
Skylines and settings	Skyline views are characterised by short-distance views towards vegetation to the west. Long distance views from the east comprise	M/L

	large industrial warehouse development and putative Lombardy poplar trees.	
Movement	Views of motor vehicles are present along Kilsby Lane and the industrial development in the south. Glimpsed views of barges may be possible along the Oxford Canal.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views into the site are possible from residential, farming and industrial buildings, Kilsby Lane and the Oxford Canal PRow. There is high potential for visibility to the west where Kilsby Lane is located and the North where residential buildings are adjacent. Long-distance views from the east of the site comprise of industrial warehouse development amongst vegetated features. The site is partially visible from the canal bridge on Crick Road	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	'Wharf Farmhouse' Grade II Listed Building is situated adjacent to the south of the site. Industrial development has potential to obstruct the visibility to and from the Grade II Listed Building.	M/L
Value		
Landscape value	In recent years, vegetation has significantly decreased along Kilsby Lane and increased along the canal. The Oxford Canal and associated PRow networks contributes to the historical setting of the site. The location of this site is considered to be of high sensitivity within the Rainsbrook Valley Sensitivity Study ⁴⁰ .	M/L
Visual value	The sites offers limited visual value, in particular where views from the Oxford Canal Walk PRow adjacent to the eastern side is primarily obstructed by vegetation and trees.	L
Overall		
Mitigation potential	Views into the site from Kilsby Lane can be obscured by increased native tree and hedgerow planting. The proposed development should be obscured from the Grade II Listed Building to the south of the site. Walkways should be established within the site which interconnect with the Oxford Canal Walk.	
Landscape sensitivity summary	This triangular site comprises one medium-sized and three small arable fields on the urban fringe of Rugby, gently sloping from northwest to southeast towards the confluence of the Rainsbrook River and Oxford Canal pLWS. The site is enclosed by boundary trees to the east, with greater visibility from Kilsby Lane to the west. The site contains farm buildings to the north and a small industrial area to the south, with nearby residential development and the Oxford Canal contributing limited visual interest due to filtered views through vegetation. Grade II Listed Building 'Wharf Farmhouse' lies in close proximity to the south of the site with limited intervisibility.	M/L

⁴⁰ WCC Landscape Architects (2017) Rainsbrook Valley Sensitivity Study. Available at: <https://www.rugby.gov.uk/w/local-plan-examination-library> [31/10/25]

7.14 Site 45: Rugby Road, Binley Woods

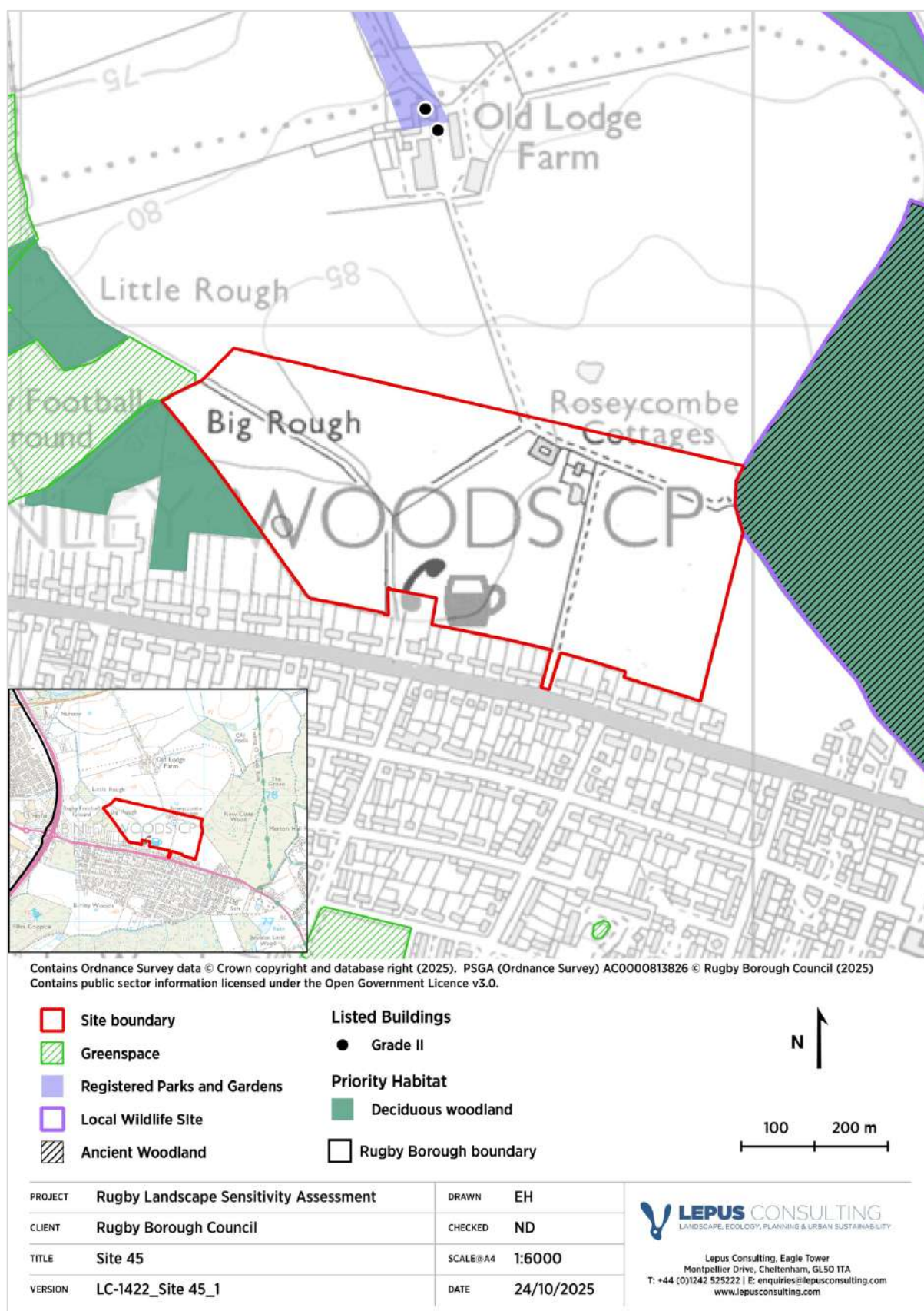


Figure 7.12: Site 45 – Rugby Road, Binley Woods

Site information	
Site reference	45
Site name	Rugby Road, Binley Woods
Site size	21.46ha
Development type	Residential
Capacity	364 dwellings
Landscape Character Area and Type	Dunsmore, Parklands
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	Three mostly flat arable fields predominantly comprise this site. Southern sections of adjacent fields to the north have also been incorporated. The site is defined by managed hedgerows and interspersed trees, with the southern boundary of the site constructed of wooden fences. The site is moderately open to the surrounding countryside.	M
Landform	The topography of the site is mostly flat with minor undulations.	L
Landcover (including biodiversity)	The site comprises primarily arable land, with areas of semi-improved grassland surrounding the farm buildings. Open fields lie adjacent to the northern boundary, while 'New Close and Birchley Wood' LWS, comprising ancient woodland and deciduous woodland priority habitat are located adjacent to the northeast of the site. Alongside the western boundary lies additional deciduous woodland priority habitat. Ponds are present within the western area of the site and to the southeast of the farm buildings. A stream traverses the site from the northwest to the south, originating at 'Coombe Pool'. Existing hedgerows may act as habitat corridors, linking the adjacent deciduous and ancient woodland habitats.	M/L
Man-made influences	Farm buildings are located in the northern part of the site, with the Roseycombe pub and residential properties adjacent to the fenced southern boundary and Rugby Road beyond. Telegraph wires cross the site, while adjacent to the northwest lies 'Rugby Football Ground.' A farm track from the northern boundary provides access to historic farm buildings.	M/L
Scenic quality and character	The openness of the site, particularly towards the north, contributes to a sense of rural character. The presence of the ponds and the stream enhance the scenic quality of the landscape, whilst the mature hedgerows and dispersed trees are visual receptors. The ancient and deciduous woodland adjacent to the western and eastern boundary of the site further reinforces its natural character together with the 'New Close and Birchley Wood' LWS to the northeast of the site. However, audible vehicles on Rugby Road, alongside the high-density residential housing along the southern boundary, detract from the overall scenic quality of the site. Additionally, the presence of telegraph wires and farm buildings within the site are visual detractors.	M
Remoteness and tranquility	The openness of the site, particularly towards the north contribute to a sense of remoteness and tranquility. However, the audible vehicular traffic on Rugby Road, the presence of residential development and the 'Rugby Football Ground' detract from the sense of remoteness and tranquility.	M/L
Visual susceptibility		

Skylines and settings	Skyline views are characterised by long-distance views towards open fields and dispersed farming and residential buildings.	M/L
Movement	There is limited intervisibility towards movement from motor vehicles along Rugby Road, although largely obstructed by residential housing. The view of the road is more apparent to the southeast of the site. There is likely regular activity on the Rugby Football Ground, although mostly visually obstructed by deciduous woodland.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Viewpoints into the site are visible from the farm buildings, residential buildings, the two Grade II Listed Buildings to the north, and the 'Roseycombe' pub. Rugby Road offers filtered views, but the viewpoint is obstructed by the residential buildings separating the road from the boundary of the site. It is possible that viewpoints into the site are possible from 'Rugby Football Ground', depending on the size and height of the proposed development.	M
Views to and from important landscape and cultural heritage features (both within and outside of each site)	'Old Lodge Farm' and 'Old Lodge Farm Barn' Grade II Listed Buildings are situated on a farm track emanating from the northern boundary of the site. The site is slightly more elevated than the two Grade II Listed Buildings; therefore, views of the buildings are likely. Filtered, middle distance views may be possible from RPG 'Coombe Abbey', in particular from the connecting farm track to the Grade II Listed Buildings.	M
Value		
Landscape value	Since the early 1900s, the site has lost some dispersed trees; however, the hedgerow boundaries and surrounding woodland has been retained and strengthened, enhancing the quality of the landscape. The location of the ponds and the stream add to the scenic quality, while mature hedgerows and scattered trees contribute further to the visual interest of a site. Ancient woodland, comprising deciduous woodland priority habitat and the 'New Close and Birchley Wood' LWS, contribute to the natural landscape setting. Historic features, including the nearby Grade II listed buildings and RPG 'Coombe Abbey,' also enhance the historic value of the landscape setting.	M/L
Visual value	The site has the potential for some visual value, particularly users of 'The Roseycombe' pub overlooking the site and potentially from historic features. For instance, views from the Grade II Listed Buildings and associated farm track leading to RPG 'Coombe Abbey' may also be possible. Ancient woodland to the east of the site, as well as deciduous woodland priority habitat to the west, contributes to the visual amenity.	M
Overall		
Mitigation potential	It is recommended that all existing native vegetation is retained and enhanced to help screen views to and from the site and sustain habitat corridors to adjacent deciduous and ancient woodland. Any proposed development should be concentrated along the southern edge, adjacent to the current residential area. Provisions should be made to ensure accessibility to the 'Rugby Football Ground.'	
Landscape sensitivity summary	The site comprises three small, mostly flat agricultural fields, with small sections of adjacent fields to the north. Telegraph poles traverse the site, while ponds and a stream enhance its visual and ecological interest. An adjacent area of ancient woodland and deciduous woodland priority habitat comprises 'New Close and Birchley Wood' LWS. Views into the site are likely from the 'Old Lodge Farmhouse' and 'Old Lodge Farm' Grade II Listed Buildings approximately 10 metres to the north, with filtered, middle-distance views possible from associated track leading to RPG 'Coombe Abbey'. The adjacent Roseycombe pub, residential properties along the southern boundary, Rugby Road, and 'Rugby Football Ground', provide an urban setting to the south of the site, whilst the north remains predominately rural.	M

7.15 Site 59: Newton Manor Lane, Rugby

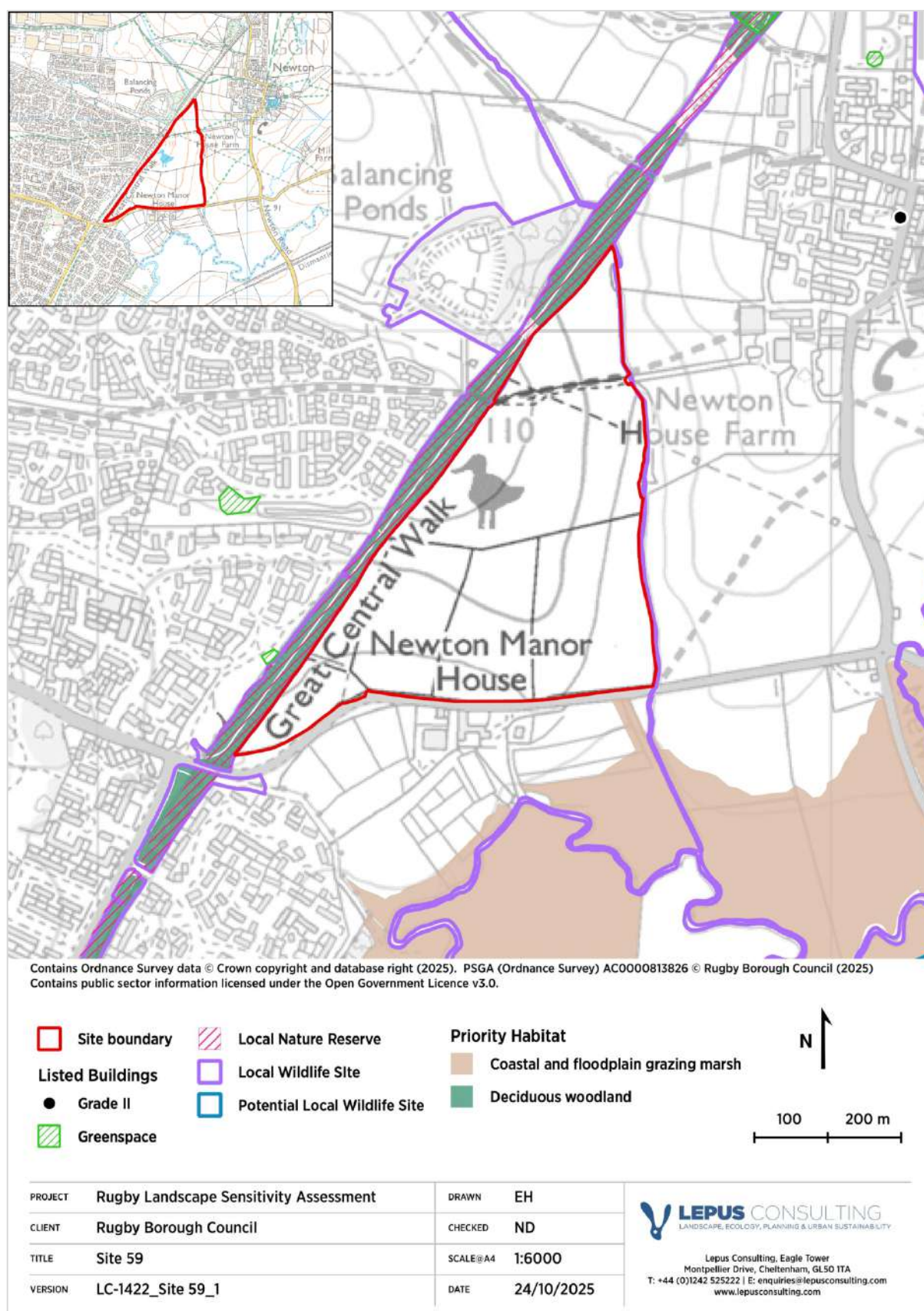


Figure 7.13: Site 59 – Newton Manor Lane, Rugby

Site information	
Site reference	59
Site name	Newton Manor Lane, Rugby
Site size	17.03ha
Development type	Residential
Capacity	240 dwellings
Landscape Character Area and Type	High Cross Plateau – Village Farmlands
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This site comprises a triangular formation of large, medium and small-scale fields, contributing to the separation between Brownsover and the village of Newton. The majority of the site is arable however two small fields to the south comprise pasture. Intact, bushy hedgerows define the southern boundaries of the site with gappy, unmanaged hedgerows and vegetation defining the eastern edge. The western edge is defined by thick trees and hedgerows of the 'Ashlawn Cutting' LNR and deciduous woodland priority habitat along the 'Great Central Walk North' LWS.	M/L
Landform	The topography of the site contains slight undulations, sloping downwards overall from the northwest to the southeast.	M/L
Landcover (including biodiversity)	The site is covered by improved grassland comprising of pasture and arable land. The hedgerows bordering the site contribute to habitat corridors connecting to the 'Ashlawn Cutting' LNR, the 'Great Central Walk' PRoW, LWS and deciduous woodland priority habitat adjacent to the western boundary.	M/L
Man-made influences	Residential development is adjacent to the west and northeast of the site, with the 'Great Central Walk' PRoW situated within the 'Ashlawn Cutting' LNR, the 'Great Central Walk North' LWS and the deciduous woodland priority habitat. Telegraph wires are situated across the southern boundary of the site. Pylons are visible within the northern section of the site. Newton Manor Lane runs alongside the southern boundary of the site, where the historic Newton Manor House is located.	M/L
Scenic quality and character	The site comprises mostly arable farmland with pockets of pasture located on the urban edge of Rugby, with minimal scenic features inside the site besides the gently sloping topography. However, adjacent to the western edge of the site lies deciduous woodland priority habitat, the 'Ashlawn Cutting' LNR and the 'Great Central Walk North' LWS comprising lines of trees forming prominent visual receptors that contribute to the scenic character.	M/L
Remoteness and tranquility	The filtered semi-rural views from the 'Great Central Walk' PRoW and open field views beyond Newton Manor Lane and Newton Road contribute to a limited sense of remoteness. The presence of a PRoW connecting to the popular 'Great Central Walk' and traversing the site from west to east limits the sense of tranquility. Moreover, vehicular movement on adjacent roads and nearby farm and residential buildings detract from the sense of remoteness and tranquility of the site.	M/L
Visual susceptibility		
Skylines and settings	Skyline views are obstructed by short-distance views of deciduous woodland within the LNR and LWS to the west of the site. Long-distance views comprise interspersed farming and residential buildings to the east and south of the site as well as distant views of pylons to the north.	M/L

Movement	Glimpsed views of moving motor vehicles are present along Newton Manor Lane. The sloping topography towards the south of the site likely allows for more prominent views from Newton Road. Intervisibility of movement of pedestrians on the 'Great Central Walk' PRow is present. Irregular farming activity within and adjacent to the site may also be visible.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views into the site are possible from the traversing PRow, Newton Manor House and Newton Manor Lane. The sloping topography towards the south of the site likely allows for more prominent views from Newton Road. Glimpsed views from the 'Great Central Walk' adjacent to the western edge of the site are also possible. The site has potential to be partially visible from the residential areas of Newton to the northeast of the site and Brownsover to the west of the site.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Views to and from landscape and cultural heritage features are unlikely.	L
Value		
Landscape value	Mature hedgerows and vegetation are present within the site, where these remain mostly unchanged since the 1940s. A PRow runs from east to west within the site, connecting the settlements of Brownsover and Newton. Adjacent to the western boundary of the site is the 'Great Central Walk' PRow.	M/L
Visual value	PRow networks adjacent and within the site are likely to provide popular walking routes with views into the site for local residents, in particular with limited intervisibility from the 'Great Central Walk' PRow.	M/L
Overall		
Mitigation potential	As illustrated in the concept plan, the LNR and LWS adjacent to the site will be connected to green corridors within the site. Rural views from Newton Manor Lane are likely to be altered by the proposed development, which has potential to be softened where existing native vegetation should be retained and improved. The PRow will be retained and provide views to a small wildlife area of ponds and orchard. It is recommended that potential development takes into consideration the landscape guidelines for the High Cross Plateau LCA. This includes protecting the semi-rural setting and planting new native trees to reduce habitat fragmentation.	
Landscape sensitivity summary	The site forms a rural boundary between Brownsover and Newton, comprising mainly arable and pastoral fields enclosed by mature hedgerows. The site slopes from northwest to southeast, bordered by the 'Great Central Walk' PRow and the 'Ashlawn Cutting' LNR to the west, and Newton Manor Lane to the south. While pylons and telegraph wires are visible within the site, hedgerows partially obstruct the views to and from the site and preserve a rural character. Views from the Great Central Walk and Newton Manor Lane offer filtered rural vistas, though the presence of nearby roads and residential development reduces the sense of remoteness.	M/L

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

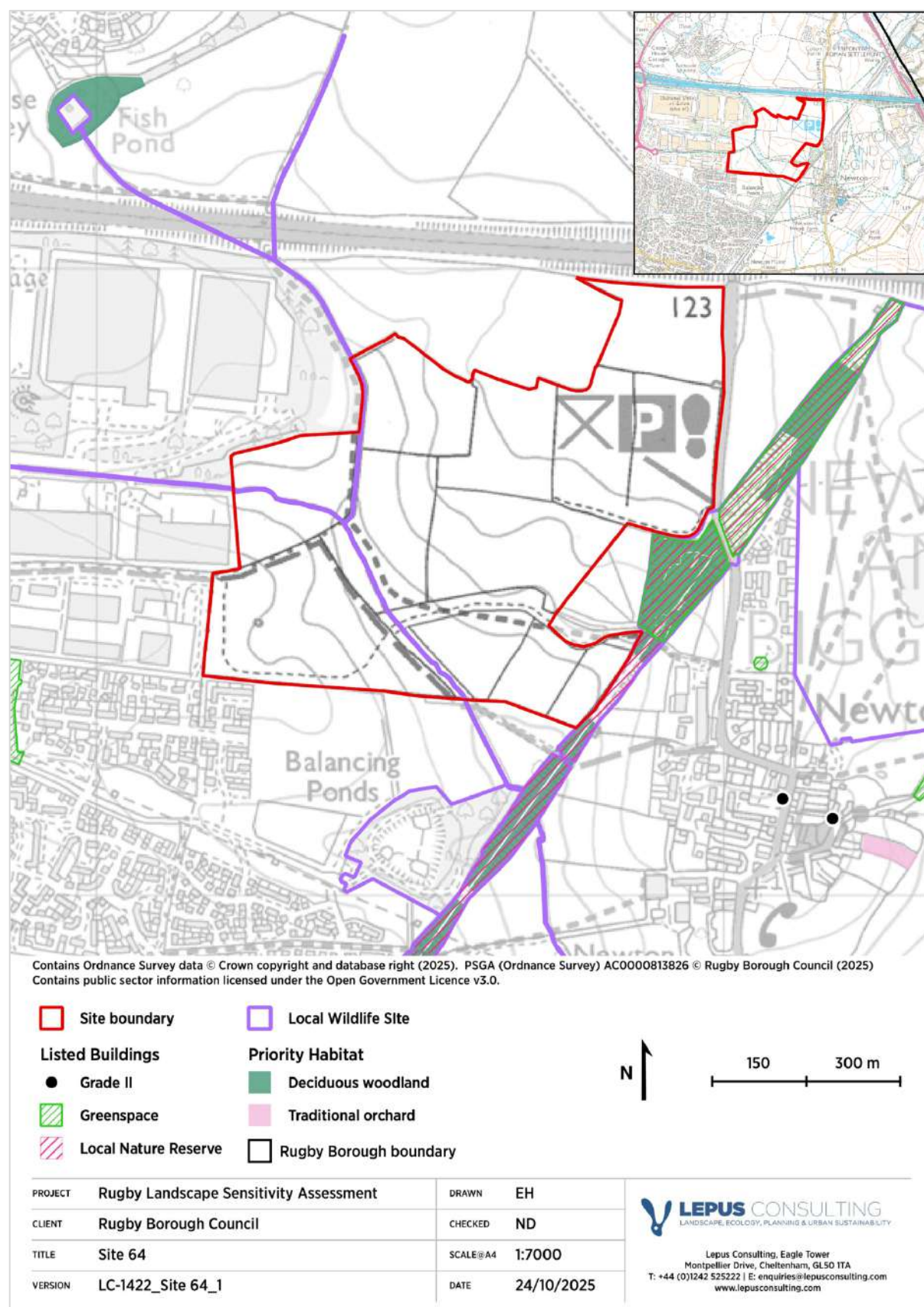


Figure 7.14: Site 64 – Coton Park East, Central Park Drive, Rugby

Site information	
Site reference	64
Site name	Coton Park East, Central Park Drive, Rugby
Site size	35.97ha
Development type	Employment
Capacity	11.50ha employment land
Landscape Character Area and Type	High Cross Plateau – Open Plateau High Cross Plateau – Village Farmlands
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This large site comprises a mosaic of arable and pastoral fields, defined by hedgerows and trees, warehousing, and the M6 motorway to the north.	L
Landform	The topography of the site slopes steeply downwards from the northeast towards the valley of the 'River Avon and Tributaries' LWS in the southeast, before sloping upwards, creating a dip towards the river.	M
Landcover (including biodiversity)	The site primarily comprises of improved grassland with areas of semi-improved grassland in the western side of the site. Within the southeast of the site runs the 'River Avon and Tributaries' LWS. Adjacent to the eastern boundary of the site, lies the Five Arches wildlife site, and the 'Ashlawn Cutting' LNR with the 'Great Central Walk North' LWS, comprising deciduous woodland priority habitat. The 'Newton Pool and Pastures' LWS is located to the northeast of the 'Ashlawn Cutting' LNR.	M
Man-made influences	The M6 is directly situated adjacent to the northern boundary of the site. A large industrial area, Coton Park, is located alongside the west of the site, separated by woodland. Due to the upwards topography, the industrial area is elevated enhancing the visibility of Coton Park. The residential settlement of Newton is located to the southeast of the site.	L
Scenic quality and character	The presence of the 'River Avon and Tributaries' LWS within the site contributes to the scenic quality and character. The undulating topography promotes a sense of openness. The location of the Five Arches wildlife site and the 'Ashlawn Cutting' LNR and 'Great Central Walk North' LWS adjacent to the east of the site further contributes to the sense of place. However, the regular noise from vehicular movement on the M6 to the north and visibility towards the Coton Park industrial area to the northwest largely dominates these scenic features.	M/L
Remoteness and tranquility	The sense of remoteness and tranquility is low where the site is surrounded by human development and activity. The presence and sound of the M6 to the north and 'Coton Park' industrial area to the northwest largely detract any sense of remoteness. Additionally, popular walking routes alongside the Great Central Walk PRow give way to a sense of regular human activity.	L
Visual susceptibility		
Skylines and settings	Due to the enclosed nature of the site, long-distance views are minimal. To the southeast, it is possible to view some open fields however the remaining directional views from the site are characterised as short distance.	L
Movement	Regular vehicular movement is evident along the M6, whilst both vehicular and HGV activity are anticipated within the Coton Park	L

	industrial area adjacent to the western boundary of the site, as well as within the residential area located adjacent to the southeast boundary.	
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views into the site are filtered from the M6 and slightly more visible from the Coton Park industrial area. Views from the residential area southwest of the site are most visible, though the 'River Avon and Tributaries' LWS valley and undulating topography likely limits the visibility to only the southwest area of the site.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There is limited intervisibility towards the Five Arches bridge adjacent to the southeast of the site.	M/L
Value		
Landscape value	The presence of 'River Avon and Tributaries' LWS within the site, together with the Five Arches wildlife site, the 'Newton Pool and Pastures' LWS and the 'Ashlawn Cutting' LNR immediately to the east, contributes to the ecological value of the site. PRow networks interconnect with the adjacent 'Great Central Walk' PRow, although the prominence of the M6 motorway likely detracts from the sense of tranquility for walkers.	M/L
Visual value	The presence of the 'River Avon and Tributaries' LWS and the adjacent Five Arches bridge, 'Ashlawn Cutting' LNR and the 'Newton Pool and Pastures' LWS to the eastern side contributes to the visual value of the site. Direct views into the site are possible from the traversing PRow network site, connecting to the 'Great Central Walk'.	M
Overall		
Mitigation potential	According to the concept plan, the designated biodiversity assets will also be connected to green corridors within the site. PRow networks will be diverted and connected. It is recommended that potential development takes into consideration the landscape guidelines for the High Cross Plateau LCA. This includes planting new native trees to reduce habitat fragmentation.	
Landscape sensitivity summary	The site comprises a mosaic of arable and pastoral fields divided by hedgerows and trees. Undulating topography associated with the 'River Avon and Tributaries' LWS is present within the site. Adjacent ecological assets include the Five Arches wildlife site and associated bridge, and 'Ashlawn Cutting' LNR with 'Great Central Walk North' LWS and associated deciduous woodland priority habitat delineating the site to the east. The M6 borders the site to the north, while the Coton Park industrial area lies to the west, forming prominent auditory and visual detractors. A PRow network crosses the site providing short-distance views towards adjacent residential, employment and infrastructural development, linking to the adjacent 'Great Central Walk'.	M/L

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

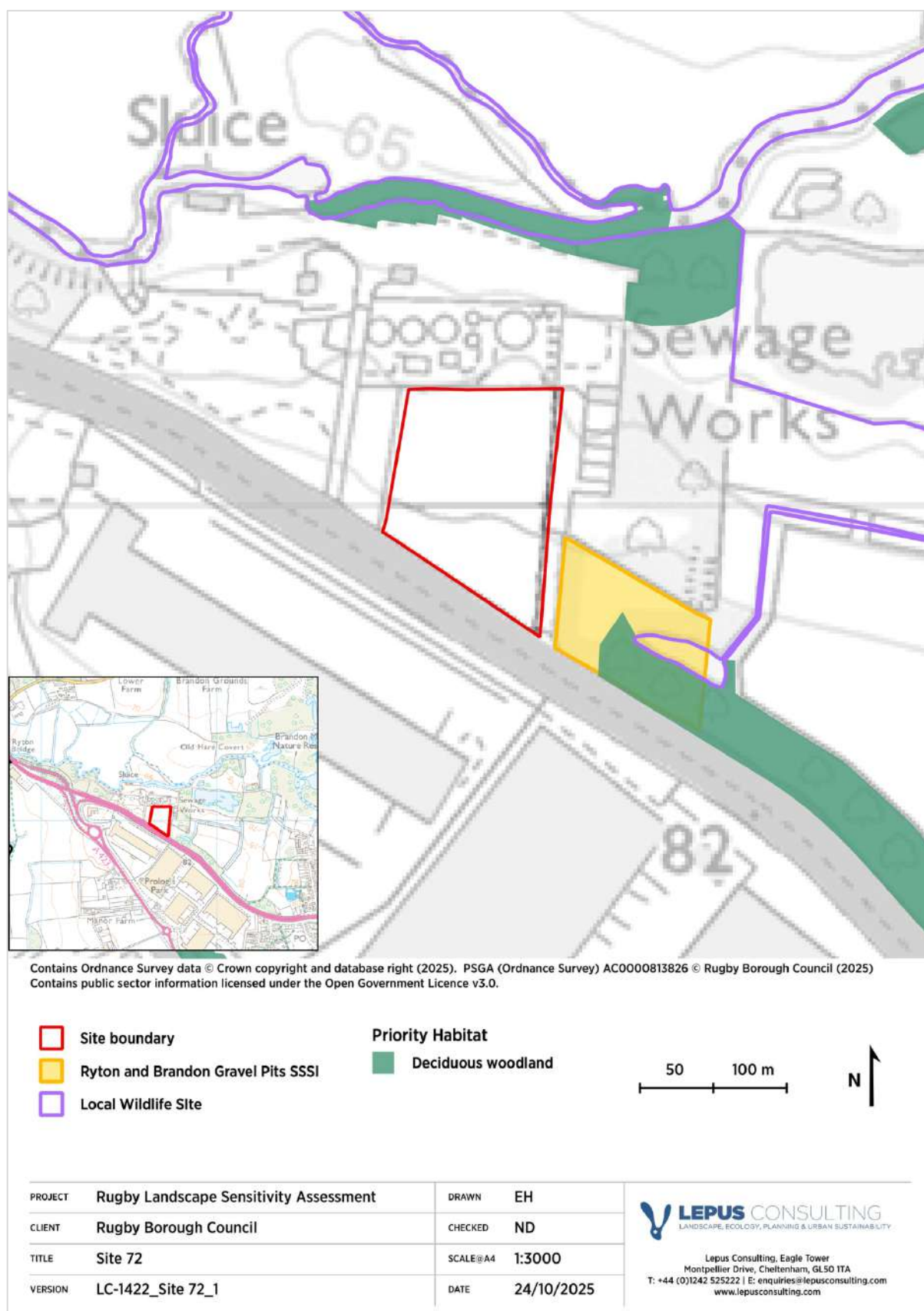


Figure 7.15: Site 72 – Land north of London Road, Ryton-on-Dunsmore

Site information	
Site reference	72
Site name	Land north of London Road, Ryton-on-Dunsmore
Site size	1.46ha
Development type	Employment
Capacity	0.73ha
Landscape Character Area and Type	Urban
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises a singular pastoral field, bounded by wooden fencing and scrub to the south, and metal fencing and gappy boundary trees to the north, east and west. There is some sense of openness when looking at the site from the road where there is intervisibility with the surrounding landscape.	M/L
Landform	The site gently slopes from south to north towards the River Avon.	M/L
Landcover (including biodiversity)	The site is wholly covered by mixed-use pasture, grazed by horses. Dock is visible within the site. The 'Ryton and Brandon Gravel Pits' SSSI lies almost adjacent to the site to the east, designated for Avon Terrace 4 gravels and Baginton Gravel deposits. Deciduous woodland priority habitat lies in close proximity to the north and eastern site boundaries. Both the SSSI and deciduous woodland directly connect to the 'River Avon and Tributaries' LWS. 'Steetley Meadows' LWS also lies approximately 100m to the northwest.	M/L
Man-made influences	The site lies adjacent to the sewage works on the northern side. Associated hard standing, car parking and a scrap yard is located adjacent to the east and west. An outbuilding is located within the northwest section of the site. The A45 delineates the site to the south, where warehousing is located across the road to the south of the site.	L
Scenic quality and character	There are some scenic qualities associated with the site, where the field is currently grazed by horses. Vegetated, elevated backdrops contribute to the scenic character. These are detracted from by the presence of the adjacent A45 and sewage works.	M/L
Remoteness and tranquility	The site does not feel tranquil or remote, being surrounded by human development where vehicular noise is constantly audible along the A45.	L
Visual susceptibility		
Skylines and settings	The skyline to the north comprises a vegetated backdrop of rolling hills. Otherwise, skyline features include nearby warehousing and boundary trees.	M/L
Movement	There is a strong sense of movement within the site where cars are directly visible and audible along the adjacent A45.	L

Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views mainly comprise boundary vegetation, the A45 and warehousing and to the south, and a rolling hinterland to the north. The adjacent sewage works is largely obscured by boundary vegetation and a dip in topography. There is some intervisibility towards development in Coventry, including a pylon, to the northwest.	L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are no designated landscape or cultural heritage features within view of the site.	L
Value		
Landscape value	'Ryton and Brandon Gravel Pits' SSSI is located next to the adjacent track to the east of the site, interconnecting with the 'River Avon and Tributaries' LWS and deciduous woodland priority habitat.	M/L
Visual value	The site retains limited visual value.	L
Overall		
Mitigation potential	Native vegetation planting can be increased towards the southernmost boundary. Development should be sensitive to, and incorporate habitat networks linking with, biodiversity assets to the east of the site.	
Landscape sensitivity summary	The site comprises a field of horse paddock, sloping gently northwards towards the River Avon, enclosed by mixed boundary treatments including wooden fencing and scrub to the south and gappy trees with metal fencing. The site is bordered by a sewage works to the north, hardstanding and a scrapyard to the east and west, and the A45 and associated warehousing to the south. Biodiversity assets lie almost adjacent to the site, including 'Ryton and Brandon Gravel Pits' SSSI, 'River Avon and Tributaries' LWS and deciduous woodland priority habitat, where scenic value is increased by a rolling, vegetated hinterland. However, these qualities are diminished by the intrusive presence of adjacent infrastructure and traffic noise.	M/L

