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Preferred Option Consultation
Development Strategy Team
Town Hall
Evreux Way
Rugby CV21 2RR

16th May 2025

Dear Sirs/Ladies

Rugby Borough Local Plan - Issues and Options Consultation

The residents occupying retirement properties at Dunchurch Hall have noted that Rugby Borough Council is updating its Local Plan. On their behalf the Dunchurch Hall Residents Group Committee take this opportunity to request that the land bounded in red on the attached plan (Land Registry Title Ref: WK476873) is designated as a Local Green Space (attachment A). This would preserve the distant SE vista for future generations and provide other benefits noted below.

1. Dunchurch Hall is situated on the high ground of Dunchurch and commands an extensive SE view over the Rainsbrook valley (Attachment B) and beyond to rural Northamptonshire (Attachment C). By good fortune our distant line of sight passes above the new housing development on the Dipbar brownfield site (now named Dunchurch Fields) near the M45 junction which is significantly lower. The historical planting of the nearby rhododendrons and the more distant trees seen in Attachment C was clearly arranged to accommodate the SE view. The residents of Dunchurch Hall want to preserve this view and this would be achieved by the designation of a Local Green Space as requested.
2. The grounds of Dunchurch Hall include an unusual landscape feature known as a "haha" (Attachments D and E). These are more usually found in the landscapes of much grander estates such as Chatsworth or Blenheim Palace designed by "Capability" Brown. The original purpose of the haha at Dunchurch Hall (and elsewhere) was to separate grazing livestock from cultivated gardens without obstructing the line of sight with a structure such as a wall or fence. If the SE view from Dunchurch Hall were to be obstructed, then the haha would become a meaningless relic. By preserving the SE view, the designation of a Local Green Space would preserve the historical background leading to the construction of the haha. It is worth noting that the boundary of the Conservation Area was clearly drawn to follow the line of the haha thereby including the haha within the conserved area (Attachment F).
3. Dunchurch Hall is classified as an "Important unlisted building" in the Dunchurch Conservation Area Appraisal (page 29, Attachment G). The designation of a Local Green Space would preserve the present landscape setting of Dunchurch Hall.
4. The land now known as "Coronation Meadow" (Land Registry Title ref: WK476873) was bought from the developer by two benevolent local residents and gifted to the Warwickshire Wildlife Trust for the explicit purpose of protecting the view from Dunchurch Hall. The land is currently managed by Warwickshire Wildlife Trust for the benefit of the local wildlife and the preservation and propagation of the wild flowers.

Designation of the meadow as a Local Green Space would both be appropriate in view of its present use and would also add a further level of protection from building development.

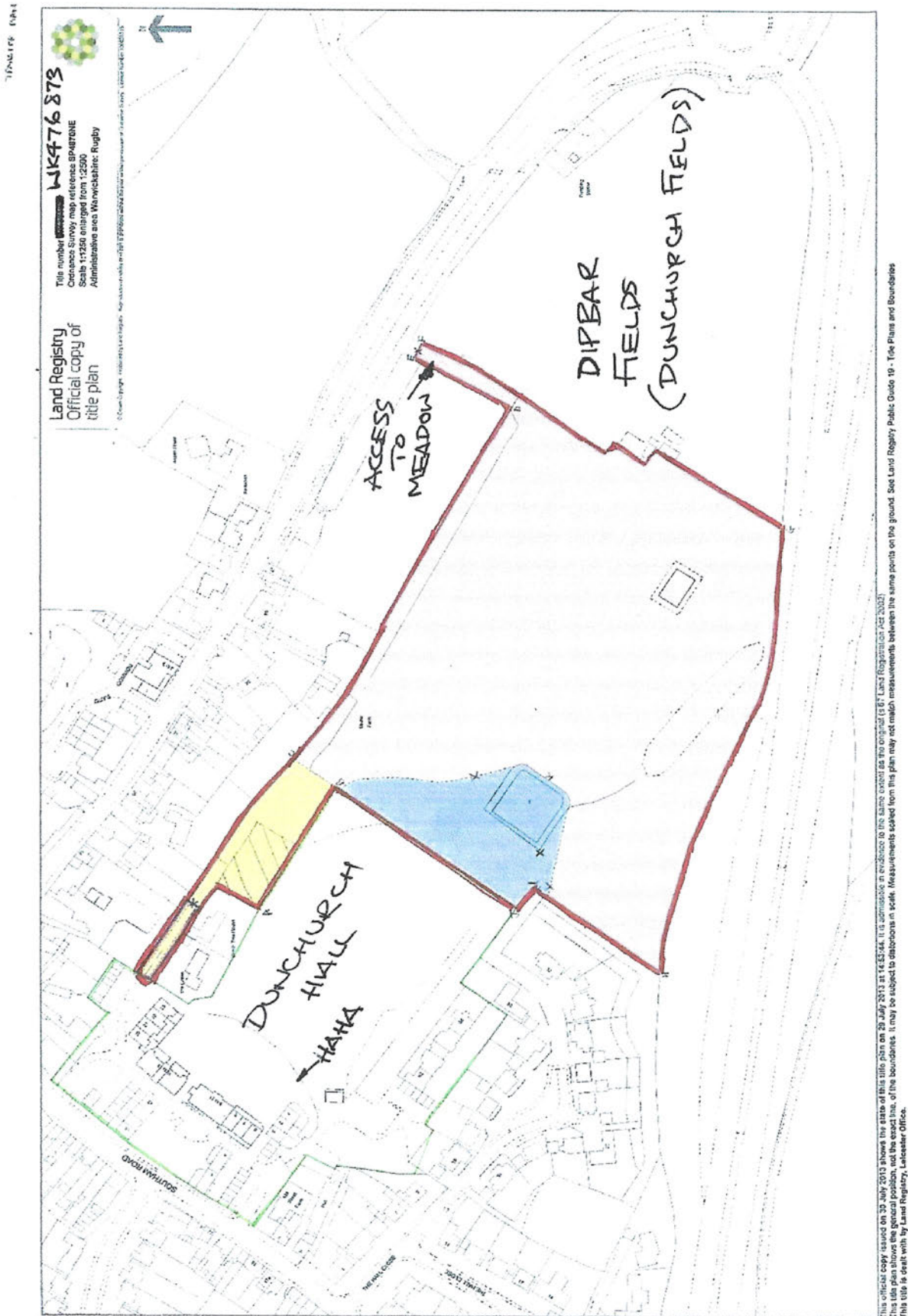
We would be pleased to welcome any representative of Rugby Borough Council should a visit to Dunchurch Hall be thought necessary.

