

## **Appendix NHAS1**

Paragraphs 269-274 of Mr Justice Holgate's judgment in Save Stonehenge World Heritage Site Ltd, R (On the Application Of) v Secretary Of State For Transport [2021] EWHC 2161 (Admin) summarise the common law principles on alternative sites as follows:

"269. The analysis by Simon Brown J (as he then was) in *Trusthouse Forte v Secretary of State for the Environment* (1987) 53 P & CR 293 at 299-300 has subsequently been endorsed in several authorities. First, land may be developed in any way which is acceptable for planning purposes. The fact that other land exists upon which the development proposed would be yet more acceptable for such purposes would not justify the refusal of planning permission for that proposal. But, secondly, where there are clear planning objections to development upon a particular site then "it may well be relevant and indeed necessary" to consider where there is a more appropriate site elsewhere. "This is particularly so where the development is bound to have significant adverse effects and where the major argument advanced in support of the application is that the need for the development outweighs the planning disadvantages inherent in it." Examples of this second situation may include infrastructure projects of national importance. The judge added that even in some cases which have these characteristics, it may not be necessary to consider alternatives if the environmental impact is relatively slight and the objections not especially strong.

270. The Court of Appeal approved a similar set of principles in *R (Mount Cook Land Limited) v Westminster City Council* [2017] PTSR 1166 at [30]. Thus, in the absence of conflict with planning policy and/or other planning harm, the relative advantages of alternative uses on the application site or of the same use on alternative sites are

normally irrelevant. In those “exceptional circumstances” where alternatives might be relevant, vague or inchoate schemes, or which have no real possibility of coming about, are either irrelevant, or where relevant, should be given little or no weight.

271. Essentially the same approach was set out by the Court of Appeal in *R (Jones) v North Warwickshire Borough Council* [2001] PLCR 31 at [22] to [30]. At [30] Laws LJ stated:-

“..... it seems to me that all these materials broadly point to a general proposition, which is that consideration of alternative sites would only be relevant to a planning application in exceptional circumstances. Generally speaking—and I lay down no fixed rule, any more than did Oliver L.J. or Simon Brown J.—such circumstances will particularly arise where the proposed development, though desirable in itself, involves on the site proposed such conspicuous adverse effects that the possibility of an alternative site lacking such drawbacks necessarily itself becomes, in the mind of a reasonable local authority, a relevant planning consideration upon the application in question.”

272. In *Derbyshire Dales District Council v Secretary of State for Communities and Local Government* [2010] 1 P&CR 19 Carnwath LJ emphasised the need to draw a distinction between two categories of legal error: first, where it is said that the decision-maker erred by taking alternatives into account and second, where it is said that he had erred by failing to take them into account ([17] and [35]). In the second category an error of law cannot arise unless there was a legal or policy requirement to take alternatives into account, or such alternatives were an “obviously material” consideration in the case so that it was irrational not to take them into account ([16] to [28]).

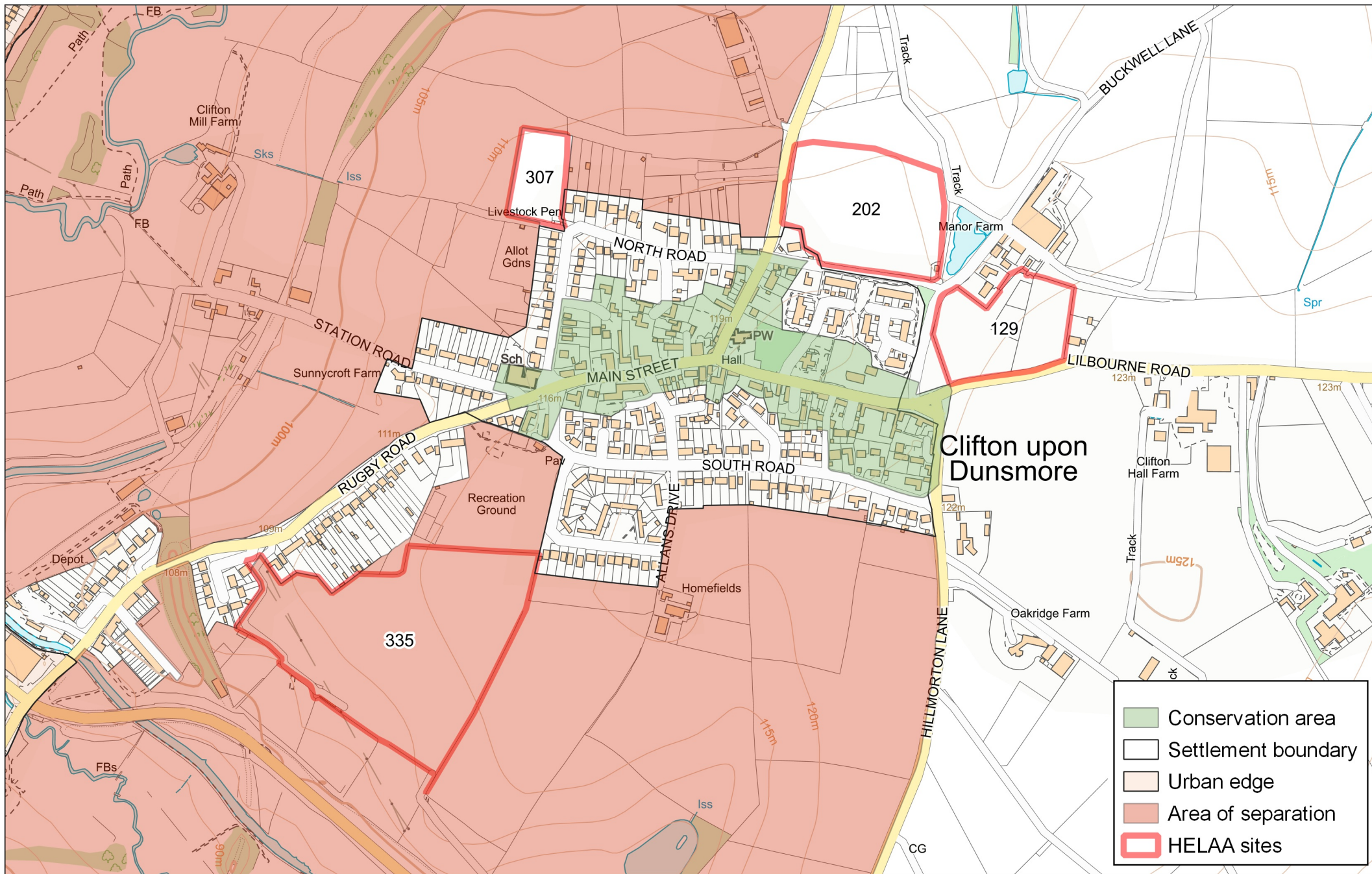
273. In R (Langley Park School for Girls Governing Body) v Bromley London Borough Council [2009] EWCA Civ 734 the Court of Appeal was concerned with alternative options within the same area of land as the application site, rather than alternative sites for the same development. In that case it was necessary for the decision-maker to consider whether the openness and visual amenity of Metropolitan Open Land (“MOL”) would be harmed by a proposal to erect new school buildings. MOL policy is very similar to that applied within a Green Belt. The local planning authority did not take into account the claimant’s contention that the proposed buildings could be located in a less open part of the application site resulting in less harm to the MOL. Sullivan LJ referred to the second principle in Trusthouse Forte and said that it must apply with equal, if not greater, force where the alternative suggested relates to different siting within the same application site rather than a different site altogether ([45 to 46]). He added that no “exceptional circumstances” had to be shown in such a case ([40]).

274. At [52-53] Sullivan LJ stated:-

“52. It does not follow that in every case the “mere” possibility that an alternative scheme might do less harm must be given no weight. In the Trusthouse Forte case the Secretary of State was entitled to conclude that the normal forces of supply and demand would operate to meet the need for hotel accommodation on another site in the Bristol area even though no specific alternative site had been identified. There is no “one size fits all” rule. The starting point must be the extent of the harm in planning terms (conflict with policy etc.) that would be caused by the application. If little or no harm would be caused by granting permission there would be no need to consider whether the

harm (or the lack of it) might be avoided. The less the harm the more likely it would be (all other things being equal) that the local planning authority would need to be thoroughly persuaded of the merits of avoiding or reducing it by adopting an alternative scheme. At the other end of the spectrum, if a local planning authority considered that a proposed development would do really serious harm it would be entitled to refuse planning permission if it had not been persuaded by the applicant that there was no possibility, whether by adopting an alternative scheme, or otherwise, of avoiding or reducing that harm.

53. Where any particular application falls within this spectrum; whether there is a need to consider the possibility of avoiding or reducing the planning harm that would be caused by a particular proposal; and if so, how far evidence in support of that possibility, or the lack of it, should have been worked up in detail by the objectors or the applicant for permission; are all matters of planning judgment for the local planning authority. In the present case the members were not asked to make that judgment. They were effectively told at the onset that they could ignore Point (b), and did so simply because the application for planning permission did not include the alternative siting for which the objectors were contending, and the members were considering the merits of that application.””



Clifton upon Dusmore HELAA Sites

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**RUGBY BOROUGH  
STAGE 2 SITE OPTIONS  
ASSESSMENT  
DECEMBER 2025**

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**Introduction**

This report sets out provides details on site options which were considered for allocation in the new Rugby Borough Local Plan 2025-2042. The Report forms part of the evidence base for the new Local Plan. It does not allocate sites for development but details the council’s analysis of potential site options. This information assisted the council in identifying the most suitable options for potential site allocations.

**Overall site selection process**

This Report is the Stage 2 Site Assessment, other stages are outlined below.

*Stage 1a Housing and Economic Land Availability Assessment (HELAA)*

Stage 1 in this process was the Housing and Economic Land Availability Assessment (HELAA). This process sought possible sites for allocation by having a public call for sites, reviewing existing and lapsed planning permissions, reviewing allocations of land from the current Local Plan and officers identifying land which might be suitable. This process included a desk-based review of constraints to identify sites which may be suitable to continue into a Stage 2 Site Assessment. Sites that were discounted in the HELAA are not carried forward to stage 2 site assessment. Similarly, sites that were assessed as suitable, available and achievable were not carried forward to stage 2 site assessment, these sites can be developed without changes to policy. Instead, carried forward to stage 2 site assessment were sites assessed as potentially suitable but requiring changes to policy.

A HELAA addendum was produced following the Regulation 18 “preferred options” consultation adding 11 further sites and updating the analysis for 5 previously assessed sites.

*Stage 1b Urban Capacity Study*

The Urban Capacity Study (UCS) complements the HELAA by identifying additional potential capacity for new residential development within the Rugby urban area, beyond the sites included in the HELAA. The UCS proactively assesses potential sites using the Brownfield Land Register, Rugby Regeneration Strategy and fieldwork, in addition to those received by a specific call for sites. Sites are assessed using the same three core criteria as the HELAA: suitable, available, achievable. The study identified 20 sites as being suitable, (potentially/likely) viable, and available. 11 of these sites are allocated for development and are not included in the Stage 2 assessment. 9 sites were not allocated, despite the UCS findings (3 of which were included in the HELAA). These are

listed in Table 1 below, along with the reasoning. Additionally, one site was not found to be deliverable by the UCS but has been proposed as a site allocation, see Table 2 below.

*Table 1 - Sites found suitable, deliverable and available by the UCS but not allocated*

<b>HELAA Site Reference</b>	<b>Site name</b>	<b>Reason for not allocating</b>
278	Stagecoach Depot, Railway Terrace, Rugby	Availability is uncertain as current occupiers will need to find a suitable alternative location.
283	Rugby Central Shopping Centre (remainder without extant planning permission)	This part of the site currently has active retail uses and viability of redeveloping this for residential uses is questionable. It is uncertain that this site would come forward during the plan period. Proximity to Rugby town conservation area and multiple Grade II listed buildings. The site allocation policy encompasses the whole Rugby Central Shopping Centre site to allow for the potential for it to be redeveloped.
290	42-54 Winfield Street, Rugby	This site has access concerns being only accessible via a narrow passage between two houses. It may not deliver 5+ dwellings if developed, making it too small to allocate.
N/A	Garages to the rear of 12-34 Jackson Road, Hillmorton	The narrow form of the site makes it unlikely to deliver 5+ dwellings if developed, making it too small to allocate. Medium-high surface water flood risk. The site could come forward as windfall.
N/A	Former garages to the rear of 1-11 Perkins Grove, Hillmorton	Rugby Borough Council's property team advise that the site could not be developed without the purchase of additional land or the demolition of a house to facilitate access.
N/A	Land to the rear of 9-23 Freemantle Road, Rugby	Deliverability remains too uncertain without further feasibility assessments. Constraints include narrow access points and difficulty in producing a layout design which

		adequately protects neighbouring residential amenity.
N/A	Land to the rear of 34 Avenue Road	Access is via a single narrow track and given the site's size and the need to retain access to rears of properties on Gladstone St, it is unlikely the site would deliver 5+ dwellings if developed, making it too small to allocate.
N/A	Land to the rear of 150 Railway Terrace	Site was granted planning permission for construction of 8 flats in October 2025 (R25/0421).
N/A	Railway Terrace car park	Availability of the site is uncertain without further assessment of the need for surface level car parking in the town centre.

*Table 2 – Sites found undeliverable by the UCS but proposed as allocation sites*

<b>HELAA Site Reference</b>	<b>Site name</b>	<b>Reason for allocation</b>
352	Former Snooker Hall, Railway Terrace, Rugby	Site is well located adjacent to the town centre boundary, has good access and is free of significant constraints. It is being actively promoted by the landowner and may be deliverable as part of wider town centre regeneration efforts.

### *The Stage 2 Site Assessment*

The Stage 2 Site Assessment process is discussed further below.

### *Stage 3 Sustainability Appraisal (SA)*

The Sustainability Appraisal draws on the outputs of the Stage 2 Site Assessment and other evidence base documents. The SA presents different growth scenarios and tests these growth scenarios against the sustainability objectives set out in the SA framework. This appraisal informed the creation of the preferred option. The appraisal identifies the potential for significant environmental effects in line with the requirements of *The Environmental Assessment of Plans and Programmes Regulations 2004*.

### **The Stage 2 Site Assessment**

The Stage 2 Site Assessment process was conducted from mid-2024 to March 2025 and was then updated in autumn 2025 following the Regulation 18 'preferred options' consultation. The following data were gathered.

#### *Site visits*

RBC officers visited all sites between mid-2024 and early 2025. The site visits were an opportunity to verify the accuracy of information submitted and to gain a hands-on understanding of the site and its context. Officers used the opportunity to take photographs to record the site, with some sites being visited multiple times.

#### *Transport analysis*

A transport analysis of all sites reaching Stage 2 prior to the Preferred Option Consultation was undertaken by transport and sustainability consultants SLR Consulting. Sites added after the Preferred Options Consultation do not have quantitative analysis from SLR. The consultants were asked to provide evidence on the suitability of each of the sites with regards to accessibility. Using Government Census Statistical Geography Output Areas, the analysis assessed and scored accessibility for each site in current conditions and then with proposed improvement measures (Warwickshire Bus Service Improvement Plan) included. Following this, existing highway network traffic congestion in relation to the areas around the sites was analysed. This research was undertaken with Warwickshire County Council in their role as Local Highways Authority. This methodology draws on accessibility analysis at census middle layer super output area (MSOA). Therefore, while providing an indication of accessibility in the general location, it may miss site-specific accessibility constraints and opportunities. To counterbalance this, the stage 2 site assessment overall conclusions augment this quantitative data with, where relevant, some more general commentary on sites' accessibility.