7.18 Site 75: Lea Crescent, Newbold-on-Avon

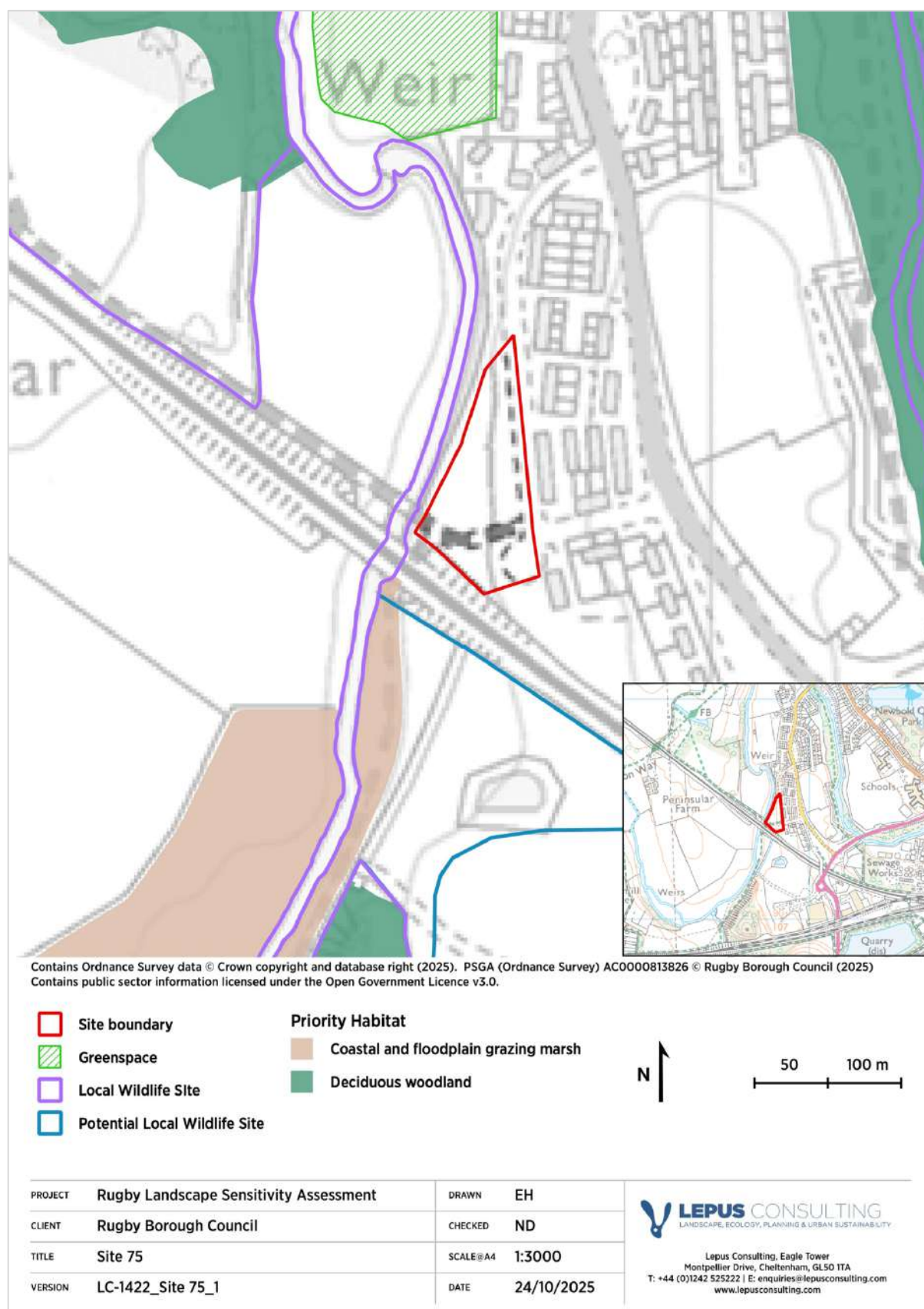


Figure 7.16: Site 75 – Lea Crescent, Newbold-on-Avon

Site information	
Site reference	75
Site name	Lea Crescent, Newbold-on-Avon
Site size	0.78ha
Development type	Residential
Capacity	20 dwellings
Landscape Character Area and Type	Dunsmore, Plateau Fringe Urban
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This small, triangular site is defined by mature vegetation on the southern and western edge. Low fencing delineates a quiet residential area, Lea Crescent, alongside the eastern boundary of the site. A small area of woodland and car parking comprises the southernmost portion of the site. The 'River Avon and Tributaries' LWS runs alongside the western boundary.	M/L
Landform	The topography of the site gently slopes downwards from east to west, leading to the adjacent River Avon.	L
Landcover (including biodiversity)	The site primarily comprises amenity grassland and a small area of dense / continuous scrub. The dense vegetation bordering the western edge of the site likely contributes to habitat corridors connecting to the 'River Avon and Tributaries' LWS and the surrounding woodland.	M/L
Man-made influences	A public car park and bus stop are located in the southeast corner. A residential area lies adjacent to the eastern boundary, separated by low wooden fencing. There is likely intervisibility between housing towards, Brownsover Road and associated vehicular movement to the east. Along the southwest boundary, a railway is situated behind mature hedgerows.	L
Scenic quality and character	The site is located on the urban fringe of Rugby and has limited scenic qualities. The surrounding roads, car parking and residential development act as visual and aural detractors. Thick boundary vegetation is the primary scenic feature.	L
Remoteness and tranquility	The residential area on the eastern boundary, reduces the sense of remoteness and tranquility of the site. Vehicular movement from the railway, surrounding roads and the bus stop is also audible and acts as tranquility detractors. There is likely irregular, but prominent noise and vibration from the railway.	L
Visual susceptibility		
Skylines and settings	Skyline views are characterised by vegetated site boundaries and adjacent residential development.	L
Movement	Irregular, glimpsed movement of motor vehicles is visible from nearby roads, the bus stop and the car park, with filtered views of activity associated with residential homes. Filtered visibility of trains may be possible, whilst noise and vibration from the railway is likely a detractor. The site was in use for recreational purposes at the time of visiting.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Viewpoints into the site are limited, although the PRoW traversing the site would be directly impacted by development. Residential properties and boundary vegetation dominate views from the site. Filtered views between residential buildings from Brownsover Road are likely possible.	M/L

Views to and from important landscape and cultural heritage features (both within and outside of each site)	Views towards landscape and cultural heritage features are unlikely.	L
Value		
Landscape value	The PProW within the site connected development in Brownsover the the 'Shakespeare's Avon Way' walk. There is potential for recreational use of the site by the adjacent scout group.	M/L
Visual value	The PProW within the site is likely to be directly visually altered by the proposed development.	L
Overall		
Mitigation potential	It is recommended that views into the site are obstructed by increased planting of native trees and vegetation along the site boundaries. The PProW should be protected and connected with new recreational provisions.	
Landscape sensitivity summary	This small, triangular site comprising amenity grassland is delineated by mature vegetation, the River Avon, and low fencing on the edge of a quiet residential area. A car park and bus stop are located in the southeastern corner, whilst a railway bounds the site to the southwest. A PProW traverses the southern boundary, providing recreational access and connections to the 'Shakespeare's Avon Way' walk. There is potential the site may be used recreationally by the adjacent scout group. Bordering vegetation and scrub within the site may act as habitat corridors linking to the 'River Avon and Tributaries' LWS and nearby woodland. Visual and aural detractors, including the railway, surrounding roads, and man-made features, limit the sense of remoteness and scenic quality.	M/L

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

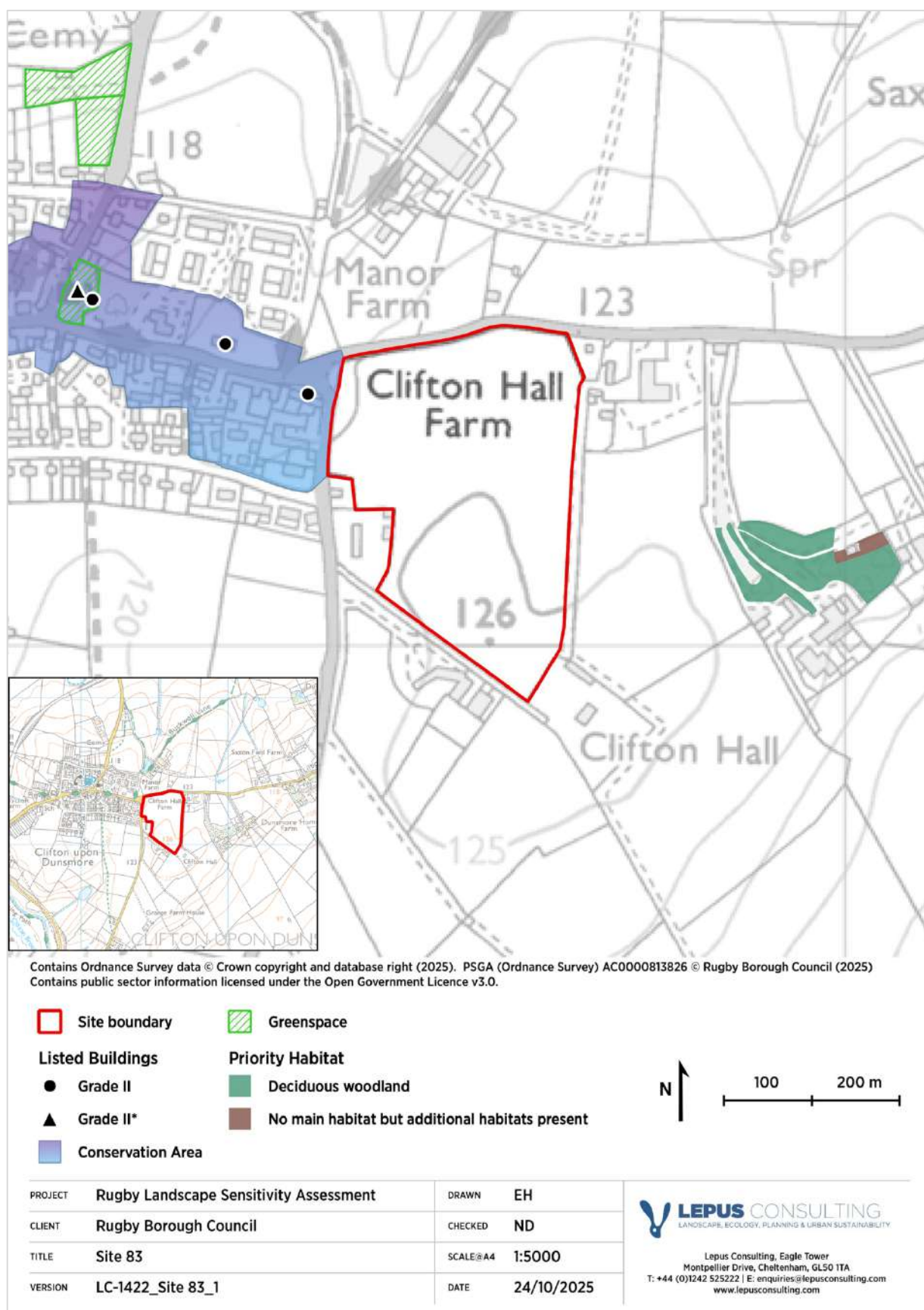


Figure 7.17: Site 83 – Land south of Lilbourne Road, Clifton-upon-Dunsmore

Site information	
Site reference	83
Site name	Land south of Lilbourne Road, Clifton-upon-Dunsmore
Site size	8.58ha
Development type	Residential
Capacity	180 dwellings
Landscape Character Area and Type	Dunsmore, Plateau Fringe
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises one medium-sized arable field, with open views partially visible towards the south and north. Intact A-shaped hedgerows and vegetation define the site boundaries.	M/L
Landform	The site lies upon a slightly elevated plateau. Within the site lies a valley top that descends towards the 'Clifton Brook Valley' to the south of the site.	M
Landcover (including biodiversity)	The site is dominated by arable land comprising improved grassland, with a T-shape arrangement of mature trees situated within. The hedgerows and vegetation bordering the site may contribute to habitat corridors connecting the site to the deciduous woodland priority habitat, approximately 200 metres from the far eastern edge.	M/L
Man-made influences	This site is located on the edge of the village of Clifton-upon-Dunsmore. Dispersed farm buildings are located adjacent to the east and south of the site boundaries. A large area of residential buildings is located to the west of the site, on Hillmorton Lane. Lilbourne Road is located alongside the northern boundary of the site as well as a private road along the southern boundary connecting to individual residential and farm buildings. Additionally, telegraph poles traverse the western boundary of the site.	M/L
Scenic quality and character	This site consists of arable land with intact and mature vegetation present, including a t-shape arrangement of mature trees and a-shaped hedgerows that border the site. Features of mature trees are a characterisation of the Dunsmore LCA. Whilst there are limited scenic features within the site, directly to the northwest of the site is the 'Clifton Upon Dunsmore' conservation area which consists of one Grade II* Listed Building and five Grade II Listed Buildings that contribute to the historic character of the site and surrounding area. To the far south of the site lies the 'Clifton Brook Valley', a prominent visual receptor that contributes to the scenic character. Additionally, the topography of the site descending towards the 'Clifton Brook Valley' integrates the site within the surrounding undulating landscape.	H/M
Remoteness and tranquility	There is a sense of remoteness enhanced by the rural, open views of fields to the south unobstructed by low boundary hedgerows. However, traffic down Lilbourne Road adjacent to the northern boundary and more irregular traffic down Hillmorton Lane adjacent to the western boundary act as aural detractors. The residential area, located on Hillmorton Lane may also detract from the sense of remoteness.	M/L
Visual susceptibility		
Skylines and settings	Skyline views are characterised by long-distance views to the south and north towards trees, vegetation and interspersed farm buildings. High boundary hedgerows dominate skyline views to the east.	M/L

Movement	Glimpsed views of vehicular movement are present along Lilbourne Road and Hillmorton Lane, acting as aural detractors. Irregular movement of farming activities may also be seen towards the south.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Viewpoints into the site are possible from surrounding residential and farm buildings, Lilbourne Road and Hillmorton Lane. There is potential for long-distance views into the Clifton Brook Valley to the south. The site is visible from the 'Clifton-upon-Dunsmore' Conservation Area to the east.	M
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There is a high potential for visibility to and from the 'Clifton Upon Dunsmore' Conservation Area in the northwest, particularly from 'The Old Hall' Grade II Listed Building and the 'Church of St Mary the Virgin' Grade II* Listed Building. Should proposed development occur, views to and from the area may detract from the historic character. However, given that the conservation area is surrounded by residential housing the effect on the historical character is likely to be limited.	M
Value		
Landscape value	Since the early 1900s, trees and vegetation defining the site boundaries have been removed and boundary hedgerows have been increased. Many of the trees within the site have been retained and are mature. A historic residential building, 'Clifton Hall', situated to the southeast of the site has been retained since the 1800s. To the far south lies the 'Clifton Brook Valley', a prominent feature that contributes to the landscape value of the site. The site's topography descending towards the valley integrates it within the surrounding undulating landscape, while open views to the south further reinforce its valued landscape character. The situation of the 'Clifton Upon Dunsmore' Conservation Area and the Grade Listed Buildings within further enhance the historic setting of the landscape.	M
Visual value	As the site is located on the outskirts of Clifton upon Dunsmore, it is likely valued by the local community. There is potential for visibility to and from the Clifton upon Dunsmore Conservation Area in the northwest, particularly to 'The Old Hall' Grade II Listed Building and the 'Church of St Mary the Virgin' Grade II* Listed Building, which are the tallest and closest features. Open views across surrounding fields, along with mature trees and hedgerows within the site, contribute to the character and visual value of the site. Views may be partially detracted from by farm buildings, Lilbourne Road, Hillmorton Road and surrounding residential areas.	M
Overall		
Mitigation potential	As illustrated in the vision plan, the tree line must be retained and restored, and open space must be created to maintain a rural backdrop and intervisibility from the Conservation Area and the Grade II Buildings. Proposed development should integrate with the surrounding landscape and character of the village. It is recommended that the mature hedgerows are also protected in line with the Dunsmore LCA guidelines, and proposed residential development extends off the current residential area in the eastern area of the site.	
Landscape sensitivity summary	A singular, large arable field on the edge of Clifton-upon-Dunsmore is delineated by well-managed, low A-shaped hedgerows. Telegraph poles traverse the western boundary, and a T-shaped arrangement of mature trees within the site enhances its scenic and ecological value. The site lies adjacent to, and forms part of the rural setting of, the 'Clifton-upon-Dunsmore Conservation Area', including views to 'The Old Hall' Grade II Listed Building and the 'Church of St Mary the Virgin' Grade II* Listed Building. While the rural character is reinforced by open views to the south and towards Clifton Brook Valley, visibility towards nearby residential areas, Hillmorton Lane and Lilbourne Road may act as visual and aural detractors.	M

7.20 Site 84: Land South of Leicester Road, Wolvey

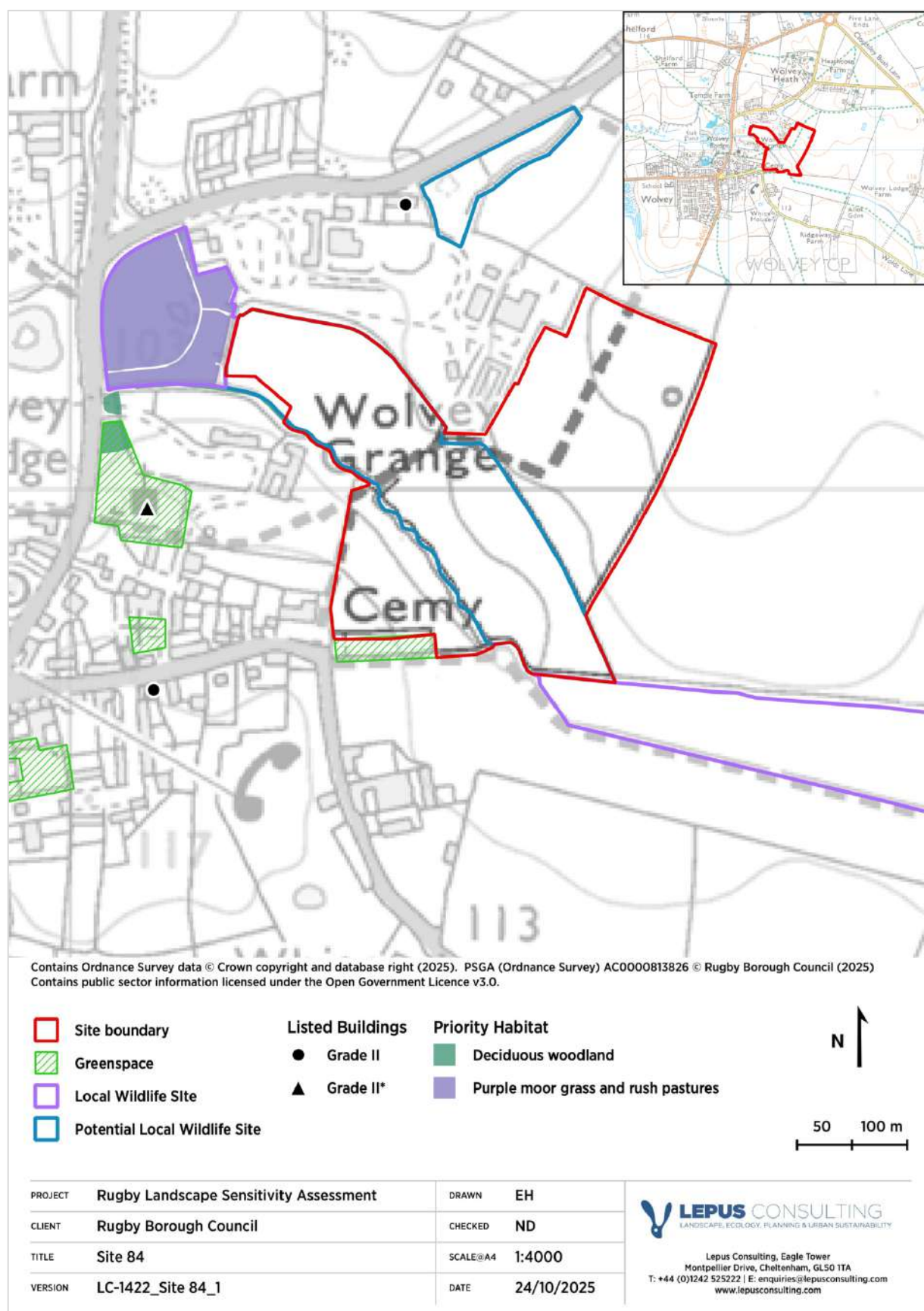


Figure 7.18: Site 84 – Land south of Leicester Road, Wolvey

Site information	
Site reference	84
Site name	Land South of Leicester Road, Wolvey
Site size	8.49ha
Development type	Residential
Capacity	60 dwellings
Landscape Character Area and Type	High Cross Plateau, Village Farmlands Urban
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises an arable field and an intricate wetland habitat with a dense area of trees in the centre. The site is primarily defined by well-maintained wooden fencing and hedgerows.	M/L
Landform	The topography of the site forms a shallow valley, with the land gradually sloping down towards the River Anker, becoming relatively flat where trees and wetland habitat are situated, before rising again beyond the river.	M
Landcover (including biodiversity)	The site is a key habitat corridor for nearby wetland and deciduous habitats and contains a mosaic of habitats in the centre of the site, comprising a mix of marsh, swamp, and wet woodland within the 'Wolvey Rush Pasture' pLWS, comprising soft-rush grasses and Yorkshire Fog (<i>Holcus lanatus</i>). The LWS includes the River Anker, which flows northwest to southeast across the site. The northernmost field comprises of semi-improved grassland. These habitats directly connect to the 'Purple Moor Grass and Rush Pastures' priority habitat in the 'Wolvey Wetland Reserve' located to the north of the site. To the southeast, the 'Wolvey Rush Pasture' LWS extends beyond the site boundary into the adjacent field, following the course of the River Anker. Deciduous woodland priority habitat adjoins the southwest of 'Wolvey Wetland Reserve' and likely contributes to overall habitat connectivity.	H/M
Man-made influences	A bridge is situated in the centre of the site across the 'River Anker', serving the PRoW traversing the site from west to north. The site is located between Wolvey and Wolvey Heath, and is separated from the main roads by the 'Wolvey Wetland Reserve' LWS. A small section of quiet residential road Outfield Way lies partially adjacent to the north of the site. Residential development is located directly to the north of the site, with church buildings to the south. To the far east of the site, dispersed farm and buildings are situated.	M/L
Scenic quality and character	The site has relatively high scenic quality, influenced by its shallow valley topography, the River Anker, and the 'Wolvey Rush Pasture' LWS, all contributing to the strong scenic character of the site. Views into adjacent residential development are largely obstructed by dense hedgerows along the northern boundary. Long-distance views towards open countryside to the east are largely obstructed by boundary vegetation. The historic setting of the church to the south positively contributes to the scenic character.	M
Remoteness and tranquility	Given the situation of the site, on the edge of Wolvey and located near to Church Hill Road lacks a strong sense of remoteness, in particular where residential areas are present to the north and west. However, the River Anker and the 'Wolvey Rush Pasture' LWS within the site, along with the tall hedgerows that obstruct views towards the residential areas, create a sense of wildness. The 'Wolvey Rush Pasture' LWS also connects to	M/L

	the 'Wolvey Wetland Reserve' to the north of the site and areas of deciduous woodland priority habitat, enhancing the perception of remoteness. However, occasional vehicular noise from nearby residential roads detracts from the sense of tranquility.	
Visual susceptibility		
Skylines and settings	Skyline views primarily comprise boundary vegetation; however, the elevated Grade II* Listed Building 'Church of St John the Baptist' breaks the skyline to the southwest.	M
Movement	Filtered views of residential activity associated with the residential area to the north of the site are likely possible. Similarly, motor vehicles on Leicester Road, Church Hill road, and surrounding smaller roads may occasionally be audible but are unlikely to be directly visible from within the site.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Visibility into the site is likely to be filtered by existing hedgerows and trees, although some clearer views may be possible from nearby residential buildings to the north due to the shallow valley topography. It is unlikely that the site is visible from the surrounding Grade II Listed Buildings; however, it may be partially visible from 'Church of St John the Baptist' Grade II* Listed Building, given the elevated position of the church. The extent of visibility from outside the site will largely depend on the height and scale of the proposed residential development. Views from the PRow within the site will be directly altered by the proposed development, although adjacent habitats will be retained according to the masterplan within the vision document. Purple rush pastures and moor grass priority habitat is likely partially visible within Wolvey Wetland Reserve adjacent to the west of the site.	M
Views to and from important landscape and cultural heritage features (both within and outside of each site)	It is unlikely that the site is visible from the surrounding Grade II buildings, however it is possible that it is visible from 'Church of St John the Baptist' Grade II* Listed Building given the height of the church and the shallow valley topography of the site. Views from the PRow will likely be altered by the development proposed, although potentially enhanced in the centre of the site through the proposed recreational and biodiversity provision.	M
Value		
Landscape value	The site has a strong natural character within the central area, comprising a network of wetland and rush pasture habitats linking with Wolvey Wetlands Reserve and 'Wolvey Rush Pasture' LWS. This is further contributed to by the presence of the River Anker within the south of the site. However, the proximity of residential areas to the north and west slightly detracts from this sense of natural and rural character. The presence of nearby Grade II Listed Buildings adds to the historic setting of the small settlement of Wolvey to the south, whilst a cemetery lies adjacent to the south of the site. The PRow traversing the site and allows for recreational enjoyment of the LWS and River Anker. The shallow valley topography also enhances the overall scenic and landscape quality of the site.	H/M
Visual value	Views from the PRow across the site and into the 'Wolvey Rush Pasture' LWS contains strong visual qualities due to their natural character. Views to and from the nearby Grade II* Listed Building 'Church of St John the Baptist' to the south of the site contributes to the historic setting of Wolvey. Important viewpoints within the site have been identified in the Wolvey Neighbourhood Plan ⁴¹ , looking north over Wolvey Heath and looking southeast across open countryside.	M

⁴¹ Wolvey Local Plan (2022) Wolvey Neighbourhood Plan. Available at: https://www.rugby.gov.uk/documents/20124/6607097/Wolvey_Neighbourhood_Plan_Adopted_Version_.pdf/188532a3-7b60-05aa-3dcd-dcf77319b494?t=1750863819969 [Accessed: 27/11/25]

Overall		
Mitigation potential	<p>The vision document and illustrative masterplan show that woodland within the site will be largely retained, whereby the center of the site with the River Anker and the LWS will be utilised for biodiversity conservation and recreational enhancements. The proposed residential development will be located in the northeastern area of the site, extending off of the current residential area to the north of the site. Additionally, proposed development should reflect the rural and medieval character of the High Cross Plateau LCA including preserving the rural setting and minimising habitat fragmentation. It is also advised that surrounding native hedgerow and vegetation forming the boundaries of the site should also be retained where possible.</p>	
Landscape sensitivity summary	<p>This site is comprised of an arable field, wetland habitat, and pasture, with the River Anker running northwest to southeast through the site. The river forms part of the 'Wolvey Rush Pasture' pLWS, which extends beyond the site to the north and southeast as a designated LWS and connects directly to the adjacent 'Wolvey Wetland Reserve'. The topography forms a shallow valley, creating a strong sense of enclosure and natural character. The site is visible from the 'Church of St John the Baptist' Grade II* Listed Building and from surrounding residential areas, particularly to the north, given the low fencing and hedgerow boundaries.</p>	H/M

7.21 Site 88: Hinckley Road, Ansty

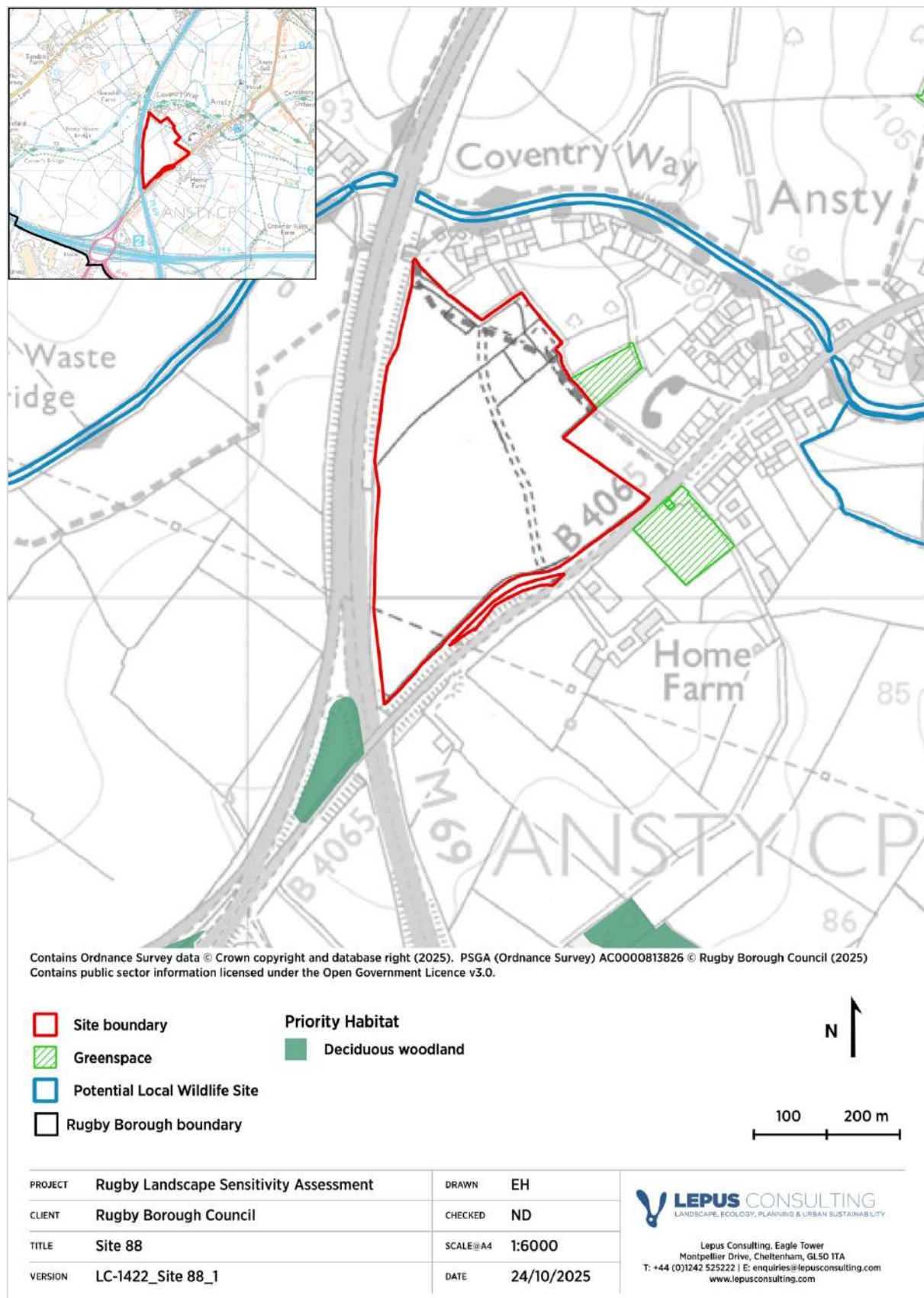


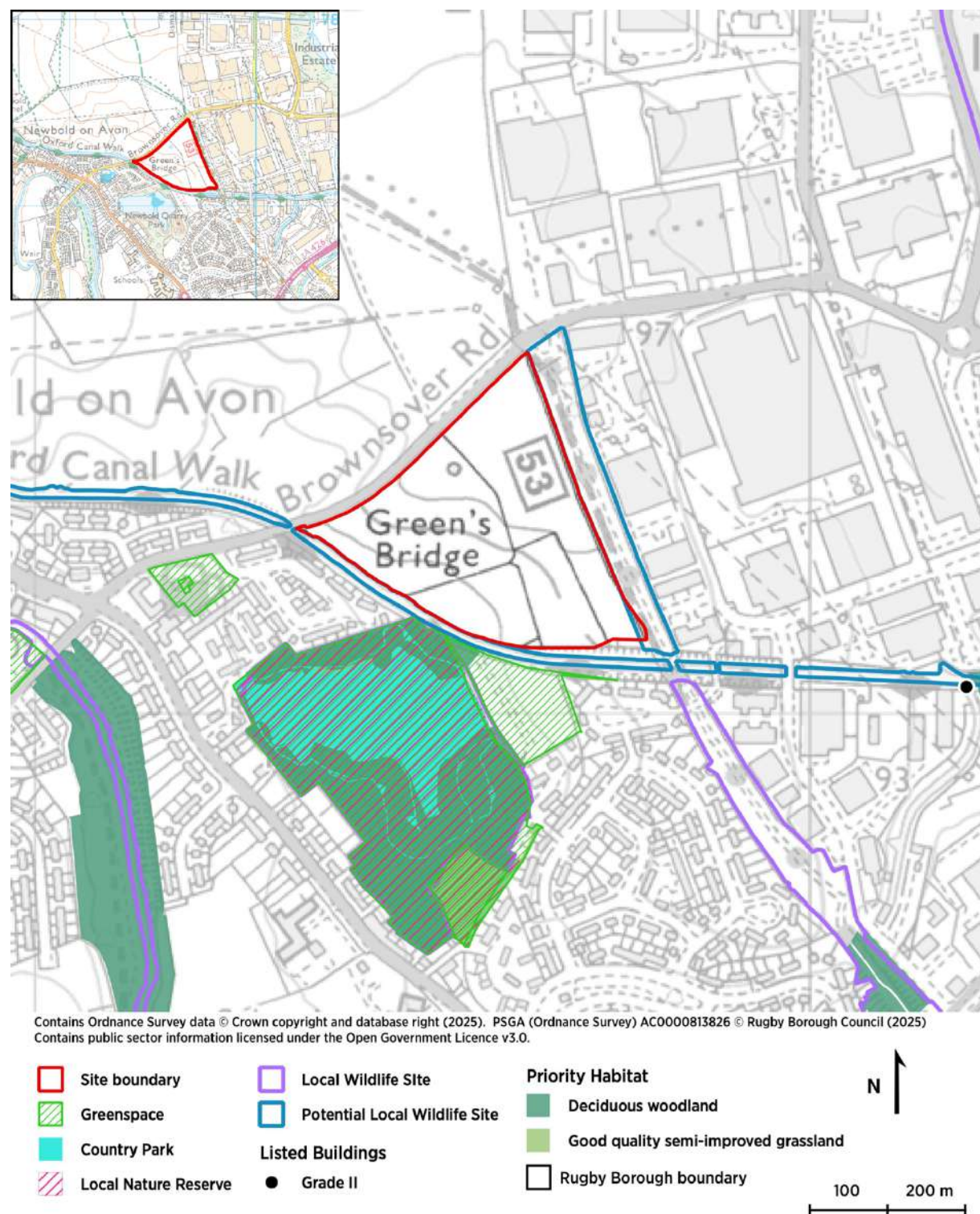
Figure 7.19: Site 88 – Hinckley Road, Ansty