Yours sincerely

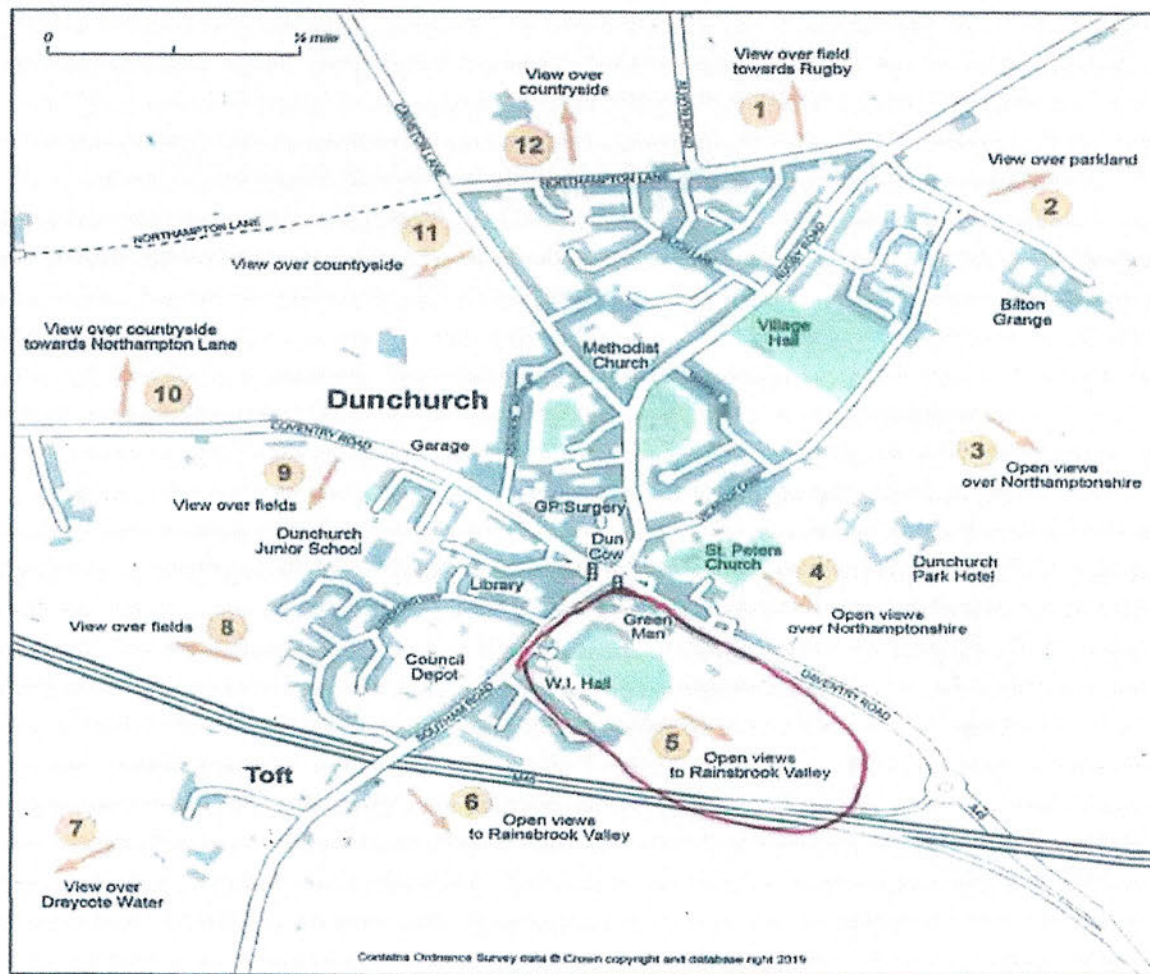
[Redacted Signature]