Additionally, scores are provided for each site based on the Department for Transport's Connectivity Tool. The tool scores locations based on access to key amenities and destinations, such as education, workplaces, leisure and healthcare, by means of road, walking, public transport and cycling. The final connectivity score then omits access by road. The Stage 2 site assessment provides the average and maximum connectivity score for each site area as well as a graded band ranking it relative to scores of the borough as a whole, where A represents higher connectivity.

Finally, where the Strategic Transport Assessment comments on the impacts of specific sites on the operation of the highway network these comments have been included in the Stage 2 site assessment.

#### *National Highways*

Where sites were close to or likely to impact on the Strategic Road Network, consultation was undertaken with National Highways. This provided an understanding of National Highways' current issues or concerns with the relevant road network and enabled them to provide comments relating to proposed development on each site.

Further National Highways comments on individual sites were not sought subsequent to the preferred options consultation except as part of the wide Strategic Transport Assessment process.

#### *Water Resources*

To gain an understanding of potential foul water drainage or surface water drainage limitations, consultation with the relevant water company, Severn Trent Water, was undertaken.

Following the regulation 18 preferred options consultation a stage 2 Water Cycle Study was prepared. Where relevant, comments in this document are referenced in the Stage 2 site assessment.

#### *Education*

School place planning advice was sought from Warwickshire County Council, and some additional research to understand the capacities of local schools and by extension potential impacts from proposed development was also undertaken.

#### *Landscape*

A landscape sensitivity assessment (LSA) was undertaken for each site. For larger sites this was prepared by Lepus Consulting, for smaller sites the sensitivity assessment was prepared by RBC officers. After the Regulation 18 'Preferred options' consultation the LSAs of small sites prepared by RBC were reviewed and validated by Lepus. This involved Lepus visiting a number of sites.

#### *Ecology*

A desktop ecological screening process was undertaken to identify sites in proximity to or containing Local Wildlife Sites, distinctive habitats and Sites of Special Scientific Interest. For these sites a subsequent and more thorough ecological constraints assessment was prepared by Lepus Consulting. Proposed development was considered against any ecological constraints and, where appropriate, mitigation measures were proposed. These assessments were updated following the Regulation 18 consultation where necessary to take into account further information provided by site promoters during that consultation.

#### *Heritage assets assessment*

A preliminary desk-based screening was undertaken by the RBC conservation officer to identify those sites which may contain a designated heritage asset, or where development may impact on the setting of a designated heritage asset. Subsequent site visits and assessment of sites with potential sensitivities were undertaken by heritage consultants Node. This identified where there may be impacts and what appropriate mitigation measures could be. Further updates to this were made following the Regulation 18 consultation.

#### *Green Belt*

A Green Belt study was commissioned to provide an update on the current condition and contributions made by parts of the Green Belt. This identifies the contribution of different parts of the Green Belt in Rugby Borough to the purposes of the Green Belt as defined in national policy. This also allows preliminary identification of areas that are likely to be defined as grey belt.

For some sites a more detailed level 2 Green Belt assessment of individual sites was also undertaken.

The relevant findings of these studies are recorded in the Stage 2 site assessment.

#### *Other evidence*

Where relevant, the report refers to other evidence gathered as part of plan-making. This includes (amongst others) the Rural Sustainability Report, Viability Study and Areas of Separation Study.

#### *Identification of opportunities*

This considers opportunities for other public benefits that the proposed type of development could deliver. This principally draws in information supplied by site promoters.

#### *Outcomes and reasoning*

At Regulation 18 stage, the Stage 2 site assessment contained a pool of sites that were identified as potential site options together with a list of sites that were not progressed beyond this stage. As plan making progressed and new evidence came to light, including the responses to the Regulation 18 consultation, that list of sites was narrowed.

This final Stage 2 site assessment details two categories of sites: (1) those progressed as allocations in the pre-submission local plan (2) those not progressed. In each case, reasoning for the decision reached is provided.

The sustainability appraisal considers several of the not progressed sites as part of its reasonable alternative growth scenarios. This reflects the iterative process undertaken during plan-making.

As detailed above, assessments of individual sites and growth scenarios were updated as more evidence and information became available through the plan-making process. This is also reflected in the differences between the Regulation 18 ‘Preferred Options’ version of the Stage 2 site assessment and Sustainability Appraisal (SA) and the final pre-submission versions. The published versions of the Stage 2 site assessment and SA reflect the final outcomes of that process.

Site analysis and selection is not a mathematical process. It is, unavoidably, an exercise in planning judgement. This is the judgement of professional planning officers at Rugby Borough Council. Officers have sought to synthesise all information available into an overall judgement on whether a site should be progressed as a site allocation. That judgement cannot reasonably, and should not, apply a simple decision tree e.g. all sites with landscape sensitivity “medium” or ecology sensitivity “high” are rejected. Similarly, judgements are relative rather than absolute. For many of the sites there are no absolute constraints that would prevent them being developed. However, they may nonetheless not be progressed because they are relatively more constrained than other site options. The overall judgement seeks to balance constraints and opportunities on each site. For example, a site with medium landscape sensitivity may have relatively lower sensitivity for other constraints or be well located and offer significant other opportunities when compared to another site with medium landscape sensitivity.

Finally, it is important to note that the level of detail into which we can go in assessing sites in plan-making is not the same as would be undertaken at the planning application stage. Instead, this assessment seeks to provide a proportionate, relatively high-level assessment of sites.

### **Site proformas**

The remainder of this report comprises proformas for the sites assessed. In total, 120 sites were considered. The remainder of the report contains a proforma for each of the sites including:

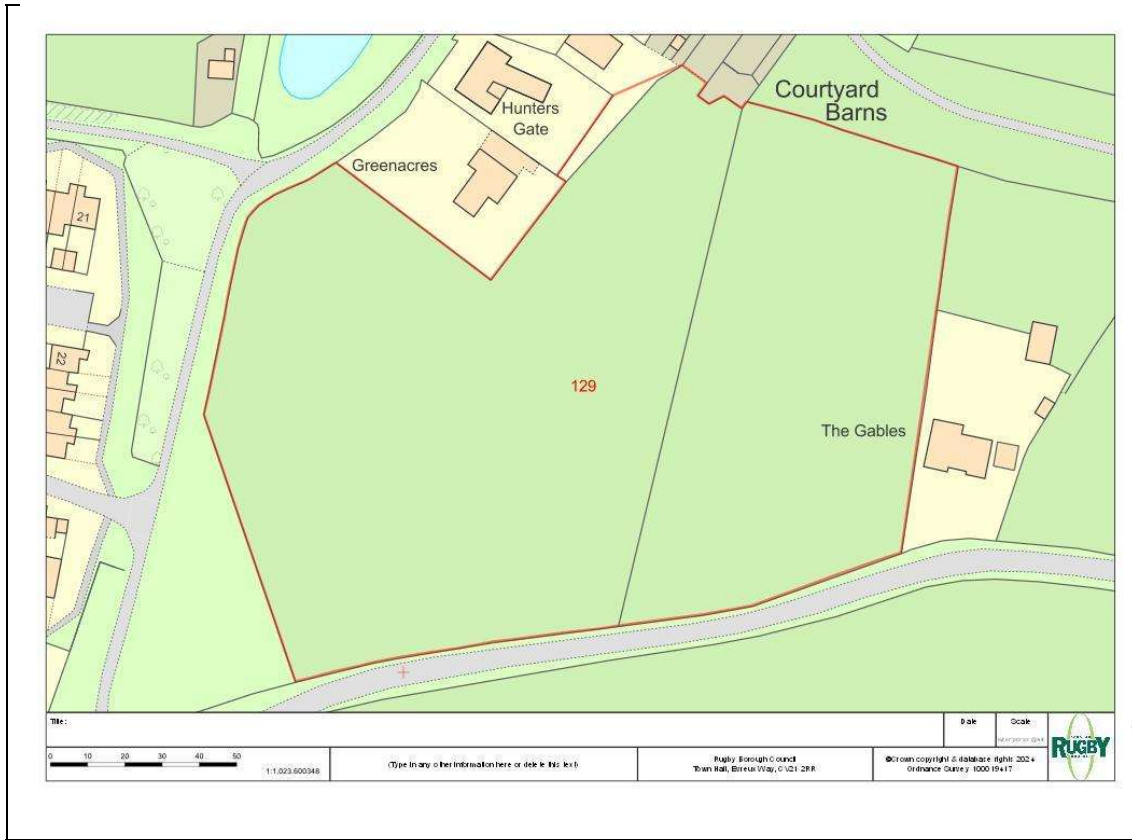
- Site details;
- Site plan;
- Summary technical analysis of site constraints and opportunities;
- Overall assessment and justification.

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**Site 129: Land north of Lilbourne Road, Clifton upon Dunsmore**



**Ward:** Clifton, Newton and Churchover Ward

**Parish:** Clifton upon Dunsmore

**Proposed use:** Residential

**Potential yield (employment, sqm):** 0

**Potential yield (residential):** 50

Topic area	Evaluation summary
Transport	<p>The site is accessed from Lilbourne Road.</p> <p>The site has an average connectivity score of 42 with a maximum of 45, placing it within Band B relative to the borough as a whole.</p> <p>National Highways did not provide any comments on this site.</p> <p>In terms of the capacity of the road network, an assessment of junctions within a nominated distance of the site was undertaken to determine congestion levels at peak and non-peak times. The roads surrounding the site were assigned a congestion rating of category 4, with 1 being the most congested and 6 being less congested.</p> <p>The distance to the nearest bus stop from the site is 167m.</p>

	<p>The Public Transport Accessibility Level (PTAL) is a measure of the accessibility of a location to the public transport network, taking into account walk access time and service availability. The site has a PTAL score of 1a for both AM and PM which would not be improved by proposed and recent public transport improvements. PTAL is measured on a 1-6 scale, with 1 being the least accessible and 6 being the most accessible.</p> <p>Using other data, including an assessment of walking and cycling, and locations from the site accessible within a 1 hour bus journey, the overall accessibility of the site is ranked 17 of the 125 sites considered as part of Rugby's current site assessment. This measures accessibility at a middle layer super output area level, rather than site specific accessibility. So it only provides information on accessibility for the part of the borough in which the site lies.</p>
Ecology	<p>An initial ecological assessment indicated that the site was not within an Impact Risk Zone of a Site of Special Scientific Interest, nor a Local Wildlife Site, and nor was it comprised of more than 20% medium to high distinctiveness habitat. The site was not further assessed for ecological constraints.</p>
Landscape	<p>The overall landscape sensitivity of the site is Medium/Low.</p> <p>A relatively small site composed of a single field on the eastern edge of Clifton upon Dunsmore currently used as a paddock. The landscape has little value and is quite well enclosed. The only sensitivities that there are arise from proximity to the conservation area, the limited intervisibility with nearby dwellings and the natural value of the existing field boundaries.</p>
Heritage	<p>The site is located on the eastern edge of the historic settlement of Clifton upon Dunsmore. While there are no designated heritage assets (including listed buildings) within the site boundary, it lies close to the Clifton upon Dunsmore Conservation Area and plays a key role in the village's rural setting.</p> <p>The site is in close proximity to two grade II listed buildings: The Old Hall and Clifton Manor. The Old Hall, a 17th century house, forms an important gateway into the village, while Clifton Manor, an 18th century house, is set back from the road and is partially obscured by a red-brick wall and mature trees.</p> <p>The site is an important element of the historic approach to the village, contributing to the rural backdrop of the conservation area and its listed buildings.</p> <p>Potential impacts of development include the erosion of the rural setting of the conservation area and of the gateway into the settlement from the east. Modern development could also intrude into views of and from The Old Hall and Clifton Manor.</p> <p>To mitigate these effects, development should respect the historic landscape through preserving hedgerows and providing additional</p>

	screening to limit intrusion into the conservation area. The design should reflect local precedents and complement the village's historic character, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.
Other constraints	The site is not within the Green Belt. Constraints for foul water drainage are assessed as Medium, constraints for surface water drainage are assessed as Low. Known capacity constraints at the village primary school. Site comprises Grade 2 (good quality) agricultural land.
Opportunities/benefits	Residential (market and affordable housing).

**Outcome of further assessment: Proposed site allocation**

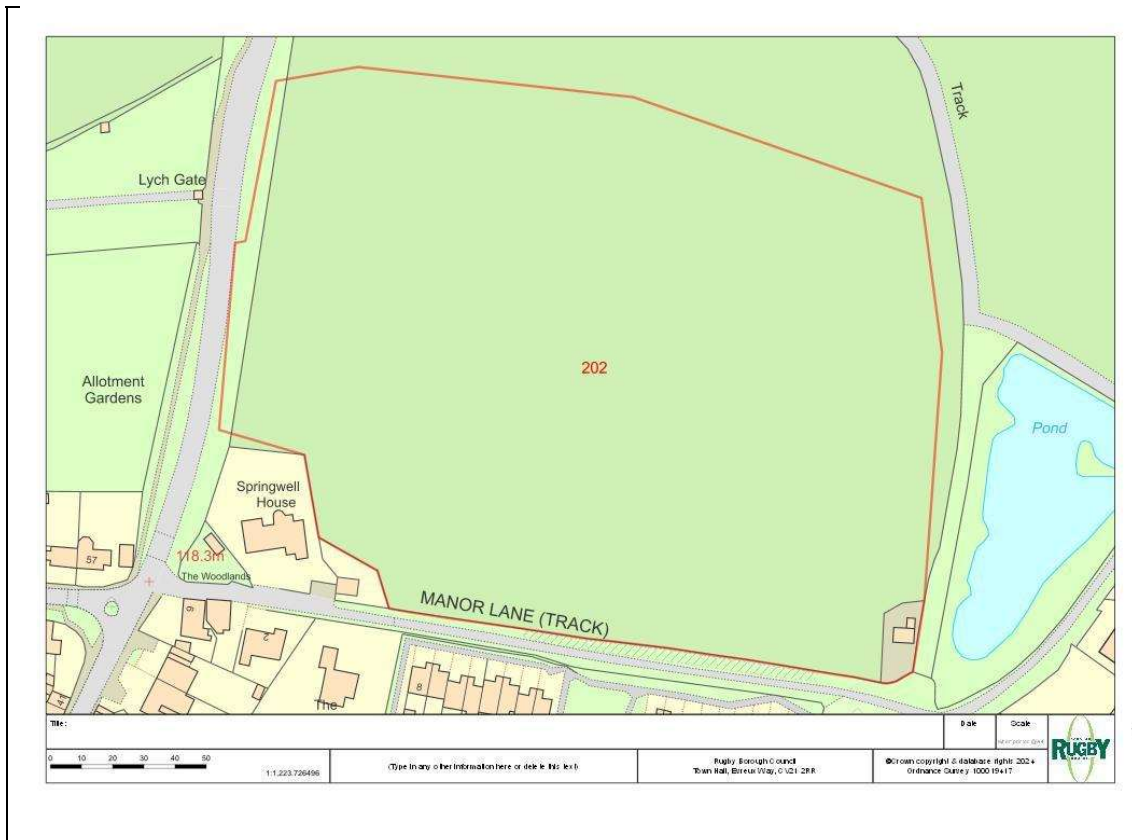
**Reasoning:** A relatively small site composed of a single field on the eastern edge of Clifton upon Dunsmore currently used as a paddock.