Site information	
Site reference	88
Site name	Hinckley Road, Ansty
Site size	12.29ha
Development type	Employment
Capacity	4.00ha employment land
Landscape Character Area and Type	Dunsmore, Parklands
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This site comprises two pastoral fields, one large-scale and one small-sized, with a fenced paddock / enclosure located in the northern area of the site. The site is primarily defined by thick boundary trees and mature hedgerows. Part of the most northern area of the site is bounded by wooden fencing. The site is located between the village of Ansty and the M69.	L
Landform	The topography of the site is mostly flat and uniform. The adjacent motorway lies on an imposing embankment to the west of the site.	L
Landcover (including biodiversity)	The site comprises improved grassland with trees dispersed across the site. The northwest and southwest parts of the site are enclosed by woodland, whilst the eastern boundary connects to an area of woodland and allotments. Hedgerows that border the site may link to habitat corridors connecting to the green spaces, and the 'Oxford Canal' pLWS.	L
Man-made influences	Within the northern area of the site, two disused mobile homes are situated adjacent to the road that runs internally alongside the northern boundary. Prominent vehicular tracks traverse the site from north to south, connecting to Hinckley Road delineating the site to the south. Pylons traverse the site to the south. The M69 is a prominent detractor to the west of the site. There is likely some intervisibility towards residential development in Ansty.	L
Scenic quality and character	The site comprises of flat and uniform land, surrounded by man-made influences on the urban fringe of the small settlement of Ansty. Dispersed trees in the site contribute to some scenic qualities; however, the close proximity of the M69 and the residential area act as scenic detractors. The presence of disused mobile homes and prominent vehicular tracks further detract from the scenic quality and character of the site.	L
Remoteness and tranquility	The site lacks a sense of remoteness and tranquility primarily due to the adjacent M69, where constant, loud vehicular noise is a strong auditory detractor. Hinckley Road may also be audible and visible from the east of the site.	L
Visual susceptibility		
Skylines and settings	Skyline views are characterised by short distance views towards the M69 to the west and the residential area of Ansty to the east. Pylons are visible on the skyline within the south of the site.	L
Movement	Views of motor vehicles are present and strongly audible along the M69 embankment. However, movement of vehicles along Hinckley Road to	L

	the south is primarily obstructed by woodland, although occasional filtered views of movement may be possible where the vehicular track within the site intercepts.	
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Clear views into the site are available from the residential housing located at the far northern extent of the site. The PRoW that traverses through the residential area towards the site also acquires views into the site. The vehicular track within the site connecting to Hinckley Road similarly acts as a viewpoint. It is likely that visibility to and from the M69, will be slightly filtered, as will the majority of Hinckley Road, the allotment, and the remainder of the residential area of Ansty.	L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Views to and from important landscape and cultural heritage features are unlikely.	L
Value		
Landscape value	Mature hedgerows have been retained on the far eastern and southern edge of the site, with new plantations of hedgerows occurring in the late 1990s on the western edge, bordering the M69. The PRoW traversing the site from northwest to east provides some recreational connectivity through the site, although enjoyment is likely detracted from by the prominence of the M69. However, the scale of development proposed is likely to overwhelm the small settlement of Ansty and be inappropriate to the residential setting.	M/L
Visual value	The site retains limited visual value where a PRoW traverses the northernmost site boundary.	L
Overall		
Mitigation potential	The landscape appraisal shows that proposed development will construct new grassland areas, woodlands, public realm, new cycleways and pathways and vehicular aspect routes. It is recommended that the allotment area in the east should be directly accessible to the proposed development. Mature and native vegetation with the site should be retained and enhanced. The scale of development should be reduced in order to be more appropriate to the small scale of Ansty. There is potential for improved PRoW access and connectivity.	
Landscape sensitivity summary	The site comprises two pastoral fields, including a small, fenced paddock to the north, defined by boundary trees, mature hedgerows, and areas of woodland. It lies between Ansty village and the M69, with a tributary of the Oxford Canal along the eastern boundary. The land is mostly flat and uniform with improved grassland and scattered trees. Existing features include disused mobile homes, vehicular tracks linking to Hinckley Road, pylons, and a PRoW crossing from northwest to east. Surrounding infrastructure such as the M69 and nearby housing reduces scenic quality and tranquility, while filtered views are available toward adjacent roads and residential areas.	L

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



PROJECT	Rugby Landscape Sensitivity Assessment	DRAWN	EH
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Site 102	SCALE@A4	1:6000
VERSION	LC-1422_Site 102_1	DATE	24/10/2025

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Figure 7.20: Site 102 – Land south of Brownsover Road, Newbold-on-Avon

Site information	
Site reference	102
Site name	Land south of Brownsover Road, Newbold-on-Avon
Site size	8.19ha
Development type	Residential
Capacity	150 dwellings
Landscape Character Area and Type	High Cross Plateau, Village Farmlands
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This triangular site comprises two medium-sized and two small-scale arable fields of agricultural use, defined by robust vegetation and hedgerows. The site is situated between the 'Swift Valley' industrial estate adjacent to the eastern boundary and a residential housing area in Newbold alongside the southwestern boundary.	M/L
Landform	The topography of the site slopes downwards from north to south, towards the Oxford Canal.	M/L
Landcover (including biodiversity)	The site is wholly arable and covered by improved grassland. The hedgerows bordering the southern edge of the site likely contribute to habitat corridors connecting to the 'Disused Railway' pLWS and 'Newbold Quarry' Country Park and LNR. Adjacent to the northwestern edge of the site, lies an open area of agricultural fields with evidence of ridge and furrow farming methods. Areas of greenspace for allotments are situated adjacent to the southeast boundary.	M/L
Man-made influences	The site is situated between the Swift Valley industrial estate to the east and a residential housing area in Newbold to the southwest. To the northwest of the site, Brownsover road separates the site from an open area of fields where dispersed farm buildings and residential housing are visible. There is an area of greenspace located alongside the southeast edge of the site used for allotments. To the south, lies a cycle track and a PRow runs adjacent to the eastern boundary. Pylons are visible to the north of the site.	L
Scenic quality and character	Ridge and furrow features are visible within the site, while the nearby 'Newbold Quarry' Country Park and LNR to the south, separated by the 'Oxford Canal' pLWS, contribute to the scenic landscape character. The 'Disused Railway' pLWS along the eastern boundary is also a positive contributor. The gently sloping topography enhances views towards the southern features. The presence of Brownsover Road, residential development to the south and pylons and industrial development to the north largely detracts from the scenic character.	M/L
Remoteness and tranquility	The location of the 'Swift Valley' industrial estate to the east and the residential housing area of Newbold in the southwest reduce any sense of remoteness. Traffic along Brownsover Road to the north acts as an aural and visual detractor.	L
Visual susceptibility		
Skylines and settings	Skyline views mostly comprise boundary vegetation and pylons.	L
Movement	Filtered views of vehicular movement along Brownsover Road act as aural detractors, while activities associated with the Swift Valley industrial estate may also be visible. Glimpsed, irregular movement of cyclists and pedestrians is possible from the cycleway and PRow to the	L

	east, and occasional movement of canal boats on the 'Oxford Canal' pLWS may also be seen.	
Visibility, key views, vistas and typical receptors (both within and outside of each site)	As a result of the enclosed nature of the site, visibility within and outside the site is filtered. Short-distance views primarily comprise of robust vegetation and hedgerows with glimpsed views of surrounding 'Newbold Quarry' Country Park and LNR, 'Disused Railway' pLWS, 'Oxford Canal' pLWS and the PRoW. Although partially obscured by vegetation, views are possible towards adjacent pylons, residential and industrial development.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Historic ridge and furrow is located within the site.	M/L
Value		
Landscape value	The surrounding landscape, including 'Newbold Quarry' Country Park and LNR, 'Disused Railway' pLWS, the 'Oxford Canal' pLWS, and the PRoW, further enhances the site's landscape value. Evidence of historic ridge and furrow farming is also present.	M/L
Visual value	The presence of 'Newbold Quarry' Country Park and LNR, the 'Disused Railway' LWS, the 'Oxford Canal' LWS, and the PRoW slightly enhances the site's visual value, although views are partially obstructed by trees and vegetation adjacent to the site. Ridge and furrow within the site also contributes positively to the site's visual value.	M/L
Overall		
Mitigation potential	The illustrative masterplan shows that the PRoW will be retained on the eastern edge, with proposed development coinciding with green corridors. It is recommended that any proposed development should reflect the medieval influences and distinctiveness of High Cross Plateau LCA, such as retaining the ridge and furrow and planting new native trees to minimise habitat fragmentation. The allotment area in the southeast and the cycle way and PRoW on the eastern edge should be directly accessible to the proposed development.	
Landscape sensitivity summary	This triangular site comprises four agricultural fields defined by robust hedgerows and bounded by Brownsover Road to the north, the 'Disused Railway' pLWS to the east, and the 'Oxford Canal' pLWS to the south, with 'Newbold Quarry' Country Park and LNR beyond. The site sits between residential development in Newbold and the Swift Valley Industrial Estate, with a cycleway and PRoW situated on the eastern boundary. Historic ridge and furrow is located within the site, however, influences from pylons and adjacent development detract from the scenic character.	M/L

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

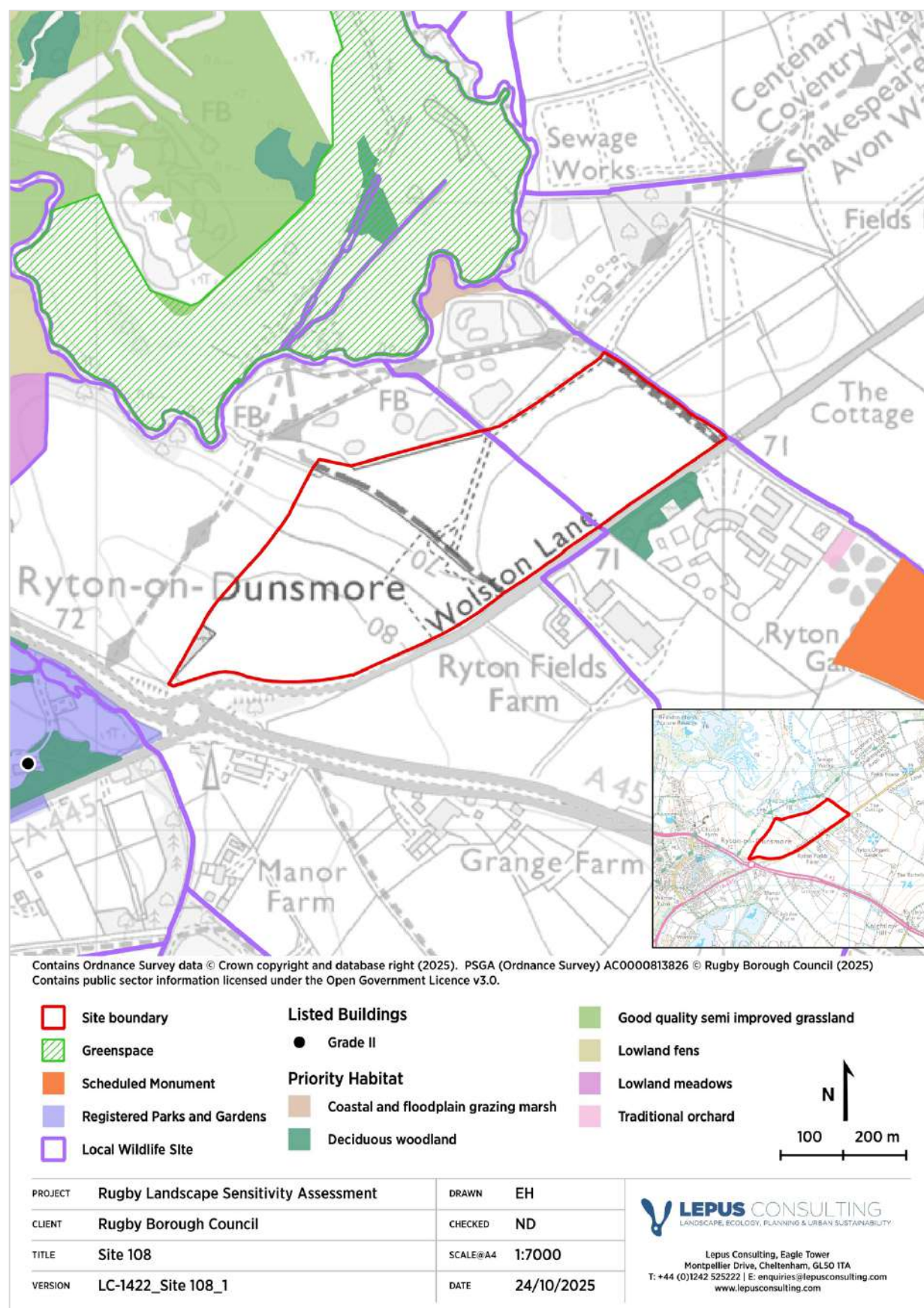


Figure 7.21: Site 108 – Land off Wolston Lane, Ryton-on-Dunsmore

Site information	
Site reference	108
Site name	Land off Wolston Lane, Ryton-on-Dunsmore
Site size	1.45ha
Development type	Residential
Capacity	421 dwellings
Landscape Character Area and Type	Dunsmore, Plateau Fringe
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises of four arable fields. Wolston Fields Quarry lies within the south of the site and a tributary of the River Avon traverses the site from the north to the southeast boundary. The site is enclosed by low wooden fencing and hedgerows with occasional trees dispersed within.	M/L
Landform	The topography of the site features an upward gradient from the centre towards the west, and a more gradual rise from the north towards the southeast, slightly plateauing above Warwick Road. A tributary of the 'River Avon and Tributaries' LWS traverses the site from north to southeast.	M/L
Landcover (including biodiversity)	The site is predominantly covered by arable land. The 'River Avon and Tributaries' LWS traverses the site north to south, and also lies adjacent to the eastern boundary. The bordering hedgerows and vegetation are likely to function as habitat corridors, likely providing ecological connectivity to the Brandon Marsh Nature Reserve and 'Ryton Church Pastures' LWS, comprising areas of mixed priority habitat located adjacent to the northern boundary of the site. Deciduous woodland priority habitat lies adjacent to the southeastern boundary of the site, separated by Warwick Road, and is also present to the west of the site, in close proximity to the A45 (London Road).	M
Man-made influences	The visibility and activity relating to Wolston Fields Quarry and Wolston Lane adjacent to the south of the site act as human-scale detractors. Interspersed farm buildings and university buildings are located to the south of the site.	L
Scenic quality and character	The upward rolling topography of the site contributes to its overall scenic quality, complemented by the 'River Avon and Tributaries' LWS that traverses the site. The presence of the adjoining areas of mixed priority habitats to the north, together with the deciduous woodland priority habitat to the southwest and southeast, further enhance the site's sense of place. However, the Wolston Fields Quarry and associated access tracks detract from the site's scenic quality.	M
Remoteness and tranquility	There is some sense of remoteness towards the north of the site, in particular where surrounding development is limited. However, audible vehicular movement from Warwick Road adjacent to the south detracts from the sense of tranquility. The quarry within the site heavily influences the sense of tranquility with movement from HGV vehicles present within the site.	L
Visual susceptibility		
Skylines and settings	Skyline views are mostly vegetated, comprising woodland to the north and boundary vegetation. Grade II* Listed Building 'Church of St Leonard' is visible on the skyline to the northwest.	M

Movement	HGVs associated with the quarry are highly visible and audible within the site. Vehicular movement is present on Warwick Road adjacent to the south, as well as audible vehicles on the A45 to the southwest.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Given the low fencing and hedgerows defining the site, there is some visibility into the site particularly from Warwick Road, the A45, and nearby buildings. Views from the traversing PRow also act as important vantage points across the site. There is likely to be some intervisibility to the proposed development from the golf course approximately 180m to the north.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	RPG 'Ryton House' lies adjacent to the A45 across to the southwest of the site, encompassing Grade II Listed Building 'Ryton House', where there is potential for some viewpoints into the proposed development, although these are mostly obscured by boundary trees. It is also likely viewpoints are possible from 'Church of St Leonard' Grade II* Listed Building and the 'War Memorial' Grade II Listed Building to the northwest of the site. There is potential for intervisibility from the Scheduled Monument 'Knightlow Cross and Mound', located to the far southeast of the site, although these are likely interrupted by development associated with Coventry University.	M
Value		
Landscape value	The landscape value of the site is considered moderate, with its proximity to the Brandon Marsh Nature Reserve, 'Ryton Church Pastures' LWS and adjoining the 'River Avon and Tributaries' LWS enhancing its natural and ecological interest. The historic setting on Ryton-on-Dunsmore, comprising Grade II Listed Building 'Ryton House' and the associated RPG, 'Knightlow Cross and Mound' Scheduled Monument and skyline views of 'Church of St Leonard' Grade II* Listed Building. The network of PRow within and adjacent to is likely to contribute to the landscape value, linking to the nearby golf course.	M
Visual value	There is potential for views from 'Ryton House' Grade II Listed Building and RPG, as well as from the 'Church of St Leonard' Grade II* Listed Building and the 'War Memorial' Grade II Listed Building. There is potential for some intervisibility from scheduled monument 'Knightlow Cross and Mound' to the southeast. The proposed development will directly alter viewpoints from the PRow within the site.	M
Overall		
Mitigation potential	It is recommended that the proposed development be located towards the southern edge of the site to limit habitat fragmentation associated with Brandon Marsh Nature Reserve and 'Ryton Church Pastures' LWS. Existing native hedgerows and trees within the site should be protected and strengthened to prevent habitat fragmentation and maintain the site's natural features. It is also advised that the PRow traversing the site be retained to support continued recreational use. SuDS should be linked to the 'River Avon and Tributaries' LWS within the site.	
Landscape sensitivity summary	The site comprises four arable fields enclosed by low hedgerows and fencing, with scattered trees throughout. Two PRow traverse the site within the centre and at eastern boundary, connecting to the golf course to the north of the site. The site is heavily influenced by activities associated with the quarry within the site. Warwick Road and the A45 bound the southern and western boundaries. The 'River Avon and Tributaries' LWS traverses the centre of the site, within habitat corridors in the site connecting to Brandon Marsh Nature Reserve and 'Ryton Church Pastures' LWS to the north. There is potential for intervisibility from nearby heritage assets, in particular 'Ryton House' RPG and where skyline views are present towards the 'Church of St Leonard' Grade II* Listed Building.	M

7.24 Site 116: Land at Marton Road, Birdingbury

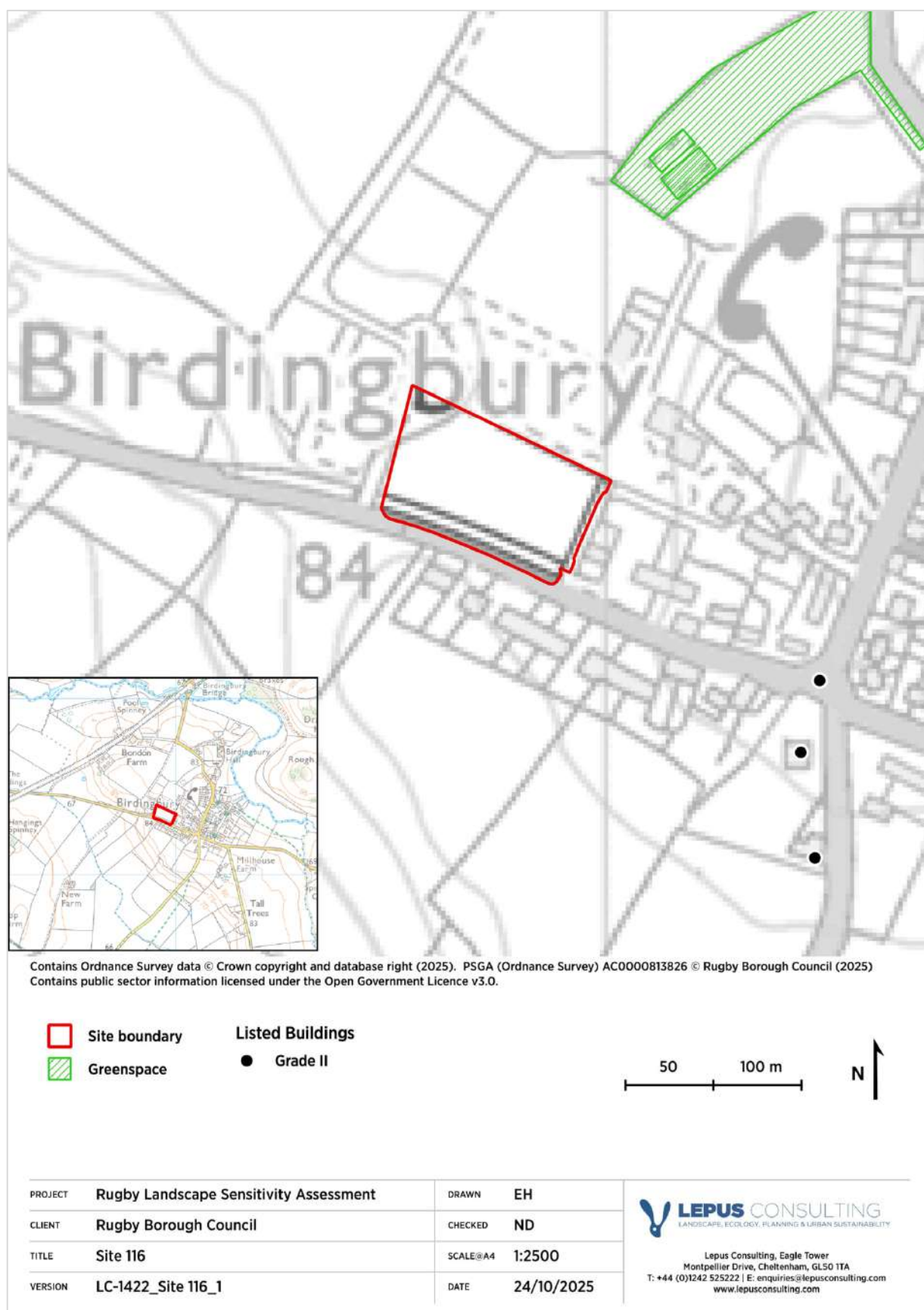


Figure 7.22: Site 116 – Land at Marton Road, Birdingbury

Site information	
Site reference	116
Site name	Land at Marton Road, Birdingbury
Site size	0.82ha
Development type	Residential
Capacity	23 dwellings
Landscape Character Area and Type	Urban
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises a pastoral field enclosed by low hedgerows and intact treelines to the north and south. Marton Road defines the southern edge of the site, while smaller roads form the remaining boundaries. The site is situated on the edge of Birdingbury.	M/L
Landform	The site is predominantly flat and uniform, with a slight downwards slope in the northwest corner of the site.	L
Landcover (including biodiversity)	The site comprises improved grassland enclosed by thick, intact hedgerows and boundary vegetation. Open fields lie beyond the northern, western, and southwestern edges.	L
Man-made influences	A small outbuilding is located within the western portion of the site, and telegraph poles traverse the area. A car park adjacent to the northern boundary serves a small warehousing facility to the northeast. The site is separated from residential area to the east by a minor road, while Marton Road to the south delineates the site from the residential area of Birdingbury.	L
Scenic quality and character	Within the site, scenic qualities are limited due to the flat and uniform topography and the absence of notable natural or geological features. Additionally, the adjacent car park, residential areas and roads further detract from the scenic character. However, intact boundary treelines surrounding open fields contribute sense of rural character.	M/L
Remoteness and tranquility	The presence of the settlement of Birdingbury adjacent to the site, as well as roads surrounding the site to the north, west and southern boundaries, limit the perception of remoteness. However, traffic is infrequent, allowing for some sense of tranquillity on the edge of a small, historic settlement.	M/L
Visual susceptibility		
Skylines and settings	The skyline is characterised by dispersed farm and residential buildings to the west of the site. To the north and east, views of the skyline are interrupted by boundary trees and telegraph poles.	L
Movement	Movement of motor vehicles on the surrounding roads is likely to be partially filtered by boundary vegetation. Farming activities may be visible in the open fields to the west.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Intervisibility into the site from the surrounding roads, industrial area, and car park is limited although likely changes seasonally, with some visibility beyond tree boundaries along the north and south edges. Residential development in Birdingbury is directly visible to the east. The site is otherwise surrounded by open fields. There is potential for views into the site from National Cycle Route 41 to the north.	M/L

Views to and from important landscape and cultural heritage features (both within and outside of each site)	There is potential for limited intervisibility from Grade II Listed Buildings within the historic settlement of Birdingbury. The nearest listed buildings include 'Birdingbury War Memorial' and 'Milford House' to the east, although views from these heritage assets are already interrupted by residential development.	M/L
Value		
Landscape value	The presence of nearby heritage assets, including the 'Birdingbury War Memorial' and 'Milford House' Grade II Listed Buildings, provides some historic value to the landscape. The density of development proposed is unlikely to be in-keeping with the small, historic settlement of Birdingbury.	M/L
Visual value	There is potential for views into the site from nearby residential areas, including limited views from historic assets such as 'Birdingbury War Memorial' and 'Milford House' Grade II Listed Buildings. However, views from the site towards these heritage assets are less apparent. Additionally, there is potential for some visibility with National Cycle Route 41 to the north.	M/L
Overall		
Mitigation potential	It is recommended that the existing hedgerows and native boundary vegetation be retained wherever possible. The density of development should be reduced to be in-keeping with nearby residential properties and the historic setting of Birdingbury.	
Landscape sensitivity summary	The site comprises a predominantly flat field of pasture with an outbuilding shelter and telegraph poles situated within, on the settlement edge of Birdingbury. Marton Road is located to the south of the site and smaller roads are situated adjacent to the site boundaries including a car park to the north. The National Cycle Route 41 lies to the north of the site. The site lies within the setting of heritage assets such as the 'Birdingbury War Memorial' and 'Milford House' Grade II Listed Buildings, although views from heritage assets in Birdingbury are likely limited.	M/L

7.25 Site 127: Land North of Church Road, Church Lawford

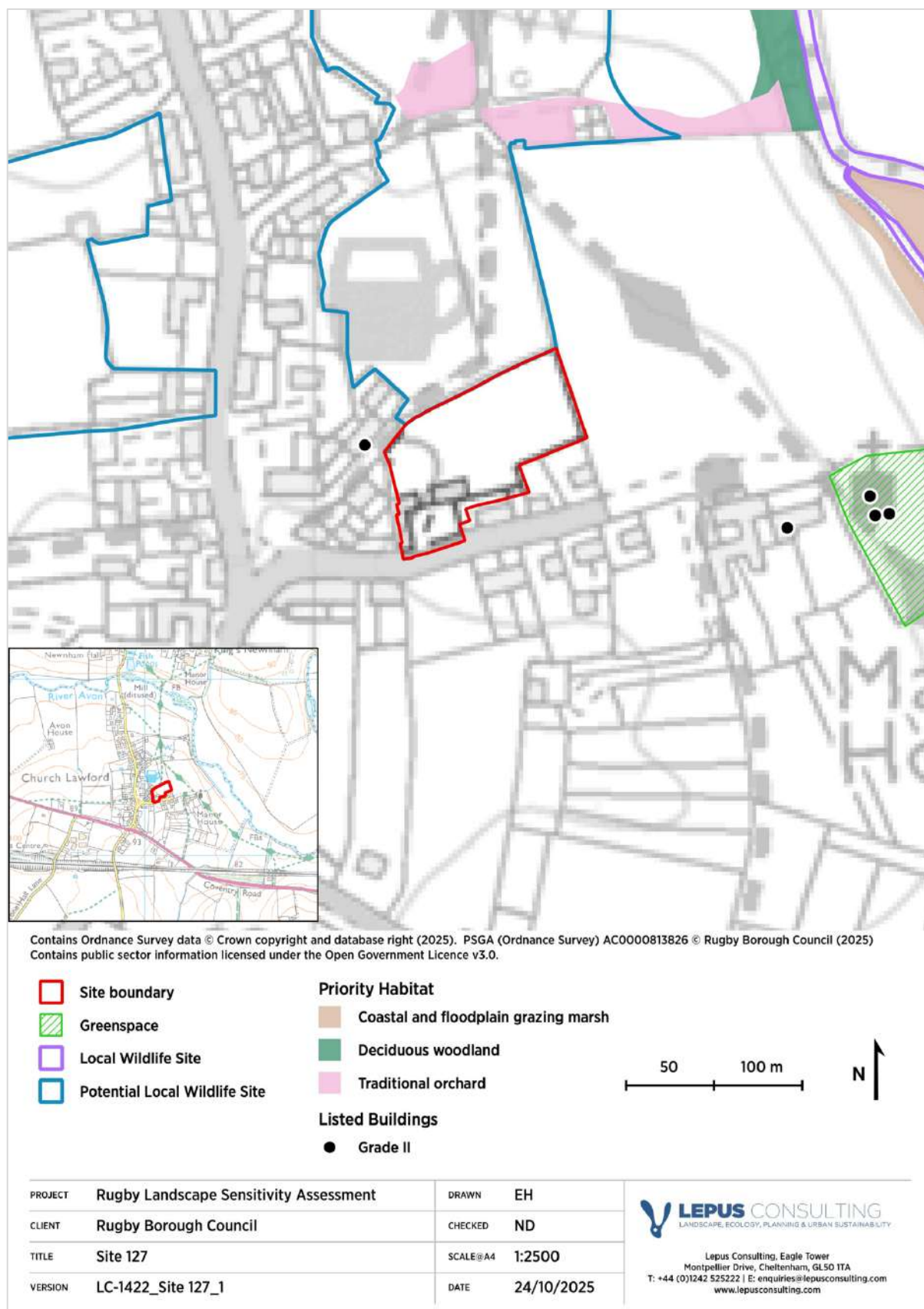


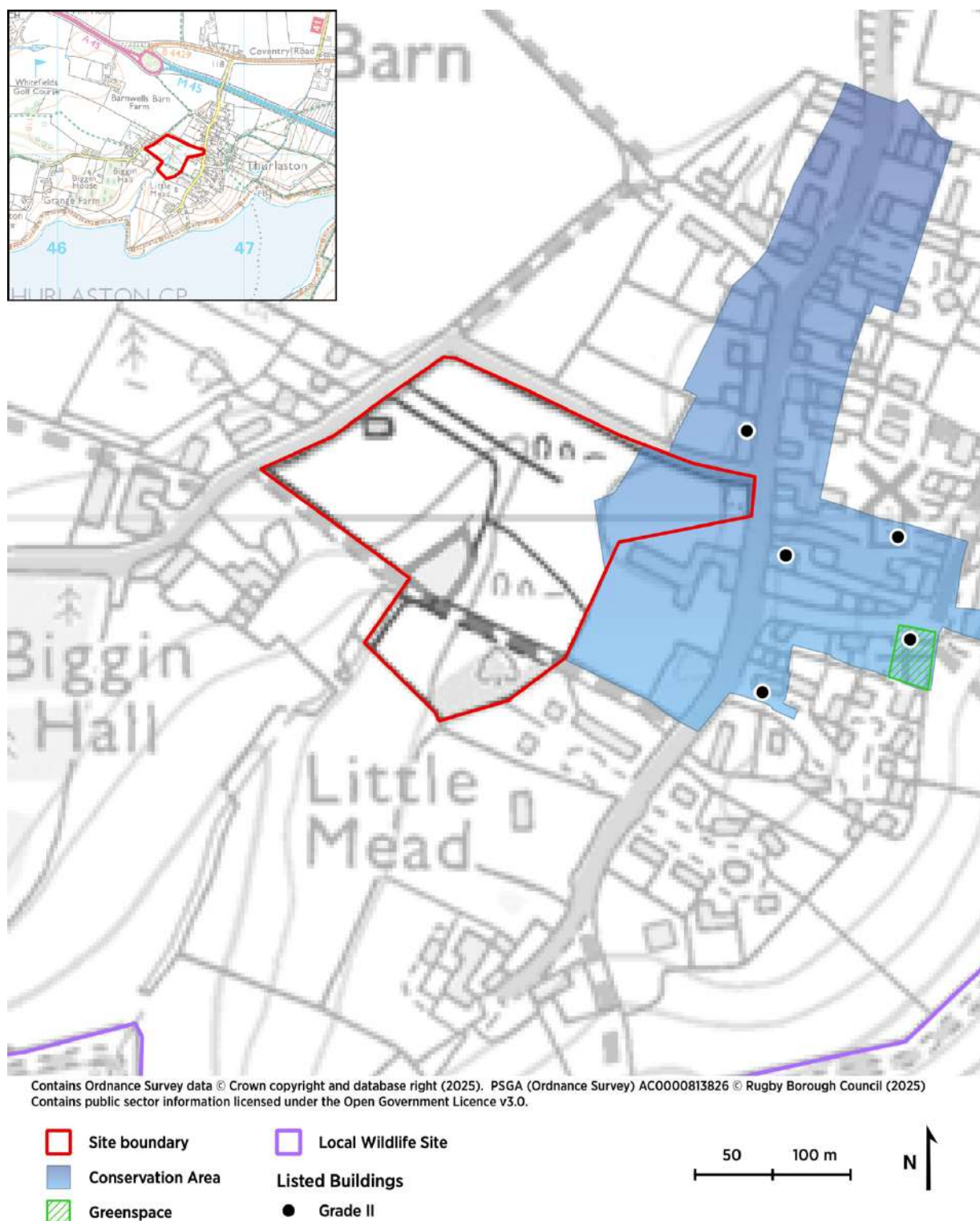
Figure 7.23: Site 127 – Land north of Church Road, Church Lawford

Site information	
Site reference	127
Site name	Land North of Church Road, Church Lawford
Site size	0.71ha
Development type	Residential
Capacity	20 dwellings
Landscape Character Area and Type	Dunsmore, Plateau Fringe
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This site comprises of a small and likely unused area of grassland and scrub. It is defined by tall, thick hedgerows and vegetation on the western and southern edge with low hedgerows bounding the northern and eastern edge. The site is located on the edge of the settlement of Church Lawford.	L
Landform	The topography of this site is predominantly flat and uniform, with a gentle downwards slope from the northwest corner, before plateauing out. The site sits slightly higher than Church Road.	L
Landcover (including biodiversity)	This site comprises of scattered scrub, with a few mature trees dispersed within. Within the southwest corner of the site lie seemingly disused residential and farming buildings. Adjacent to the northern boundary of the site lies 'Church Lawford Meadows' pLWS that adjoins areas of traditional orchard priority habitat. The site is likely ecologically linked to an area of coastal and floodplain grazing marsh priority habitat situated to the far east of the site, linked to the nearby 'River Avon and Tributaries' LWS.	M/L
Man-made influences	Derelict buildings and telephone wires are located within the southwest corner of the site. Church Road and accompanying residential buildings extend adjacent to the southern and eastern boundaries of the site, with a residential area situated directly alongside the western boundary.	L
Scenic quality and character	Open fields to the east of the site, separating it from the Coastal and Floodplain Grazing Marsh priority habitat and the 'River Avon and Tributaries' LWS, enhance its rural character. The adjacent 'Church Lawford Meadows' pLWS and traditional orchard priority habitat to the north further contribute to the scenic quality of the site. The settlement of Church Lawford has a strong historic character, with traditional red-brick and Lias limestone buildings typical of villages within the Dunsmore LCA. However, Church Road and the unkempt grassland and scrub within the site detract from its overall scenic quality.	M/L
Remoteness and tranquility	The site is located within the small, historic settlement of Church Lawford, with infrequent traffic of adjacent roads. This contributes to a sense of tranquility, although adjacent residential dwellings detract from the sense of remoteness.	M
Visual susceptibility		
Skylines and settings	Skyline views are mostly characterised by scrub and boundary vegetation, although there is potential for Grade II Listed Building 'Church of St Peter' to be visible on the skyline.	M/L
Movement	Views towards the adjacent road is mostly filtered, and traffic is infrequent.	M

Visibility, key views, vistas and typical receptors (both within and outside of each site)	Filtered views into the site from Church Road, surrounding residential areas, and the PProWs to the north and east are likely, although tall hedgerows and vegetation may limit visibility. Views to and from the 'Adjoining Cottage' Grade II Listed Building are highly likely, while views to and from the additional three Grade II Listed Buildings to the southeast are possible but may be partially obstructed by nearby residential buildings.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are views into the site from 'Adjoining Cottage' Grade II Listed Building adjacent to the northwestern boundary. There is also potential for views into the site from nearby Grade II Listed Buildings to the east, in particular 'The Manor House' and 'Church of St Peter'.	M
Value		
Landscape value	The landscape value of the site is primarily defined by the historic character of the 'Church Lawford' settlement, demonstrated by the nearby Grade II Listed Buildings and traditional red-brick and Lias limestone architecture. The adjacent 'Church Lawford Meadows' pLWS to the north connects with scattered scrub within the site, although this is partially detracted from by unkempt grassland, derelict buildings, and telegraph wires.	M/L
Visual value	Visual value is likely limited due to the unkempt disposition of the site; however, there are views towards the historic context of the Church Lawford settlement and views to and from nearby Grade II Listed Buildings, particularly the 'Adjoining Cottage' Grade II Listed Building. The PProW along the northwestern boundary also contributes to its visual value for users.	M/L
Overall		
Mitigation potential	It is recommended that ecological networks are maintained within the site to create green infrastructural buffers for the proposed development. The PProW should also be preserved to maintain recreational access. Any proposed development should reflect the historic character of the Dunsmore LCA and complement the existing red-brick and Lias limestone architecture. It is suggested that proposed development is situated along the southern and western edges of the site, to limit potential habitat fragmentation of adjacent pLWS. Development at this site may provide opportunities to further connect PProW networks to the north and east to Church Lawford.	
Landscape sensitivity summary	Situated within the historic settlement of Church Lawford, the site comprises overgrown scrub and grassland with some derelict buildings and telephone wires situated within. 'Church Lawford Meadows' pLWS lies adjacent to the north of the site, with interspersed areas of traditional orchard priority habitat. Depending on the scale and height of development, there is potential for views into the site from nearby Grade II Listed Buildings, particularly the 'Adjoining Cottage' adjacent to the northwest boundary.	M/L

7.26 Site 260: PP – Thurlaston Meadows Care Home, Main Street, Thurlaston



PROJECT	Rugby Landscape Sensitivity Assessment	DRAWN	EH
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Site 260	SCALE@A4	1:3000
VERSION	LC-1422_Site 260_1	DATE	24/10/2025

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Figure 7.24: Site 260 – Thurlaston Meadows Care Home, Main Street, Thurlaston

Site information	
Site reference	260
Site name	PP - Thurlaston Meadows Care Home, Main Street, Thurlaston
Site size	3.52ha
Development type	Residential
Capacity	74 dwellings
Landscape Character Area and Type	Urban
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This site comprises the grounds of a nursing home, bounded by intact vegetation comprising trees and well-maintained, high hedgerows. Limited intervisibility is possible into the site. Parts of the site comprise gardens of houses within and adjacent to the site.	M/L
Landform	The topography is undulating, containing slopes of scrub leading to small areas of plateau. The site lies atop a slope descending towards Draycote Water.	M
Landcover (including biodiversity)	The site is mostly comprised of scrub and woodland, with some areas of tall ruderal and improved grassland. A small pond is located within the south of the site.	M/L
Man-made influences	The site retains a strong edge-of-settlement character, in particular where Biggin Hall Lane adjacent to the west and north of the site comprises a small country lane. Thurlaston Meadows Care Home is located adjacent to the east of the site, whilst residential development is also located to the west and east. Telegraph poles are present along the northwestern boundary.	M/L
Scenic quality and character	The presence of landscape gardens, now partially overgrown, with woodland clusters comprising TPOs contribute to a sense of scenic quality. Although residential development surrounds the site, this does not largely detract from the scenic character which mostly comprises low density development with historic sensitivities. The presence of LWS 'Draycote Water' 300m to the south of the site enhances the setting of the village. Telegraph poles along the northwestern boundary are a scenic detractor.	M
Remoteness and tranquility	There is a limited sense of remoteness where the site is located on the edge of the small, historic settlement of Thurlaston. Infrequent traffic on adjacent roads allows for some sense of tranquility; however, motorway noise is slightly audible from the M45.	M/L
Visual susceptibility		
Skylines and settings	Skyline views mostly comprise of trees within and bounding the site, as well as telegraph poles to the northwest.	L

Movement	There is a limited sense of movement where traffic along adjacent roads is infrequent; however, traffic noise from the M45 acts as an auditory detractor.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	When looking into the site, scrub and woodland clusters are mostly visible. A public bench is located just outside of the northwestern site corner, looking directly into the site across from Biggin Hall Lane. However, looking outwards allows for partially obscured views of the care home and residential development. There is potential for intervisibility towards 'Draycote Water' LWS to the south, in particular where a PRow intersects the south of the site.	M
Views to and from important landscape and cultural heritage features (both within and outside of each site)	The site lies partially within the 'Thurlaston' Conservation Area, and is likely directly visible from adjacent Grade II Listed Buildings 'The Old Forge' and 'Stanley's Farmhouse'. The site directly impacts views to and from the conservation area, comprising a mostly wooded area contributing to the historic, low-density character of development in Thurlaston. The density of development proposed is likely to have prominent visual impacts on views from heritage assets within, and in the setting of, the conservation area.	M
Value		
Landscape value	Development of this scale is likely to overwhelm the small settlement of Thurlaston and is inappropriate to the historic setting. The site currently forms connections from the 'Thurlaston' Conservation Area to the nearby countryside to the northwest, in particular where PRow networks intersect and lie near to the site. In addition, 'Draycote Water' LWS lies approximately 300m to the south of the site and is surrounded by walking routes and the National Cycle Route 41. The site is also likely valued by residents of Thurlaston Meadows Care Home who reside adjacent to the east of the site, whilst the presence of a public bench indicates recreational use of the lanes and PRows adjacent to the northwest.	H/M
Visual value	Valued views are likely to be altered by the proposed development at this location. Views from walking routes and the National Cycle Route 41 associated with 'Draycote Water' LWS have potential to be altered looking towards the small, historic settlement of Thurlaston, especially where PRow networks connect the village to the site. The PRow network intersecting the site to the south will be directly impacted visually, as well as PRows to the north and east of the site. There is potential for vegetated views to be valued from the public bench looking into the site from the northwest. Views from the adjacent care home will be directly altered. Features designated for their historic value, such as the 'Thurlaston' Conservation Area, will be directly impacted by the proposed development, in particular where the conservation area partially coincides with the west of the site. Views are also likely to be altered from Grade II Listed Buildings in the conservation area, in particular buildings 'The Old Forge' and 'Stanley's Farmhouse' which lie directly adjacent to the east of the site.	H/M
Overall		
Mitigation potential	Development is unlikely to be appropriate at this location; however, a lower density development than that proposed would be more suitable.	