[Redacted Address]

Attachment A: Coronation Meadow (Land Title Register WK476873)



Attachment B: Extract from Dunchurch Neighbourhood Development Plan **Survey 2020**



Attachment C: Rainsbrook View



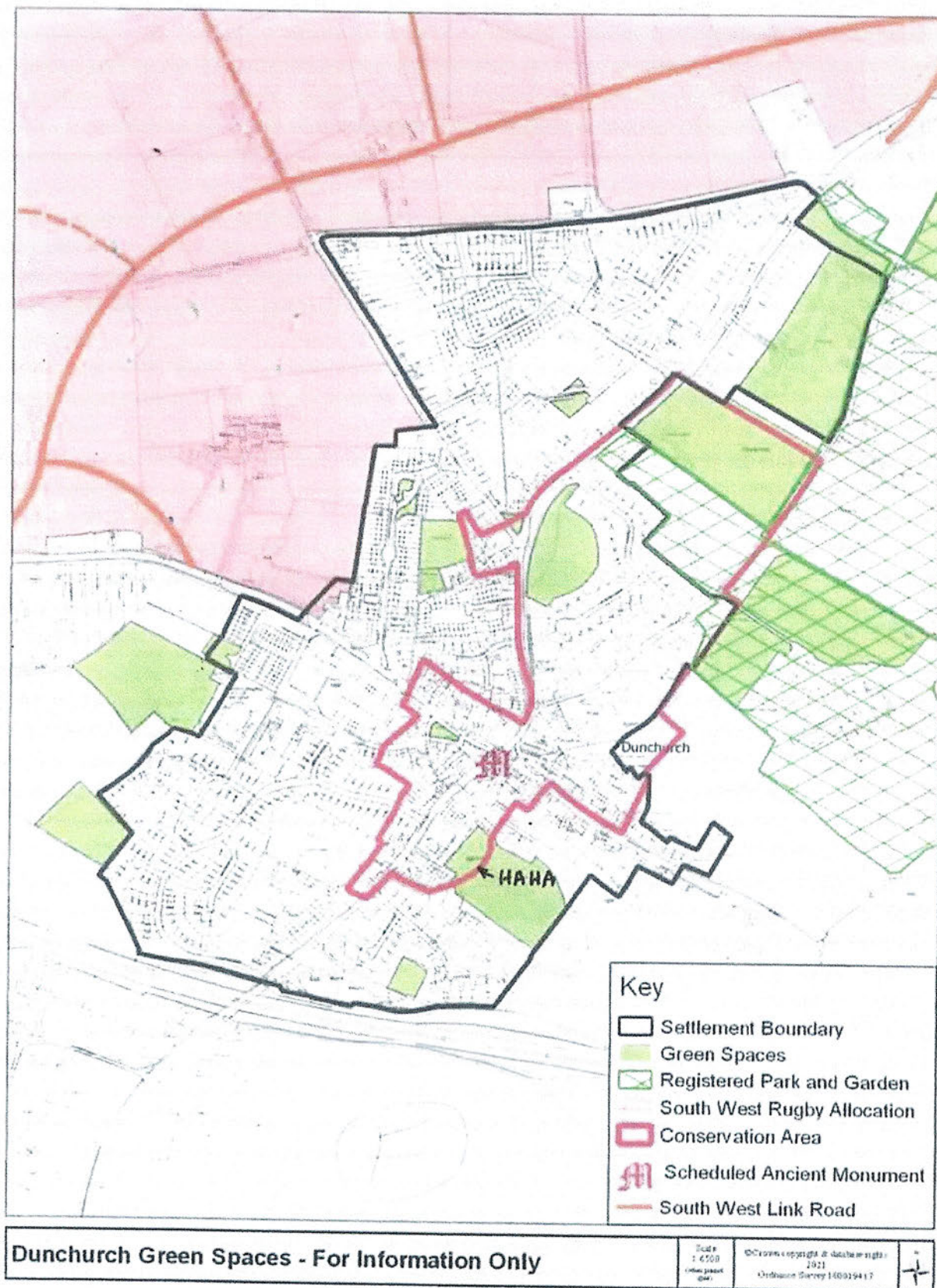
Attachment D: Dunchurch Hall haha (1)



Attachment E: Dunchurch Hall haha (2)



Attachment F: Dunchurch Hall haha (3)



Attachment G: Map 5 Listed Buildings and Important Listed Buildings