The surrounding road network has medium levels of congestion, but the site scored well for accessibility (although this likely reflect the MSOA rather than the site specifically), moderately well for connectivity, and is walkable to the services and facilities in the village.

The site is not within the Green Belt and ecology constraints have not been flagged. Landscape sensitivity is Medium/Low. There are heritage sensitivities but scope for mitigation. Site comprises Grade 2 agricultural land.

The site is proposed for allocation the basis of its better relationship with the rest of the village and lower heritage constraints than other sites within Clifton upon Dunsmore.

**Site 202: Newton Road, Clifton upon Dunsmore**



**Ward:** Clifton, Newton and Churchover Ward

**Parish:** Clifton upon Dunsmore

**Proposed use:** Residential

**Potential yield (employment, sqm):** 0

**Potential yield (residential):** 80

Topic area	Evaluation summary
Transport	<p>The site is accessed from Newton Road / Manor Lane.</p> <p>The site has an average connectivity score of 43 with a maximum of 46, placing it within Band B relative to the borough as a whole.</p> <p>National Highways did not provide any comments on this site.</p> <p>In terms of the capacity of the road network, an assessment of junctions within a nominated distance of the site was undertaken to determine congestion levels at peak and non-peak times. The roads surrounding the site were assigned a congestion rating of category 4, with 1 being the most congested and 6 being less congested.</p> <p>The distance to the nearest bus stop from the site is 190m.</p>

	<p>The Public Transport Accessibility Level (PTAL) is a measure of the accessibility of a location to the public transport network, taking into account walk access time and service availability. The site has a PTAL score of 1a for both AM and PM which would not be improved by proposed and recent public transport improvements. PTAL is measured on a 1-6 scale, with 1 being the least accessible and 6 being the most accessible.</p> <p>Using other data, including an assessment of walking and cycling, and locations from the site accessible within a 1 hour bus journey, the overall accessibility of the site is ranked 18 of the 125 sites considered as part of Rugby's current site assessment. This measures accessibility at a middle layer super output area level, rather than site specific accessibility. So it only provides information on accessibility for the part of the borough in which the site lies.</p>
Ecology	An initial ecological assessment indicated that the site was not within an Impact Risk Zone of a Site of Special Scientific Interest, nor a Local Wildlife Site, and nor was it comprised of more than 20% medium to high distinctiveness habitat. The site was not further assessed for ecological constraints.
Landscape	The overall landscape sensitivity of the site is Medium/Low. The site consists of part of a field on the northern edge of the village of Clifton upon Dunsmore. Sensitivities arise from the limited natural value of the current landscape (derived from the field boundaries), and its intervisibility with dwellings in the village, the PROWs and the countryside to the north.
Heritage	The site is just outside the Clifton Upon Dunsmore Conservation Area. The agricultural use and predominantly rural character of the site is likely to contribute positively to the setting of the conservation area. As the site is outside the Conservation Area , and the Conservation Area Appraisal does not reference any key views or vistas over the site, it is likely that development of the site would cause, at most, a low level of harm to the setting of the Conservation Area.
Other constraints	The site is not within the Green Belt. Constraints for foul water drainage are assessed as Medium, constraints for surface water drainage are assessed as Low. Known capacity constraints at the village primary school. Site comprises Grade 2 (good quality) agricultural land.
Opportunities/benefits	Residential with open space.

**Outcome of further assessment: Proposed allocation site**

**Reasoning:** The site consists of part of a field on the northern edge of the village of Clifton upon Dunsmore.

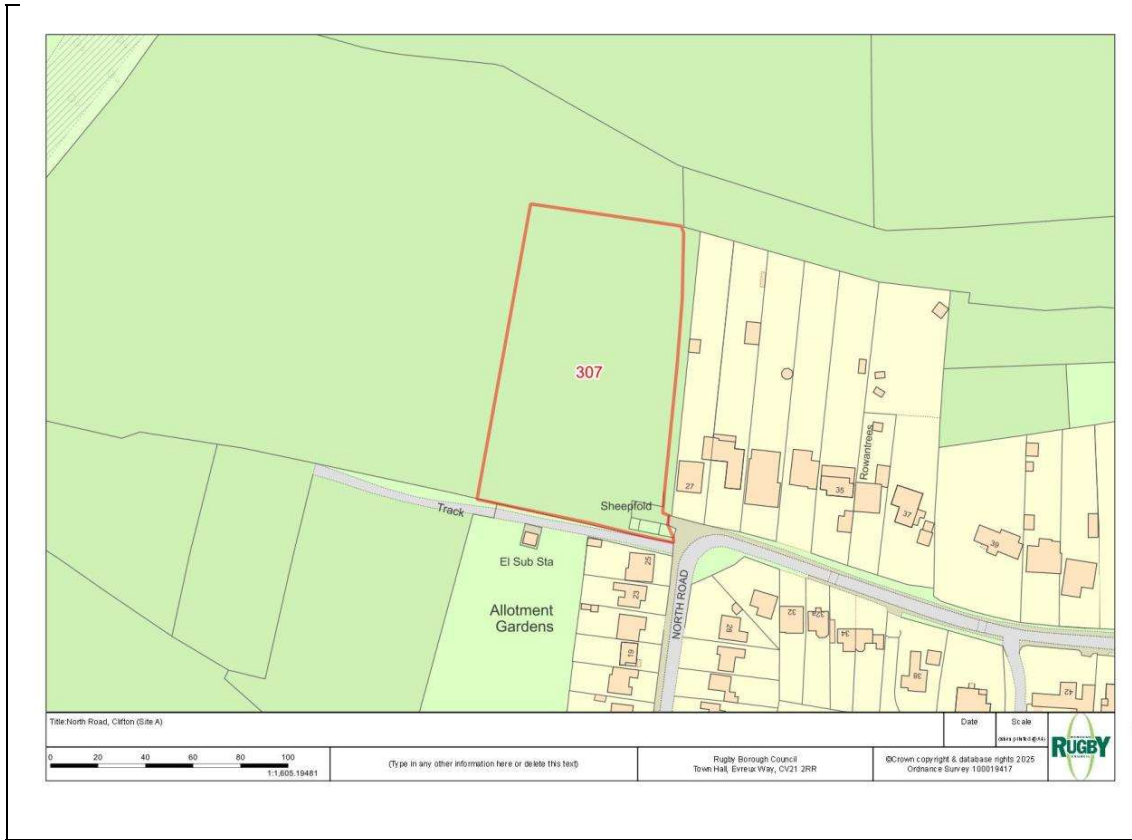
The surrounding road network has medium levels of congestion and the site scores well for accessibility, although this likely reflect the MSOA rather than the site specifically. Nonetheless, the site would be walkable to services and facilities in the village and connectivity is moderate.

The site comprises Grade 2 agricultural land.

The site has very minor heritage constraints, no ecology constraints, and landscape sensitivity is Medium/Low. The site is not in the Green Belt. The site is well related to the village and could be viewed as 'rounding off'.

For these reasons the site is a proposed allocation.

**Site 307: SC - North Road, Clifton upon Dunsmore (Site A)**



**Ward:** Clifton, Newton and Churchover Ward

**Parish:** Clifton upon Dunsmore

**Proposed use:** Residential

**Potential yield (employment, sqm):** 0

**Potential yield (residential):** 10

Topic area	Evaluation summary
Transport	<p>The site is accessed from a track off North Road.</p> <p>The site has an average connectivity score of 47 with a maximum of 48, placing it within Band A relative to the borough as a whole.</p> <p>National Highways did not provide any comments on this site.</p> <p>In terms of the capacity of the road network, an assessment of junctions within a nominated distance of the site was undertaken to determine congestion levels at peak and non-peak times. The roads surrounding the site were assigned a congestion rating of category 3, with 1 being the most congested and 6 being less congested. The distance to the nearest bus stop from the site is 230m. The Public Transport Accessibility Level (PTAL) is a measure of the accessibility of a location to the public transport network, taking into account walk access time and service availability. The site has</p>

	<p>a PTAL score of 1a for both AM and PM which would not be improved by proposed and recent public transport improvements. PTAL is measured on a 1-6 scale, with 1 being the least accessible and 6 being the most accessible.</p> <p>Using other data, including an assessment of walking and cycling, and locations from the site accessible within a 1 hour bus journey, the overall accessibility of the site is ranked 19 of the 125 sites considered as part of Rugby's current site assessment. This measures accessibility at a middle layer super output area level, rather than site specific accessibility. So it only provides information on accessibility for the part of the borough in which the site lies.</p>
Ecology	An initial ecological assessment indicated that the site was not within an Impact Risk Zone of a Site of Special Scientific Interest, nor a Local Wildlife Site, and nor was it comprised of more than 20% medium to high distinctiveness habitat. The site was not further assessed for ecological constraints.
Landscape	The overall landscape sensitivity of the site is Medium/Low. This is a small site that consists of a cutting of a larger field used as pastureland on the edge of the village of Clifton upon Dunsmore. The site has minimal landscape value. The only sensitivities are likely to be due to its expansive views of Rugby town to the northwest, its proximity to residential dwellings which have some intervisibility, and the current tranquillity of the area.
Heritage	There were no designated heritage assets identified within 50 metres of the site.
Other constraints	The site is not within the Green Belt. Constraints for foul water drainage are assessed as Medium, constraints for surface water drainage are assessed as Low. Known capacity constraints at the village primary school.
Opportunities/benefits	Residential.

**Outcome of further assessment: Proposed site allocation**

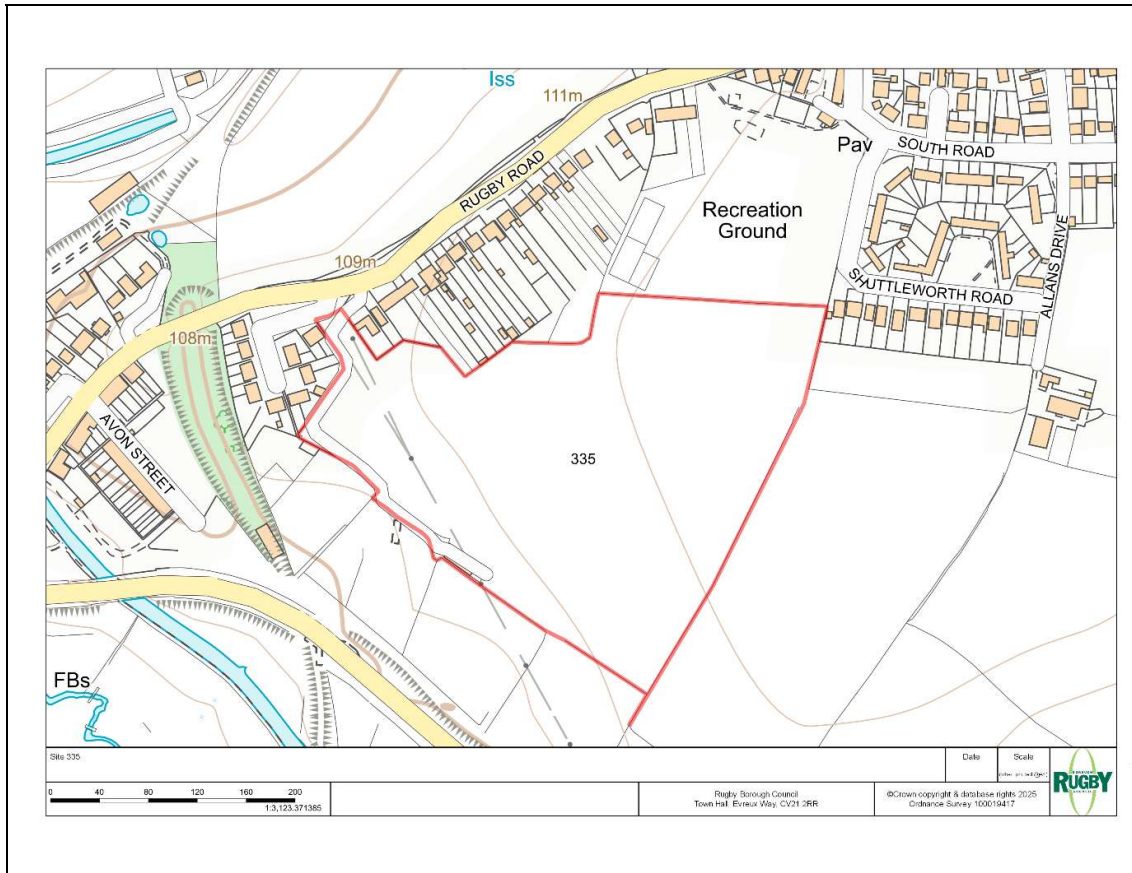
**Reasoning:** This is a small site that consists of part of a larger field used as pastureland on the edge of the village of Clifton upon Dunsmore.

The site is not within the Green Belt and didn't flag ecology or heritage constraints. The site scores well for accessibility, though this likely reflect MSOA-level factors rather than the specifics of the site itself. Nonetheless, the site is walkable to services and facilities in the village, giving it a relatively high connectivity score.

The site is assessed as Medium/Low landscape sensitivity which is the principal identified constraint.

In view of the relatively few constraints the site is a proposed allocation.

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



**Ward:** Clifton, Newton and Churchover

**Parish:** Clifton upon Dunsmore

**Proposed use:** Residential

**Potential yield (employment, sqm):**

**Potential yield (residential):** 150 dwellings

Topic area	Evaluation summary
Transport	<p>The site is accessed from Rugby Road / Newall Close.</p> <p>The site has an average connectivity score of 45 with a maximum score of 55, placing it within band A relative to the borough as a whole.</p> <p>National Highways did not provide any comments on this site</p> <p>In terms of the capacity of the road network, an assessment of junctions within a nominated distance of the site was undertaken to determine congestion levels at peak and non-peak times. The roads surrounding the site were assigned a congestion rating of category 4, with 1 being the most congested and 6 being less congested.</p> <p>The distance to the nearest bus stop from the site is 90m.</p>

	<p>The Public Transport Accessibility Level (PTAL) is a measure of the accessibility of a location to the public transport network, taking into account walk access time and service availability. The site has a PTAL score of 1a for both AM and PM which would not be improved by proposed and recent public transport improvements. PTAL is measured on a 1-6 scale, with 1 being the least accessible and 6 being the most accessible.</p> <p>Using other data, including an assessment of walking and cycling, and locations from the site accessible within a 1 hour bus journey, the overall accessibility of the site is ranked 77 of the 125 sites considered as part of Rugby's current site assessment. This measures accessibility at a middle layer super output area level, rather than site specific accessibility. So it only provides information on accessibility for the part of the borough in which the site lies. These SLR accessibility assessments relate to the larger site 238 of which this site forms part).</p>
Ecology	An initial ecological assessment indicated that the site was not within an Impact Risk Zone of a Site of Special Scientific Interest, nor a Local Wildlife Site, and nor was it comprised of more than 20% medium to high distinctiveness habitat. The site was not further assessed for ecological constraints.
Landscape	<p>The overall landscape sensitivity of the site is Medium.</p> <p>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.</p> <p>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.</p>
Heritage	There were no designated heritage assets identified within 50 metres of the site.
Other constraints	The site is not within the Green Belt. Constraints for foul water drainage are assessed as High, constraints for surface water drainage are assessed as Low. Half of the site comprises Grade 2

	(very good quality) agricultural land. The site is within a proposed separation area between Clifton upon Dunsmore and Rugby.
Opportunities/benefits	Residential

**Outcome of further assessment: Not progressed**

**Reasoning:** This is a smaller cut of site 238 which was not progressed. The site, located at the urban fringe of Rugby and Clifton-upon-Dunsmore, consists of arable and pastoral fields.