	Development should be set back from the conservation area and care home and be in keeping with the historic character and setting. PRow networks should be enhanced to provides more direct connections to recreational routes around Draycote Water. Trees within the site should be retained as well as the pond, and biodiversity should be enhanced through the planting of native species.	
Landscape sensitivity summary	The site comprises the grounds of a nursing home and adjacent residential gardens on the edge of Thurlaston, enclosed by mature vegetation and well-maintained hedgerows. The undulating topography includes steep scrub-covered slopes and small plateaus, with a pond located in the southern area and woodland clusters featuring TPO that enhance the scenic quality of the site. The site retains a semi-rural feel that contributes positively to the setting of the 'Thurlaston' Conservation Area, which partially overlaps its eastern edge. However, the proposed development would visually and historically overwhelm the small settlement, altering valued views from nearby PRowS, the public bench to the northwest, the adjacent care home, and heritage assets including Grade II Listed Buildings 'The Old Forge' and 'Stanley's Farmhouse'. Views towards Thurlaston from walking and cycling networks surrounding Draycote Water are also likely to be altered.	H/M

7.27 Site 315: Land south of Rugby Road, Brinklow

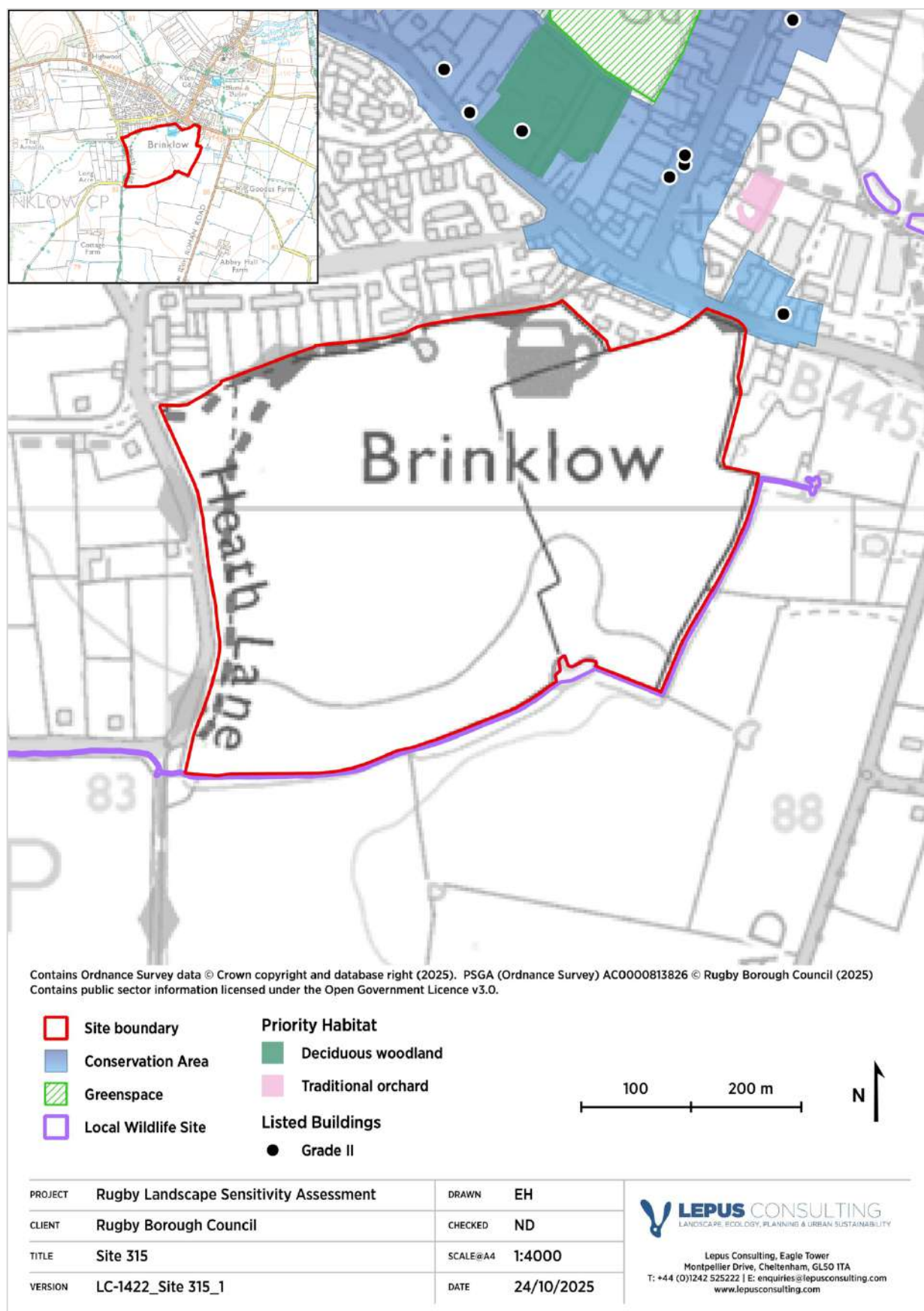


Figure 7.25: Site 315 – Land south of Rugby Road, Brinklow

Site information	
Site reference	315
Site name	Land South of Rugby Road, Brinklow
Site size	16.94ha
Development type	Residential
Capacity	340 dwellings
Landscape Character Area and Type	Dunsmore, Parklands
Date of site visit	20/11/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This site comprises one arable field and one large field of mixed use farming grazed by sheep, delineated by gappy mature trees and hedgerows. Adjacent to the west of the site lies Heath Lane. The site is located on the edge of Brinklow, although a sense of openness prevails towards a rural landscape in the south.	M
Landform	The topography of the site is largely flat and uniform with a gentle slope upwards from the south of the site. A watercourse runs alongside the southern boundary of the site.	L
Landcover (including biodiversity)	The site contains one large arable field and one large field of mixed use pasture grazed by sheep, comprising of semi-improved grassland within the east and arable land within the west of the site. The 'River Avon and Tributaries' LWS delineates the site to the south.	M/L
Man-made influences	The site is situated on the southern edge of Brinklow, where residential development is located to the north of the site. Heath Lane is situated alongside the western boundary of the site and the B4455 is mostly separated from the eastern boundary of the site, although a small section lies adjacent. Distanced views of dispersed farm buildings are partially visible from the south and east.	M/L
Scenic quality and character	The site comprises a mixed use farming landscape on the southern edge of Brinklow. The vegetation on all edges of the site as well as the partial long-distance visibility of fields in the south and east somewhat contributes to the sense of place and scenic quality. A rolling hinterland backdrop uplifts the scenic character to the south of the site. The presence of the watercourse on the southern boundary further contributes to the natural quality of the site. However, the presence of the residential area to the north detracts from the scenic character.	M
Remoteness and tranquility	The sense of remoteness is lower towards the north of the site adjacent to residential development; however, this increases towards the south of the site. The vegetation and hedgerows bounding the site may partially obstruct the visibility of the residential area and the adjacent Heath Lane. However, motor vehicles on the busy B4455, Heath Lane and the residential areas, are likely to act as aural detractors, limiting the tranquillity of the site.	M/L
Visual susceptibility		
Skylines and settings	Skyline views comprise of residential housing to the north of the site, with the possibility to view the Listed Buildings in the Brinklow conservation area, specifically the 'Church of St John the Baptist' Grade II* Listed Building. Skyline views to the south comprise a rolling, vegetated hinterland with interspersed boundary trees.	M

Movement	Infrequent, glimpsed views of motor vehicles are likely to be present along Heath Lane adjacent to the west of the site. Movement on the B4455 is likely however, the bounded hedgerows and the fields separating the site from the road are likely to partially obstruct views. Irregular views of farming activities are likely in the surrounding fields, as well as users of the PRoW that traverses the site.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Direct views are available from the PRoW traversing the site and the B4455 situated alongside the northeast corner. Filtered views into the site from Heath Lane and the surrounding residential buildings are likely, however, bounded hedgerows and vegetation may partially obstruct the view. Partial views into the site may be possible from the eastern B4455, however this is dependent on the scale and size of the proposed development.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There is potential for views from listed buildings in the 'Brinklow' Conservation Area, in particular from '5 and 7 Rugby Road'. However, views from listed buildings down Broad Street are likely to be obstructed by nearby residential properties separating the Brinklow conservation area to the northwest of the site. There is potential for views towards Grade II* Listed Building, 'Church of St John the Baptist'. Views into the site may also be possible from the elevated position of the Scheduled Monument 'Motte and Bailey Castle, 30m E of St John the Baptist's Church'.	M
Value		
Landscape value	<p>This site lies directly to the south of 'Brinklow' Conservation Area, within the historic landscape setting of associated listed buildings. This setting is strengthened by the evidence of ridge and furrow in the eastern field. The 'River Avon and tributaries' LWS delineating the southern site boundary also contributes to the ecological value of the landscape. A PRoW traversing the site north to south near to the western boundary connects the settlements of Brinklow and Bretford. A PRoW also runs alongside the northern boundary. These networks are likely to hold some recreational value for local residents.</p> <p>The village green comprising a Peace and Reconciliation Memorial to the north of the site is noted as a key viewpoint within the Brinklow Neighbourhood Plan⁴².</p>	M/L
Visual value	<p>'Brinklow' Conservation Area is visible to the north of the site, in particular Grade II Listed Building '5 and 7 Rugby Road'. It is also possible that skyline views to the 'Church of St John the Baptist' Grade II* Listed Building may also be visible. Visibility into the site is likely possible from the elevated position of Brinklow Castle, comprising Scheduled Monument 'Motte and Bailey Castle, 30m E of St John the Baptist's Church'. The presence of ridge and furrow visually compliments the rural landscape in proximity to these historic assets.</p> <p>There is some intervisibility into the site from the Peace and Reconciliation Memorial to the north. Views from the site entrance are also possible to robust, red-brick farm buildings. These are both identified as key viewpoints within the Brinklow Neighbourhood Plan.</p>	M
Overall		
Mitigation potential	The vision document illustrates a small landscape buffer within the north of the site, separating the proposed development from the conservation area and associated listed buildings. It is recommended that native vegetation and hedgerows are retained as well as the PRoW networks. It is suggested that proposed development is situated in the northern	

⁴² Brinklow Parish Council (2022) Brinklow Neighbourhood Plan. Available at: https://www.rugby.gov.uk/documents/20124/6611779/Brinklow_Neighbourhood_Plan_adopted_version_December_2022_.pdf/daaf0ddf-ee11-0f48-3a20-fa219bf57987?t=1697191368498. [Accessed: 27/11/25]

	area of the site, away from the LWS to avoid habitat fragmentation. SuDS opportunities linking to the River Avon would likely be appropriate within the southern section of the site. The design of development should be appropriate to the historic setting of the site, through incorporating local design features such as square nine-pane windows.	
Landscape sensitivity summary	This gently sloping site is situated on the southern edge of Brinklow adjacent to Heath Lane and comprises an arable field and a large mixed-use field bordered by gappy hedgerows, mature trees and 'River Avon and Tributaries' LWS. 'Brinklow' Conservation Area lies directly to the north of the site, where there are likely views into the site from '5 and 7 Rugby Road', as well potential for visibility from Grade II* Listed Building 'Church of St John the Baptist' and the Scheduled Monument associated with Brinklow Castle. Interconnecting PRow networks contribute to the recreational value of the site.	M

7.28 Site 338: Land south of Crick Road, Houlton

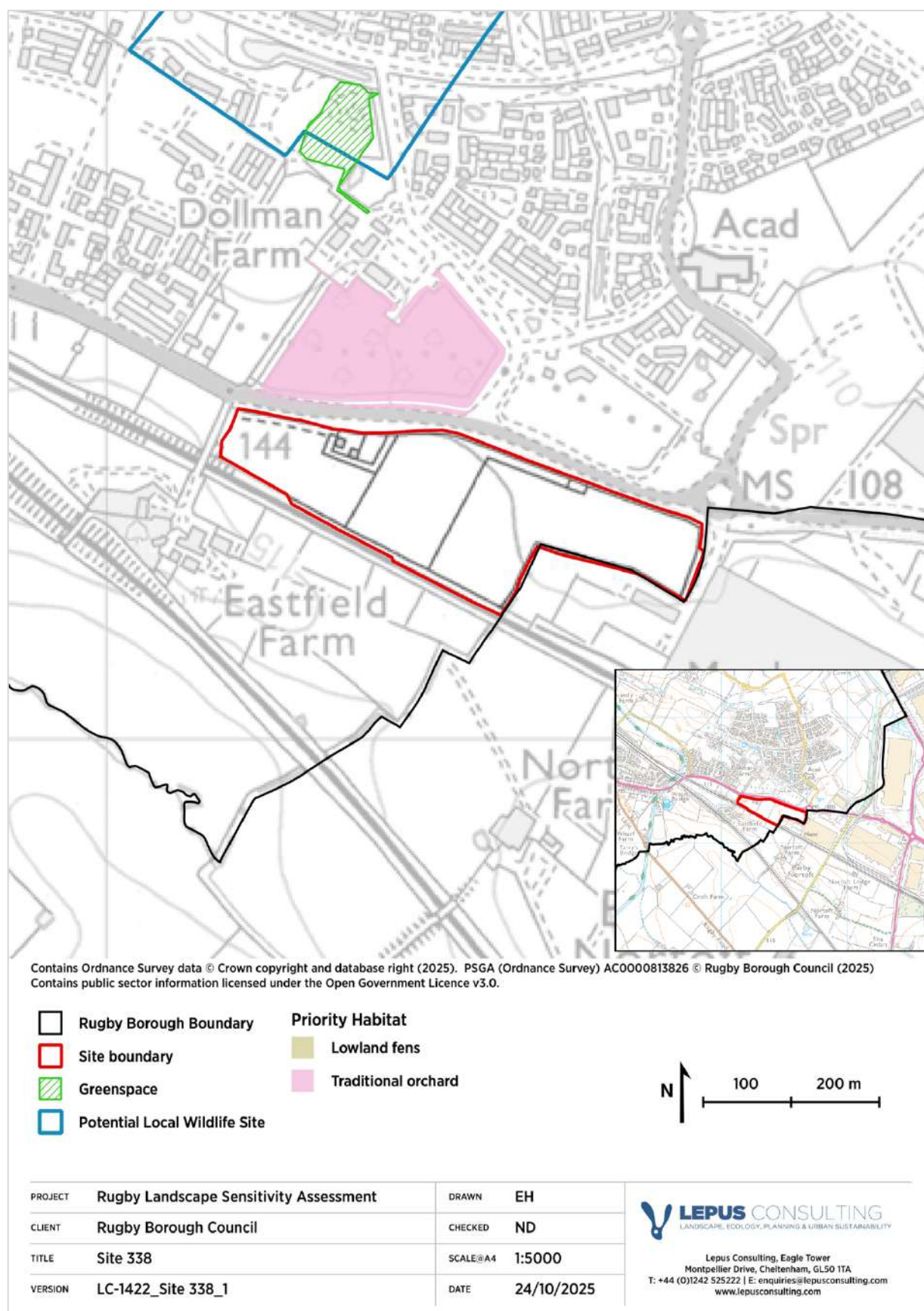


Figure 7.26: Site 338 – Land south of Crick Road, Houlton

Site information	
Site reference	338
Site name	Land south of Crick Road, Houlton
Site size	6.24ha
Development type	Residential
Capacity	250 dwellings
Landscape Character Area and Type	Feldon, Vale Farmlands
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This site comprises one small field of pasture. A small, undeveloped area in the north-west of the site is sectioned off by wooden fencing and a signage. The site is enclosed by man-made infrastructure and defined by hedgerows and vegetation. The northern side is defined by thick vegetation adjacent to Crick Road. Similarly, the western edge is defined by thick vegetation adjacent to an unnamed road to 'Eastfield Farm'. Along the eastern edge, thick vegetation separates the site from the adjacent industrial area containing a 'Great Bear Distribution' warehouse. A railway track runs along the southern edge of the site is slightly obstructed by shorter hedgerows.	L
Landform	The topography of the site is uniform, with a slight downwards slope from the northeast to the southwest.	L
Landcover (including biodiversity)	The site contains pasture grazed by cows and primarily comprises of semi-improved grassland, except for the most eastern point comprising marshy grassland. North of the site, adjacent to Crick Road, a Traditional Orchard Priority Habitat is located.	M/L
Man-made influences	Man-made infrastructure surrounds the site beyond the boundary hedgerows. To the north and west of the site lies Crick Road (with a pavement) and a farm track leading to nearby farm buildings. Adjacent to the eastern edge, a prominent industrial area containing a 'Great Bear Distribution' warehouse is situated. A railway track runs alongside the southern edge of the site. Within the site to the northwest includes a small area defined by wooden fencing with signage. Telegraph wires run across the site from the north to the south and outside of the site in all directions.	L
Scenic quality and character	The site comprises pasture located on the urban edge of Rugby / Hillmorton. The intact vegetation on all edges of the site as well as the partial long-distance visibility of fields in the south can slightly contribute to the sense of place and scenic quality. The railway track to the south detracts from the scenic quality and character. Additionally, the industrial area forms an intrusive structure to the east of the site.	L
Remoteness and tranquility	The sense of remoteness is low whereby the site is located on the urban edge of Rugby, emphasised by the warehousing to the east of the site. The railway track to the south also detracts from the remoteness and tranquility. Vehicular noise from the railway, and surrounding roads are present and act as audible detractors.	L
Visual susceptibility		
Skylines and settings	Skyline views comprise boundary vegetation, adjacent warehousing and telegraph poles as well as residential and farming buildings and wind turbines. A telephone mast is also visible to the south.	L

Movement	Regular, glimpsed views of motor vehicles are present along Crick Road to the north of the site. In the industrial area and the private road, vehicular movement is irregular. The movement of wind turbines is also visible in the east. Trains on the railway track are also visible but irregular on the southern side.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Viewpoints into the site are likely possible from the industrial area (east), the railway track (south), 'Eastfield Farm' (southwest) and 'Nortoft Farm' (southeast). There is a potential for glimpsed views of the site from Crick Road and the farm track, however this is largely obstructed by thick vegetation.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Views towards landscape and cultural heritage features are unlikely.	L
Value		
Landscape value	Field boundaries have been enlarged since the 1900s. Traditional Orchard Priority Habitat is located in close proximity to the north of the site.	L
Visual value	The site retains limited visual value.	L
Overall		
Mitigation potential	It is recommended that the thick native vegetation on the edge of the site is retained.	
Landscape sensitivity summary	The site comprises one medium-sized field of pasture, enclosed by thick hedgerows and vegetation and delineated by roads, warehousing and a railway track. To the north of the site lies Crick Road and a Traditional Orchard Priority Habitat with the west adjoining a farm track. Adjacent to the east of the site is a dominating industrial, warehousing area and a railway track sits alongside the southern boundary. Skyline views are possible towards wind turbines to the east.	L

7.29 Bryant's Bungalow, Brandon Lane

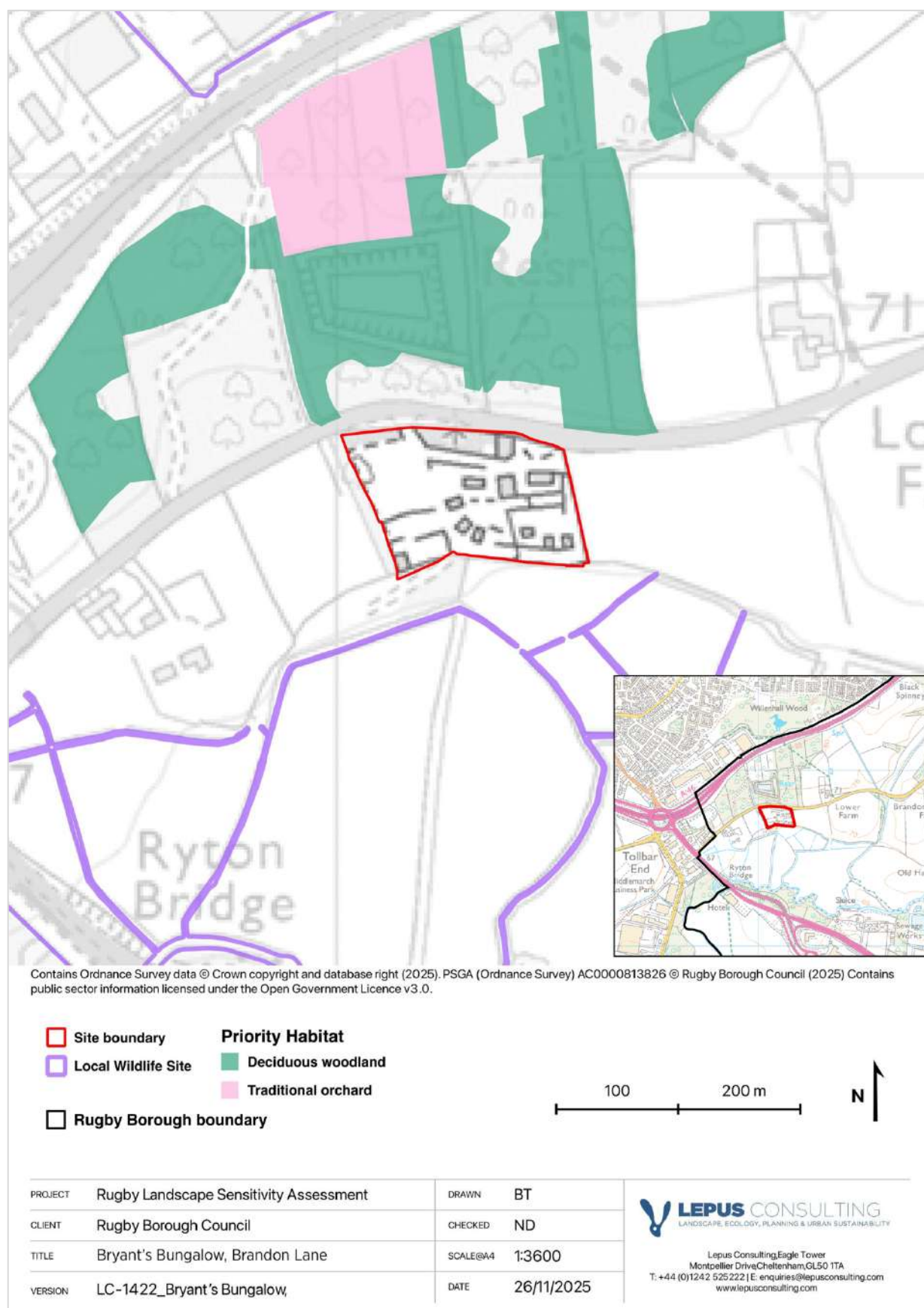


Figure 7.27: Bryant's Bungalow

Site information	
Site name	Bryant's Bungalow, Brandon Lane
Site size	1.80ha
Development type	Gypsy & Traveller
Capacity	10 pitches
Landscape Character Area and Type	Dunsmore and Feldon, Dunsmore Parklands
Date of site visit	N/A

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises existing mobile homes, vegetation and hard standing, located in close proximity to the southeast of Willenhall, Coventry. Thick boundary trees and shrub enclose the site, in particular to the north, where three entrances to the site connect to the adjacent Brandon Lane.	L
Landform	The site gently slopes from north to south.	L
Landcover (including biodiversity)	Hardstanding dominates the site, with a small area of improved grassland located in the centre of the site and a small-scale area of woodland and shrub in the northern part of the site. To the north of the site, behind Brandon Lane, deciduous woodland and traditional orchard priority habitat are situated, which likely connects to wooded areas within the site. Adjacent to the south of the site lies a floodplain associated with the 'River Avon and Tributaries' LWS.	L
Man-made influences	The site comprises of hard standing, including a car park, permanent and mobile dwellings. Telephone wires run across the site. Brandon Lane is situated adjacent to the northern boundary of the site. A small residential area is situated to west of the site, behind arable fields. Similarly, to the northeast of the site lies a small industrial area. The A45 and Prologis Park industrial estate is located in the distant south, beyond the floodplain.	L
Scenic quality and character	The site is located within peri-urban landscape, surrounded by open fields to the south and west and deciduous woodland to the north. An industrial estate is visible beyond the floodplain to the south of the site. Surrounding woodland positively contributes to the scenic qualities of the site; however, this is detracted from given the existing development within the site.	L
Remoteness and tranquility	The sense of remoteness is limited given the hard standing and existing development within the site. In addition, vehicular traffic associated with the adjacent Brandon Lane acts as aural detractors. The intervisibility of Prologis Park and HGV traffic on the nearby A45 to the south and A46 detracts from the sense of remoteness, even where these are partially obscured by deciduous woodland.	L
Visual susceptibility		
Skylines and settings	The skyline mainly comprises short-distance views towards deciduous woodland to the north boundary trees. A building breaks the skyline above the trees to the south.	L
Movement	There is likely some activity associated with existing residential dwellings in the site. There is some intervisibility through site entrances and vegetation gaps towards moving traffic down Brandon Lane to the north. Distant vehicular traffic is likely audible on the A45 and A46.	L
Visibility, key views, vistas and typical receptors	Partial visibility into the site from Brandon Lane is likely from the three site entrances. Some intervisibility to Prologis Park may also be possible,	L

(both within and outside of each site)	including glimpsed views from the A45. Views outside the site are mostly obstructed by boundary vegetation.	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are no visible landscape or cultural heritage designations in proximity to the site.	L
Value		
Landscape value	Numerous ecological features lie in close proximity to the site, comprising the 'River Avon and Tributaries' LWS to the south, and the deciduous woodland and traditional orchard priority habitat to the north.	M/L
Visual value	There are no visible landscape or cultural heritage designations in proximity to the site.	L
Overall		
Mitigation potential	It is recommended that all native boundary trees should be retained to maintain connectivity to nearby ecological assets. Proposed development should be situated on already built-up areas within the site.	
Landscape sensitivity summary	The site comprises an area of hard standing with a car park, permanent and mobile housing, and telephone wires, located in close proximity to the southwest of Coventry. Thick boundary trees and vegetation enclose the site, with three entrances to the site connecting to the adjacent Brandon Lane, to the north. A deciduous woodland and traditional orchard priority habitat is situated to the north behind Brandon Lane, with the floodplain and 'River Avon and Tributaries' LWS located to the south of the site. A building breaks the tree line directly to the south of the site. Intervisibility to Prologis Park to the far south may be possible as well as audible motor vehicles on Brandon Lane and nearby A Roads.	L

7.30 Top Park, Top Road, Barnacle

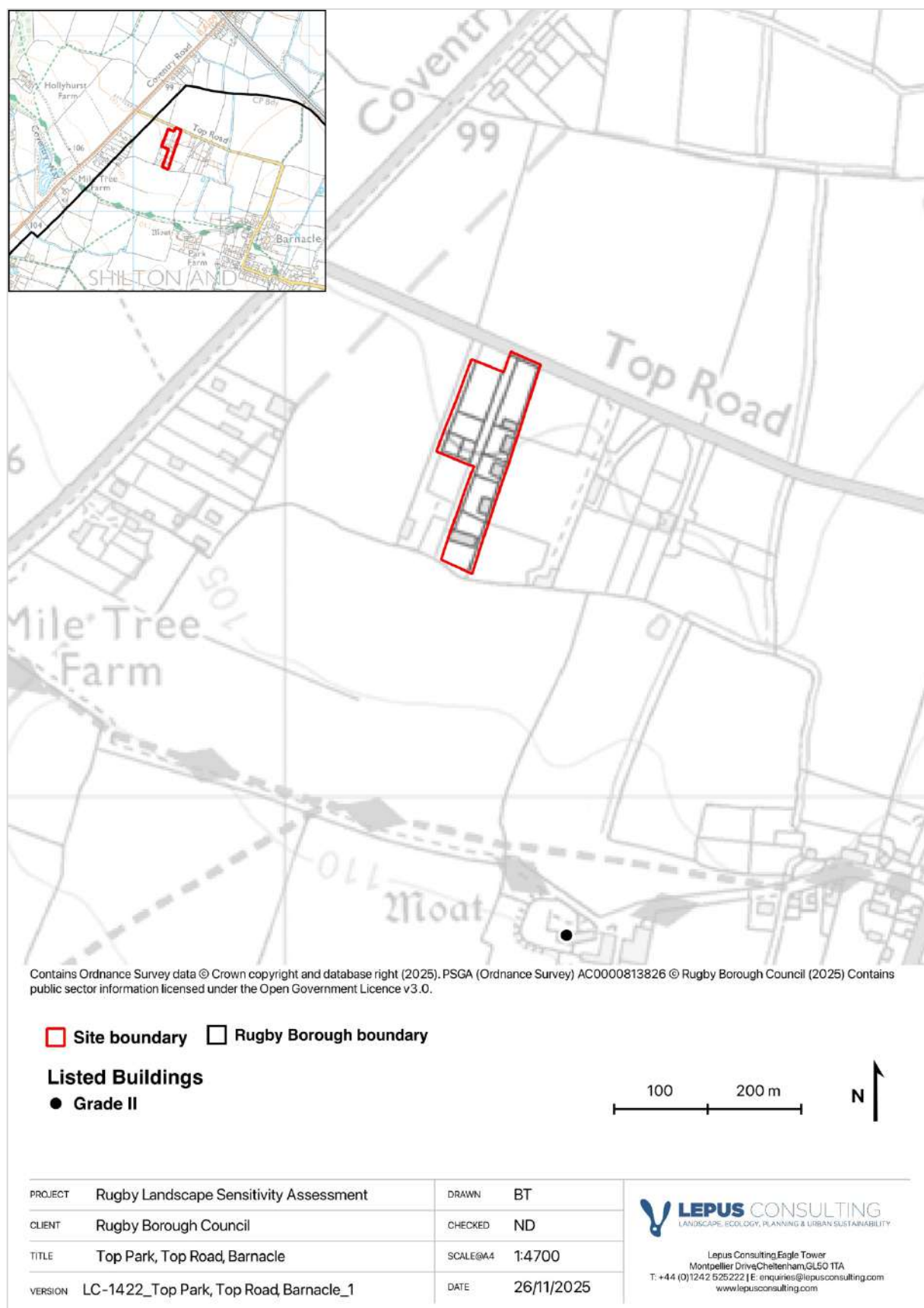


Figure 7.28: Top Park, Top Road, Barnacle

Site information	
Site name	Top Park, Top Road, Barnacle
Site size	1.25ha
Development type	Gypsy & Traveller
Capacity	20
Landscape Character Area and Type	High Cross Plateau, Village Farmlands
Date of site visit	N/A

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises of multiple rectilinear, paved plots of mobile homes. The site is delineated by mostly intact hedgerows, with conifer hedgerow trees on the northern boundary and wooden fencing on the eastern boundary. Two entrances comprising wooden fencing and red-brick walls are situated on the northern boundary, connecting to Top Road.	L
Landform	The topography of the site is mostly flat, although descends slightly from south to north.	L
Landcover (including biodiversity)	Hard standing covers the site, with few small areas of amenity grassland dispersed within. Arable fields surround the site.	L
Man-made influences	The site is primarily covered by hard standing including permanent and mobile housing, parking areas and traversing telephone wires. The site lies directly adjacent to Top Road. Additional mobile dwellings extend off the southwestern boundary of the site.	L
Scenic quality and character	The site is situated within a arable setting; however, the presence of the existing development and location of Top Road detracts from the scenic quality of the site.	L
Remoteness and tranquility	There is a sense of remoteness given the arable setting and surrounding open fields. Vehicular traffic on Top Road is likely irregular. However, the presence of existing development within the site detracts from the sense of remoteness.	M/L
Visual susceptibility		
Skylines and settings	The skyline mainly comprises boundary vegetation with some views towards trees delineating nearby fields.	L
Movement	There is likely some activity associated with existing residential dwellings in the site. In addition, movement from motor vehicles on Top Road is likely to be partially visible from the two entrances to the site. Filtered views of farming activities may also be visible within adjacent fields.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Partial visibility into the site from Top Road is likely from the two site entrances. Intervisibility to nearby mobile dwellings may also be possible, particularly to the east. Public footpath 'Coventry Way' is located to the south of the site where there is potential for views into the site northwards. However, the proposed development is unlikely to alter views from these receptors.	L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Views to and from the 'Park Farmhouse' Grade II Listed Building to the southeast are likely to be mostly obscured by trees surrounding the listed building.	L

Value		
Landscape value	The site has been developed in line with historic field patterns. Boundary vegetation may hold some ecological value.	L
Visual value	Visual value is likely limited whereby views to and from the 'Park Farmhouse' Grade II Listed Building 400m to the southeast are likely to be mostly obscured by trees surrounding the listed building. Some intervisibility may be possible from PRow 'Coventry Way' to the south of the site, although the proposed development is unlikely to alter views from this receptor.	L
Overall		
Mitigation potential	It is recommended that all vegetated site boundaries and associated native vegetation should be retained and enhanced.	
Landscape sensitivity summary	The flat site comprises multiple lots of hard standing with permanent and mobile housing, parking lots and telephone wires situated within. The site is delineated by hedgerows and vegetation on the northern, western and southern boundaries with fencing defining the eastern boundary. Open fields surround the east, south and west of the site contributing to an arable setting, with intervisibility of nearby mobile dwelling dispersed to the east and west. 'Park Farmhouse' Grade II Listed Building lies 400m to the southeast, although is likely obscured by trees surrounding the listed building. Some intervisibility may be possible from PRow 'Coventry Way' to the south of the site.	L

8 Site assessments of additional small sites

8.1 Introduction

8.1.1 All six sites presented in **Table 4.2** have been assessed according to the LSA methodology as set out in **Chapter 3**. The LSA assessments have been presented in **Sections 8.2 to 8.7**. **Figure 8.1** below shows the location of the additional small sites assessed.

