

## Lucy Davison

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**From:** David Gower  
**Sent:** 06 November 2025 13:06  
**To:** Lucy Davison  
**Subject:** RE: See attached letter regarding planning application R25/0565

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Lucy,

Arboriculture

There are no trees on the application site (or immediately adjacent) that are subject to a tree preservation order. The application site is outside of the village conservation area.

The application site is an existing agricultural field to the south west of Clifton upon Dunsmore village and conservation area. Sporadic tree cover is confined to the boundary edges primarily to the border of Clifton Recreation ground, within residential gardens and within existing field hedge lines. Notably there is a Veteran Tree (Ash tree number "T51" as identified in the tree report submitted) located adjacently to the application site within an area of scrub and hedge line to the south western aspect (off site). The tree displays extensive hollowing of the stem, significant deadwood, storm damage and active fungal decay in addition to a large stem for the species and associated advanced age.

The arboricultural effect of the proposed development comprises the removal of six trees, parcels of scrub colonisation and a short section of hedge to the form the site access to Rugby Road. This includes low quality Hawthorn trees, and a semi mature Lime of moderate quality located on a highways verge to the site frontage. Within the site a small Ash and Elder are proposed for removal. Overall, proposed tree losses are relatively minor, and key trees to the permitter are retained. Proposed losses could be mitigated via comprehensive on site tree planting on open spaces and street planting.

Other existing trees located around the edges (including the veteran Ash tree T51) are incorporated into the scheme with appropriate levels of separation via the provision of green buffer area's e.g. sports pitches to north-east. However, there is a potential "pinch point" to the rear of 67a/69 Rugby Road. There is a line of Cherry trees, one of which (T33) is a mature Cherry in close proximity to the first plot as you enter the site. Pruning is proposed to achieve canopy clearance but I would recommend the layout is re-examined at this point to achieve a more favourable relationship between retained trees and new dwellings. A relatively small north facing garden and canopy overhang could have a negative impact upon that property.

Landscape

The application site is located to the south west of Clifton upon Dunsmore and outside of the village boundary on existing agricultural land.

The Landscape Character Assessment of Rugby published in January 2025 details that the application is located within the "Dunsmore Plateau Fringe". This is;

"Plateau Fringe is a variable, farmed landscape with a gently undulating topography of low rounded hills and narrow meandering river valleys of the Avon and Leam. The Plateau Fringe is characterised by its large arable fields and poorly defined field patterns, interspersed with pockets of permanent pasture, river meadowland and small hedged fields. Small, nucleated villages are a characteristic feature, comprising of loose clusters of dwellings and isolated, brick built farmsteads."

The landscape guidelines offer a number of points to manage and protect the distinctiveness of the Dunsmore LCA including protecting/retaining existing hedgerows and hedgerow trees and enhancing the structure and key features of the farmed landscape which is generally in decline within the Plateau Fringe. Planting of woodlands is encouraged and protecting and managing the historic character and settlement pattern which is relevant in this case as Clifton has a clearly defined village boundary and sits as a separate entity to the town of Rugby being surrounded by open agricultural land associated with the Dunsmore Plateau Fringe.

The Landscape and Visual Appraisal that has been submitted to support the application refers to the Landscape Character Assessment of Rugby in its appraisal and states a number of Landscape Mitigation Measures to offset and/or reduce landscape and visual effects in response to the Landscape guidelines to include retention of existing landscape features and introduction of wide buffers with tree planting to "reduce the overall discernibility of the newly built form". This is shown in the Illustrative Landscape Masterplan with final details to be confirmed at reserved matter stage. However, no rationale is provided with regard depth of buffer especially to east and level/depth of planting required to mitigate the negative effects. Planting appears to be sporadic and woodland planting has not been incorporated. There is no provision of tree planting to north to enhance the existing tree line to the north (within the Clifton Recreation ground).

In section 5.0 "Finds of the baseline appraisal" the report examines the "Zone of Theoretical Visibility" ('ZTV') visiting publicly accessible locations.

5.5. states that "In this case, vegetation and built form across the relatively flat topography surrounding the Site encloses the Site to the north, south and west. To the east the site is enclosed by vegetation including a dense tree belt along a portion of the railway line to the east. At medium distance to the south-east partial views of some of the Site's boundary vegetation are available where gaps in vegetation along Green Lane allow." This doesn't relate to the application site. The eastern side of the site isn't enclosed by vegetation. There isn't a railway to the east. There isn't a Green Lane.

There are a number of Viewpoints assessed in within the report of particular sensitivity being 1 -6 which have views across the Dunsmore Plateau fringe. 8.45 states that at year 15 "landscape buffer mitigation planting and new characteristic tree and hedgerow planting will further enclose the site". The photographic viewpoints do not include photomontages creating a representation of potential changes to any view across that 15 year period therefore it is not clear how this conclusion has been reached? Giving the undulating and broadly open nature of the terrain there are far reaching views especially from the PROW to the east and from the recreation ground to the north. Therefore, it is not clear how the Illustrative landscape masterplan relates to the setting and how it mitigates the adverse landscape and visual effects.

Section 6.46 states that "The Arborist confirmed that there are no ancient or veteran trees". This is incorrect. The Arboricultural report talks at length about a Veteran Ash tree (T51). Whilst the tree is highlighted for retention and inclusion within the scheme and is sufficiently set back from the development line, it is unclear why this statement has been made?

Therefore, I would object to the application I believe the scheme will be contrary to the recommendations of Rugby Borough Landscape Character Assessment. 6.6.1 talks about the general decline of the Plateau fringe and the structure and key features of the farmed landscape should be enhanced. The scheme will replace the sites agricultural character and also be contrary to the Policy NE3: Landscape protection and enhancement.

Regards

David Gower  
Arboricultural Officer  
Rugby Borough Council

-----Original Message-----

From: RBC.planning@rugby.gov.uk <RBC.planning@rugby.gov.uk>

Sent: 01 September 2025 11:20

To: David Gower <David.Gower@rugby.gov.uk>

Subject: See attached letter regarding planning application R25/0565

Hello

Please see attached letter regarding planning application R25/0565 at Land South East Of, Rugby Road, Clifton Upon Dunsmore for Outline application with some matters reserved for the demolition of all buildings and the residential development of up to 160 dwellings, and creation of associated vehicular access off Rugby Road, pedestrian/cycle access points, parking, landscaping, drainage features, open space, childrens play area and associated infrastructure (all matters reserved except for vehicular access off Rugby Road)..

Many thanks

Rugby Borough Council