The surrounding road network has medium levels of congestion, and the site ranks moderately highly for connectivity. There are significant concerns about how the site would integrate with the village and provide pedestrian connectivity given that it is not contiguous with the built form. Furthermore, the site forms part of a proposed area of separation in the draft plan given its important role in maintaining separation between the village of Clifton-upon-Dunsmore and the Rugby urban edge. Clifton-upon-Dunsmore is a nucleated hilltop village and the development of the site would detract from that character by developing the valley slope between the village and lower ground on the Rugby urban edge.

Neither ecology nor heritage constraints are flagged but medium landscape sensitivity is identified making this one of the more sensitive sites in this respect. Developing the site would also involve loss of areas of BMV agricultural land. Considering the landscape sensitivities and poor relationship with the village, this site is not progressed beyond Stage 2.



**RUGBY BOROUGH COUNCIL**  
**LANDSCAPE SENSITIVITY**  
**ASSESSMENTS,**  
**MARCH 2025**  
**(UPDATED NOVEMBER 2025)**

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## INTRODUCTION

Rugby Borough Council are currently preparing a new local plan which is intended to supersede the local plan which was adopted in June 2019.

As part of the evidence base for allocating sites in the new plan, the council commissioned Lepus Consulting Ltd to carry out Landscape Sensitivity Assessments of larger site options in September 2024. Taking a proportionate approach to evidence gathering, the Landscape Sensitivity Assessments for the remaining sites were conducted in-house, by planning officers of the council's Development Strategy team. Site visits were conducted between August and November of 2024, with a small number of additional visits occurring in March 2025. Four potential sites for Gypsy & Traveller pitches were assessed in November 2025, after which this document was updated.

This document presents the results of these in-house assessments and is intended to be read as a supplement to the main report produced by Lepus ('Landscape Sensitivity Assessment of Strategic Site Options, January 2025'). The policy context and methodology for the in-house assessments are identical to those of the Lepus study, hence these sections have not been reproduced here.

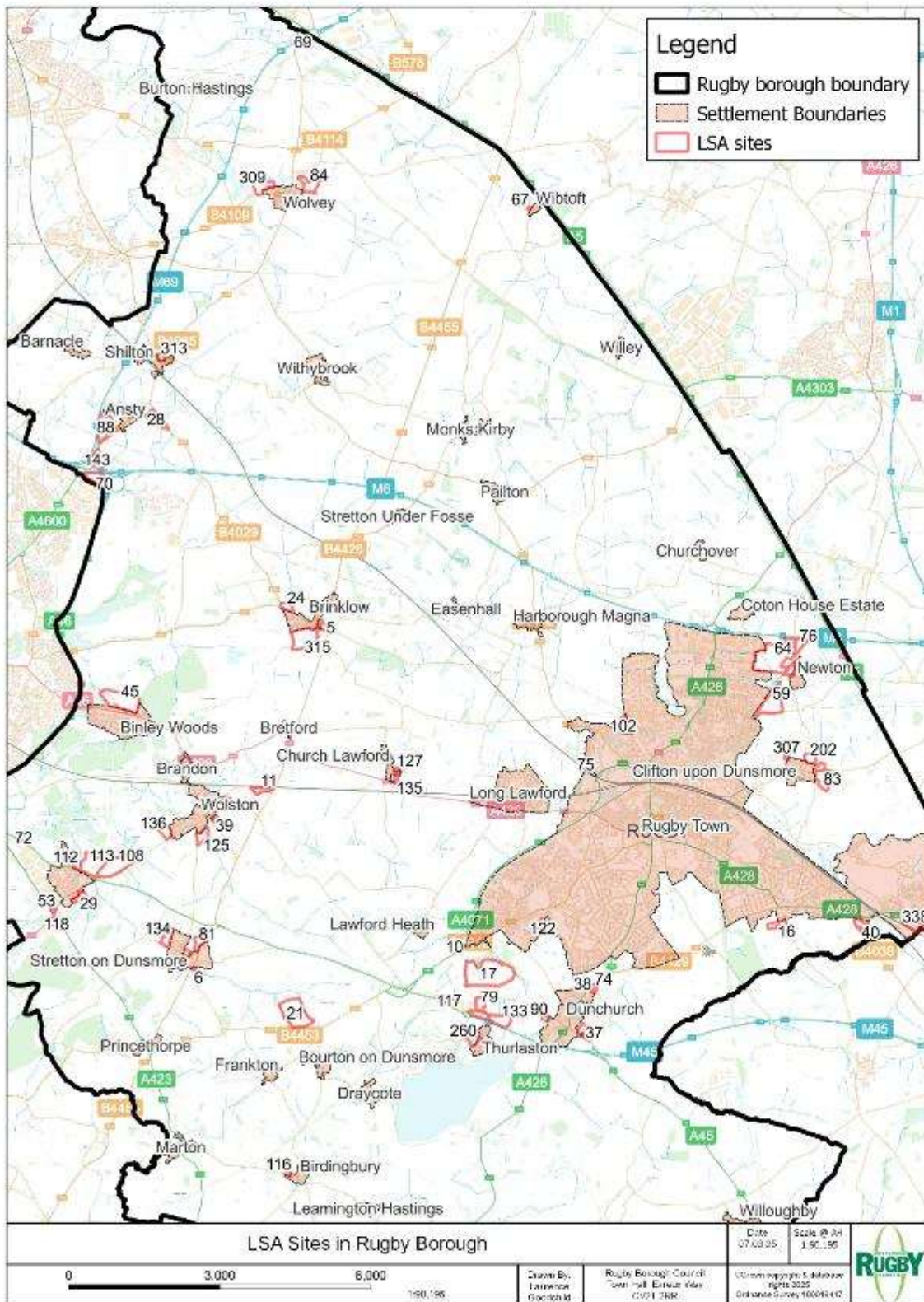
Following a table which lists the overall landscape sensitivity of each site that has been assessed, the document presents the proformas for each site in ascending order of site reference number.

## OVERALL LANDSCAPE SENSITIVITY OF SITES

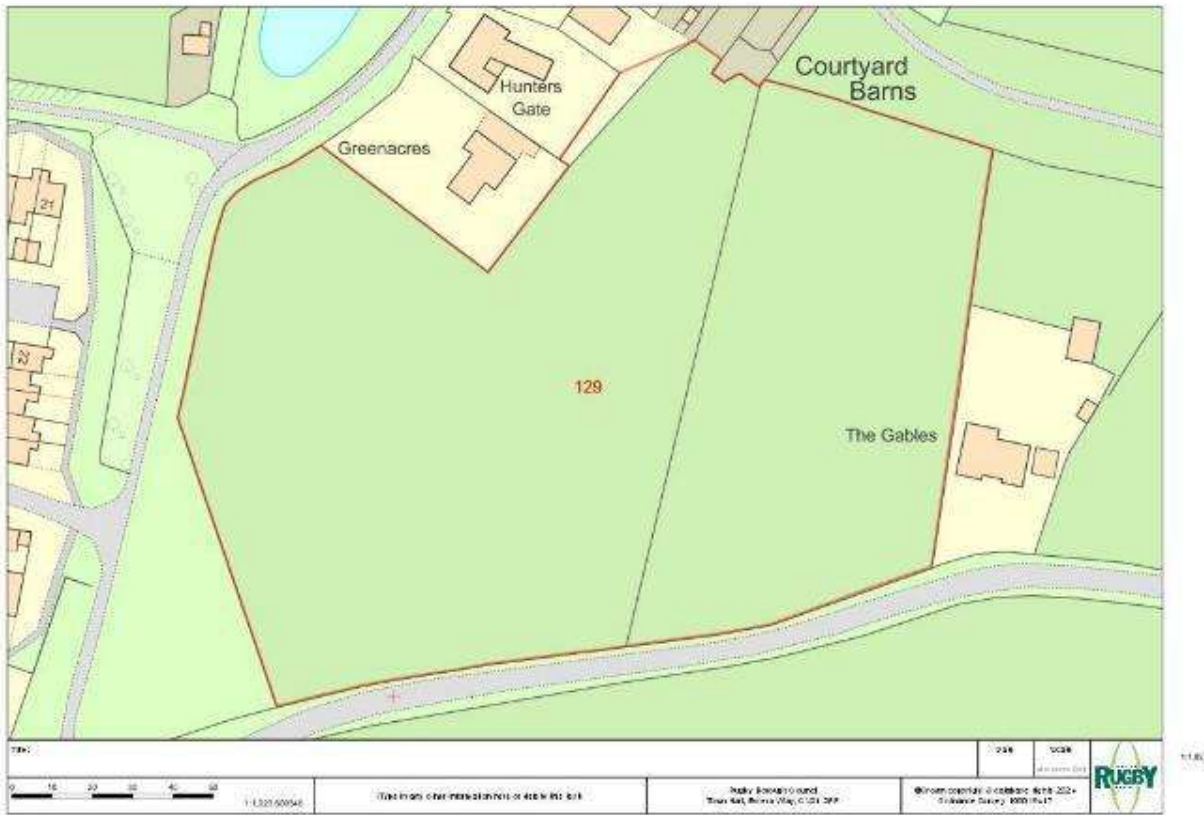
Site Ref	Site Name	Overall Landscape Sensitivity
5	West Farm, Brinklow	M/L
6	Land East of Fosse Way opposite Knob Hill, Stretton-on-Dunsmore	L
10	The Penthouse, Coventry Road, Cawston	L
11	The Hall, Rugby Road, Wolston	L
16	Barby Lane, Hillmorton	M
17	South West Rugby Safeguarded Land	L
21	Boots Farm, Bourton-on-Dunsmore	L
24	Brierleys Farm, Brinklow	M/L
26	Brookside, Stretton-on-Dunsmore	M/L
28	South east of Main St, Ansty	M
29	Land to the South of Leamington Road, Ryton-on-Dunsmore	M
37	Daventry Road, Dunchurch	M
38	Drive Field, Bilton Grange School, Dunchurch	H/M
39	Dyers Lane, Wolston	L
40	East of Kilsby Lane, Hillmorton	M/L
45	Rugby Road, Binley Woods	M/L
53	Oxford Road, Ryton-on-Dunsmore	L
59	Newton Manor Lane, Rugby	M/L
64	Coton Park East, Central Park Drive, Rugby	M/L
67	Manor Barns, Wibtoft	L
69	Land between Hinckley Road and the M69, Hinckley	L
70	Land south of M6 Jctn 2, Ansty	L

72	Land north of London Road, Ryton-on-Dunsmore	L
74	Lions Field, Bilton Grange School, Dunchurch	M
75	Lea Crescent, Newbold	L
76	Land east of Newton Lane, Newton	M/L
79	Land west of Medda Place, Thurlaston	L
81	Land West of Fosse Way, Stretton-on-Dunsmore	M/L
82	Land south of Rugby Rd, Brinklow [COVERED BY SITE 315]	M/L
83	Land south of Lilbourne Road, Clifton-upon-Dunsmore	M
84	Land South of Leicester Road, Wolvey	M
87	Hillcrest Farm, Newton	M/L
88	Hinckley Road, Ansty	L
89	Home Farm, Brinklow	M/L
90	Homestead Farm, Dunchurch	M/L
101	Land south of Church Road, Church Lawford	L
102	Land south of Brownsover Road, Newbold on Avon	M/L
108	Land off Wolston Lane, Ryton on Dunsmore	M/L
112	Land off London Road (west), Ryton-on-Dunsmore	M/L
113	Land off London Road (east), Ryton-on-Dunsmore	M
116	Land at Marton Road, Birdingbury	L
117	Land at Mill House, Dunchurch	L
118	Land at Police College, Ryton-on-Dunsmore	L
122	Land at Fenley Field, Old Laurentian Rugby Club	M/L
125	Land East of Stretton Road, Wolston	M
127	Land north of Church Road, Church Lawford	L
129	Land north of Lilbourne Road, Clifton-upon-Dunsmore	M/L
133	Land North of M45	M/L
134	Land North of Plott Lane, Stretton-on-Dunsmore	M/L
135	Land north of Rugby Road, Church Lawford	L
136	Land North of Warwick Road, Wolston	M/L
143	Land off Hinckley Road, M6 Jctn 2	L
202	Newton Road, Clifton-upon-Dunsmore	M/L
260	PP - Thurlaston Meadows Care Home, Main St	H/M
307	SC - North Road, Clifton-upon-Dunsmore (Site A)	M/L
309	SC - Land North of the B4109, Wolvey	M/L
313	SC - Land north of Shilton, Bedworth	M/L
314	SC - Land south of Rugby Rd, Brinklow [COVERED BY SITE 315]	M/L
315	Land south of Brinklow (Residential)	M/L
338	Land South of Crick Road, Houlton	L
NA	Bryants Bungalow, Brandon Lane	M/L
NA	Land adjacent Rosefields, Hinckley Road	L
NA	Top Park, Top Road	M/L
NA	Wilsher Ranch, Shilton Lane	M/L

# MAP OF SITES ASSESSED



### Site 129: Land North of Lilbourne Road, Clifton-upon-Dunsmore



Site reference	129
Site name	Land north of Lilbourne Road, Clifton-upon-Dunsmore
Location	East of Clifton upon Dunsmore
Site size (ha)	2.31ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
<b>Landscape</b>						
Scale and enclosure	A relatively small site composed of a single field on the eastern edge of Clifton upon Dunsmore. The site is enclosed by hedgerows to the south, east, and west, barring a gated section onto Buckwell Lane. The site is enclosed by low wooden fencing to the north.				M/L	
Landform	Quite flat, with a slight slope from east to west (towards the village).					L
Landcover (including biodiversity)	The site is covered by grass (used as a paddock), except for the hedgerows and trees within the boundaries.					L
Man-made influences	The only man-made influences within the site are telephone poles and overhead telephone lines. Immediately to the south is Lilbourne Road, and there are residential dwellings in close proximity to the north, east and west.				M/L	
<b>Aesthetic, perceptual and experiential</b>						
Scenic quality and character	The site has a semi-rural, edge of settlement character.				M/L	
Remoteness/tranquillity	The site does not seem remote due to the proximity of residential dwellings. It is not particularly tranquil due to the noise of traffic along the Lilbourne Road.				M/L	
<b>Visual</b>						
Skyline and settings	To the northwest there are views of the Coton Park warehouses in the distance. Otherwise, the skyline is primarily made up of short-distance views of field boundary trees and shrubs. The conservation area appraisal references the approach to the village on Lilbourne Road.			M		
Movement	Frequent traffic along the Lilbourne Road.					L
Visibility, key views, vistas and typical receptors	The site is not visible from most of the village due to the screening of trees and shrubs. The only views into the site are from the residential dwellings at the junction of Hillmorton Lane and Lilbourne Road, from part of Buckwell Lane itself and the dwellings directly to the north and east.				M/L	