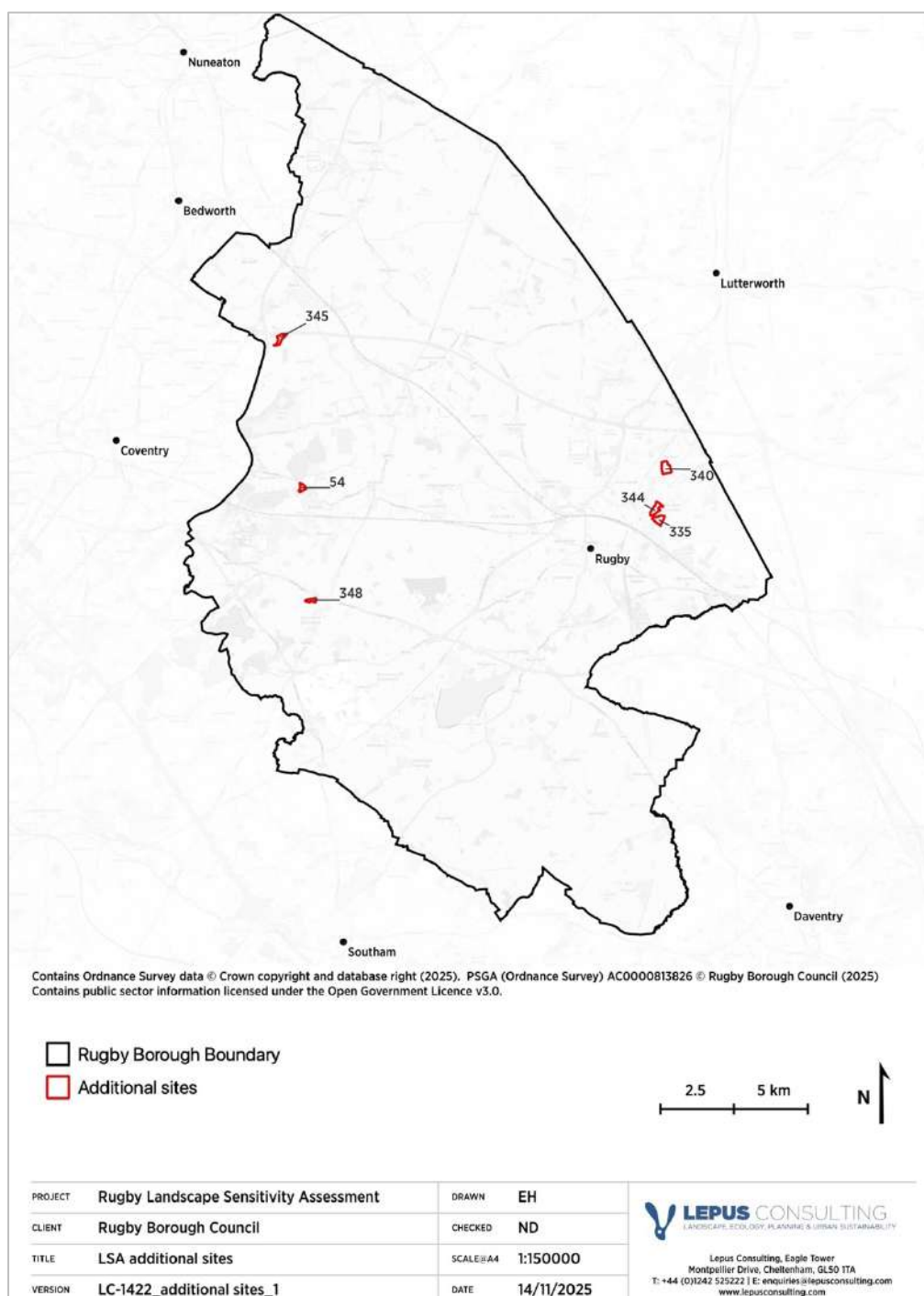


Figure 8.1: Additional small sites

8.2 Site 54: Oakdale Nursery, Brandon

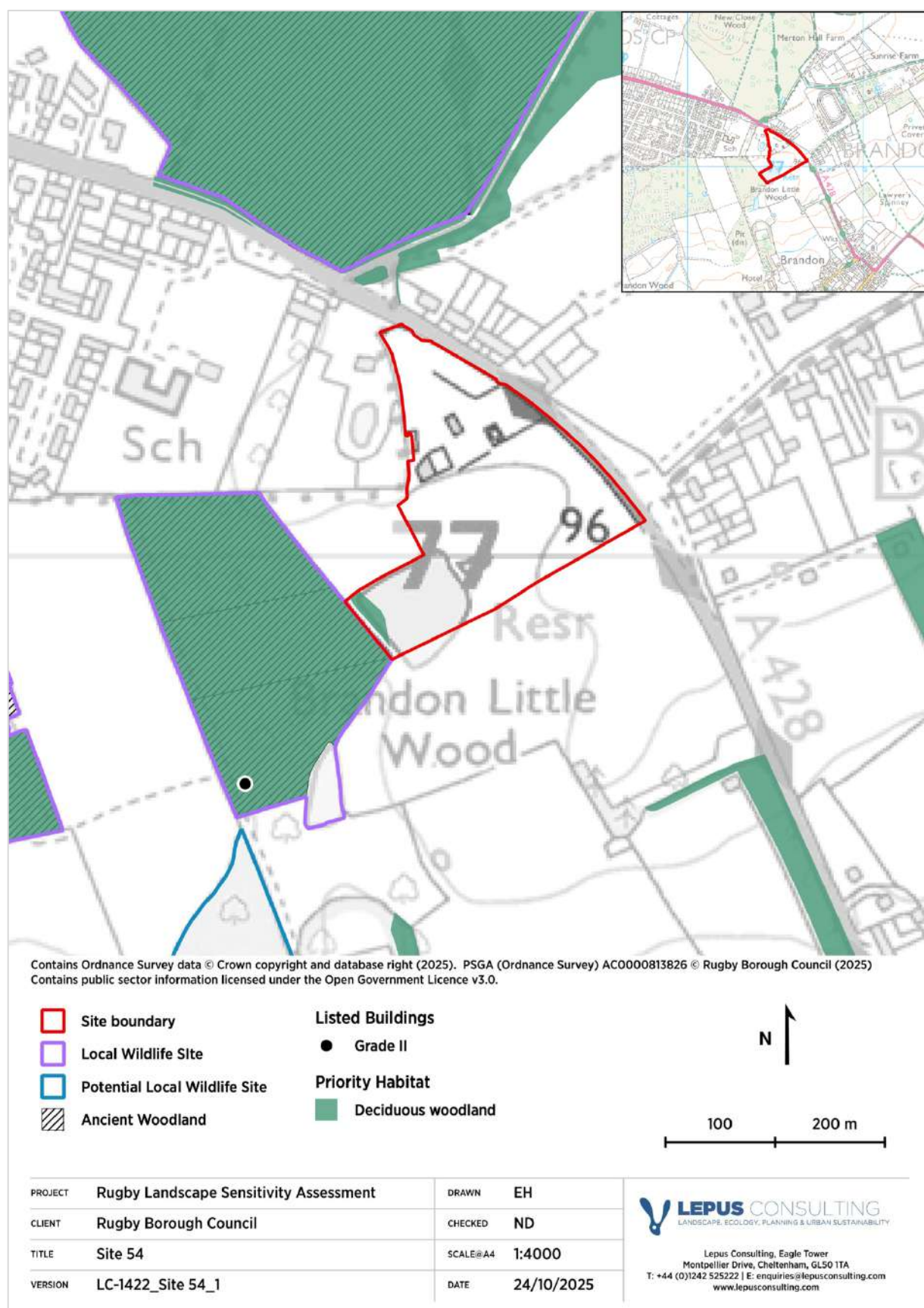


Figure 8.2: Site 54 – Oakdale Nursery, Brandon

Site information	
Site reference	54
Site name	Oakdale Nursery, Brandon
Site size	9.63ha
Development type	Residential
Capacity	43
Landscape Character Area and Type	Dunsmore Parklands and Urban
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This site comprises a former horticultural nursery and garden centre, well-enclosed by vegetation within the site. Low, gappy, wooden fencing, partially obscured by vegetation, delineates the site to the north.	L
Landform	The topography of the site is largely flat, dipping slightly towards the southwest.	L
Landcover (including biodiversity)	Unmaintained scattered trees, scrub and thistle cover the majority of the site. Vegetation becomes more dense towards the south. A small section of the site was sectioned off by plastic reptile fencing, now collapsed and degraded. An area of standing water is located within the southwest of the site. Vegetated habitats within the site are connected to nearby deciduous woodland priority habitat and ancient woodland, including 'Brandon Little Wood' LWS which lies adjacent to the southwestern site boundary.	M
Man-made influences	This is a brownfield site comprising overgrown hardstanding, with previous use as a horticultural nursery and garden centre. A derelict brickwork structure is located within the site. The site is located on the edge of a residential area, with the A428 adjacent to the north.	L
Scenic quality and character	The site is situated at the urban fringe of Binley Woods LCT, where this landscape character type is defined by its enclosed wooded character to which the site contributes. Areas of deciduous vegetation and waterbodies within the site add to the scenic quality and character.	M/L
Remoteness and tranquility	Whilst development is not directly imposing the site, the site is located on the urban fringe. Vegetation provides some sense of separation from nearby development; however, traffic noise from the A428 acts as an audial detractor.	M/L
Visual susceptibility		
Skylines and settings	Skyline views are characterised by short distance views of boundary trees within the site.	M/L
Movement	Glimpsed views of vehicular movement from the A428 occur to the north of the site behind the vegetated boundary. Otherwise, there is a lack of movement present.	M
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views outside of the site are largely obscured by vegetation within the site. A derelict brickwork structure is visible within the centre of the site. Where limited views are present, this is towards trees to the south of the site, and residential development to the west and north.	L
Views to and from important landscape and cultural heritage features (both	No known cultural heritage features are located within the site. Grade II Listed Building 'Ice House in Brandon Little Wood' is located approximately 180m to the southwest of the site, although obscured by trees. Brandon Conservation Area is located in close proximity to the south of the site; however, heritage assets within the conservation area	M/L

within and outside of each site)	are obscured by trees and vegetation. 'Brandon Little Wood' is an LWS which is directly visible to the south of the site.	
Value		
Landscape value	The A428 is considered to be a recreational route located adjacent to the north of the site, interconnecting with PRow networks to the north. 'Brandon Little Wood' LWS is located to the southwest of the site, comprising ancient woodland and deciduous woodland priority habitat.	M/L
Visual value	'Brandon Little Wood' LWS is the only designated feature visible from the site. All nearby Grade II Listed Buildings are obscured by vegetation.	L
Overall		
Mitigation potential	Any native boundary vegetation should be retained, as well as areas of vegetation within the site which should be managed and habitat corridors maintained. Standing water may be appropriate to integrate for use for sustainable urban drainage systems. Further habitat fragmentation and development should be in keeping with the wooded character of Dunsmore Parklands LCT.	
Landscape sensitivity summary	The site is a former horticultural nursery and garden centre, now a brownfield area dominated by overgrown vegetation, scattered trees, and scrub. It is largely flat with a slight dip to the southwest, where standing water is present, and contains a derelict brick structure. The site is enclosed by vegetation, providing visual screening from surrounding residential areas and listed buildings, as well as the adjacent A428, although traffic noise remains noticeable. It lies on the urban fringe near Binley Woods and connects ecologically to nearby ancient woodland and deciduous woodland priority habitat, including Brandon Little Wood LWS to the southwest.	M/L

8.3 Site 335: Land off Rugby Road, Clifton Upon Dunsmore

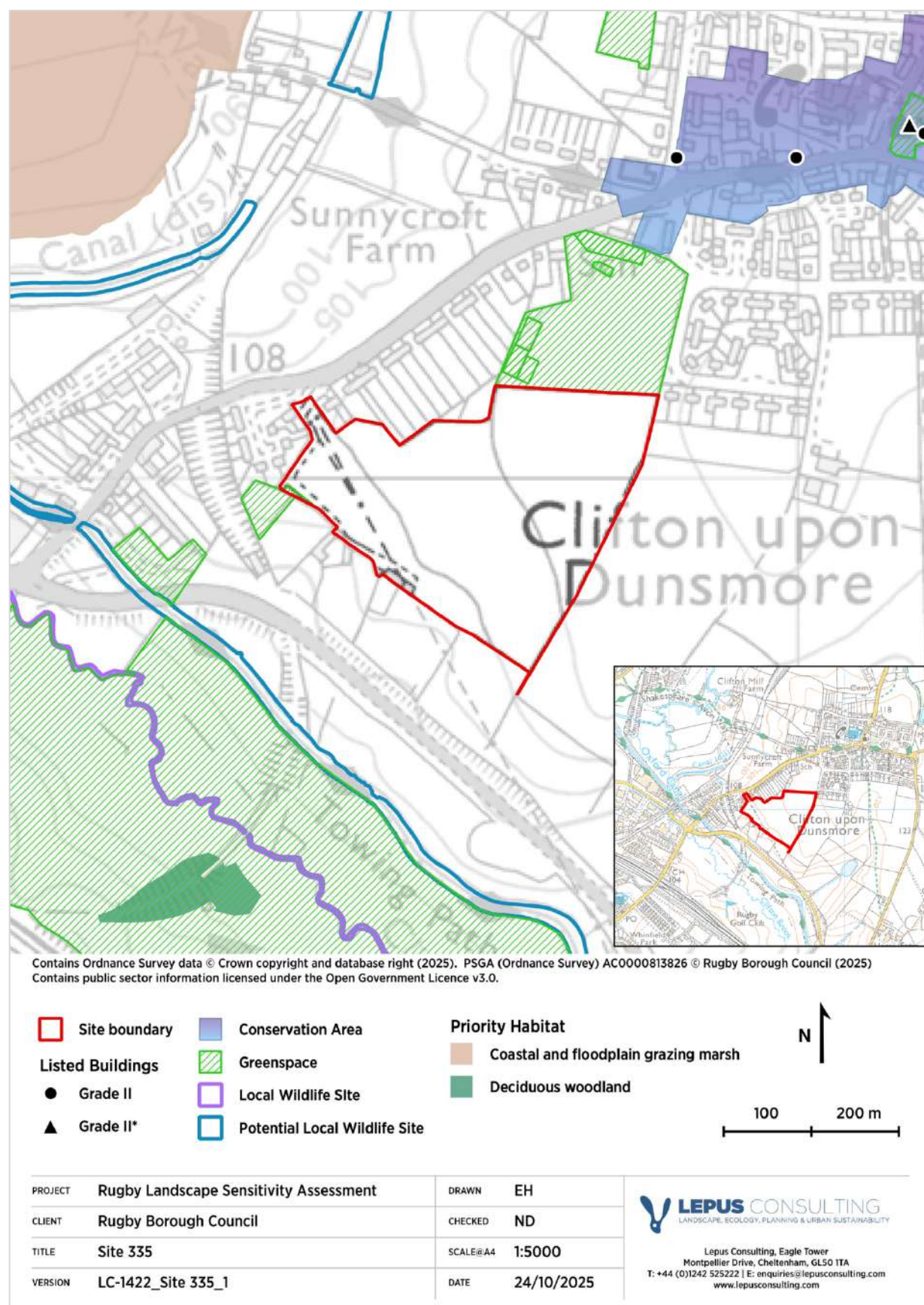


Figure 8.3: Site 335 – Land off Rugby Road, Clifton-upon-Dunsmore

Site information	
Site reference	335
Site name	Land off Rugby Road, Clifton Upon Dunsmore
Site size	8.03ha
Development type	Residential
Capacity	150
Landscape Character Area and Type	Dunsmore Plateau Fringe
Date of site visit	29/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises a large arable field, enclosed to the north by adjacent residential development and boundary trees. More open views prevail towards the south where the site is delineated by mostly intact, low boundary hedgerows and interspersed hedgerow trees.	M/L
Landform	The site is gently sloping downwards from east to west.	M/L
Landcover (including biodiversity)	Arable features cover the site, although partially delineated by boundary trees and hedgerows.	L
Man-made influences	Telegraph poles and cabling run across the site. A small farm track leads to an outbuilding located adjacent to the southern site boundary. The site is surrounded by residential development to the north, and farmland to the east and south. Otherwise, views towards a rural landscape prevail to the south with distant development on the edge of Rugby visible within vegetated tree lines.	M/L
Scenic quality and character	The site comprises an arable field located on the urban edge of Clifton-upon-Dunsmore, with sloping topography which integrates the site within the surrounding undulating landscape of Clifton Brook Valley. The vegetated hinterland, low hedgerows and interspersed boundary trees to the south positively contribute to the scenic character. Visibility is also possible towards distant church spires to the southwest.	M/L
Remoteness and tranquility	Adjacent residential development detracts from the sense of remoteness, which increases towards the south of the site although is limited by further views of distant development. Rugby Road and Houlton Way are located in close proximity to the north and south of the site, where some audial noise is present.	M/L
Visual susceptibility		
Skylines and settings	Skyline views are characterised by adjacent residential development to the north, telegraph poles, interspersed trees and vegetated skylines of Bluebell Wood to the south. Church spires are visible on the skyline looking southwest, likely comprising Grade I Listed 'Chapel at Rugby School', and Grade II* Listed Buildings 'Roman Catholic Church of St Marie' and 'Church of St Andrew'. These provide notable vertical elements amidst the natural skyline.	M
Movement	Irregular, glimpsed movement is visible from nearby roads, the adjacent football pitch and children's park, and activity associated with residential homes and gardens.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Viewpoints into the site are possible from adjacent housing and the Clifton-upon-Dunsmore recreation ground, due to low fencing and spaced trees. Cabling, residential properties and boundary vegetation dominate views when looking north within the site; however, views are mostly rural looking south. Rugby Town FC is visible to the southwest.	M/L

Views to and from important landscape and cultural heritage features (both within and outside of each site)	Skyline views to the southwest include numerous church spires, likely comprising Grade I Listed 'Chapel at Rugby School', and Grade II* Listed Buildings 'Roman Catholic Church of St Marie' and 'Church of St Andrew'. There is also potential for views from Grade II Listed Buildings within the Clifton-upon-Dunsmore Conservation Area. However, development within this site is unlikely to largely alter views from these heritage assets where residential development is already present adjacent to the site.	M
Value		
Landscape value	Field boundaries have been enlarged since the early 1900s, although a vicarage was previously located adjacent to the site entrance. The site forms part of the setting of the Clifton-upon-Dunsmore Conservation Area. An area of open space comprising a football pitch and a children's park is located adjacent to the north of the site. Grade I and II* Listed buildings in Rugby are visible on the skyline to the southwest.	M/L
Visual value	Views towards Grade I and II* listed buildings comprising church spires within Rugby are possible when looking southwest. These comprise Grade I Listed 'Chapel at Rugby School', and Grade II* Listed Buildings 'Roman Catholic Church of St Marie' and 'Church of St Andrew'. There is potential for views from Grade II Listed Buildings within the Clifton-upon-Dunsmore Conservation Area. However, development within this site is unlikely to largely alter views from these heritage assets where residential development is already present adjacent to the site. Views from Clifton Recreation Ground are identified as key viewpoints within the Clifton-upon-Dunsmore Neighbourhood Plan ⁴³ .	M
Overall		
Mitigation potential	Views into the site could be further obscured by increasing planting of native trees and increasing tree heights along the site boundaries. The design of residential development should be in keeping with adjacent development and the historic context of the site, and access to the recreation ground should be established.	
Landscape sensitivity summary	The site consists of a single arable field on the urban edge of Clifton-upon-Dunsmore with gently sloping topography from east to west, enclosed by residential development to the north, and low boundary hedgerows and interspersed trees to the south. Clifton-upon-Dunsmore recreation ground is located adjacent to the north of the site. Although telegraph poles are located within the site, some scenic qualities prevail where skylines are mostly vegetated looking south. Church spires within Rugby are visible when looking southwest, comprising Grade I Listed 'Chapel at Rugby School', and Grade II* Listed Buildings 'Roman Catholic Church of St Marie' and 'Church of St Andrew'. Although the site lies within the setting of the Clifton-upon-Dunsmore Conservation Area, proposed development is unlikely to alter views from nearby heritage assets due to existing suburban context.	M

⁴³ Clifton-upon-Dunsmore Parish Council (2025) Clifton-upon-Dunsmore Neighbourhood Plan: Important views. Available at: <https://www.rugby.gov.uk/documents/20124/61762362/Appendix+5+Important+Views.pdf/5e17e042-1370-ac97-39d0-0d72cdb45a12?t=1758188912323> [Accessed: 27/11/25]

8.4 Site 340: St Thomas Cross School site

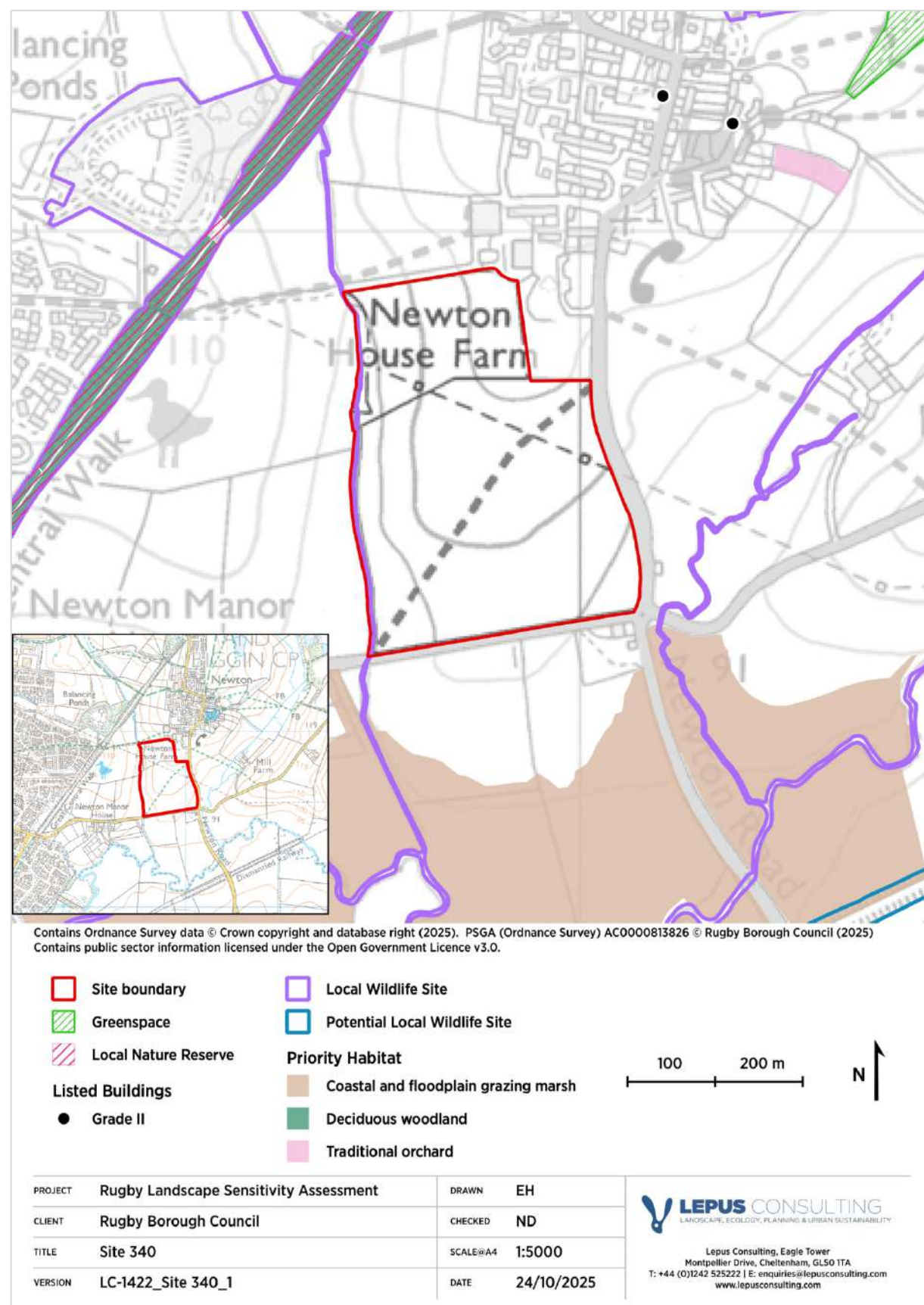


Figure 8.4: Site 340 – St Thomas Cross School site

Site information	
Site reference	340
Site name	St Thomas Cross School site
Site size	1.91ha
Development type	Secondary School
Landscape Character Area and Type	High Cross Plateau, Village Farmlands
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	This site comprises a medium-sized arable field and one small field of pasture. Low, gappy hedgerows and wire fencing bounds the site to the south, whilst all other field boundaries are characterised by hedgerows and hedgerow trees, including A-shaped hedgerows and wooden fencing to the east. A sense of openness prevails within the site, where long-distance views are present towards the south.	M
Landform	The topography is elevated, peaking in the northern section of the site. The site gently slopes from north to southwest.	M
Landcover (including biodiversity)	The 'River Avon and Tributaries' LWS delineates the western site boundary, where waterside trees are located. Modified grassland covers the site. Numerous deciduous trees are located at field boundaries, connecting with an area of coastal and floodplain grazing marsh priority habitat in close proximity to the south of the site.	M/L
Man-made influences	The site is located directly to the south of the village of Newton, adjacent to a farm on the village boundary. Residential development in Brownsover to the west is also visible from the site. Newton Manor Lane delineates the southern boundary whilst Newton Road delineates the eastern boundary. Telegraph poles and cabling are located within the southern section of the site, whilst pylons traverse the centre of the site from east to west.	M/L
Scenic quality and character	The site contributes to the gently rolling, elevated topography of the surrounding landscape. A-shaped hedgerows contribute to the visual unity of the Village Farmlands LCT. Ridge and furrow are present within the site, whilst its pastoral attributes contribute to its scenic character. Pylons within the site detract from these scenic qualities.	M
Remoteness and tranquility	A rural feel prevails within the site due to long distance views of vegetated skylines and predominately rural landscapes to the south. However, tranquility is detracted from by the adjacent roads, in particular Newton Manor Lane, where high levels of traffic are audibly present.	M/L
Visual susceptibility		
Skylines and settings	The skyline to the south is mostly rural and vegetated, with long distances views of trees and spires, including those of Grade II* Listed church buildings. Some residential development is also present on the skyline, in particular when looking west or north.	M
Movement	There is some sense of movement from busy traffic down Newton Manor Lane to the south, where this is constantly audible from the site. Vehicular movement down Newton Road is less regular also still present.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Cabling, including telegraph poles and pylons are visible within the site. Key views including boundary trees, the pub at St Thomas Cross to the south of the site, surrounding fields and development in Newton and Brownsover.	M

Views to and from important landscape and cultural heritage features (both within and outside of each site)	Views of Grade II* Listed church buildings are visible on the skyline to the south. There is a possibility for views from Grade II Listed Buildings within Newton, including 'Stag and Pheasant Public House' and 'Home Farmhouse and attached Stableblock' depending on the scale and height of development.	M/L
Value		
Landscape value	Ridge and furrow is present within the site, likely lined to the deserted medieval settlement of Biggin which is located to the east of the site. The site therefore contributes to the historic setting of Newton. A public footpath traverses the site from southwest to northeast. The site lies in close proximity to 'Great Central Walk', a key walking route in the borough, although views from this route are likely to be mostly obscured by vegetation.	M
Visual value	Ridge and furrow visually contributes to the time-depth of the site. There is potential for views from Grade II Listed Buildings within Newton, including 'Stag and Pheasant Public House' and 'Home Farmhouse and attached Stableblock'. Views from 'Great Central Walk' are unlikely, but glimpsed views may be possible depending on the scale and height of development.	M/L
Overall		
Mitigation potential	Ridge and furrow within the site should be retained wherever possible. The height of development should be carefully considered to avoid disrupting views from Great Central Walk, Grade II Listed Buildings, and overwhelming the settlement of Newton.	
Landscape sensitivity summary	The site consists of a medium-sized arable field and a smaller pasture field, located south of Newton village and bordered by hedgerows, fencing, and the River Avon and Tributaries LWS to the west. The site is located on gently elevated ground sloping from north to southwest, offering long-distance rural views to the south, detracted from by pylons within the site and traffic along Newton Manor Lane. The landscape includes ridge and furrow earthworks likely associated with to the deserted medieval settlement of Biggin, contributing to the site's historic character. There is some potential for intervisibility with nearby Grade II and II* Listed Buildings, though views from major walking routes like the Great Central Walk are likely limited by vegetation.	M

8.5 Site 344: Sunnycroft Farm, Clifton-upon-Dunsmore

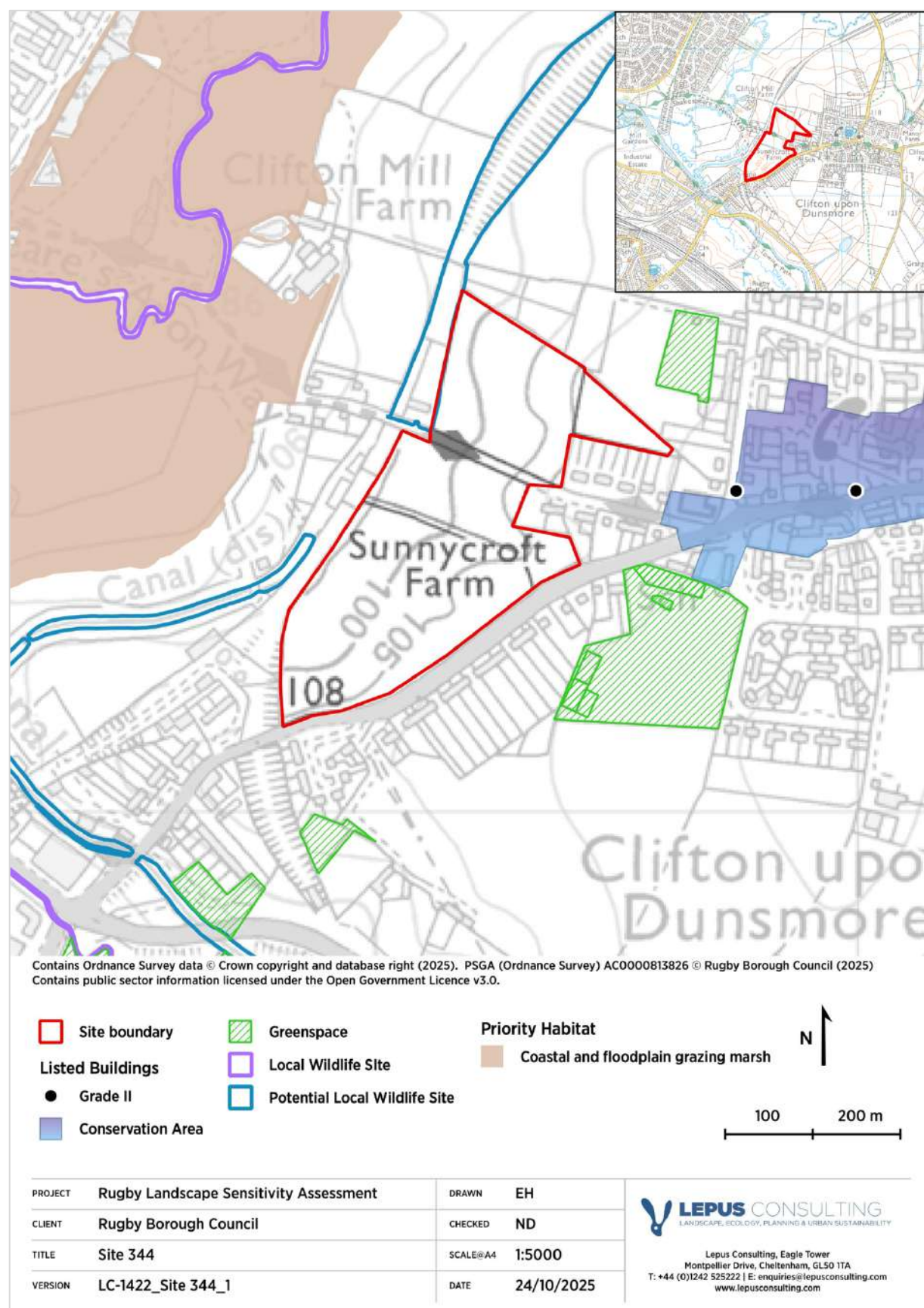


Figure 8.5: Site 344 – Sunnycroft Farm, Clifton-upon-Dunsmore

Site information	
Site reference	344
Site name	Sunnycroft Farm, Clifton Upon Dunsmore
Site size	9.00ha
Development type	Residential
Capacity	150
Landscape Character Area and Type	Dunsmore Plateau Fringe
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises of three medium-sized arable fields, bounded by low vegetation including hedgerows and hedgerow trees. Field boundaries within the site itself are weaker with gappy, low hedgerows. A sense of openness prevails where long-distance views are present.	M
Landform	The topography is distinctive, sloping northwards towards the valley located between Clifton-upon-Dunsmore and Newton.	M
Landcover (including biodiversity)	The entirety of the site is covered by modified grassland. 'Clifton Disused Railway pLWS' lies adjacent to the west of the site, as well as 'Oxford Canal pLWS' which also lies in close proximity to the west. Hedgerows bounding the site form ecological corridors towards these pLWSs, as well as an area of coastal and floodplain grazing marsh priority habitat in close proximity to the west.	M/L
Man-made influences	Human influences are most prominent to the south, where residential development lines Rugby Road. The site is located directly to the west of Clifton-upon-Dunsmore. Large, isolated residential properties are visible when looking northwest, whilst distant views of residential development in Newton and Brownsover detracted from vegetated views northwards. Gappy hedgerows within the site indicate pressures from human influences upon the Dunsmore LCA.	M/L
Scenic quality and character	The site retains a strong scenic character in line with the arable and poorly defined field characteristics within the Dunsmore Plateau Fringe LCT. The sloping topography with valley views positively contributes to the landscape. Residential properties are highly visible, detracting from these scenic qualities.	M
Remoteness and tranquility	Tranquility increases towards the north of the site, away from Rugby Road where regular vehicular movement is present. The prominence of residential development within the views from the site detracts from the sense of remoteness, even where these views are distant.	M
Visual susceptibility		
Skylines and settings	Skyline features looking north comprise of vegetation and residential development. Distant pylons also break the skyline.	M/L
Movement	Vehicular movement alongside Rugby Road acts as an audial detractor. Glimpsed views are also possible towards movement along Station Road to the north, where traffic is less regular.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Short-distance views from the site to the south comprise residential development on the edge of Clifton-upon-Dunsmore. Long-distance views also prevail, whilst somewhat rural and vegetated in character, are also dominated by distant residential development as well as more immediate isolated properties. Glimpsed views are likely possible from	M

	walking routes adjacent to the western boundary, although these are largely obscured by trees.	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Clifton-upon-Dunsmore Conservation Area is directly visible to the east of the site. There is potential for views from listed buildings within the Conservation Area, dependent upon the scale and height of development proposed. The site is likely partially visible from adjacent walking routes alongside the 'Oxford Canal' and 'Clifton Disused Railway' pLWSs.	M
Value		
Landscape value	A sense of time-depth prevails across the valley, in particular with the historic settlements of Newton and the Conservation Area of Clifton-upon-Dunsmore. Clifton Mill Station was previously located at the northwestern corner of the site. According to the Ridge and Furrow from the Midlands Open Fields Project, historic ridge and furrow was previously located within this site ⁴⁴ . A disused canal and railway are located alongside the western boundary, which now comprise popular walking routes. Greenspace comprising allotments lie in close proximity to the northwest of the site.	M
Visual value	Whilst there are views towards the Clifton-upon-Dunsmore Conservation Area, views towards listed buildings are mostly obscured by surrounding development. There are views towards the vegetated boundaries of the 'Oxford Canal' and 'Clifton Disused Railway' LWSs to the west. Viewpoints into this site from Clifton-upon-Dunsmore have been identified as key viewpoints for the village ⁴⁵ .	M/L
Overall		
Mitigation potential	Development should be sensitively designed to complement the Clifton-upon-Dunsmore Conservation Area, in order to integrate the contrasting 1970s residential properties to the south within the historical setting. Native vegetation planting would need to be largely increased towards the north of the site, in order to soften views from the valley into the site. Development would most appropriately be located to the south, adjacent to Rugby Road.	
Landscape sensitivity summary	The site comprises three medium-sized arable fields with low, gappy hedgerows and hedgerow trees, creating an open character with long-distance views across the surrounding valley landscape. The site slopes northwards towards the valley between Clifton-upon-Dunsmore and Newton and is bordered by the 'Clifton Disused Railway' and 'Oxford Canal' pLWSs. Residential development along Rugby Road and nearby settlements introduce visual and auditory intrusion, whilst the northern section retains greater tranquility and rural character. There is some intervisibility with the Clifton-upon-Dunsmore Conservation Area, as well as glimpsed views from nearby walking routes along the canal and disused railway.	M