Views to and from important landscape and cultural heritage features	Limited intervisibility with the conservation but the Conservation Area Appraisal lists views out of the village to the countryside along Lilbourne Road.				M/L	
<b>Value</b>						
Landscape value <ul style="list-style-type: none"> <li>• Strength of landscape character/quality and condition</li> <li>• Rarity</li> <li>• Geological, topographical, geomorphological</li> <li>• Historic landscape</li> <li>• Natural value</li> <li>• Recreational value</li> <li>• Scenic – aesthetic, perceptual, experiential</li> </ul>	The site is commonplace, has no know historical value, no recreational value, and little natural value (limited to the field boundaries). There is no public access. The site provides a rural approach to Clifton and to the conservation area.				M/L	
Visual value <ul style="list-style-type: none"> <li>• Iconic views</li> <li>• Views from designated and landscape features</li> <li>• Regional/local valued views</li> <li>• Community valued views</li> </ul>	The site has limited visual value.				M/L	
<b>Mitigation potential</b>						
Mitigation potential	Maintain existing hedgerows and trees in the field boundaries.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	A relatively small site composed of a single field on the eastern edge of Clifton upon Dunsmore currently used as a paddock. The landscape has little value and is quite well enclosed. The only sensitivities that there are arise from proximity to the conservation area, the limited intervisibility with nearby dwellings and the natural value of the existing field boundaries.				M/L	



*View from the west of the site (Buckwell Lane) looking east.*



*View from the west of the site (Buckwell Lane) looking southeast.*

### Site 202: Newton Road, Clifton-upon-Dunsmore



Site reference	202
Site name	Newton Road, Clifton-upon-Dunsmore
Location	North of Clifton-upon-Dunsmore
Site size (ha)	3.58ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
Landscape						
Scale and enclosure	A relatively large site that is the southern part of a field on the northern edge of Clifton upon Dunsmore. The northern side is open (to the rest of the field). The eastern side is enclosed by a hedgerow, and the south and west are enclosed by fencing, trees and shrubs which are sparse in parts.			M		
Landform	Slightly convex, with areas that undulate, but otherwise relatively flat.					L
Landcover (including biodiversity)	The site is entirely greenfield/pastureland, except for the small corrugated metal barn which is located in the southeastern corner of the site. The mature trees in the southern and western boundaries have natural value, but may be outside of the site.					L
Man-made influences	The only man-made influence within the site is a small corrugated metal barn in the southeastern corner. To the south, beyond a track are residential properties, and immediately to the west is Newton Road. Just beyond the eastern boundary is a pond, residential dwellings, farm buildings, and above ground telephone lines.				M/L	
Aesthetic, perceptual and experiential						
Scenic quality and character	The site has a rural, edge of village character, although the prominence of the Coton Park warehouses in the distance detracts from this somewhat.				M/L	
Remoteness/tranquillity	The site is somewhat tranquil, especially on the eastern side, but less so to the west where the noise of traffic from Newton Road is prominent. The site doesn't feel remote due to the proximity of dwellings.				M/L	
Visual						
Skyline and settings	Long-distance views to the north, featuring undulating countryside, Coton Park industrial estate to the northwest, and wind turbines to the northeast. Views to the south are of a short-distance, featuring the trees of the southern boundary and some views of residential dwellings.					L

Movement	Visible movement of traffic on major roads in the distance to the north, and of traffic much closer on the Newton Road to the west.				M/L	
Visibility, key views, vistas and typical receptors	The site is partially visible from the upper floors of some houses to the south, as well as from the dwellings to the east along Buckwell Lane. A PROW crosses the north west corner of the site, there is a further PROW along the track close to the eastern boundary.				M/L	
Views to and from important landscape and cultural heritage features	The site is close to the conservation area but intervening Springwell House limited intervisibility.					L
<b>Value</b>						
Landscape value <ul style="list-style-type: none"> <li>• Strength of landscape character/quality and condition</li> <li>• Rarity</li> <li>• Geological, topographical, geomorphological</li> <li>• Historic landscape</li> <li>• Natural value</li> <li>• Recreational value</li> <li>• Scenic – aesthetic, perceptual, experiential</li> </ul>	The value of the landscape is low – only the natural value of the hedgerows and trees along its boundaries (including TPOs to the south) and its scenic character in providing a rural approach to the village.				M/L	
Visual value <ul style="list-style-type: none"> <li>• Iconic views</li> <li>• Views from designated and landscape features</li> <li>• Regional/local valued views</li> <li>• Community valued views</li> </ul>	Limited visual value from PROWs.				M/L	
<b>Mitigation potential</b>						
Mitigation potential	Maintain existing hedgerows and boundary trees.					
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	The site consists of part of a field on the northern edge of the village of Clifton upon Dunsmore. Sensitivities arise from the limited natural value of the current landscape (derived from the field boundaries), and its intervisibility with dwellings in the village, the PROWs and the countryside to the north.				M/L	



*View from the southeastern corner of the site looking northwest, with Coton Park warehouses in the distance.*



*View from the west of the site looking to the northeast, with wind turbines in the distance.*

Site 307: SC - North Road, Clifton-upon-Dunsmore (Site A)



Site reference	307
Site name	SC - North Road, Clifton-upon-Dunsmore (Site A)
Location	Northwest of Clifton-upon-Dunsmore
Site size (ha)	0.94ha
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area	Dunsmore – Plateau Fringe
Date of site visit	28/11/2024

Criteria	Susceptibility	Sensitivity				
		H	HM	M	ML	L
<b>Landscape</b>						
Scale and enclosure	A small site that is only a section of a larger field used as pastureland on the edge of the village of Clifton upon Dunsmore. It is totally open to the north and west (towards the rest of the field). To the south it enclosed by tall hedges and trees. To the east it is partly enclosed by fences and shrubs.		H/M			
Landform	The site appears to be reasonably flat and featureless – the rest of the field that it is a section of slopes considerably towards the west.					L
Landcover (including biodiversity)	The site is entirely covered by grass (used as pastureland), barring the livestock pen which is located at its entrance onto North Road.					L
Man-made influences	The only man-made influence within the site is a livestock pen. Immediately to the east and south of the site are residential dwellings and above ground telephone lines.				M/L	
<b>Aesthetic, perceptual and experiential</b>						
Scenic quality and character	The site has a semi-rural, edge of settlement character.				M/L	
Remoteness/tranquillity	The site is relatively tranquil, all that can be heard is some faint traffic noise in the background. It does not feel remote given the proximity of residential dwellings.			M		
<b>Visual</b>						
Skyline and settings	To the north and west there are panoramic views of the north of Rugby town, including the residential areas of Brownsover and Coton Park, as well as the warehouses of Swift Valley and Coton Park industrial estates. Views to the south and east are limited to short distances and feature the field boundaries of the site and residential dwellings.			M		
Movement	Minimal – there aren't any clear views of busy roads.		H/M			
Visibility, key views, vistas and typical receptors	Visibility of the site from the village is restricted to what can be seen through the entrance at North Road, and what can be seen from the gardens of properties immediately to the east of the site. The site is highly visible from the north and west due to its elevated nature.				M/L	

Views to and from important landscape and cultural heritage features	Although the views of Rugby town are expansive, there are no notable cultural heritage features in sight.						L
<b>Value</b>							
Landscape value <ul style="list-style-type: none"> <li>• Strength of landscape character/quality and condition</li> <li>• Rarity</li> <li>• Geological, topographical, geomorphological</li> <li>• Historic landscape</li> <li>• Natural value</li> <li>• Recreational value</li> <li>• Scenic – aesthetic, perceptual, experiential</li> </ul>	The site has low landscape value. There is no public access.						L
Visual value <ul style="list-style-type: none"> <li>• Iconic views</li> <li>• Views from designated and landscape features</li> <li>• Regional/local valued views</li> <li>• Community valued views</li> </ul>	Views across the site may be valued by the local community, although there are no designated features within the skylines seen from the site.					M/L	
<b>Mitigation potential</b>							
Mitigation potential	Design that is in keeping with the low-rise character of the village.						
Overall landscape sensitivity (landscape, visual and value) of the assessment unit	This is a small site that consists of a cutting of a larger field used as pastureland on the edge of the village of Clifton upon Dunsmore. The site has minimal landscape value. The only sensitivities are likely to be due to its expansive views of Rugby town to the northwest, its proximity to residential dwellings which have some intervisibility, and the current tranquillity of the area.					M/L	



*A view from the southeastern corner of the site, looking across it in a northwestern direction, towards Rugby town.*



*A view from the southeastern corner of the site, looking in a western direction with the southern boundary to the left.*

# 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**

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Front cover: Five Arches Bridge

# About this report & notes for readers

Lepus Consulting Ltd (Lepus) has prepared this report for the use of Rugby Borough Council. This report has been informed by the best available data at the time of writing. No party should alter or change this report whatsoever without written permission from Lepus.

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The conclusions below are based on the best available information, including information that is publicly available. No attempt to verify these secondary data sources has been made and they have been assumed to be accurate as published.

This report was prepared between August 2025 and December 2025 and is subject to and limited by the information available during this time. This report has been prepared with reasonable skill, care and

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# Acronyms & abbreviations

<b>AGL</b>	Above Ground Level
<b>AOD</b>	Above Ordnance Datum
<b>BMV</b>	Best and Most Versatile
<b>CA</b>	Conservation Area
<b>DCLG</b>	Department for Communities and Local Government
<b>DPD</b>	Development Plan Document
<b>EIA</b>	Environmental Impact Assessment
<b>G&amp;T</b>	Gypsy and Traveller
<b>LCA</b>	Landscape Character Assessment
<b>LCT</b>	Landscape Character Type
<b>LNR</b>	Local Nature Reserve
<b>LPA</b>	Local Planning Authority
<b>LSA</b>	Landscape Sensitivity Assessment
<b>LVIA</b>	Landscape Visual Impact Assessment
<b>LWS</b>	Local Wildlife Site
<b>NCA</b>	National Character Area
<b>NFI</b>	National Forest Inventory
<b>NPPF</b>	National Planning Policy Framework
<b>PPG</b>	Planning Practice Guidance
<b>PRoW</b>	Public Rights of Way
<b>RBC</b>	Rugby Borough Council
<b>RPG</b>	Registered Park and Garden
<b>SM</b>	Scheduled Monument
<b>SSSI</b>	Site of Special Scientific Interest
<b>SWFR</b>	Surface Water Flood Risk
<b>TPO</b>	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 options<sup>1</sup> 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:

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<sup>1</sup> 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-evident> [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 options<sup>1</sup> 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**.

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<sup>1</sup> 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]

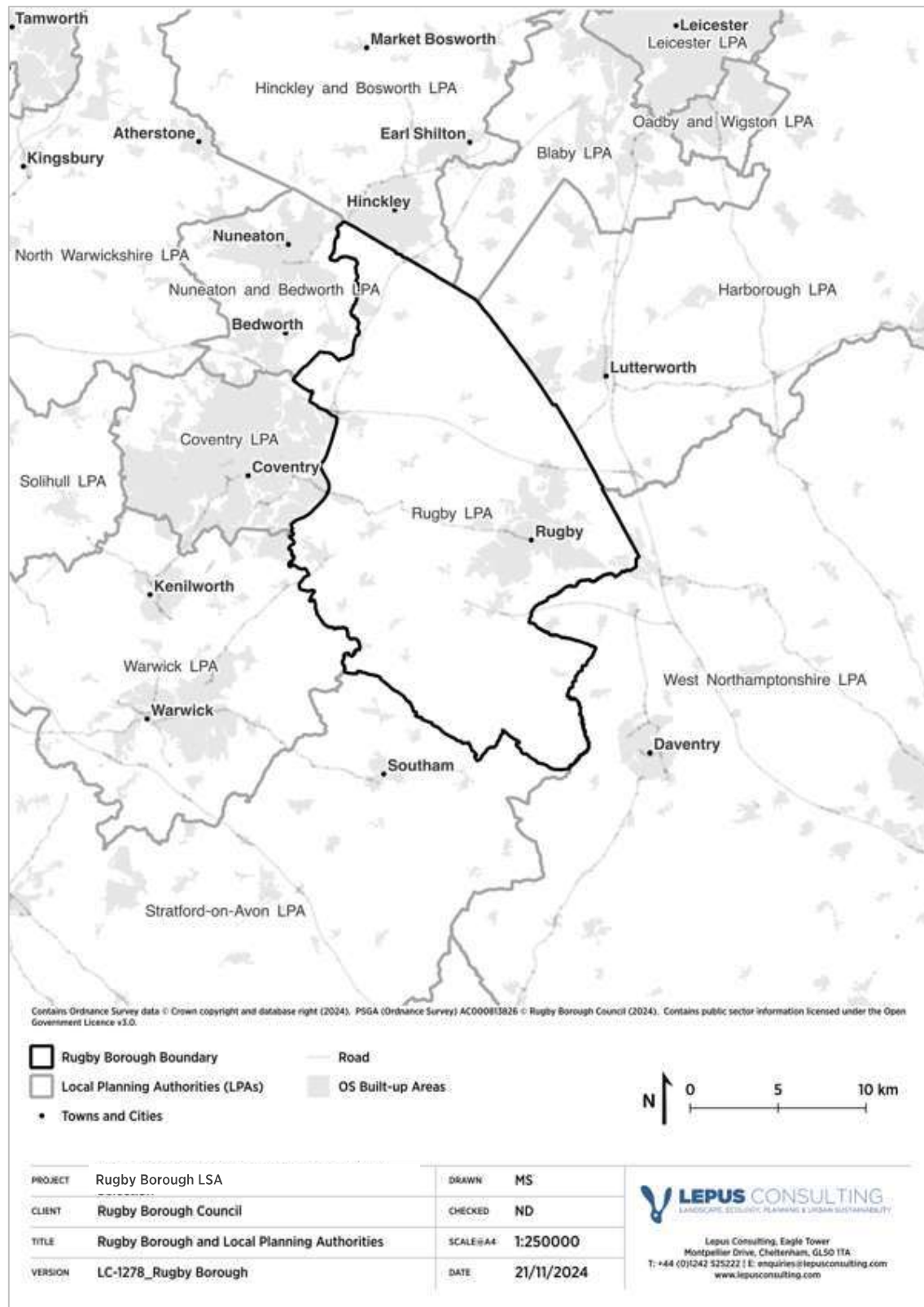


Figure 1.1: Location of Rugby Borough

## 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)<sup>2</sup>
- Planning Practice Guidance (PPG)<sup>3</sup>
- Rugby Borough Local Plan 2011-2031<sup>4</sup>

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

<b>Paragraph 135</b>	<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>
<b>Paragraph 187</b>	<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>

<sup>2</sup> 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]

<sup>3</sup> 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]

<sup>4</sup> 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)<sup>5</sup> 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 assessed<sup>6</sup>. 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 2019<sup>7</sup>. 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*

<b>Policy NE3: Landscape Protection and Enhancement</b>	<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"> <li>• <i>Integrate landscape planning into the design of development at an early stage;</i></li> <li>• <i>Consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;</i></li> <li>• <i>Relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;</i></li> <li>• <i>Identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;</i></li> <li>• <i>Aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;</i></li> <li>• <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></li> <li>• <i>Are sensitive to an area’s capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.”</i></li> </ul>
<b>Policy SDC3: Protecting and Enhancing the Historic Environment</b>	<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>

<sup>5</sup> 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]

<sup>6</sup> 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]

<sup>7</sup> 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'<sup>8</sup>

3.1.4 The methodology is also informed by the following publications:

- 'Guidelines for Landscape and Visual and Impact Assessment Third Edition' (2013)<sup>9</sup>
- The Countryside Agency Topic Paper 6 (2002) 'Techniques and criteria for Judging Capacity and Sensitivity'<sup>10</sup>
- Natural England (2014) 'An Approach to Landscape Character Assessment'<sup>11</sup>
- Landscape Institute (2021) 'Assessing landscape value outside national designations' Technical Guidance Note 02/21<sup>12</sup>

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)

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<sup>8</sup> 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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf) [Accessed: 17/09/25]

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

<sup>10</sup> 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]

<sup>11</sup> 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]

<sup>12</sup> 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

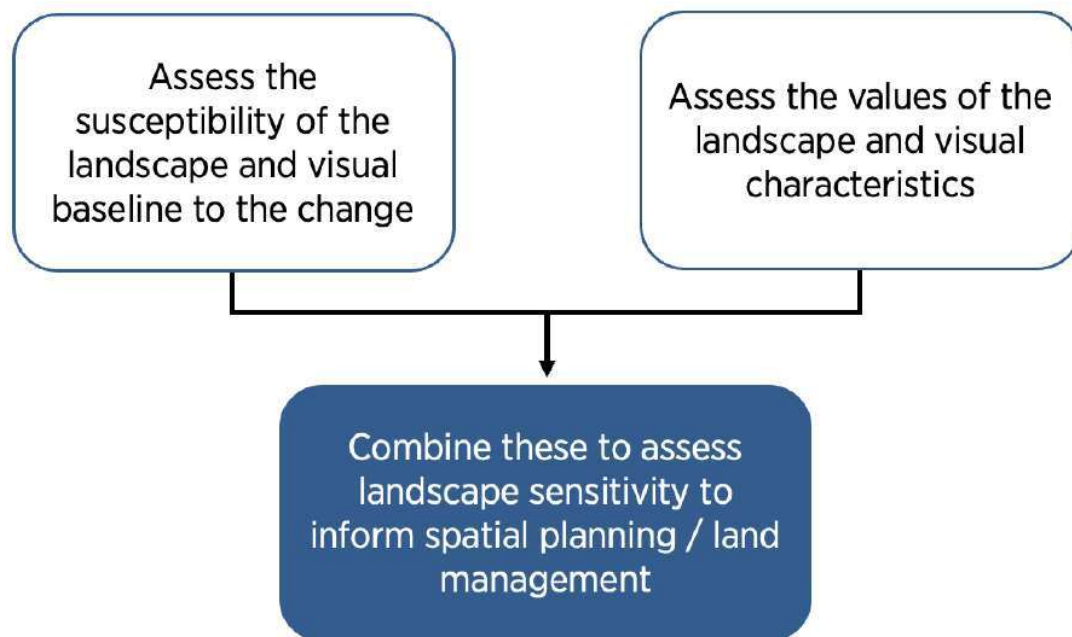
Landscape character*	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape value**	The relative value or importance attached to a landscape (often as a basis for designation or recognition), 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**.

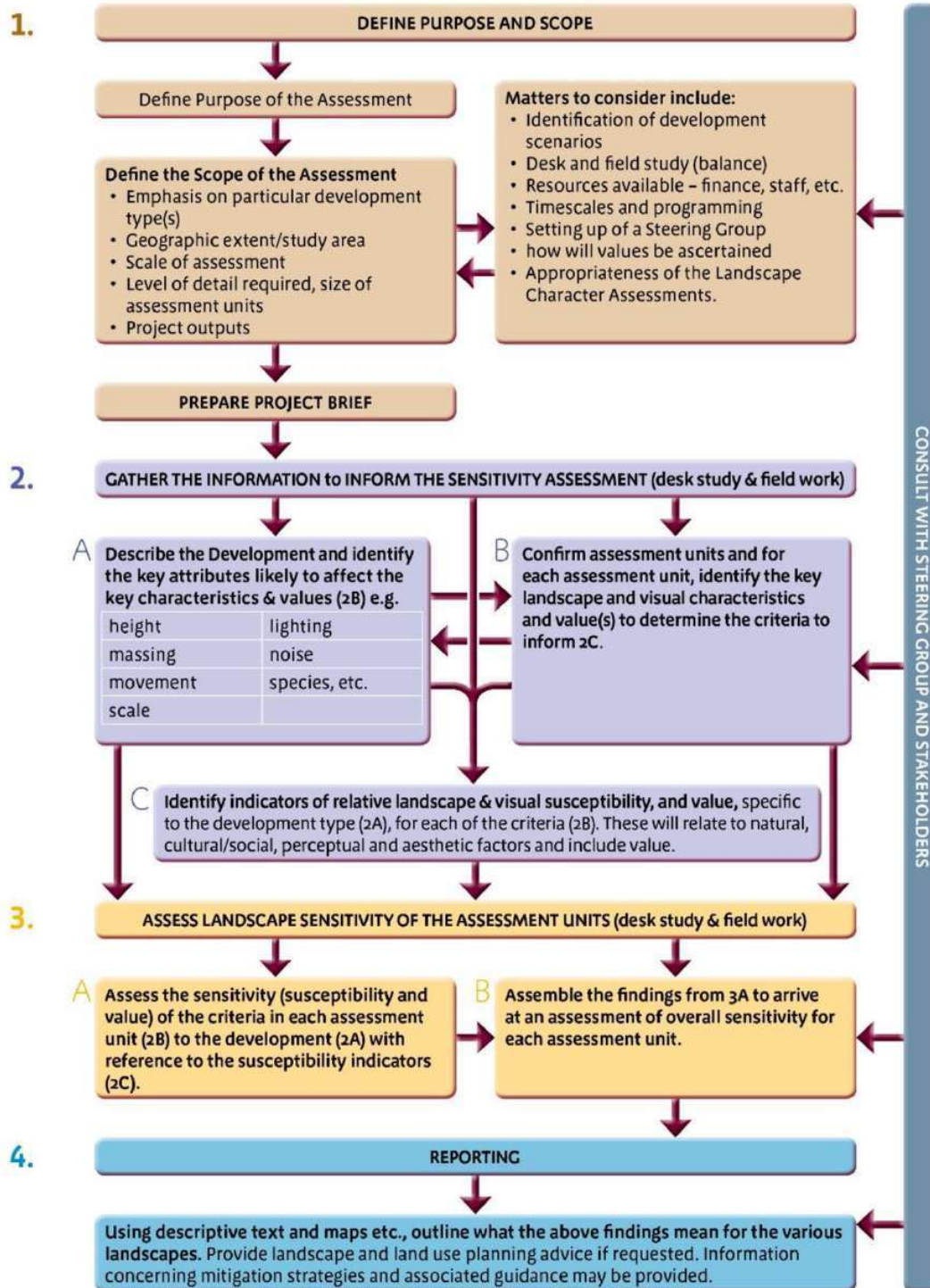


Figure 3.2: The process of LSA<sup>13</sup>

<sup>13</sup> 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](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 methodology<sup>14</sup> 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).

<sup>14</sup> 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](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"> <li>• One to three storeys</li> <li>• Approximate average height of 8-10m tall</li> <li>• Small building footprints</li> <li>• Mixture of housing types including detached and semi-detached properties</li> <li>• Contemporary architectural styles</li> <li>• Constructed using traditional materials with neutral colour palettes</li> <li>• Private rear gardens</li> <li>• Incorporating open green spaces</li> <li>• Street lighting</li> <li>• May also include educational infrastructure such as nurseries, primary schools and secondary schools</li> </ul>	<ul style="list-style-type: none"> <li>• Approximate average height of 8-12m tall</li> <li>• Offices, retail, factories, warehouses, distribution centres</li> <li>• Contemporary architectural styles and geometric shapes</li> <li>• Construction materials such as glass, steel, concrete and bricks</li> <li>• Large building footprints</li> <li>• Car parking areas</li> <li>• Regular movement of heavy goods vehicles</li> <li>• Street lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Each site typically comprises 15 pitches. Any buildings are usually one storey in height.</li> <li>• 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.</li> <li>• Large areas of space are situated within the site, typically constructed of concrete, for the manoeuvring of vehicles</li> <li>• Low walls, fencing, hedges and vegetation define the boundary of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Typically two to four storeys in height.</li> <li>• Extensive building footprints, often comprising several blocks connected by walkways</li> <li>• Contemporary or institutional architectural styles, with simple geometric forms.</li> <li>• Large areas of hard standing, including playgrounds, games courts and car parks.</li> <li>• Dedicated sports facilities</li> <li>• Wide access roads</li> <li>• External lighting</li> <li>• Perimeter security features</li> <li>• Small landscaped areas and green spaces</li> <li>• Outdoor social or learning spaces</li> <li>• Potential inclusion of ancillary buildings</li> </ul>

#### 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
<b>Landscape susceptibility</b>		
Scale and enclosure		
Landform		
Landcover (including biodiversity)		
Man-made influences		
Scenic quality and character		
Remoteness and tranquility		
<b>Visual susceptibility</b>		
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)		
<b>Value</b>		
Landscape value		
Visual value		
<b>Overall</b>		
Mitigation potential		
Landscape sensitivity summary		

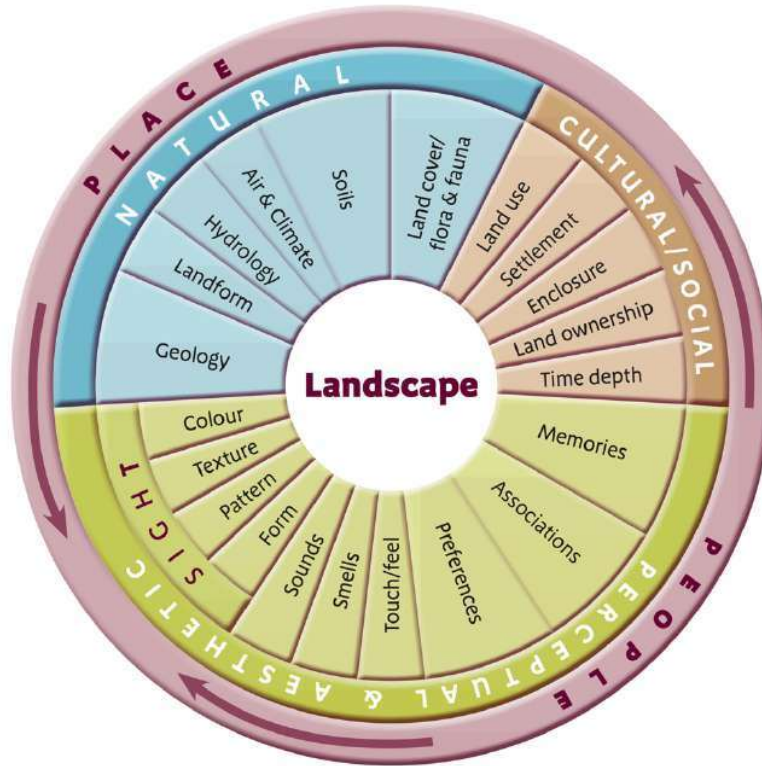


Figure 3.3: What is landscape?<sup>15</sup>

**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**.

<sup>15</sup> 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 definitions<sup>16</sup>*

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.

<sup>16</sup> 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](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)<sup>17</sup> 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**.

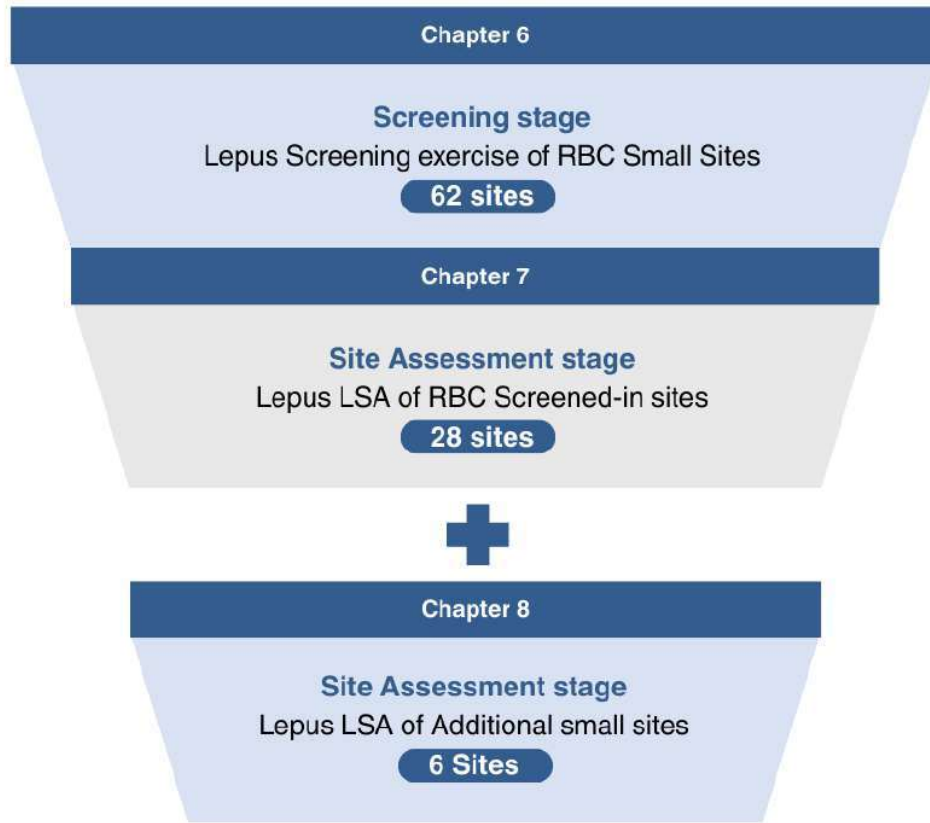
4.2.5 Besides the screening process, Lepus was also instructed to undertake an LSA for an additional six small sites. These sites are presented in **Table 4.2** and comprise:

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

<sup>17</sup> 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](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