⁴⁴ Clifton-Upon-Dunsmore Parish Council (2025) Clifton-upon-Dunsmore Neighbourhood Plan. Available at: <https://www.rugby.gov.uk/documents/20124/61762362/Clifton+draft+NP+July+2025+accessible.pdf/d46422dd-bcc5-6da7-865c-733fa5cb49dc?t=1758188971577> [Accessed: 27/11/25]

⁴⁵ Clifton-upon-Dunsmore Parish Council (2025) Clifton-upon-Dunsmore Neighbourhood Plan: Important views. Available at: <https://www.rugby.gov.uk/documents/20124/61762362/Appendix+5+Important+Views.pdf/5e17e042-1370-ac97-39d0-0d72cdb45a12?t=1758188912323> [Accessed: 27/11/25]

8.6 Site 345: Ansty Park North West

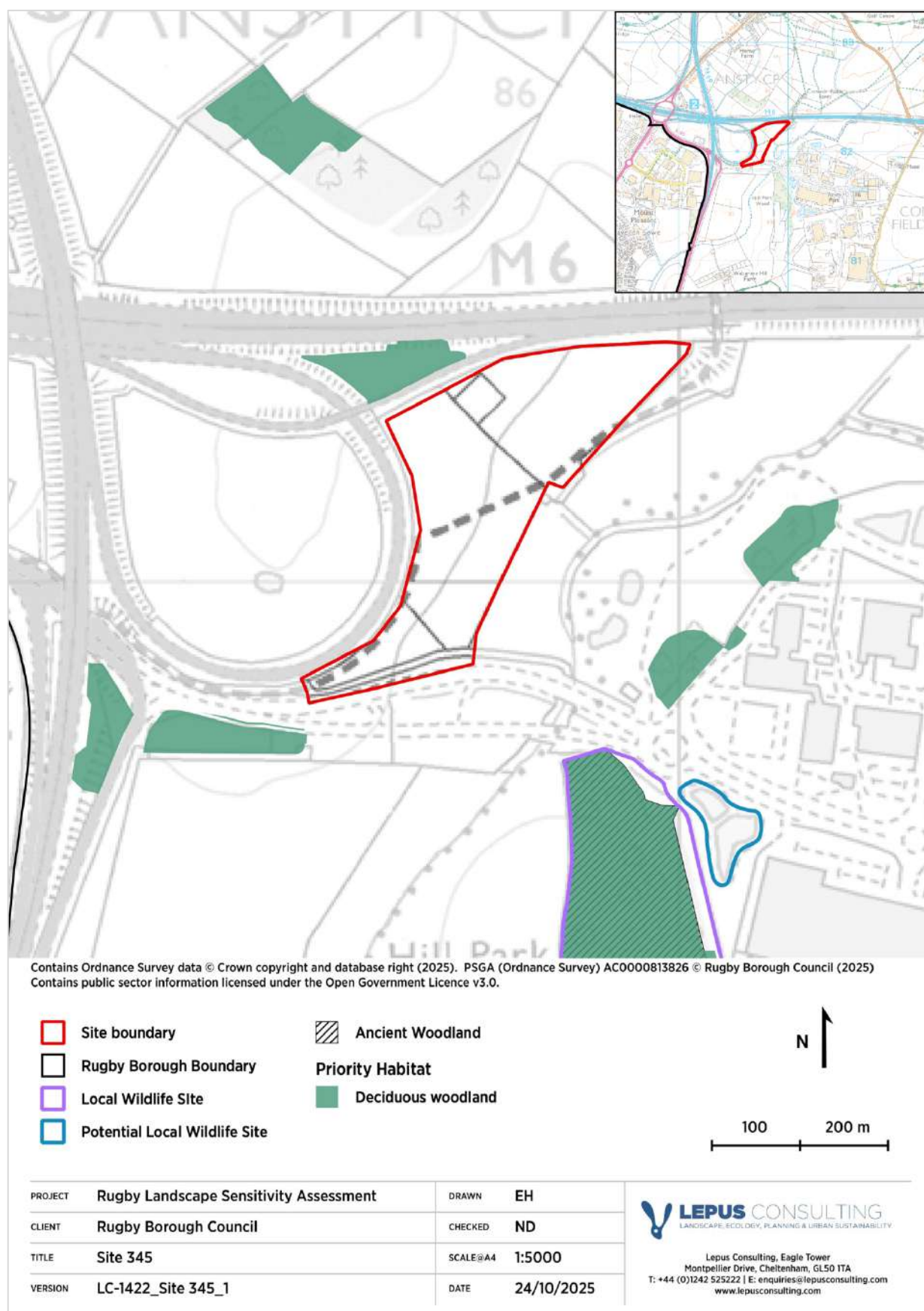


Figure 8.6: Site 345 – Ansty Park North West

Site information	
Site reference	345
Site name	Ansty Park North West
Site size	6.39ha
Development type	Employment
Capacity	1.52ha employment land
Landscape Character Area and Type	Dunsmore Parklands
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises two medium-sized arable fields and small clusters of woodland and scrub. The site is bounded by major rounds and well-enclosed by boundary trees.	L
Landform	The topography of the site is largely flat, rising slightly from east to west.	L
Landcover (including biodiversity)	The site is mostly covered by improved grassland. An area of scrub and broadleaved plantation woodland is located within the southern portion of the site. A small area of broadleaved semi-natural woodland comprising a spinney is located in the north. Areas of deciduous woodland priority habitat are located in close proximity to the site. Strong vegetated boundaries comprising hedgerow trees border the site.	M/L
Man-made influences	Human influences are highly prominent at this location. The M6 delineates the site to the north, and a roundabout associated with the motorway junction bounds the site to the west. The M69 also lies in close proximity to the west of the site at this junction. Vehicular noise associated with these major roads is highly audible. Central Boulevard is a smaller road which lies adjacent to the south of the site. Filtered views are possible to commercial development and pylons in close proximity to the site, although these are largely obscured by boundary trees.	L
Scenic quality and character	The location of the site in between busy roads including a motorway junction means it is heavily influenced by transport structure so has few scenic qualities and limited contribution to associated Dunsmore Parklands LCT. Vegetated site boundaries soften the commercial and transport influences.	L
Remoteness and tranquility	The sense of remoteness and tranquility is low where constant vehicular movement is highly audible from the surrounding main roads.	L
Visual susceptibility		
Skylines and settings	Skyline views are predominantly of boundary vegetation, although commercial development and pylons are partially visible on the skyline to the east of the site.	L
Movement	Although vehicular movement is largely audible, views towards moving traffic within the site itself are mostly filtered by vegetation.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views from within the site mainly comprise boundary vegetation. There are filtered views towards commercial development, pylons and road traffic.	L
Views to and from important	Views from the PRow within the site predominately comprise boundary vegetation and surrounding infrastructure.	L

landscape and cultural heritage features (both within and outside of each site)		
Value		
Landscape value	A PRow traverses the site from southwest to northeast, although access to the PRow is limited.	L
Visual value	No designated features are visible from the site.	L
Overall		
Mitigation potential	Boundary trees should be retained to help obscure development within the site. The spinney should be retained and access should be improved to the PRow network, with green corridors of native vegetation established between deciduous woodland habitat.	
Landscape sensitivity summary	The site comprises two medium-sized arable fields of improved grassland, scrub, with small areas of scrub and broadleaved woodland, enclosed by strong boundary vegetation. It is bounded by major transport corridors, including the M6 to the north and a motorway junction to the west, resulting in high levels of visual and audial influence from surrounding infrastructure. Whilst vegetation softens views towards adjacent commercial development and pylons, the site has limited scenic quality and a low sense of tranquillity due to constant traffic movement. A PRow crosses the site, offering enclosed views largely defined by boundary vegetation and adjacent transport infrastructure.	L

8.7 Site 348: The Croft, Stretton-on-Dunsmore

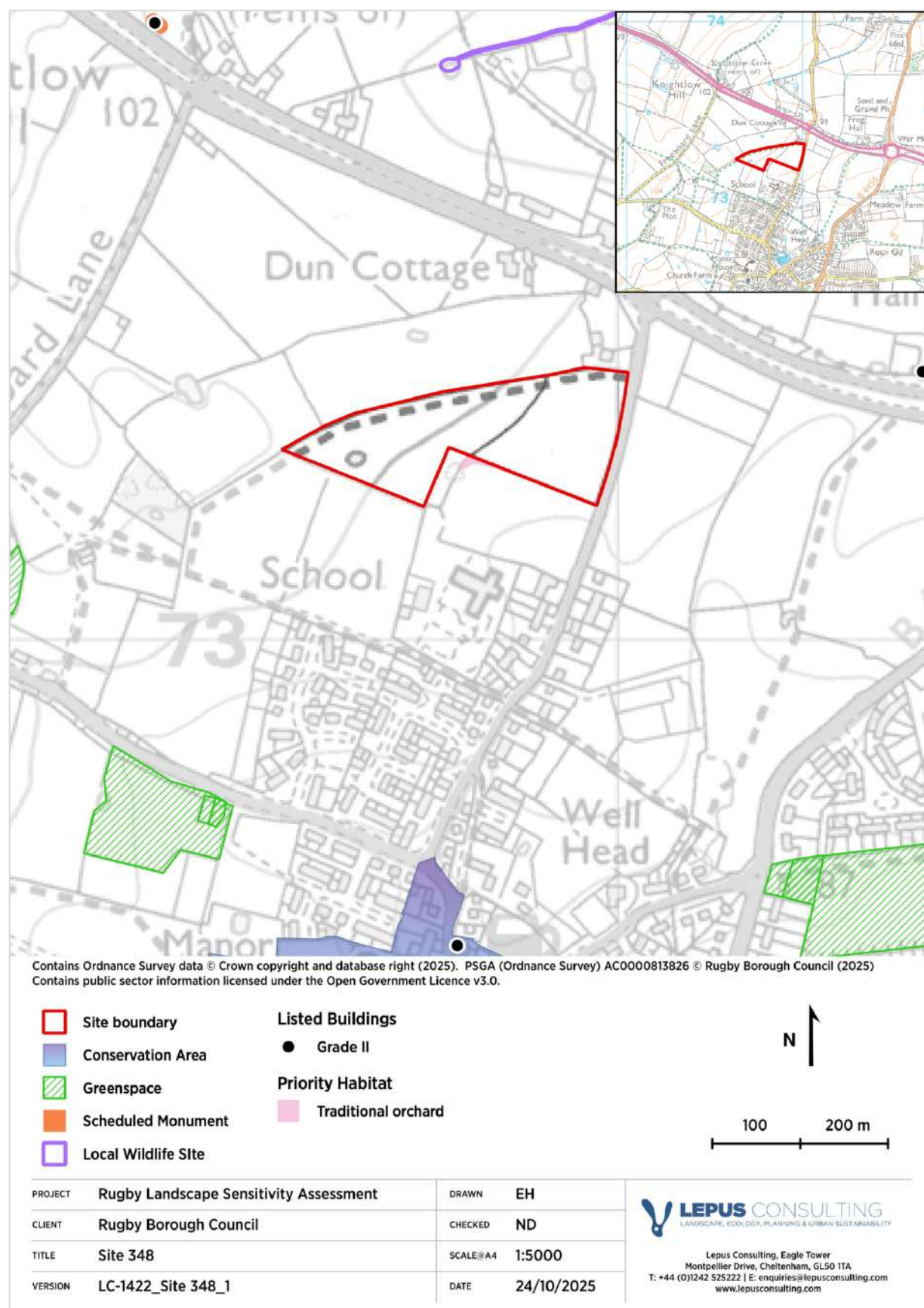


Figure 8.7: Site 348 – The Croft, Stretton-on-Dunsmore

Site information	
Site reference	348
Site name	The Croft, Stretton-on-Dunsmore
Site size	3.57ha
Development type	Residential
Capacity	70 dwellings
Landscape Character Area and Type	Dunsmore Plateau Farmlands
Date of site visit	28/10/25

Criteria	Description	Score
Landscape susceptibility		
Scale and enclosure	The site comprises two small, arable fields on the northernmost edge of Stretton-on-Dunsmore. The site is well-enclosed by boundary hedgerows and trees.	L
Landform	The topography of the site dips slightly within the westernmost field.	L
Landcover (including biodiversity)	Improved grassland covers the site. Closely cropped, intact hedgerows define the eastern boundaries of both fields, whilst hedgerows trees are interspersed along the northern and southern boundaries. These are tallest when bordering the adjacent football pitches. Subtle ridge and furrow are located in the westernmost field.	M/L
Man-made influences	The site lies directly adjacent to football pitches likely associated with the school to the south. Residential development is visible to the south of the site, as well as individual properties to the north. School Lane bounds the site to the east.	M/L
Scenic quality and character	The site is located within a farmed landscape with a nucleated settlement pattern, associated with the Dunsmore LCA. Ridge and furrow is a positive contribution to the scenic character. Scenic attributes are otherwise limited where the site is well-enclosed by boundary vegetation.	M/L
Remoteness and tranquility	The sense of remoteness is low where residential development is visible from the site. However, traffic along School Lane is infrequent, allowing for a sense of tranquility to prevail.	M/L
Visual susceptibility		
Skylines and settings	The skyline mainly comprises boundary vegetation.	L
Movement	The sense of movement within the site is generally low. Activity on the adjacent football pitches and PRoW is sometimes present, as well as occasional vehicular movement along School Lane.	M
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Subtle ridge and furrow are visible within the site. Views are otherwise characterised by boundary vegetation.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are no visible landscape or cultural heritage designations in proximity to the site.	L
Value		

Landscape value	Ridge and furrow is located within the westernmost field. A PRoW traverses the site from east to west. The site is located to the east of the Fosse Way, a key Roman Road crossing England.	M/L
Visual value	There are no visible landscape or cultural heritage designations in proximity to the site.	L
Overall		
Mitigation potential	It is recommended that all field boundaries and associated native vegetation should be retained. Development should be concentrated in the easternmost field adjacent to the road, in order to limit the loss of ridge and furrow in the westernmost field.	
Landscape sensitivity summary	The site comprises two small arable fields on the northern edge of Stretton-on-Dunsmore, enclosed by hedgerows and trees with improved grassland and subtle ridge and furrow visible in the western field. The site borders School Lane to the east and lies adjacent to football pitches and nearby residential development, resulting in a semi-rural character with limited scenic quality. Boundary vegetation defines most views, creating a sense of enclosure. A PRoW traverses the site.	M/L

9 Conclusion

9.1 About this report

9.1.1 This report comprises a review of the RBC Landscape Sensitivity Assessment (LSA) of small site options⁴⁶ to support the preparation of the new Rugby Local Plan. Lepus have also been requested to undertake an LSA for an additional six small sites.

9.2 Landscape Sensitivity Assessment

9.2.1 LSA is the process of assessing the resilience, or robustness of landscape character and the visual resource (and valued characteristics) to defined change or changes arising from development proposals. It can help decision makers to understand likely changes and the nature of change should the development scenarios be taken forward.

9.2.2 The methodology for this study has been derived principally from: Natural England (2019) '*An approach to landscape sensitivity assessment – to inform spatial planning and land management*'⁴⁷

9.3 Overall outcomes of landscape sensitivity assessment

9.3.1 A total of 62 small sites assessed for LSA by RBC have undergone a screening exercise by Lepus. A total of 28 were assessed by Lepus in **Chapter 7** whereby:

- The initial desktop assessment from Lepus potentially concluded a different overall site score to that identified by RBC; and / or
- RBC requested Lepus to visit and re-evaluate the site.

9.3.2 A further six additional sites were assessed solely by Lepus in **Chapter 8**.

9.3.3 The overall landscape sensitivity of each proposed site allocation has been systematically assessed and described using the five-point scale (high, high/medium, medium, medium/low and low), as informed by the susceptibility of the landscape and visual baseline to change and the values of the landscape and visual characteristics. No sites have been assessed as being of high sensitivity overall.

9.3.4 The overall LSAs for each screened-in site are listed in **Table 9.1**, whilst the outcomes for LSAs for the six additional small sites are listed in **Table 9.2**. Annotated photos of each site are presented in **Appendix A**. All assessed sites and associated LSA outcomes are illustrated in **Figure 9.1**.

⁴⁶ Rugby Borough Council (2025) Landscape Sensitivity Assessment, March 2025. Available at: <https://www.rugby.gov.uk/w/local-plan-preferred-options-public-consultation-evidence-base#strategy-evidence> [Accessed: 17/09/25]

⁴⁷ Natural England (2019) '*An approach to landscape sensitivity assessment – to inform spatial planning and land management*' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf [Accessed: 19/03/25]

Low sensitivity sites

- 9.3.5 A total of nine sites have been assessed as having low overall sensitivity, comprising sites 6; 10; 11; 39; 88; 338; Top Park, Top Road, Barnacle; Bryant's Bungalow, Brandon Lane; and 345. These sites are often located near to main roads, heavily influenced by existing development and/or have minimal positive landscape characteristics. Sites with low overall landscape sensitivity are considered to be robust with high thresholds for change.

9.3.6 Medium / low sensitivity sites

- 9.3.7 A total of 12 sites have been assessed as having medium / low overall sensitivity, comprising sites 21, 29, 40, 59, 64, 72, 75, 102, 116, 127, 54 and 348. These sites are typically located in the centre, east and western areas of the borough, in close proximity to main roads and urban areas but also containing some elements which contribute positively to the landscape or visual baseline including PRow, biodiversity or proximity to cultural heritage features. In general, these sites are considered able to accept change without severe adverse effects on landscape.

Medium sensitivity sites

- 9.3.8 A total of 10 sites have been assessed as having medium overall sensitivity, comprising sites 16, 17, 24, 45, 83, 108, 315, 335, 340 and 344. These sites are typically located in the centre, east and western areas of the borough, mostly adjacent to smaller settlements with some notable scenic qualities. These sites are considered to be susceptible to change but may have some limited potential to accommodate sensitively designed development.

High / medium sensitivity sites

- 9.3.9 A total of three sites have been assessed as having high / medium overall sensitivity, comprising sites 38, 84 and 260. These sites are heavily influenced by cultural heritage and / or ecological features, and may act as landscape buffers for existing development. Thresholds for significant change at these sites are considered to be low.

Table 9.1: LSA of screened-in small sites

Site ref	Site name	Area (ha)	Proposed use	Overall landscape sensitivity
6	Land East of Fosse Way opposite Knob Hill, Stretton-on-Dunsmore	0.26	Residential	Low
10	The Penthouse, Coventry Road, Cawston	2.16	Residential or Employment	Low
11	The Hall, Rugby Road, Wolston	3.44	Employment	Low
16	Barby Lane, Hillmorton	4.05	Residential	Medium
17	South West Rugby Safeguarded Land	36.94	Employment	Medium
21	Boots Farm, Bourton on Dunsmore	23.33	Employment	Medium / Low
24	Brierleys Farm, Brinklow	4.97	Residential	Medium
29	Land to the South of Leamington Road, Ryton-on-Dunsmore	2.98	Residential	Medium / Low
38	Drive Field, Bilton Grange School, Dunchurch	0.45	Residential	High / Medium

39	Dyers Lane, Wolston	1.04	Residential	Low
40	East of Kilsby Lane, Hillmorton	4.85	Residential	Medium / Low
45	Rugby Road, Binley Woods	21.46	Residential	Medium
59	Newton Manor Lane, Rugby	17.03	Residential	Medium / Low
64	Coton Park East, Central Park Drive, Rugby	35.97	Employment	Medium / Low
72	Land north of London Road, Ryton-on-Dunsmore	1.46	Employment	Medium / Low
75	Lea Crescent, Newbold-on-Avon	0.78	Residential	Medium / Low
83	Land south of Lilbourne Road, Clifton-upon-Dunsmore	8.58	Residential	Medium
84	Land South of Leicester Road, Wolvey	8.49	Residential	High / Medium
88	Hinckley Road, Ansty	12.30	Employment	Low
102	Land south of Brownsover Road, Newbold-on-Avon	8.19	Residential	Medium / Low
108	Land off Wolston Lane, Ryton-on-Dunsmore	20.36	Residential or Employment	Medium
116	Land at Marton Road, Birdingbury	0.82	Residential	Medium / Low
127	Land north of Church Road, Church Lawford	0.71	Residential	Medium / Low
260	PP - Thurlaston Meadows Care Home, Main Street, Thurlaston	3.52	Residential	High / Medium
315	Land south of Rugby Road, Brinklow	16.94	Residential	Medium
338	Land south of Crick Road, Houlton	6.24	Residential	Low
N/A	Top Park, Top Road, Barnacle	1.80	Gypsy and Traveller	Low
N/A	Bryant's Bungalow, Brandon Lane	1.25	Gypsy and Traveller	Low

Table 9.2: LSA of additional small sites

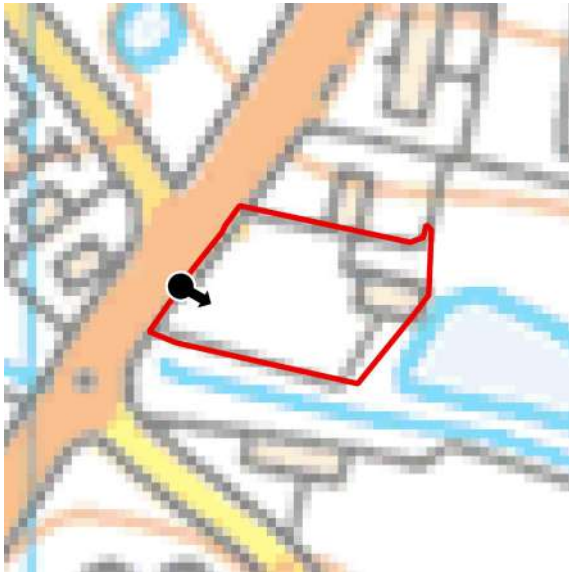
Site ref	Site name	Area (ha)	Proposed use	Overall Landscape Sensitivity
54	Oakdale Nursery, Brandon	3.92	Residential	Medium / Low
335	Land off Rugby Road Clifton (smaller cut)	8.02	Residential	Medium
340	Newton Secondary School	10.92	Secondary School	Medium
344	Sunnycroft Farm, Clifton Upon Dunsmore	9.01	Residential	Medium
345	Ansty Park North West	6.40	Employment	Low
348	The Croft, Stretton-on-Dunsmore (smaller cut)	3.58	Residential	Medium / Low



Appendix A: Site photos

View from Fosse Way

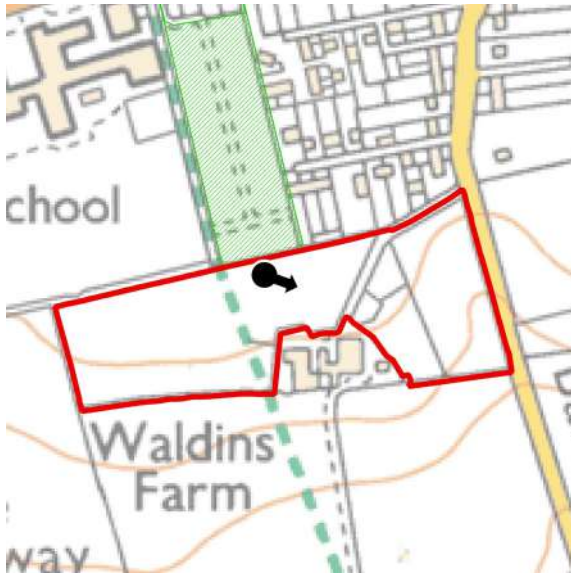
Site 6: Land East of Fosse Way, opposite Knob Hill, Stretton-on-Dunsmore



Photograph taken 20/11/25

View from the PRow (east facing)

Site 16: Barby Lane, Hillmorton



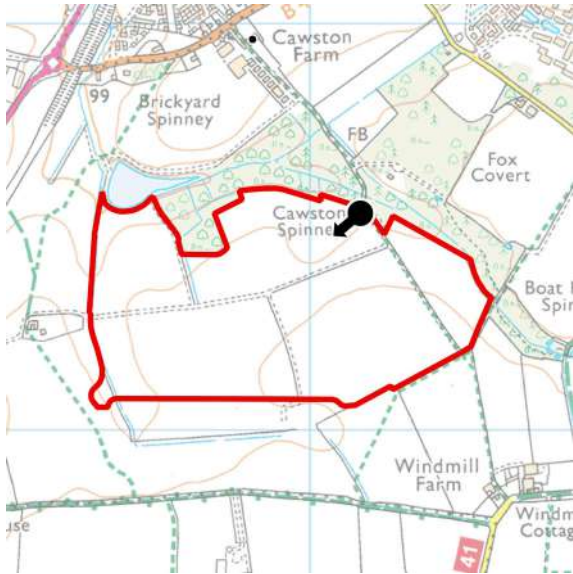
View from the PRow (west facing)

Site 16: Barby Lane, Hillmorton



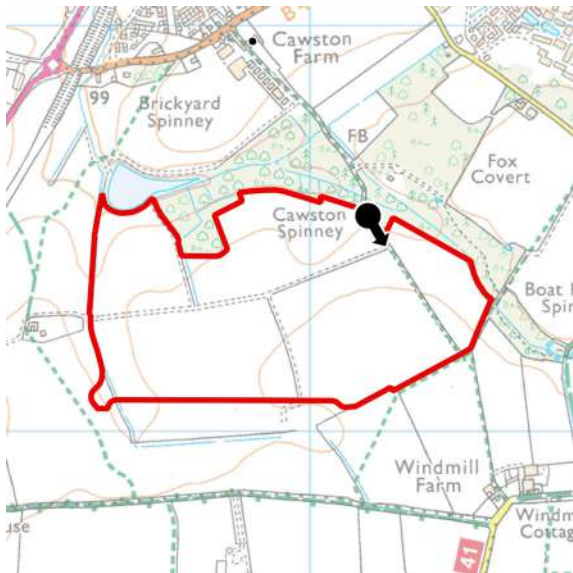
View from the PRow (southwest facing)

Site 17: South West Rugby, Safeguarded Land



View from the PRow (southeast facing)

Site 17: South West Rugby, Safeguarded Land



View from the PRow (northwest facing)

Site 21: Boots Farm, Burton-on-Dunsmore



View from the PRow (north facing)

Site 21: Boots Farm, Burton-on-Dunsmore



View from the PRow (east facing)

Site 24: Brierleys Farm, Brinklow



View from the PRow (north facing)

Site 24: Brierleys Farm, Brinklow



View from the PRow

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



View from the Traditional Orchard priority habitat

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



View from the A426 (east facing)

Site 38: Drive Field, Bilton Grange School, Dunchurch



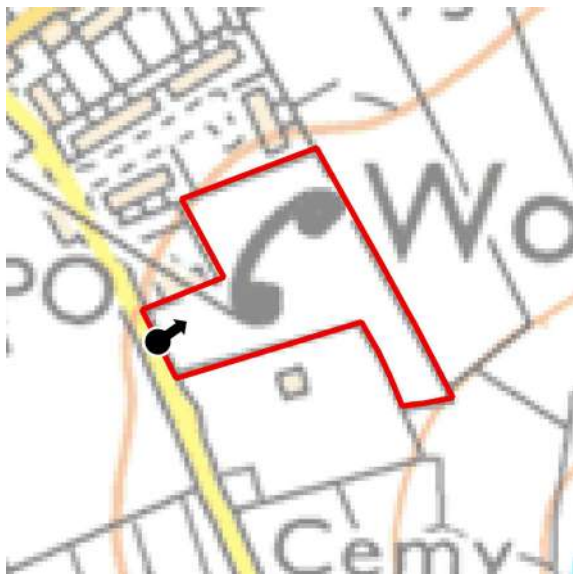
View from the A426 (northeast facing)

Site 38: Drive Field, Bilton Grange School, Dunchurch



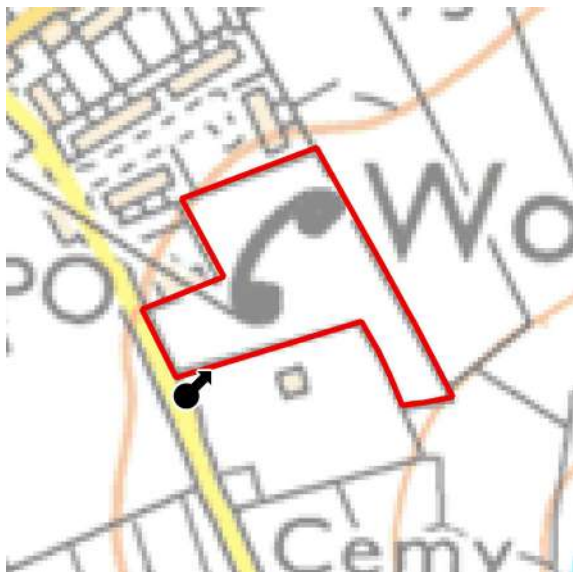
View from Dyers Lane (east facing)

Site 39: Dyers Lane, Wolston



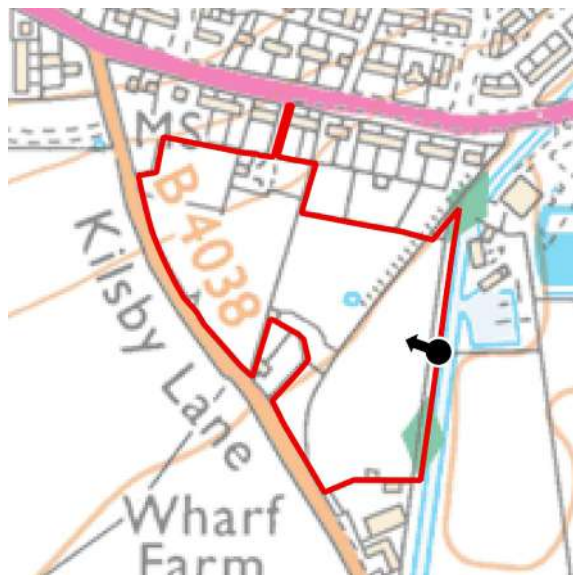
View from Dyers Lane (northeast facing)

Site 39: Dyers Lane, Wolston



View from the Oxford Canal Walk, PRoW

Site 40: East of Kilsby Lane, Hillmorton



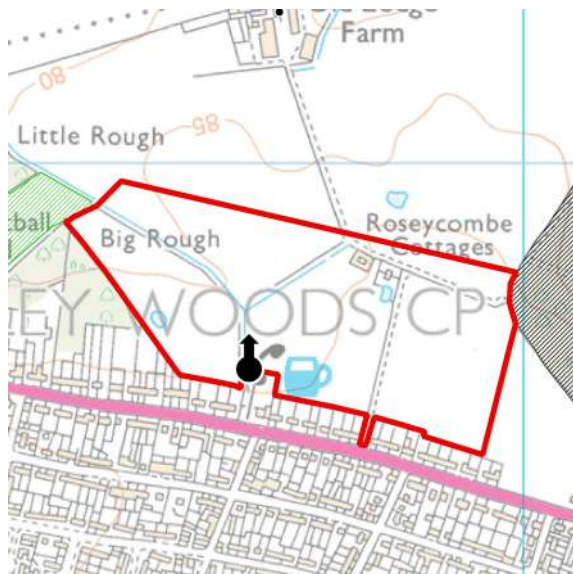
View from Kilsby Lane

Site 40: East of Kilsby Lane, Hillmorton



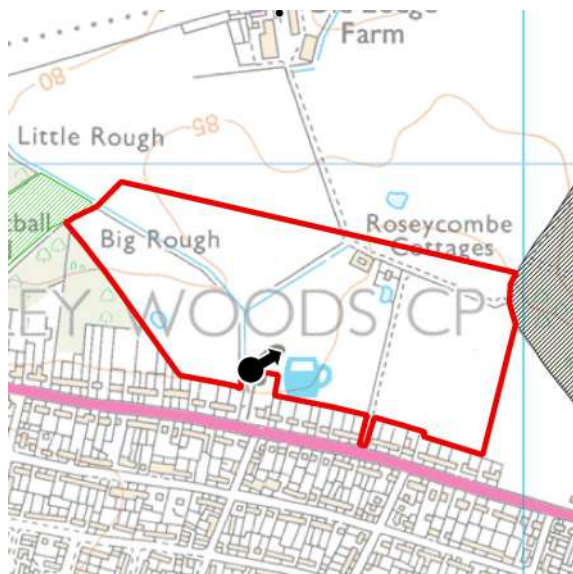
View from The Roseycombe Pub (northwest facing)

Site 45: Rugby Road, Binley Woods



View from The Roseycombe Pub (northeast facing)

Site 45: Rugby Road, Binley Woods



View from Newton Manor Lane

Site 59: Newton Manor Lane, Rugby



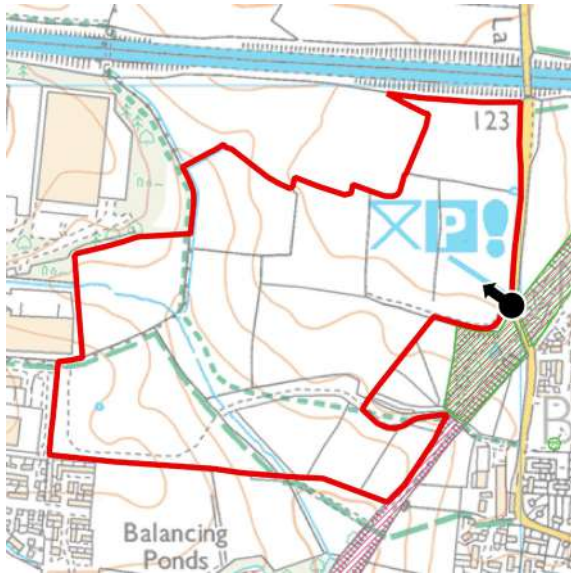
View from the Great Central Walk, PRoW

Site 59: Newton Manor Lane, Rugby



View from Newton Lane

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



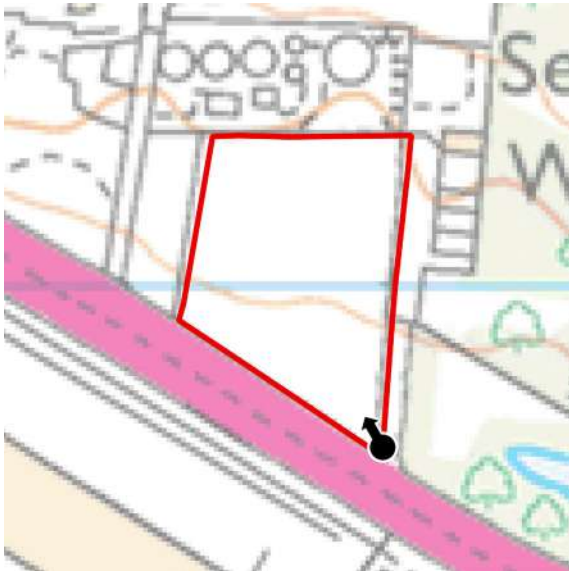
View from Castle Mound Way

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



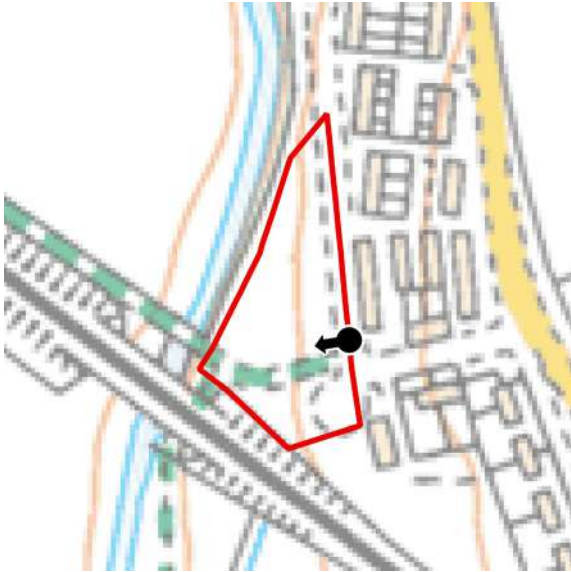
View from London Road

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



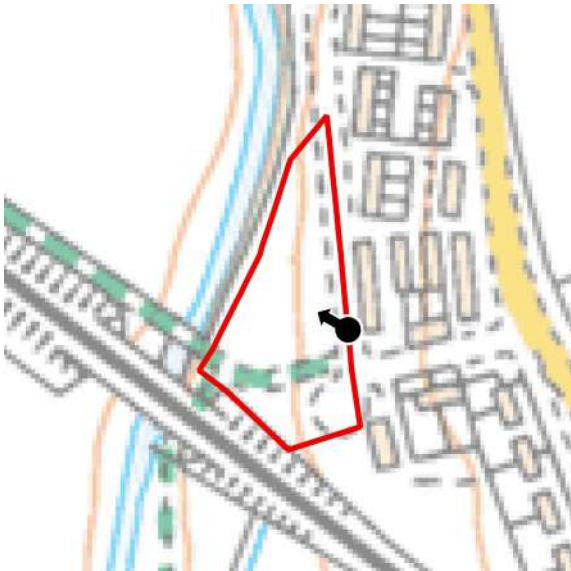
View from Lea Crescent (west facing)

Site 75: Lea Crescent, Newbold-on-Avon



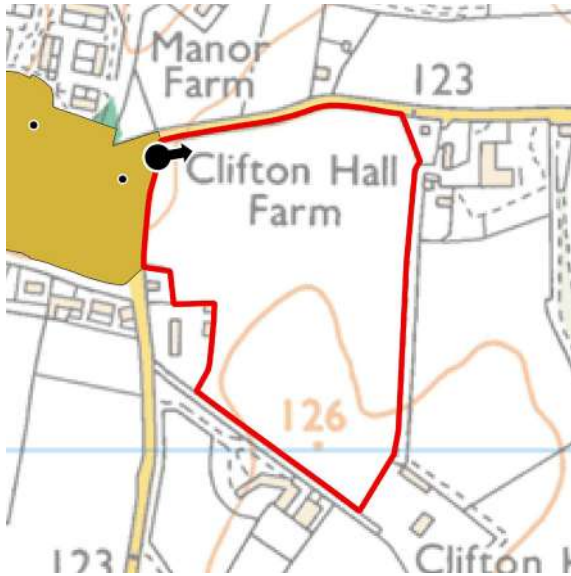
View from Lea Crescent (northwest facing)

Site 75: Lea Crescent, Newbold-on-Avon



View from Hillmorton Lane (east facing)

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



View from Hillmorton Lane (southeast facing)

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



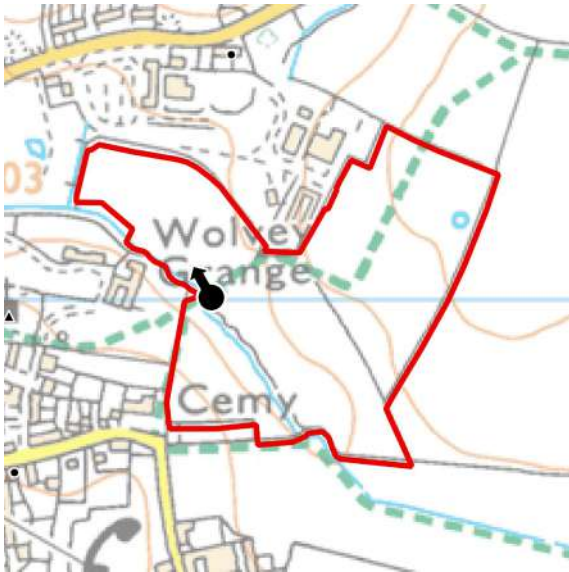
View from the west field of the site (west facing)

Site 84: Land South of Leicester Road, Wolvey



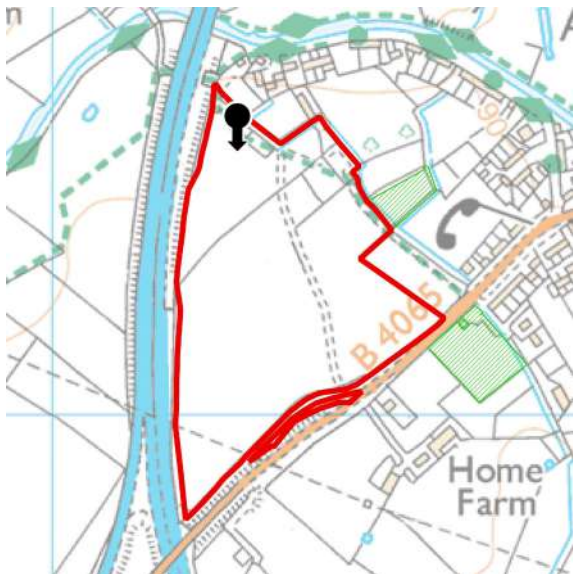
View from the PRoW (northwest facing)

Site 84: Land South of Leicester Road, Wolvey



View from the PRow (south facing)

Site 88: Hinckley Road, Ansty



View from the PRow (southwest facing)

Site 88: Hinckley Road, Ansty



View from Brownsover Road (south facing)

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



View from Brownsover Road (southeast facing)

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



View from the PRow along the eastern boundary

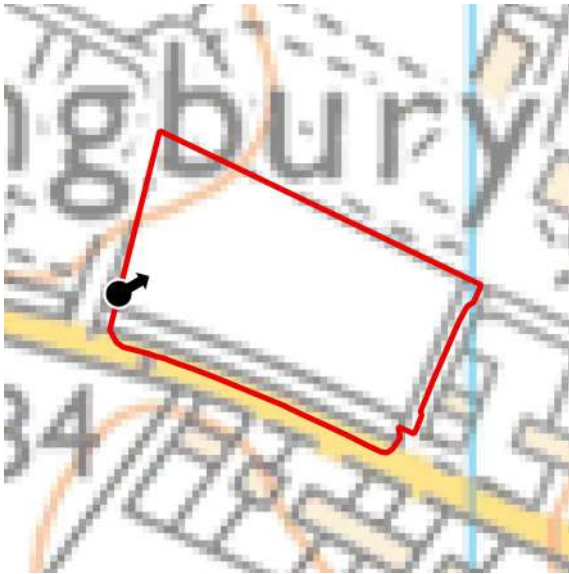
Site 108: Land off Wolston Lane, Ryton on Dunsmore



Photograph taken 20/11/25

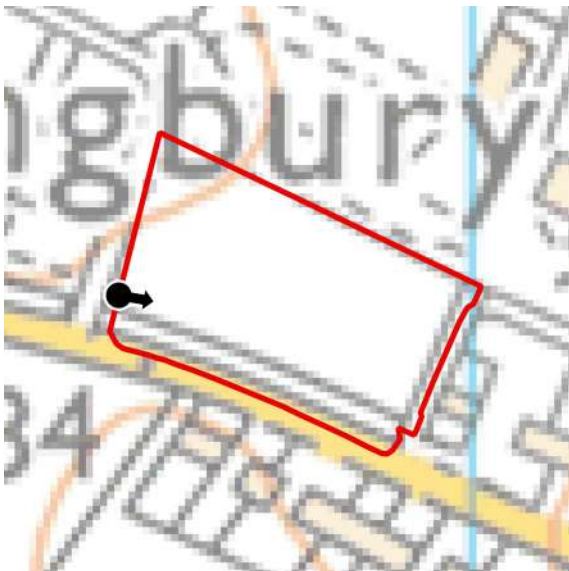
View located just off Birdingbury Road (northeast facing)

Site 116: Land at Marton Road, Birdingbury



View located just off Birdingbury Road (east facing)

Site 116: Land at Marton Road, Birdingbury



View from Church Road

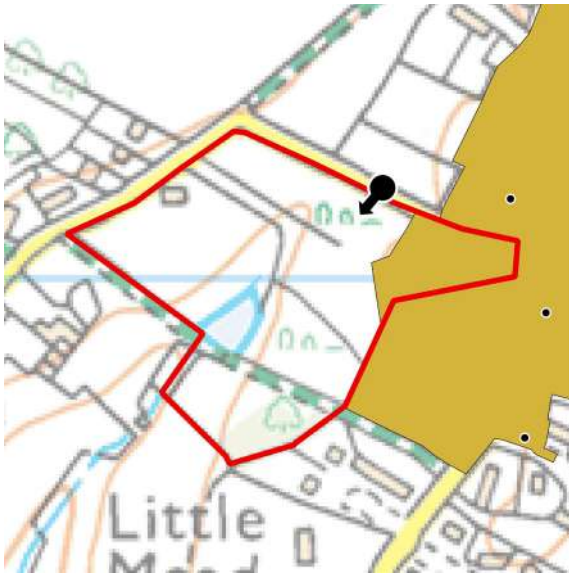
Site 127: Land north of Church Road, Church Lawford



Photograph taken 20/11/25

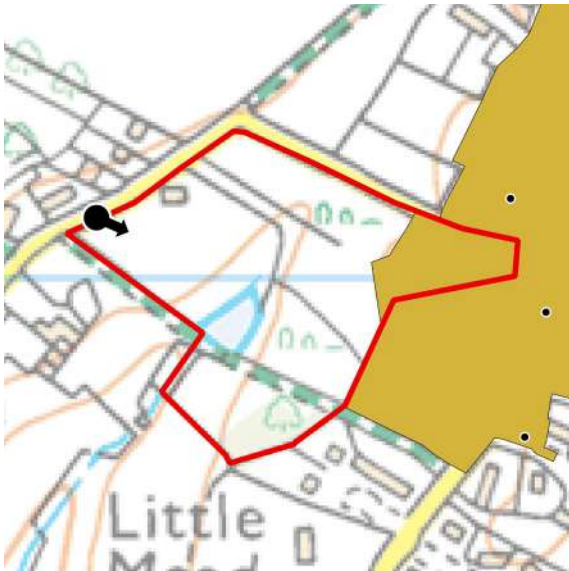
View from Biggin Hill Lane (south facing)

Site 260: PP – Thurlaston Meadows Care Home, Main Street, Thurlaston



View from Biggin Hill Lane (east facing)

Site 260: PP – Thurlaston Meadows Care Home, Main Street, Thurlaston



View from Brays Close (south facing)

Site 315: Land south of Rugby Road, Brinklow



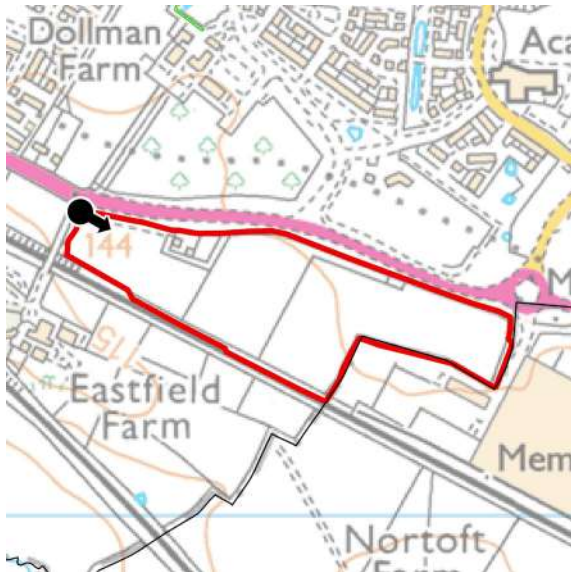
View from Brays Close (southwest facing)

Site 315: Land south of Rugby Road, Brinklow



View located just off Crick Road

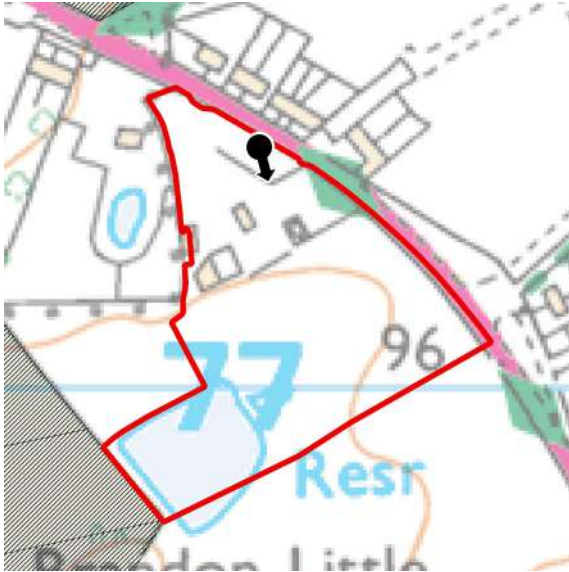
Site 338: Land south of Crick Road, Houlton



Photograph taken 28/10/25

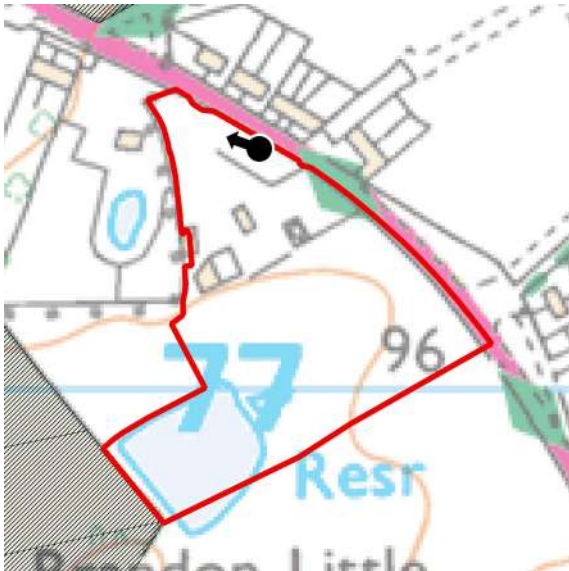
View from Rugby Road (southeast facing)

Site 54: Oakdale Nursery, Brandon



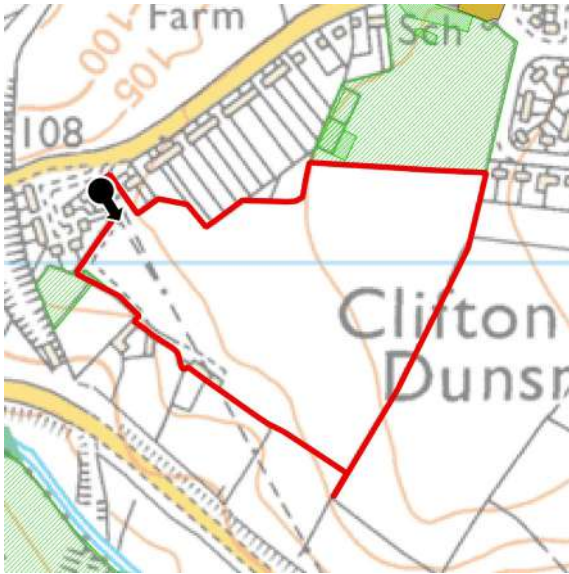
View from Rugby Road (west facing)

Site 54: Oakdale Nursery, Brandon



View from Newall Close

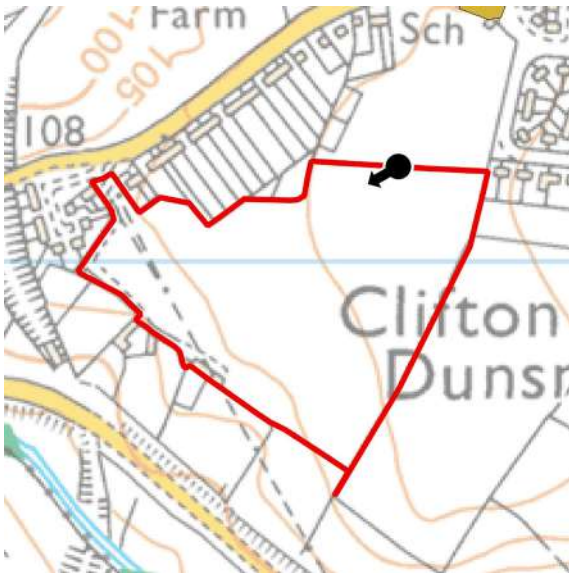
Site 335: Land off Rugby Road, Clifton (smaller cut)



Photograph taken 28/10/25

View from the Clifton Village Football Pitch

Site 335: Land off Rugby Road, Clifton (smaller cut)



Photograph taken 20/11/25

View from the St Thomas Cross Pub

Site 340: Newton Secondary School



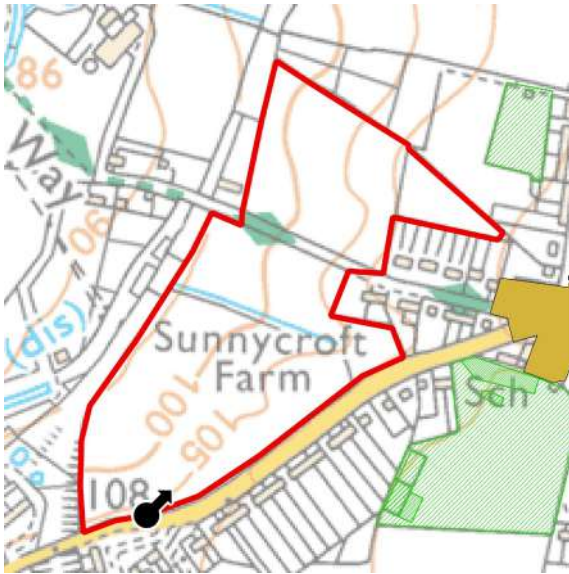
View from the PRow

Site 340: Newton Secondary School



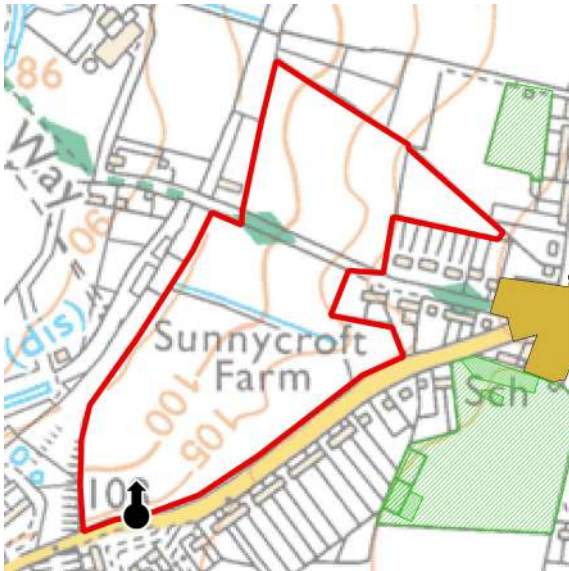
View from Rugby Road (northeast facing)

Site 344: Sunnycroft Farm, Clifton Upon Dunsmore



View from Rugby Road (north facing)

Site 344: Sunnycroft Farm, Clifton Upon Dunsmore



View from the PRow (northeast facing)

Site 345: Ansty Park North West



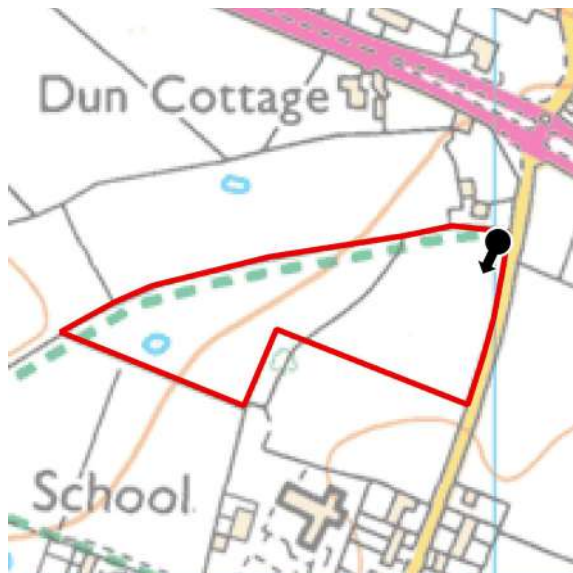
View from the PRow (east facing)

Site 345: Ansty Park North West



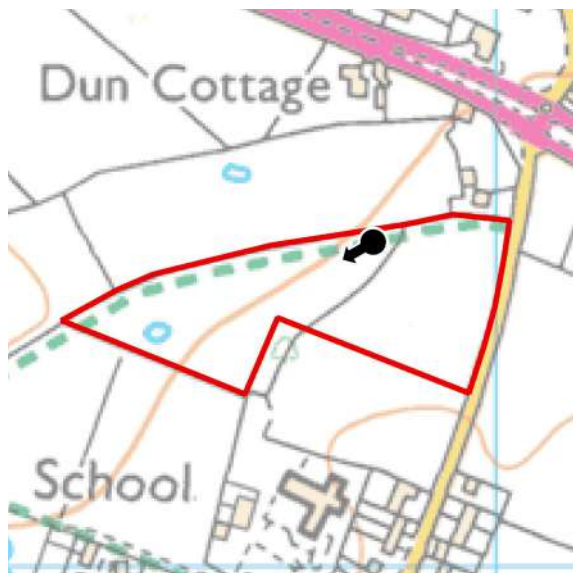
View from the PRow (south facing)

Site 348: The Croft, Stretton-on-Dunsmore (smaller cut)



View from the PRow (west facing)

Site 348: The Croft, Stretton-on-Dunsmore (smaller cut)



Appendix B: Indicators of sensitivity

Landscape	
Scale and Enclosure	
Landscapes with a small scale, complex and intricate landscape pattern arising from landcover elements including settlement, field pattern or vegetation cover are more likely to be susceptible to change arising from larger scale development than landscapes with a simple landcover pattern. Landscapes enclosed by buildings, trees and woodlands can offer more opportunity to accommodate development without affecting landscape character.	This criterion considers the scale and integrity of field boundaries such as hedgerows, stone walls or fences. Intact field boundaries can help screen development but can also be susceptible to loss or degradation from development. Historic hedgerows are particularly susceptible to loss.
Indicators of higher sensitivity	Indicators of lower sensitivity
<ul style="list-style-type: none"> Intimate and small-scale landscapes Small scale field systems Human scale elements Field boundaries characterised by a large proportion of well managed low hedgerows, fences and / or walls. 	<ul style="list-style-type: none"> Vast or large-scale fields A large proportion of unmanaged / high hedgerows / field boundaries
Landform	
Open, highly prominent and distinctive or intricate and complex landforms with sharp changes in level are more likely to be susceptible to change arising from development than flat and indistinct landforms.	This criterion also considers whether potential development would interrupt the relationship between distinctive landform features such as escarpments, or prominent hills or open plains. In some locations development would affect skyline character.
Indicators of higher sensitivity	Indicators of lower sensitivity
<ul style="list-style-type: none"> Irregular or complex landform Narrow valleys and ridges Distinctive landform features 	<ul style="list-style-type: none"> Simple, featureless landscape Convex landform Plateau Flat and uniform landform
Landcover (including biodiversity)	
Landscapes with a strong and positive rural character in good condition and with features worthy of conservation, will be more susceptible to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace.	This applies to landscapes with semi-natural habitats and valued natural features such as woodland and hedgerows with good connectivity.
Indicators of higher sensitivity	Indicators of lower sensitivity
<ul style="list-style-type: none"> Natural / semi-natural landcover Ancient woodland Complex, irregular or intimate landscape Open hillsides Field pattern/mosaic Valleys 	<ul style="list-style-type: none"> Simple, regular or uniform landscape Developed land, derelict or waste ground Forestry Lowland farmland Large scale arable fields (low grade)

<ul style="list-style-type: none"> • Water • Field and hedgerow trees 	
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Man-made influences	
This criterion considers whether potential development would integrate with the general settlement form / pattern.	In addition to how potential development may affect the character of the existing settlement edge and its functioning relationship with the surrounding countryside.
Indicators of higher sensitivity	Indicators of lower sensitivity
<ul style="list-style-type: none"> • Absence of modern development • Infrequent / no residential built form • Dispersed settlement/sparsely settled/unpopulated areas • Presence of historic buildings / structures or settlement 	<ul style="list-style-type: none"> • Major infrastructure (transport / communications / utility infrastructure / wind turbines) • Modern day industrial development • Large / concentrated urban / modern settlements • Commercial forestry

Aesthetic, perceptual and experiential	
Scenic quality and character	
Landscapes with a high scenic quality and higher concentration of special qualities and / or which form the setting to such landscapes will have a high susceptibility to sensitivity.	This is because of the potential for loss or disturbance to their integrity and scenic value compared to landscapes which are strongly influenced by intrusive manmade structures and human activity.
Indicators of higher sensitivity	Indicators of lower sensitivity
<ul style="list-style-type: none"> • High scenic quality • Strong sense of place 	<ul style="list-style-type: none"> • Low scenic quality (such as industrial areas) • Weak sense of place


Remoteness / tranquility	
Landscapes with a strong sense of tranquillity will be more susceptible to development.	This is because proposed development is likely to introduce disturbance and loss of this valued rural quality.
Indicators of higher sensitivity	Indicators of lower sensitivity
<ul style="list-style-type: none"> • Remote; tranquil; wild; spiritual; attractive; peaceful • Physically or perceptually remote, peaceful or tranquil 	<ul style="list-style-type: none"> • Threatening; unattractive; noisy; settled • Close to visible signs of human activity and development


Visual	
Skylines and settings	
Skylines are susceptible to development as they are generally widely visible with features on them typically being seen in relief against a light sky. Undeveloped rural skylines are particularly susceptible as are attractive skylines which form a backdrop to settlement.	The presence of distinctive or historic landscape features such as hilltop monuments, church spires/towers or historic villages also increases susceptibility.
Indicators of higher sensitivity	Indicators of lower sensitivity
<ul style="list-style-type: none"> • Prominent skylines • Distinctive skylines 	<ul style="list-style-type: none"> • Less prominent skylines • Existing vertical features (modern development)

<ul style="list-style-type: none"> • Uninterrupted / undeveloped skylines • Presence of distinctive / sensitive landscape features such as historic landmarks 	<ul style="list-style-type: none"> • Existing built development
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Movement	
Visual detractors and the movement of visual elements in the landscape may affect perceptions of tranquillity.	Moving elements include road traffic, plant machinery, agricultural vehicles, plumes from chimneys and other outdoor activities.
Indicators of higher sensitivity	Indicators of lower sensitivity
<ul style="list-style-type: none"> • Rare 	<ul style="list-style-type: none"> • Constant or frequent access • Busy

Visibility, key views, vistas and typical receptors (both within and outside of each site)	
<p>The likelihood of a development being visible depends on the scale of the development, the landform in which the development is sited and the screening opportunities afforded by the land cover, particularly buildings, trees and woodlands.</p> <p>Landscapes which are visually contained with limited inward and outward views are likely to be less susceptible than open landscapes with extensive inward and outward views.</p> <p>The greater the number of sensitive visual receptors in an area, the more susceptible the area will be to change from development.</p>	<p>The most susceptible receptors are residents, communities, people engaged in outdoor recreation where the landscape is part of the experience, visitors to landscape whose interest is focused on natural and built heritage assets and users of scenic routes. Each location brings with it certain expectations. Transport users (particularly of high-speed roads) are usually considered less susceptible receptors, unless the road is considered to be a scenic route or important gateway.</p>
Indicators of higher sensitivity	Indicators of lower sensitivity
<ul style="list-style-type: none"> • Landscapes which are open or exposed with far reaching views • Extensive intervisibility and little screening or filtering of views • Sparse woodland/tree cover • Field systems bounded by fences/managed hedgerows / stone walls / no field boundaries • Forms an important part of a view from sensitive viewpoints (such as views from scenic routes, well known landmarks, or promoted viewpoints) • Densely populated • Views from scenic routes, well-known landmarks, or views from visitor viewpoints • Views into or out, especially from high ground • Neighbouring landscapes of higher sensitivity, especially internationally and nationally designated landscapes • Contributes to wider landscape • Distinctive or complex backdrops • Landscapes important to the settings / approaches / gateways to designated landscapes 	<ul style="list-style-type: none"> • Landscapes which are confined, contained or enclosed with few inward or outward views • Sparsely populated or inaccessible • Neighbouring landscapes of lower sensitivity • Contributes little to wider landscape • Large scale simple back drops • The presence of woodland blocks and belts • Fields bounded with intact hedgerows/overgrown hedgerows/hedgerows with trees • Weak association with adjacent LCAs

<ul style="list-style-type: none"> Strong association with adjacent LCAs 	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	
<p>Landscapes of attractive scenery, character, quality, integrity, strong sense of place and local distinctiveness will typically be more susceptible to development than less scenic areas.</p>	<p>This includes landscapes that are designated for their natural beauty, but also areas of undesignated landscape, including areas that are scenic and have strong character.</p>
Indicators of higher sensitivity 	Indicators of lower sensitivity
<ul style="list-style-type: none"> Strong association with landscape Intervisibility between sites 	<ul style="list-style-type: none"> Weak association with landscape Little intervisibility between sites

Value	
Landscape value	
<p>Strength of landscape character / quality and condition: Landscapes with a strong and positive character in good condition and with features worthy of conservation, will be more susceptible to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace.</p> <p>Rarity: Landscapes which are commonplace are less likely to be valued than landscapes which are unique or rare as these are often irreplaceable.</p> <p>Geological, topographical and geomorphological value: This considers the shape and scale of the land and the extent that there may be distinctive and valued geological, topographical or hydrological features. Such features may be distinctive in their own right or may have influenced the creation of areas of distinctive and valued landscape character.</p> <p>Historic landscape value: The extent to which a landscape displays historic continuity and time depth – reflected in the presence of nationally or internationally designated historic landscape components and their settings. May also be a reflection of artistic or literary references. Also whether a landscape is important to the setting and identity of designated landscapes and heritage assets.</p>	<p>Natural value: Landscapes with a strong and positive character in good condition and with features worthy of conservation, will be more susceptible to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace. This applies to landscapes with semi-natural habitats and valued natural features such as woodland and hedgerows with good connectivity.</p> <p>Recreational value: The extent to which the experience of the landscape makes an important contribution to the recreational use and enjoyment of an area. Indicators include the presence of such features as nature reserves, country parks, allotments, outdoor sports facilities, public rights of way, green infrastructure corridors, scenic routes and promoted viewpoints. Also includes recognised scenic or promoted tourist routes.</p> <p>Scenic and other aesthetic and perceptual and experiential qualities: Defined by the presence of distinctive, dramatic or striking patterns of landform or land cover, or by strong aesthetic response to qualities such as rural character (traditional land uses with few human influences), perceived naturalness, sense of remoteness or tranquillity and dark skies.</p>
Indicators of higher sensitivity 	Indicators of lower sensitivity
<ul style="list-style-type: none"> Related published documentation (tourist information), art and literature Historic Environment: RPG, visually prominent scheduled monuments such as hillforts and castles which are also visitor attractions Biodiversity and geodiversity designations (SSSI, LNR, LWS) 	<ul style="list-style-type: none"> Lack of designated features

- Local community values

Visual value

Iconic views: Highly valued views of national or international importance which are important in relation to the special qualities of a designated landscape, the cultural associations of which are widely recognised in art, literature or other media. Views of very high scenic quality including those which are known historically for their picturesque and landscape beauty and are widely held in high regard.

Views related to designated landscapes and landscape related features: Views from tourist routes, national trails, and other recognised visitor destinations or attractions. Views which are important in relation to the special qualities of a designated landscape or which are identified in specific studies of views. Views to, from and within the setting of designated landscapes, historic and cultural sites and views recorded as important in relation to heritage assets (as recorded in the relevant citations accompanying the designation and taking account of Historic England's guidance on the setting of heritage assets).

Regionally / locally valued views: Views which are identified in the local plan and / or of regional or particular local importance including views from regionally and locally promoted trails. Views which appear on an Ordnance Survey, tourist map or within guide books.

Views valued by the community: Views from locations where there is provision of facilities for their enjoyment, such as parking and interpretation. Views which are locally well known, well-frequented and/or promoted as a beauty spot / visitor destination and may have significant cultural associations.

Indicators of higher sensitivity



Indicators of lower sensitivity

- Criteria include iconic views, views related to designated landscape related features, regionally / locally valued views, and views valued by the local community.