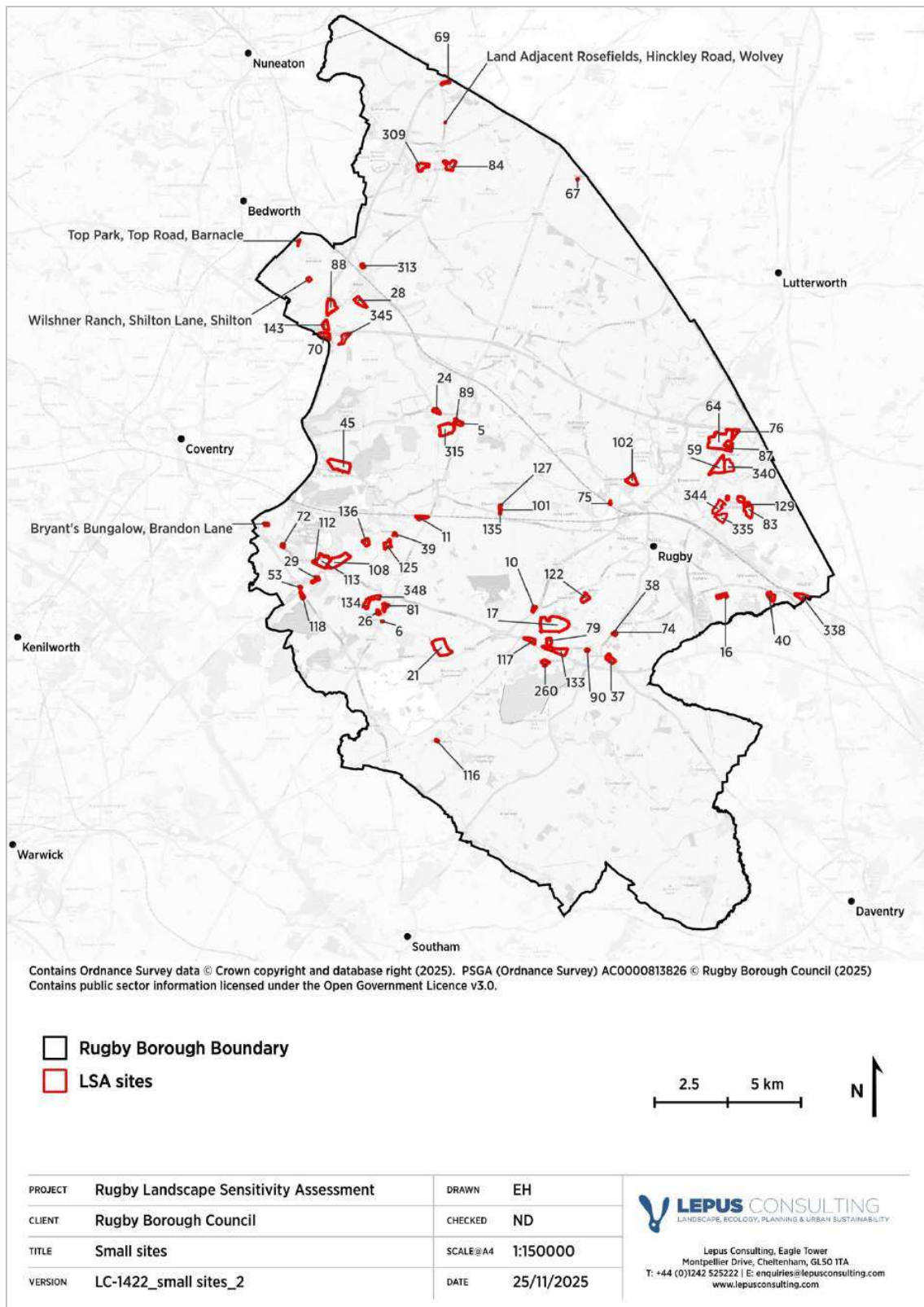


Figure 4.2: LSA sites for screening and evaluation

# 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<sup>18</sup>.

## 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 NCA<sup>19</sup>;
- Leicestershire Vales NCA<sup>20</sup>;
- Mease/Sence Lowlands NCA<sup>21</sup>; and
- Northamptonshire Uplands NCA<sup>22</sup>.

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 environment<sup>23</sup>.

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<sup>18</sup> 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]

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

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

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

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

<sup>23</sup> Natural England (2025) Statement of Environmental Opportunity. Available at <https://nationalcharacterareas.co.uk/glossaryitem/statement-of-environmental-opportunity-seo/#:~:text=Any%20one%20of%20a%20orange.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 NCA<sup>24</sup>**

### **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.”

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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 NCA<sup>25</sup>

### 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 NCA<sup>26</sup>

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

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

<sup>26</sup> 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 Uplands<sup>27</sup>**

- 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

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

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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.”

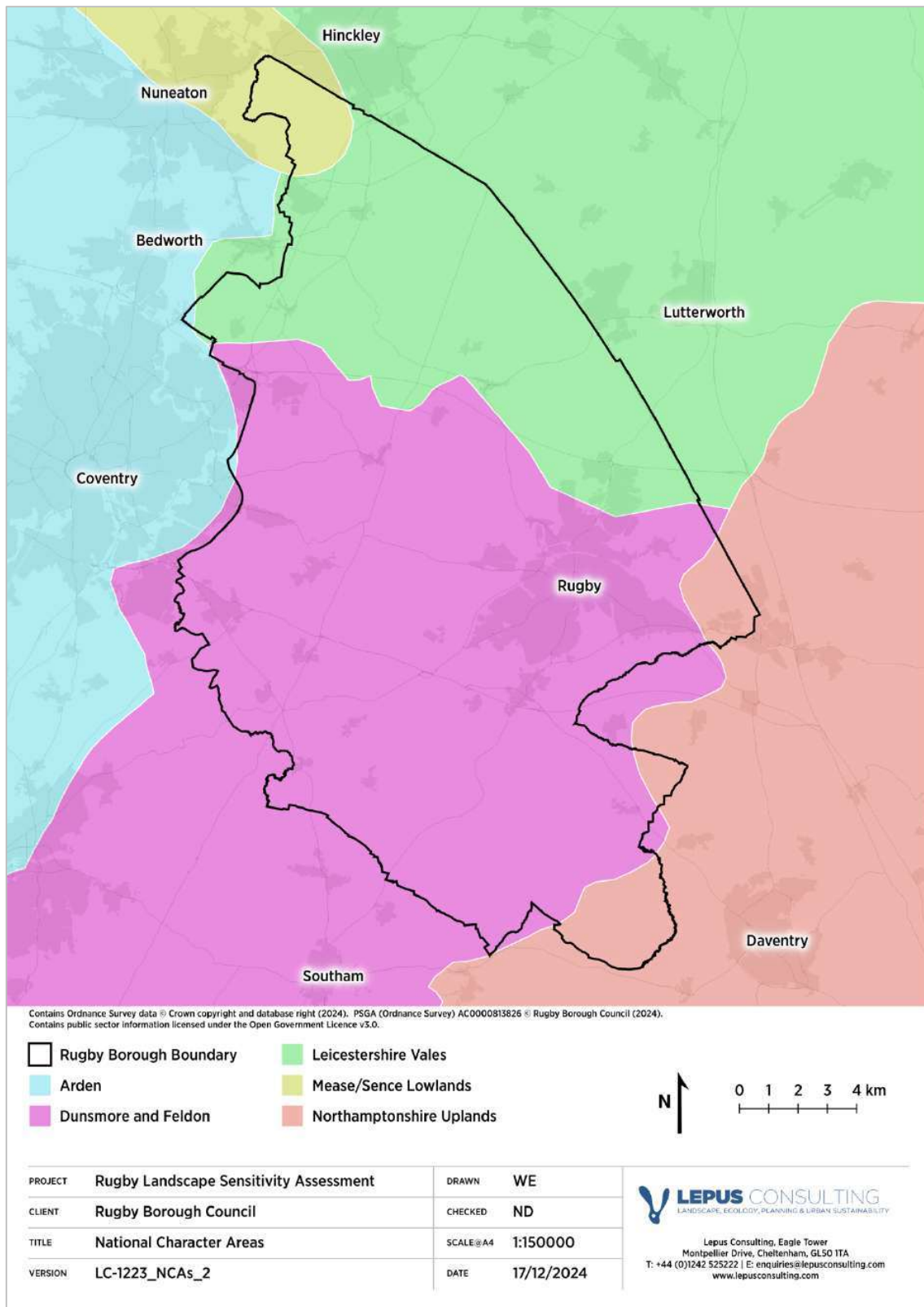


Figure 5.1: NCAs in of Rugby Borough

## 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 healthy 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."*

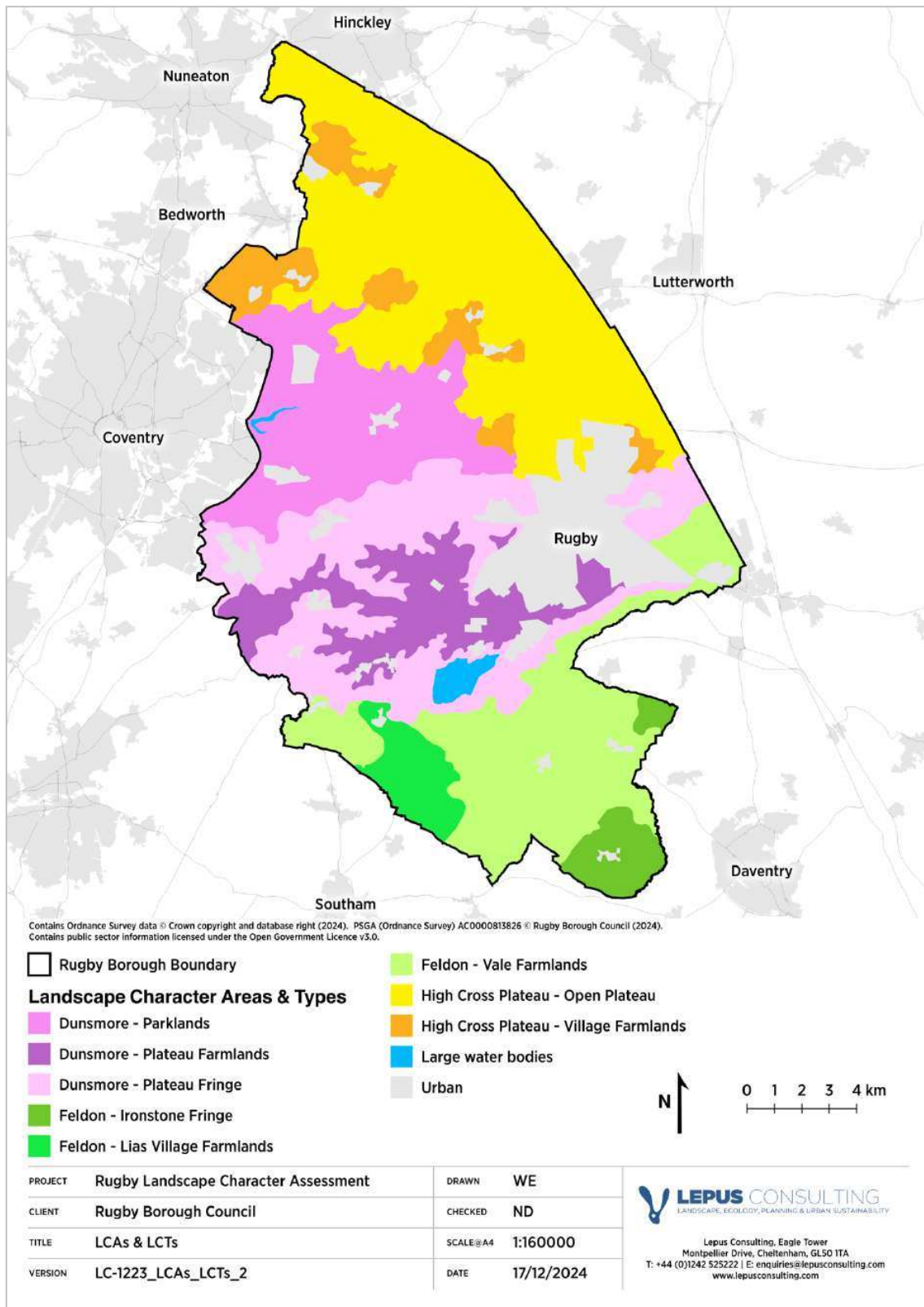


Figure 5.2: LCTs in Rugby Borough

## 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 borough<sup>28</sup>.

### 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.

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

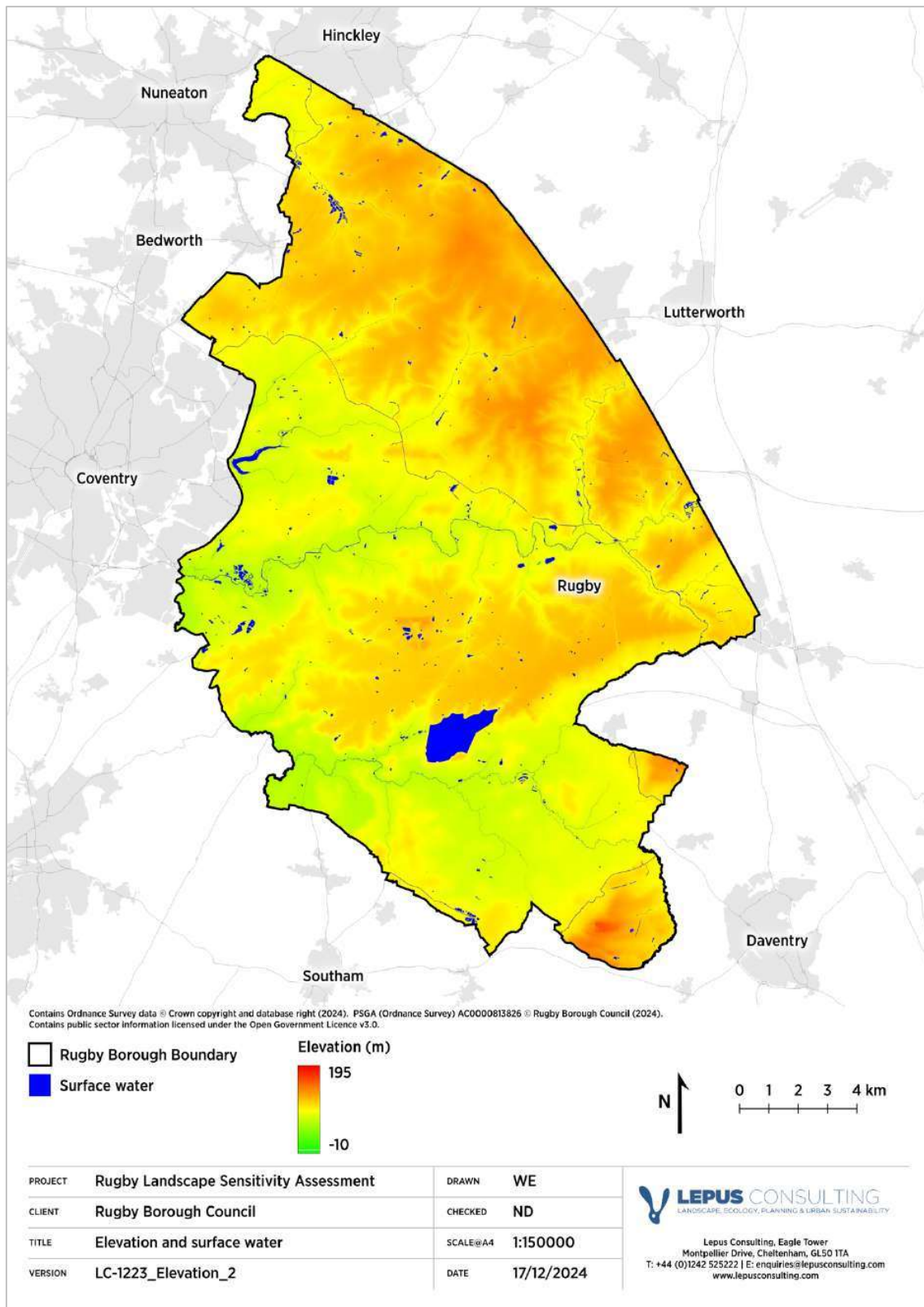


Figure 5.3: Elevation and surface water

### 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 Inventory<sup>29</sup>) 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%

<sup>29</sup> 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 included<sup>30</sup>. The National Forest Inventory (NFI)<sup>31</sup> 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%