- Lack of visual designations or valued views

Appendix C: Site screening table

Residential and employment sites

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
5	West Farm, Brinklow	3.00	Residential	78 dwellings	N/A	M/L	The site comprises a flat, rectilinear area of agricultural land and farm buildings partially within Brinklow Conservation Area. Grade II Listed Building '5 and 7, Rugby Road' is located in the southwestern corner of the site. The site is bounded by Rugby Road to the south and east, delineated by hedgerows and hedgerow trees. A sense of openness prevails where hedgerows are lower on the eastern boundary, however the site otherwise holds a strong sense of enclosure. LWS 'Brinklow Disused Canal Pool' bounds the site to the north. Scenic quality is low where farm tools are scattered across the site. Views from the site comprise surrounding fields and development.	No
6	Land East of Fosse Way opposite Knob Hill, Stretton-on-Dunsmore	0.26	Residential	3 dwellings	N/A	L	<p>This small site encompasses a small, flat area of agricultural land in close proximity to the southeast of the Stretton-on-Dunsmore Conservation Area. Roman road 'Fosse Way', now the B4455, bounds the site to the west. The sense of remoteness and tranquility is lacking whereby there are high levels of traffic along the B4455. Views in and out of the site are largely obstructed by adjacent development and vegetation. However, the intimate, small-scale features of the site, such as mature boundary shrub and trees connected with low fencing, contributes to the rural character of the settlement edge and would likely be sensitive to the development proposed.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes
10	The Penthouse, Coventry Road, Cawston	2.16	Residential or Employment	45 dwellings 0.86ha emp. land	N/A	L	<p>Characterised by paddocks, and with a small number of buildings and hard standing, individual mature trees are located in the northern half of this flat, enclosed site, alongside a small, wooded area of mature trees in the northeastern corner. Heavy traffic on the A4071 detracts from any sense of tranquility. Views into the site are possible from the adjacent farm and residential buildings along the southern boundary where vegetation is absent and delineated by partially broken fencing.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
11	The Hall, Rugby Road, Wolston	3.44	Employment	0.92ha emp. land	N/A	L	<p>This largely flat, triangular site is located within the rural area near to Wolston and encompasses school buildings, car parks, and paddocks. An area of deciduous woodland priority habitat lies in the western portion of the site, connecting to woodland separating the northern boundary from the adjacent railway. Rugby Road delineates the southern site boundary, contributing to vehicular noise and a sense of movement. The sensitivity of the site is lower towards the centre and eastern edge, although sensitivity increases towards the western edge of the site where woodland and mature hedgerows provide ecological links to the surrounding countryside.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes
16	Barby Lane, Hillmorton	4.05	Residential	45 dwellings	Vision statement	M	<p>The site comprises grazed paddocks defined by mature hedgerows and trees, where the falling topography contributes to a sense of openness that connects with the wider agricultural countryside. Long-distance views are subsequently possible towards the surrounding Rainsbrook Valley landscape in the south. Man-made influences are present such as telegraph poles and school playing fields adjacent to the north, although paddock features and rural views enhance the scenic quality. A PRoW links Hillmorton, the school and adjacent allotments to the surrounding countryside.</p> <p>According to the vision statement, existing vegetation will be retained wherever possible, including a notable hedgerow running north to south through the site, which helps to provide a gradual transition between the settlement edge and the adjoining rural landscape.</p> <p>This site will be screened into the assessments as requested by RBC.</p>	Yes
17	South West Rugby Safeguarded Land	36.94	Employment	12.92ha emp. land	N/A	L	<p>This is a large site comprising four large agricultural fields bounded to the north by deciduous woodland priority habitat, LWS and ancient woodland 'Cawston Spinney'. Gently undulating topography rises overall from north to south. Being set back from main roads, there is some sense of tranquility, although the presence of industrial development to the south reduces the scenic quality and sense of remoteness. A pond lies adjacent to the north-western corner of the site, while a public right of way runs north to south, connecting Cawston and the National Cycle Route. This area between Cawston Spinney and Coventry Road is identified within</p>	Yes

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
							<p>the LCA to be distinctive in character and in need of maintaining and enhancing.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	
21	Boots Farm, Bourton on Dunsmore	23.33	Employment	6.00ha emp. land	N/A	L	<p>This site is set within an open and flat agricultural landscape, although an area of industrial buildings and hard standing are located in the southern portion of the site. There are a lack of defining features for the southern and northeastern boundaries, although other defining field boundaries mostly comprise mature vegetation. This includes areas of deciduous woodland priority habitat (comprising ancient woodland and LWSs) being located adjacent to the western site boundaries. Receptors for views into the site primarily comprise nearby farms and the B4453 to the south. A PRoW traverses the site from north to south. There is potential for views from Grade II Listed Building 'Limekiln Farmhouse' located 440m to the north of the site.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes
24	Brierleys Farm, Brinklow	4.97	Residential	100 dwellings	N/A	M/L	<p>A medium-sized agricultural field is bounded by low hedgerows to the north of Brinklow, with relatively flat topography contributing to a strong sense of openness. The field boundaries of the site correlate with the shape of the field. Vehicular noise from B roads to the west and south of the site detract from the sense of tranquility. Short-distance views towards individual trees and telegraph poles are visible on the skyline. The site is located in close proximity to Brinklow Conservation Area, with intervisibility towards Grade II* Listed Building 'Church of St John the Baptist'.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes
26	Brookside, Stretton-on-Dunsmore	1.50	Residential	30 dwellings	N/A	M/L	<p>Located adjacent to the Stretton-on-Dunsmore Conservation Area, this site predominately comprises horse paddock within a historic setting. The site has potential to be visible from Grade II Listed Buildings 'Moor Farmhouse' and 'Dunsmore House'. However, low scenic qualities prevail where the site is largely enclosed from surrounding development by overgrown boundary vegetation. An area of woodland is located in the western area of the site and</p>	No

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
							mature trees are located to the north, whilst residential development lies adjacent to the site to the east and west.	
28	South east of Main St, Ansty	6.84	Employment	1.85ha emp. land	N/A	M	The site comprises a large, singular agricultural field bounded by bushy hedgerows including interspersed trees to the north and south. The B4029 is located alongside the western site boundary, where vehicular noise from the road detracts from the tranquility. Mature boundary vegetation contributes to the scenic qualities of the site. Distant pylons are visible on the skyline to the south. A PRoW runs through the site diagonally from east to west, and Oxford Canal (including the associated canal walk) lies adjacent to the site to the north. The site has potential to be visible from Grade II Listed Building 'The Whitehouse Wingletang' to the northwest.	No
29	Land to the South of Leamington Road, Ryton-on-Dunsmore	2.98	Residential	83 dwellings	N/A	M	Two flat fields comprising a small farm / industrial developments, grass and scrub are delineated by hedgerows and wire fencing. The scenic quality of the site is low overall; however, the site is located adjacent to traditional orchard priority habitat which is identified as an area important for views within the Ryton-on-Dunsmore Neighbourhood Plan. A PRoW intersecting the site also contributes to the recreational value. This site will be screened into the assessments in order to carry out a check of scores.	Yes
37	Daventry Road, Dunchurch	5.15	Residential	120 dwellings	N/A	M	A large field of pasture lies adjacent to the Dunchurch Conservation Area, sloping eastwards to create views from a number of listed buildings, including Grade II* Listed Building 'Church of St Peter'. Mature trees comprising deciduous woodland priority habitat delineate the site, separating it from the adjacent Dunchurch Lodge RPG. A PRoW runs along the easternmost boundary, whilst the B4429 contributes to vehicular noise to the south. LWS 'Dunchurch Hall Meadow' is located directly across from the B4429.	No
38	Drive Field, Bilton Grange School, Dunchurch	0.45	Residential	10 dwellings	N/A	H/M	The site comprises a small area resembling a garden, delineated by pine and lime trees, and low wooden fencing. Dunchurch Lodge RPG lies directly adjacent to the site. The site forms a landscape buffer between the RPG and development in Dunchurch, although is characterised by surrounding man-made development and vehicular noise from the adjacent A426. Grade II Listed Building 'Rugby Road Lodge at Bilton Grange' has views directly into the site.	Yes

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
							This site will be screened into the assessments in order to carry out a check of scores.	
39	Dyers Lane, Wolston	1.04	Residential	15 dwellings	N/A	L	<p>This site comprises a singular field of pasture located between, and adjacent to, residential development in Wolston and Wolston Cemetery.</p> <p>Dyer's Lane Recreation Ground is located across from Dyer's Lane which bounds the site to the west. The site is otherwise largely enclosed by boundary trees and hedgerows, although the north of the site is bounded by a wire fence, providing direct views for the adjacent residential development.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes
40	East of Kilsby Lane, Hillmorton	4.85	Residential	125 dwellings	N/A	M/L	<p>The site comprises several small agricultural fields lying adjacent to the B4038 on the settlement edge of Hillmorton. The site is partially located within the plateau fringe of Rainsbrook Valley. Numerous residential properties adjacent to the north overlook the site, whilst a small industrial area adjacent to the south of the site includes Grade II Listed Building 'Wharf Farmhouse', although intervisibility from the Listed Building is likely limited. The eastern boundary is delineated by LWS 'Oxford Canal' and its associated walking routes. Although the site does not feel remote due to adjacent development, infrequent traffic in the area allows for a sense of tranquility to prevail.</p> <p>This site will be screened into assessments as requested by RBC.</p>	Yes
45	Rugby Road, Binley Woods	21.46	Residential	364 dwellings	N/A	M/L	<p>Three small, mostly flat agricultural fields predominantly make up this site. However, small sections of adjacent fields to the north have also been incorporated, as well as a farmhouse. Telegraph poles are located within the site. Views into the site are likely possible from Grade II Listed Buildings 'Old Lodge Farmhouse' and 'Old Lodge Farm, approximately 10 metres south of farmhouse'. Filtered, middle distance views may be possible from RPG 'Coombe Abbey'.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
53	Oxford Road, Ryton-on-Dunsmore	0.76	Residential or Employment	21 dwellings 0.38ha emp. land	N/A	L	The entirety of the site is located within the 'Warren Farm' pLWS adjacent to deciduous woodland priority habitat. However, the site is largely comprised of industrial development as well as two small fields delineated by boundary trees and shrub. Visually the site is of low scenic quality with a lack of remoteness and tranquility, where the site lies adjacent to the corner of a roundabout connecting A roads.	No
59	Newton Manor Lane, Rugby	17.03	Residential	240 dwellings	Concept Plan	M/L	<p>Contributing to separation between Brownsover and the village of Newton, seven rectilinear and triangular agricultural fields make up this site, bounded by A-shaped hedgerows and mature trees. The western boundary is delineated by trees comprising deciduous woodland priority habitat and LNR 'Ashlawn Cutting' lining the walkway 'Great Central Walk', which is also an LWS, located in the southwestern most corner of the site. From 'Great Central Walk', the site contributes to filtered rural views as well as more open views from Newton Manor Lane. Additionally, a PRoW traverses the site west to east connecting Brownsover with Newton. Pylons are visible on the skyline to the north and telegraph poles within the site are situated along the southern boundary, whilst tranquility is diminished by the presence of the roads to the south and east. The topography of the site is gently undulating.</p> <p>According to the concept plan, the LNR and LWS adjacent to the site will be connected to green corridors within the site. Rural views from Newton Manor Lane are likely to be altered by the proposed development. The PRoW will be retained and provide views to a small wildlife area of ponds and orchard.</p> <p>This site will be screened into assessments as requested by RBC.</p>	Yes
64	Coton Park East, Central Park Drive, Rugby	35.97	Employment	11.5ha emp. land	Concept Plan	M/L	A mosaic of numerous unmanaged grassland and pasture comprise this large site, delineate by hedgerows and trees. The site is located directly to the south of the M6 extending off Brownsover, with the motorway contributing to a sense of movement with high levels of vehicular noise detracting from the sense of tranquility. 'River Avon and Tributaries' LWS is located within the site. Five Arches wildlife site lies adjacent to the east, as well as 'Ashlawn Cutting' LNR, comprising deciduous woodland priority habitat lining the 'Great Central Work', connecting to PRoW networks running through the site. The topography of the site is largely undulating. Views into the site are largely filtered from the	Yes

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
							<p>M6 and Newton Lane. Warehouses as a part of Coton Park industrial estate are visible to the west.</p> <p>According to the concept plan, the designated biodiversity assets will also be connected to green corridors within the site. PROW networks will be diverted and connected.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	
67	Manor Barns, Wibtoft	0.36	Employment	0.18ha emp. land	N/A	L	The entirety of this site is comprised of agricultural buildings and hard standing. Views from the site give way to surrounding development and trees.	No
69	Land between Hinckley Road and the M69, Hinckley	1.67	Employment	0.83ha emp. land	N/A	L	The entirety of this site is comprised of hard standing. A wooded area lies adjacent to the west of the site. The M69 bounds the site to the north, where vehicular noise is largely audible.	No
70	Land south of M6 Jctn 2, Ansty	5.28	Employment	1.8ha emp. land	Vision Document	L	This flat, agricultural field is located at a motorway junction, and is delineated by motorways and A roads on all sides. Vegetation and roads limit views to and from the site.	No
72	Land north of London Road, Ryton-on-Dunsmore	1.46	Employment	0.73ha	N/A	L	<p>A flat field of pasture is delineated by mature trees and low fences. Although the site is surrounded by industrial development, sewage works and an A road, boundary vegetation partially obscures views towards development and skyline views of hills prevail towards the north.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes
74	Lions Field, Bilton Grange School, Dunchurch	0.80	Residential	22 dwellings	N/A	M	The site comprises a small area field, delineated by pine trees, and low hedgerows with wooden fencing. Dunchurch Lodge RPG lies directly adjacent to the site. The site forms a landscape buffer between the RPG and development in Dunchurch, although is characterised by intervisibility to surrounding man-made development and vehicular noise from the adjacent A426. Grade II Listed Building 'Rugby Road Lodge at Bilton Grange' has views directly into the site.	No

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
75	Lea Crescent, Newbold-on-Avon	0.78	Residential	20 dwellings	N/A	L	<p>This small, triangular site is delineated by mature vegetation, the River Avon and low fencing on the edge of a quiet residential area. A car park is located in the southeastern corner, whilst a railway bounds the site to the southwest. A PRoW traverses the south of the site, where the site may be used for recreational purposes.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes
76	Lane east of Newton Lane, Newton	4.33	Employment	1.72ha	N/A	M/L	<p>This triangular site is bounded by vegetation including A-shaped hedgerows and hedgerow trees to the west, whilst a PRoW crosses the site from north to south connecting to 'Newton Pool and Pastures' LWS just outside the site to the east. 'Ashlawn Cutting' LNR, 'Great Central Walk' LWS and deciduous woodland run adjacent to the eastern site boundary. These scenic qualities are largely detracted from by movement and vehicular noise from the M6 directly to the north, and intervisibility towards industrial development to the east.</p>	No
79	Land west of Medda Place, Thurlaston	4.06	Residential	110 dwellings	N/A	L	<p>This site is surrounded by industrial development and includes a garden nursery, outbuildings, caravan storage and a bungalow, bounded by mature vegetation and the B4429 to the south. A PRoW runs adjacent to the west and northern site boundaries. The prominence of warehousing largely detracts from any scenic quality. Vehicular noise is largely audible from the B4429 and the M45 located in proximity to the south.</p>	No
81	Land west of Fosse Way, Stretton-on-Dunsmore	3.52	Residential	40 dwellings	Development Framework and Landscape Appraisal	M/L	<p>This site comprises a large area of grassland and scrub and is somewhat unkempt, being largely enclosed by boundary vegetation. Telegraph poles traverse the site whilst a PRoW crosses the site from north to south.</p> <p>Historic Roman road 'Fosse Way' (now the B4455) runs adjacent to the eastern site boundary. Views to and from the site are largely limited and dominated by boundary vegetation and nearby residential development. There is potential for limited views from nearby listed buildings within the Stretton-on-Dunsmore Conservation Area.</p> <p>The development framework and landscape appraisal show that residential dwellings will be located towards the eastern portion of the site in keeping with adjacent development, whilst the western area of the site will encompass improved biodiversity areas.</p>	No

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
83	Land south of Lilbourne Road, Clifton-upon-Dunsmore	8.58	Residential	180 dwellings	Vision Document	M	<p>A singular agricultural field on the edge of Clifton-upon-Dunsmore is delineated by well-managed, low A-shaped hedgerows. Topography is largely flat with a slight dip in the middle of the site, contributing to a sense of openness. Telegraph poles traverse the western boundary of the site. There is some sense of remoteness, however residential development and farm buildings surround the site, where the site connects to rural character to the south and east. Numerous individual mature trees are located within the site and contribute to the scenic quality. The site lies adjacent to, and forms part of the rural setting of, the Clifton-upon-Dunsmore Conservation Area.</p> <p>The vision document provides a masterplan which outlines how the existing trees will be complemented by tree-lined avenues and sensitively located to consider intervisibility from the conservation area.</p> <p>This site will be screened into assessments as requested by RBC.</p>	Yes
84	Land South of Leicester Road, Wolvey	8.49	Residential	60 dwellings	Vision Document and Illustrative Plan	M	<p>This site is comprised of an arable field, wetland habitat and pasture, and is likely visible from Grade II* Listed Building 'Church of St John the Baptist'. Wolvey Wetland Reserve lies adjacent to the northwest of the site, comprising areas of priority habitat including coastal and floodplain grazing marsh, deciduous woodland, and purple moor grass and rush pastures. This connects to LWS 'Wolvey Rush Pasture' within the site itself, comprising the River Anker which runs northwest to southeast through the site, and an area of woodland in the centre.</p> <p>The vision document and illustrative masterplan show that woodland within the site will be largely retained, whereby the centre of site will comprise a large biodiversity and recreational area with potential to enhance the landscape quality. Residential development will be focused on the northeastern most field, where landscape sensitivity is lower.</p> <p>This site will be screened into assessments as requested by RBC.</p>	Yes
87	Hillcrest Farm, Newton	3.07	Residential or Employment	25 dwellings	Proposed Site Layout	M/L	<p>This triangular site is bounded by vegetation including A-shaped hedgerows and hedgerow trees to the east, whilst a PRoW crosses the site from east to west connecting to 'Edward Cave Play Park' in Newton. Sloping topography gives way to skyline views of Coton</p>	No

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
				0.14ha emp. land			<p>Park industrial estate and Rugby town. 'Ashlawn Cutting' LNR, 'Great Central Walk' LWS and deciduous woodland run adjacent to the western site boundary. These scenic qualities are largely detracted from by movement and vehicular noise from the M6 to the north, and agricultural buildings within the site itself.</p> <p>The proposed site layout shows that development would be largely enclosed by boundary vegetation.</p>	
88	Hinckley Road, Ansty	12.30	Employment	4.00ha emp. land	Design Document	L	<p>The site comprises a large pastoral field and a smaller pastoral field adjoined to the north, located between the village of Ansty and the M69, delineated by boundary trees and hedgerows. Visible movement and vehicular noise from the adjacent M69 largely detract from any sense of tranquility or scenic quality. A PRoW traverses the site from northwest to east, whilst pylons traverse the site to the south.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes
89	Home Farm, Brinklow	1.05	Residential	28 dwellings	N/A	M/L	<p>The site comprises an area of hardstanding and agricultural buildings in the southern half, and an area of grassland traversed by a PRoW in the northern half. The scenic quality of the site is low overall, increasing slightly within the northern half. Brinklow Conservation Area lies partially within the southern portion of the site, whilst Grade II Listed Building '5 and 7, Rugby Road' lies adjacent to the southeastern boundary. An area of traditional orchard priority habitat is located adjacent to the western boundary, whilst an LWS 'Brinklow Disused Canal Pool' is located adjacent to the east.</p>	No
90	Homestead Farm, Dunchurch	1.07	Residential	30 dwellings	N/A	M/L	<p>Two small pastoral fields are situated between areas of residential development in Dunchurch, delineated by low fencing and hedgerow trees. The B4429 runs adjacent to the site to the north detracting from a sense of tranquility, whilst a PRoW traverses the site east to west. School playing fields are located to the south of the site. Deciduous woodland priority habitat is visible directly to the north on the skyline, whilst the elevated M45 is visible to the south.</p>	No
101	Land south of Church Road,	0.68	Residential	19 dwellings	N/A	L	<p>Situated within the historic settlement of Church Lawford, this site comprises an overgrown area of scrub and grassland. There are mature trees located within the site which is heavily vegetated around the edges. Vehicular noise is audible from the A428 near to</p>	No

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
	Church Lawford						the south of the site. Telegraph poles are also visible within the site. Depending upon the scale and height of development, there is potential for largely obscured views from nearby Grade II Listed Buildings.	
102	Land south of Brownsover Road, Newbold-on-Avon	8.19	Residential	150 dwellings	Illustrative Masterplan	M/L	<p>This triangular site comprises four agricultural fields, infilling residential development in Newbold and industrial development in the Swift Valley industrial estate. LWSs 'Disused Railway' and 'Oxford Canal' border the site to the east and west respectively, whilst Brownsover Road delineates the site to the north. A viaduct cycleway and PRoW is located alongside the disused railway, whilst Oxford Canal Walk separates the site from Newbold Quarry Country Park which comprises an LNR, deciduous woodland and LWSs. Heavily vegetated boundaries largely obscure the site from these sensitive boundary receptors, although there is some visibility towards ridge and furrow within the site. Nearby pylons are visible on the skyline to the north, whilst outward views are dominated by vegetation within intervisibility towards residential and industrial development.</p> <p>The illustrative masterplan shows that the PRoW will be retained on the eastern edge, with development intercepted by interconnecting green corridors.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes
108	Land off Wolston Lane, Ryton-on-Dunsmore	20.36	Residential or Employment	421 dwellings	N/A	M/L	<p>Four agricultural fields are bounded by wooded fencing and hedgerow trees to the south, although give way to an open landscape within the site itself. The site is gently sloping upwards towards the southwestern corner, creating a slightly elevated plateau above Warwick Road to the south. A PRoW runs from the northwest to the southeast of the site, interconnecting with a series of PRoW networks to the north. A heavily vegetated skyline comprising the Brandon Marsh Nature Reserve and various priority habitats is visible to the northwest. An LWS 'River Avon and Tributaries' is located within the site. However, the scenic qualities of the site are detracted from Wolston Fields Quarry and the associated track located within the site, as well as the presence of Warwick Road to the south.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
112	Land off London Road (west), Ryton-on-Dunsmore	1.45	Residential	41 dwellings	N/A	M/L	This small agricultural field slopes from west to east, giving way to middle-distance views across an undulating landscape. Site boundaries are vegetated towards the north and southwest, although low hedgerows allow for views into the site from the west, south and east. The A45 bounds the site to the south, detracting from sense of tranquility, whilst the adjacent residential development creates a lack of remoteness. LWS 'River Avon and Tributaries' lies adjacent to the eastern site boundary, whilst LWS 'Ryton Church Pastures' is located adjacent to the north, comprising lowland meadow priority habitat. The site is likely visible from nearby Grade II* Listed Building 'Church of St Leonard', where the associated churchyard lies adjacent to the northwestern boundary.	No
113	Land off London Road (east), Ryton-on-Dunsmore	14.52	Employment	4.94ha emp. land	N/A	M	This large agricultural field comprises an open, undulating agricultural landscape. Although tranquility is low due to the presence of the A45 to the south, the sense of remoteness increases towards the north of the site. LWS 'River Avon and Tributaries' lies adjacent to the western and northern site boundary, whilst LWS 'Ryton Church Pastures' is located adjacent to the northwest, comprising lowland meadow and lowland fens priority habitat. A small area of woodland is located at the northern boundary, whilst the site itself is interspersed with boundary trees. A heavily vegetated skyline comprising the Brandon Marsh Nature Reserve and various priority habitats is visible to the northwest. The site has potential to be visible from nearby Grade II* Listed Building 'Church of St Leonard'.	No
116	Land at Marton Road, Birdingbury	0.82	Residential	23 dwellings	N/A	L	A pastoral field comprising paddocks is located on the settlement edge of Birdingbury, where the site retains a rural feel despite being surrounded by roads. Woodland to the northern boundary separates the site from the adjacent car park and telegraph poles are located within the site. There is some intervisibility into the site, although the site is mostly enclosed by boundary vegetation. The site has potential to be partially visible from Grade II Listed Buildings in Birdingbury and the National Cycle Route 41. This site will be screened into the assessments in order to carry out a check of scores.	Yes
117	Land at Mill House, Dunchurch	4.26	Mixed Use	70 dwellings	N/A	L	The site comprises a field towards the eastern portion of the site, and industrial and residential dwellings within the western portion of the site. Warehousing bounds the site to the east and north, whereby views to industrial development dominates the site. The	No

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
							A45 acts as a visual and audial detractor adjacent to the south of the site, where there is some intervisibility to the road from boundary vegetation. There are mature trees located within the site, and a PRoW runs adjacent to the northern site boundary.	
118	Land at Police College, Ryton-on-Dunsmore	2.30	Residential or Employment	48 dwellings 0.92ha emp. land	N/A	L	An area of grassland contains some hardstanding within an industrial setting near Ryton-on-Dunsmore. Industrial development, residential development and a car dealership is located directly adjacent to the west of the site, dominating views from the site. The A423 including a roundabout bounds the site to the north and east, acting as an audial and visual detractor, intercepted by telegraph poles.	No
122	Land at Fenley Field, Old Laurentian Rugby Club, Rugby	4.64	Residential	129 dwellings	N/A	M/L	Two rugby pitches are bounded by footpaths, walls, trees and hedgerows, and residential development. The sports pitches are split by a row of trees running from northwest to southeast. Allotments are located adjacent to the eastern site boundary. A car park and club house is located the easternmost site corner. Although there is a lack of distinctive features within the site, the site is of high recreational value locally, where it also used by dog walkers.	No
125	Land east of Stretton Rd, Wolston	5.10	Residential	75 dwellings	N/A	M	The site predominately comprises horse paddocks with low wooden fencing, although an agricultural field is located within the northwestern corner of the site. A farm track runs through the middle of the site, whilst some trees are located near to the site entrance. The site retains some rural qualities where it is located on the settlement edge of Wolston, in proximity to Wolston Conservation Area. The site is likely to be visible from Grade II Listed Building '20, Brook Street'. Dyer's Lane Recreation Ground is located adjacent to the northeastern corner of the site. Stretton Road bounds the site to the west, where traffic has been observed as low. LWS 'River Avon and Tributaries' runs adjacent to the western site boundary. The topography is slightly undulating.	No
127	Land north of Church Road, Church Lawford	0.71	Residential	20 dwellings	N/A	L	Situated within the historic settlement of Church Lawford, this site comprises an overgrown area of scrub and grassland. There are mature trees located within the site which is heavily vegetated around the edges. Vehicular noise is audible from the A428 near to the south of the site. Telegraph poles are also visible within the site. Depending upon the scale and height of development, there is potential for largely obscured views from nearby Grade II Listed Buildings, in particular 'Adjoining Cottage' which is located adjacent to the northwestern site boundary. Historic cottages also border	Yes

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
							<p>the site to the south. A PRoW runs adjacent to the site within the neighbouring LWS 'Church Lawford Meadows'.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	
129	Land north of Lilbourne Road, Clifton-upon-Dunsmore	2.31	Residential	60 dwellings	Indicative Masterplan and Landscape Note	M/L	<p>This site comprising a pastoral field is located on the settlement edge of Clifton-upon-Dunsmore. The site is bounded by low hedgerows and interspersed trees with intervisibility towards farm buildings and industrial development on the skyline to the north. Telegraph poles line the southern site boundary alongside Lilbourne Roa where there is frequent traffic. Clifton-upon-Dunsmore Conservation Area is located adjacent to the southwestern site boundary. The site is likely to be visible from Grade II Listed Building 'The Old Hall'.</p> <p>The indicative masterplan and the landscape note highlight opportunities to extend the number of trees to connect into the site itself, whilst providing opportunities for greenspace and PRoW networks within the site.</p>	No
133	Land North of M45	11.81	Employment	4.29ha emp. land	Vision Document and Landscape Note	M/L	<p>Two flat, enclosed, agricultural fields are situated at Thurlaston interchange, separated by 'Main Street' down the centre of the site. The site forms part of the setting to the Thurlaston Conservation area. However, the site is separated from Thurlaston by the M45 which lies adjacent to the south of the site, acting as a visual and aural detractor, alongside the B4429 which bounds the site to the north. Subsequently, the site does not feel remote or tranquil, however the expansive fields and wooded site boundaries retain a sense of ruralness upon the approach to Thurlaston. Man-made influences are still prominent however, where there is some visibility towards nearby industrial and residential development.</p> <p>The vision document provides several potential masterplans, all of which retain the wooded site boundaries and integrate with existing industrial development to the northwest of the site.</p>	No
134	Land North of Plott Lane, Stretton-on-Dunsmore	4.82	Residential	125 dwellings	Illustrative Masterplan	M/L	<p>This site encompasses a large proportion of a singular agricultural field on the settlement edge of Stretton-upon-Dunsmore, bounded by low wooden fencing and trees. The eastern boundary is bounded by garden fencing associated with adjacent residential properties to the east. A PRoW traverses the site east to west. There is potential for the site to be visible from listed buildings</p>	No

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
							within the Stretton-on-Dunsmore Conservation Area, in particular Grade II* Listed building 'Church of All Saints'.	
135	Land north of Rugby Road, Church Lawford	0.56	Residential	16 dwellings	N/A	L	Situated within the historic settlement of Church Lawford, this site comprises an overgrown area of scrub and grassland. There are mature trees located within the site which is heavily vegetated around the edges. Vehicular noise is audible from the A428 adjacent to the south of the site. Telegraph poles are also visible within the site. Depending upon the scale and height of development, there is potential for largely obscured views from nearby Grade II Listed Buildings.	No
136	Land North of Warwick Road, Wolston	3.87	Residential	80 dwellings	N/A	M/L	This site comprises a singular field on the settlement edge of Wolston, bounded by hedgerows, trees and shrubs, as well as a low wire and wooden fencing to the south and east. Telegraph poles are located in the south of the site whilst sports pitches are located adjacent to the north of the site. A PRow borders the site to the north. There is some sense of tranquility, although traffic along Warwick Road is an audial detractor. A pond is located in the northwest of the site.	No
143	Land off Hinckley Road, M6 Jctn 2	5.05	Employment	1.75ha emp. land	N/A	L	This site is located next to the Ansty interchange, comprising two fields enclosed by dense trees and hedgerows. Pylons are visible on the skyline to the northwest. The site is heavily influenced by the surrounding roads, including the B4065, M6 and M69, where traffic is largely visible and highly audible. A National Highways depot is located adjacent to the west of the site.	No
202	Newton Road, Clifton-upon-Dunsmore	3.58	Residential	80 dwellings	Site Layout	M/L	<p>This site is located on the settlement edge of Clifton-upon-Dunsmore, in close proximity to the Clifton-upon-Dunsmore Conservation Area. The site has potential to be visible from listed buildings, including the Grade II* Listed Building 'Church of St Mary the Virgin'. A cemetery and allotment are located across from the adjacent Newton Road to the west, where this edge of the site is bounded by low hedgerows and wooden fencing. The northern edge of the site is open with no defining boundaries, whilst the south and east are enclosed by trees and shrubs. Residential development lies directly to the south, whilst a PRow networks intersect the northwest corner of the site and lie adjacent to the east. The site is gently sloping downwards from southeast to northwest. There are skylines views of Coton Park to the northwest.</p> <p>The site layout shows how the northernmost area of the site will be left free from residential development and incorporate a SuDS</p>	No

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
							pond, whilst screening from boundary vegetation will be retained where possible.	
260	PP - Thurlaston Meadows Care Home, Main Street, Thurlaston	3.52	Residential	74 dwellings	N/A	H/M	<p>This site is located within the grounds of a nursing home, bounded by trees and well-maintained hedgerows. Thurlaston Meadows Care Home is located adjacent to the east of the site, whilst residential development is located to the northeast. The topography of the site contains steep slopes of scrub leading to areas of plateau. The site retains a strong rural edge-of-settlement character, in particular where Biggin Hall Lane adjacent to the north of the site comprises a small country lane. The presence of landscaped gardens and woodland with TPOs within the site contributes to a strong scenic quality; however, telegraph poles along the northwestern edge detract from this slightly. Tranquility is largely detracted from by vehicular noise from the nearby M45 to the north, whilst the presence of residential development contributes to a lack of remoteness. A PRoW crosses the southwestern site boundary, whilst a public bench at the end of a PRoW looks into the site from the northernmost corner. The eastern portion of the site is partially coincident with Thurlaston Conservation Area. The site is visible from nearby Grade II Listed Buildings, such as 'Church House Church of St Edmund' which is visible on the skyline. The proposed housing density is likely to overwhelm the historic setting.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes
307	SC - North Road, Clifton-upon-Dunsmore (Site A)	0.94	Residential	10 dwellings	N/A	M/L	<p>This site forms the eastern area of a flat, agricultural field on the settlement edge of Clifton-upon-Dunsmore, in proximity to the Clifton-upon-Dunsmore Conservation Area. The site has potential to be visible from Grade II Listed Buildings including 'Shelter shed, approximately 5 metres south west of number 2 (not included) and attached wall'. There are no defining boundaries to the west and north, although trees, garden fencing and residential development defines the site to the east. Community allotments are located to the south of the site. 'Clifton Disused Railway' LWS is located to the west of the field encompassing the site. Rugby is visible on the skyline to the west.</p>	No
309	Land South of Leicester Road, Wolvey	7.10	Residential	150 dwellings	Site Masterplan	M/L	<p>This site comprises three agricultural fields on the settlement edge of Wolvey, bounded by trees and hedgerows. Residential development borders the site to the south and east. An LWS 'Wolvey Trout Pits' comprising coastal and floodplain grazing marsh priority habitat surrounds the west and northern site boundaries,</p>	No

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
							<p>connecting to a PRoW which runs north to southeast through the site. The River Anker also runs partially adjacent to the north of the site. There is potential for the site to be visible from Grade II Listed Building 'Wolvey Hall' to the east. Tranquility is detracted from by audible traffic from the nearby M69. Pylons and residential development are visible on the skyline.</p> <p>The site masterplan shows that vegetated boundaries will be retained and the main road dissecting the site will be lined by trees. SuDS are likely to be developed in the northern area of the site in proximity to the River Anker.</p>	
313	SC - Land north of Shilton, Bedworth	1.62	Residential	45 dwellings	N/A	M/L	<p>This site encompasses the western portion of an elevated agricultural field, delineated by hedgerow trees and Bulkington Road to the west as well as residential development to the west and south. A PRoW and low hedgerows define the northern boundary, whilst there is no defining site boundary to the east. The site has potential to be visible from Grade II Listed Building 'Shilton House' in proximity to the south of the site.</p>	No
315	Land south of Rugby Road, Brinklow	16.94	Residential	340 dwellings	Vision document (easternmost parcel only)	M/L	<p>Occupying a large arable field and a large pastoral field delineated by mature trees and hedgerows, this site is located adjacent to the south of Brinklow Conservation Area. The large extent of the site, combined with relatively flat topography, contributes to a sense of openness. 'River Avon and Tributaries' LWS bounds the site to the south. A PRoW traverses the west and northern edges of the site. There is some sense of tranquility within the site towards the southwest moving away from the B4455. Skyline views are possible towards Grade II* Listed Building 'Church of St John the Baptist', whilst the site contributes to the rural setting of the Conservation Area. Views into the site are also likely possible from Grade II Listed Building '5 and 7, Rugby Road'. There are filtered, distant views towards Brinklow Castle SM 'Motte and Bailey Castle, 30m E of St John the Baptist's Church'.</p> <p>The vision document indicates a small landscape buffer within the north at the site entrance may provide some separation between the site and the conservation area. Development is likely to be visible from the Motte and Bailey castle SM.</p> <p>This site will be screened into assessments as requested by RBC.</p>	Yes

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
338	Land south of Crick Road, Houlton	6.24	Residential	250 dwellings	N/A	L	<p>The site comprises a singular field of semi-neutral and marshy grassland of a semi-rural character. Dense scrub bounds the site to the north, whilst traditional orchard priority habitat lies across from A428 adjacent to the north of the site. A railway lies adjacent to the south of the site, separated by boundary vegetation. Visible and audible traffic from the road negates any sense of remoteness or tranquility. Industrial development and car parks border the site to the east whilst residential development borders the site to the north. A telephone mast is visible on the skyline to the south.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes

Gypsy and Traveller sites

Name	Size (ha)	Capacity (pitches)	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
Wilsher Ranch, Shilton Lane	1.90ha	4	M/L	<p>This site comprises a ruderal housing plot and garden area, divided by low wooden fencing. The plot is largely flat and unkempt, with areas of hardstanding and vegetative overgrowth including scrub and mature trees to the south. A large residential property and a wooden outbuilding are contained within the site. The site is primarily surrounded by open countryside, although a garden centre is located adjacent to Shilton Lane bounding the site to the south and a kennels/cattery to the west, detracting from the scenic character and sense of remoteness. A PRoW connected to Barnacle and the Coventry Way emerges adjacent to the southeast of the site. Increased massing within the site is likely to alter views from the PRoWs to the east and the north.</p>	No
Bryant's Bungalow, Randon Lane	1.80ha	10	M/L	<p>An area of hardstanding including car parking is located in close proximity to the southwest of Coventry. The site is well-enclosed by boundary trees, although visibility is possible into the site from the site entrance at the adjacent Brandon Lane. Deciduous woodland priority habitat lies adjacent to Brandon Lane to the north of the site, whilst LWS 'River Avon and Tributaries' is located approximately 45m to the south of the site. However, detractors including existing buildings within the site, and intervisibility towards Prologis Park to the south.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	Yes
Top Park, Top Road, Barnacle	1.25ha	20	M/L	<p>This site wholly comprises flat area of hardstanding with existing mobile homes, largely obscured by boundary hedgerows from the adjacent Top Road, but exposed by low</p>	Yes

Name	Size (ha)	Capacity (pitches)	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
				<p>fencing to the south. The site is surrounded by farmland although there is some intervisibility to nearby Gypsy and Traveller sites. There is some sense of tranquility where traffic is irregular alongside Top Road. Limited intervisibility may be possible towards Grade II Listed Building 'Park Farmhouse' to the south of the site.</p> <p>This site will be screened into the assessments in order to carry out a check of scores.</p>	
Land adjacent Rosefields, Hinckley Road, Wolvey	0.26ha	1	L	<p>A small, flat horse paddock is located to the north of Wolvey, bounded by low wooden fencing. Hinckley Road delineates the site to the west, where noise and movement from frequent traffic detracts from the sense of tranquility. Wiring from nearby telegraph poles runs across the western site boundary. The site is otherwise surrounded by a small track with housing, outbuildings and a mobile home, directly in front of intact vegetation to the east.</p>	No

Habitats Regulations Assessments

Sustainability Appraisals

Strategic Environmental Assessments

Landscape Character Assessments

Landscape and Visual Impact Assessments

Green Belt Reviews

Expert Witness

Ecological Impact Assessments

Habitat and Ecology Surveys



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