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

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

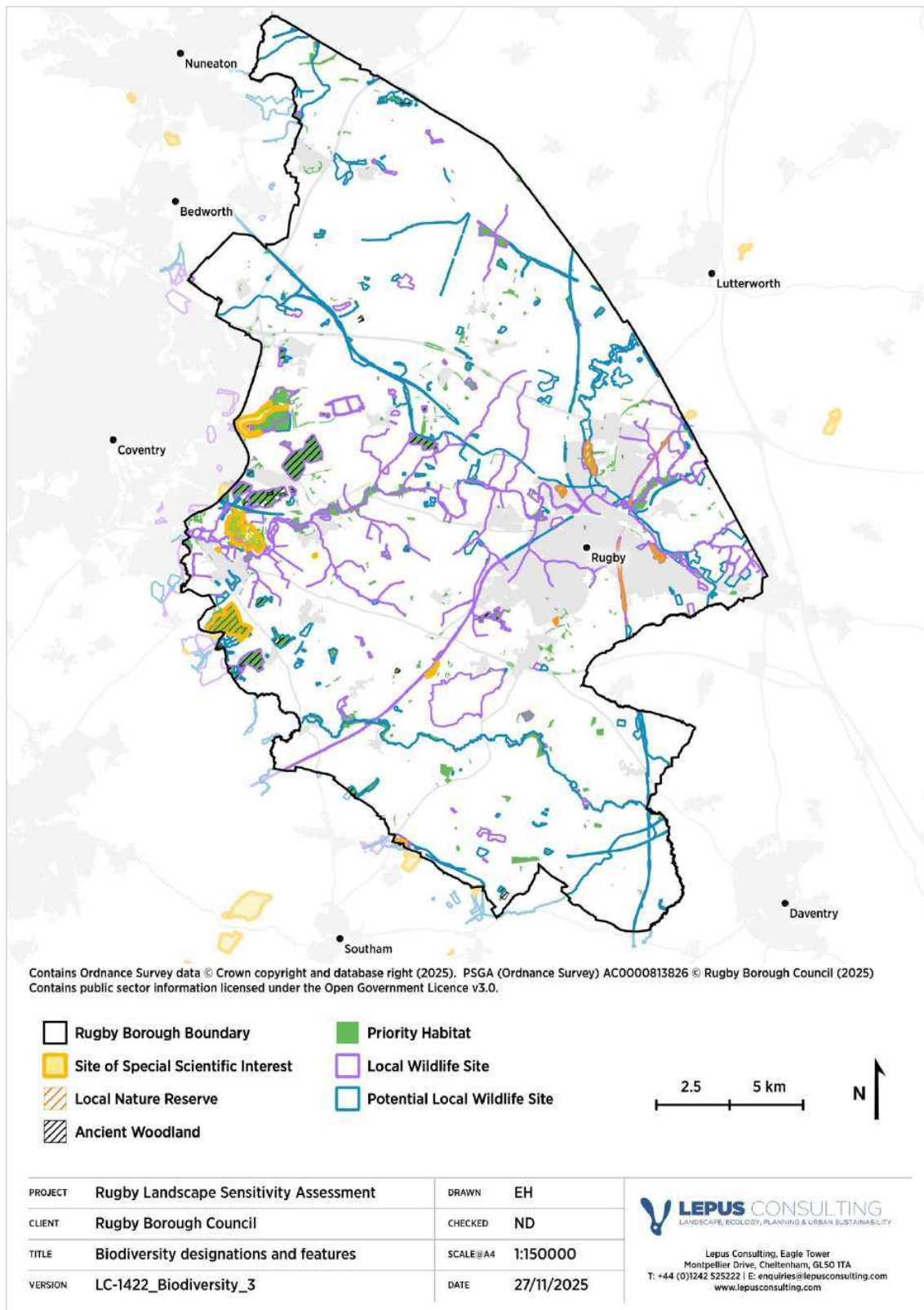


Figure 5.4: Nature conservation designations and priority habitats in Rugby

## 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 altogether<sup>32</sup>.
- 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 areas<sup>33</sup> 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**).

<sup>32</sup> 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]

<sup>33</sup> 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]

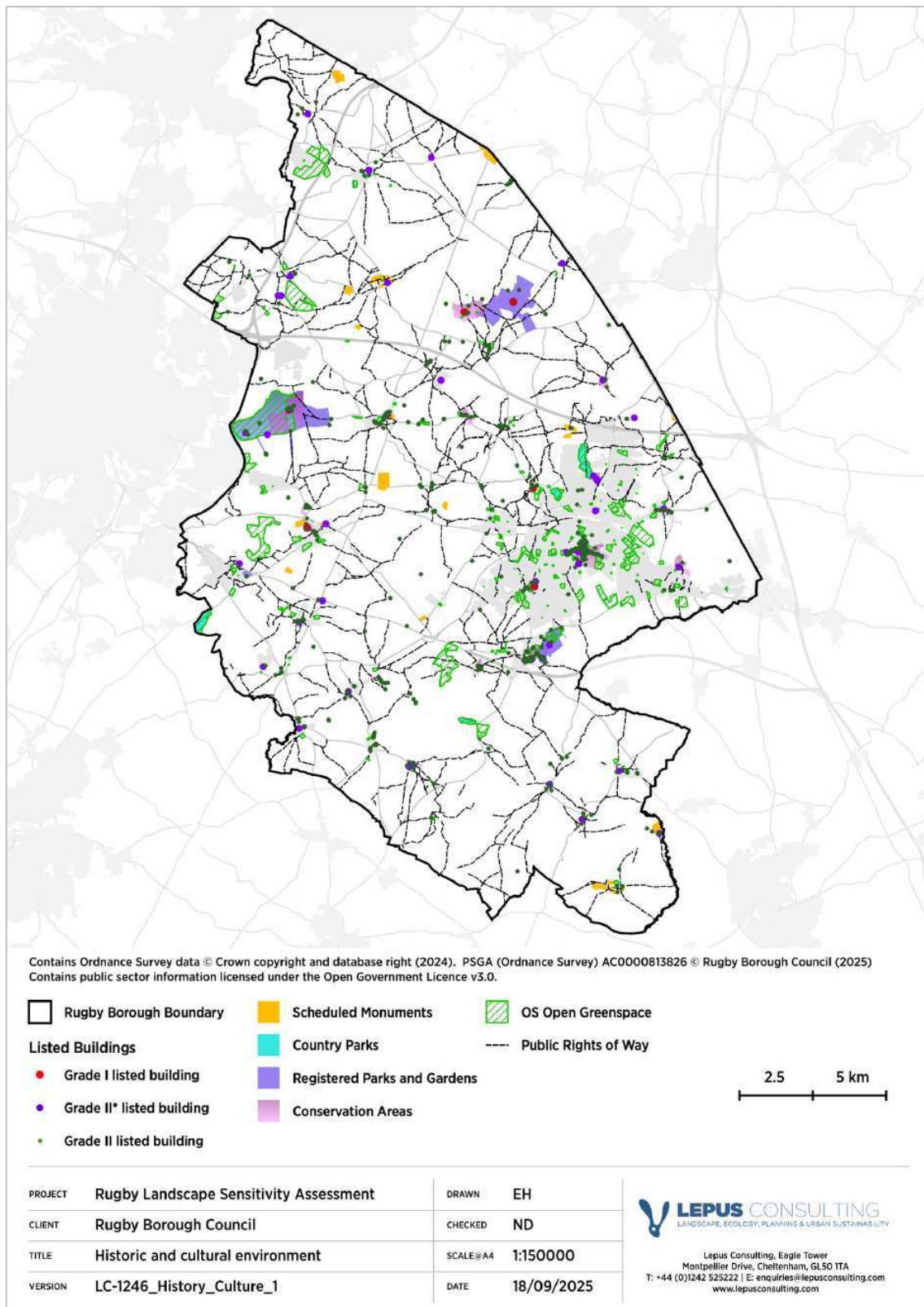


Figure 5.5: Historic environment and recreation assets in Rugby

## 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 options<sup>34</sup>. 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) sites<sup>35</sup>. 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**.

<sup>34</sup> 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]

<sup>35</sup> 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

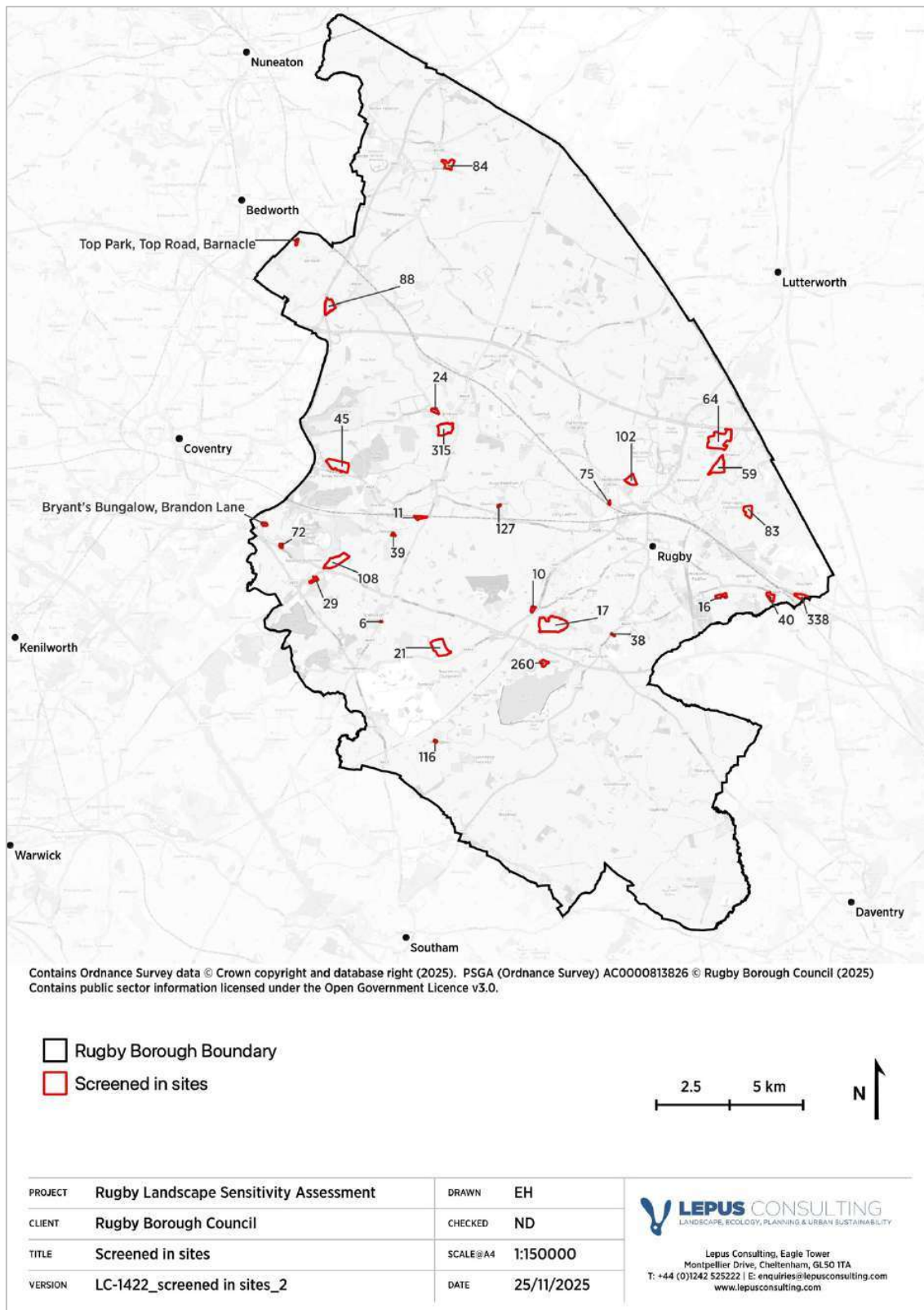


Figure 6.1: Sites previously assessed by RBC which have been screened in and re-evaluated by Lepus

# 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.

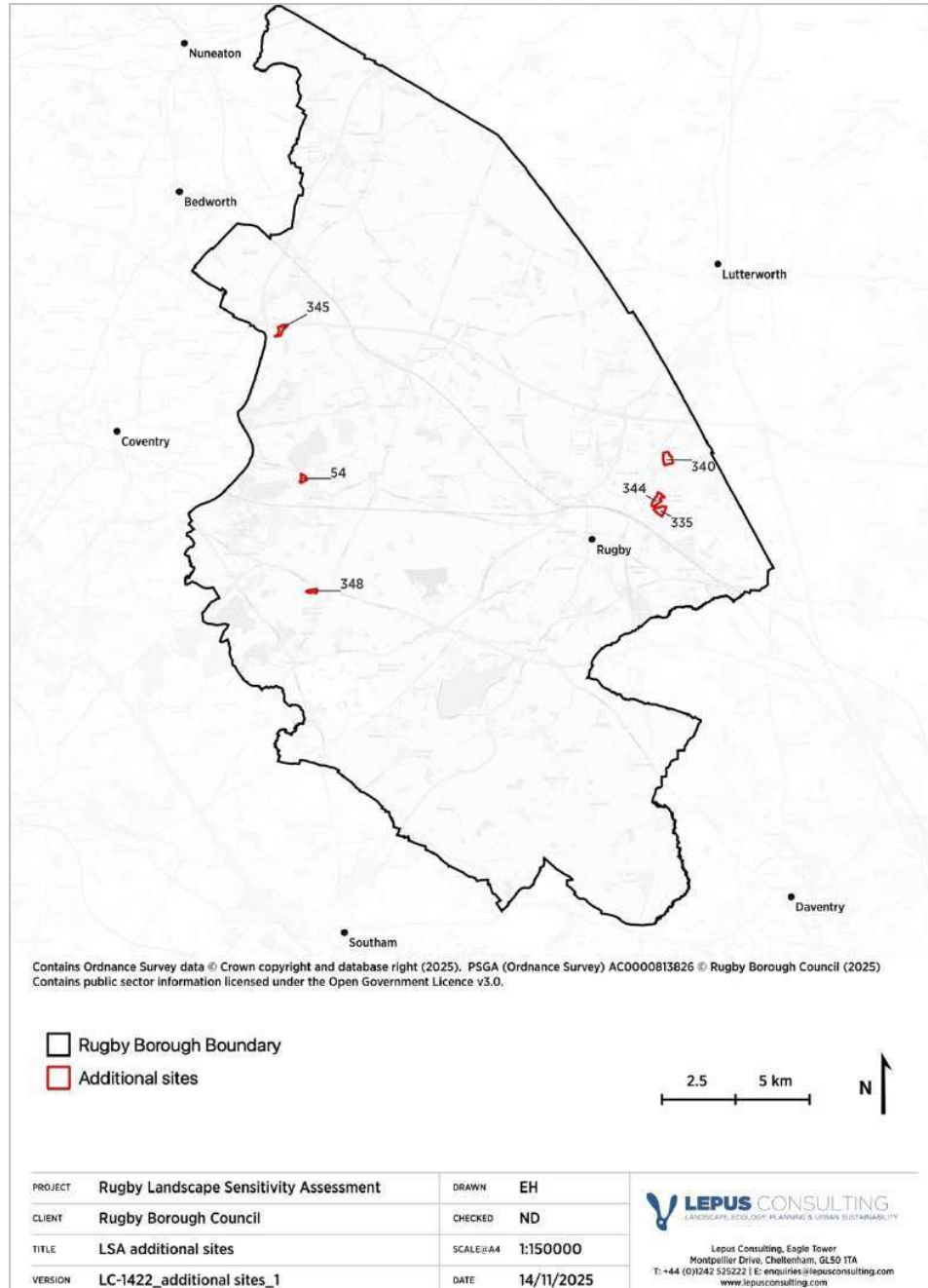


Figure 8.1: Additional small sites

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

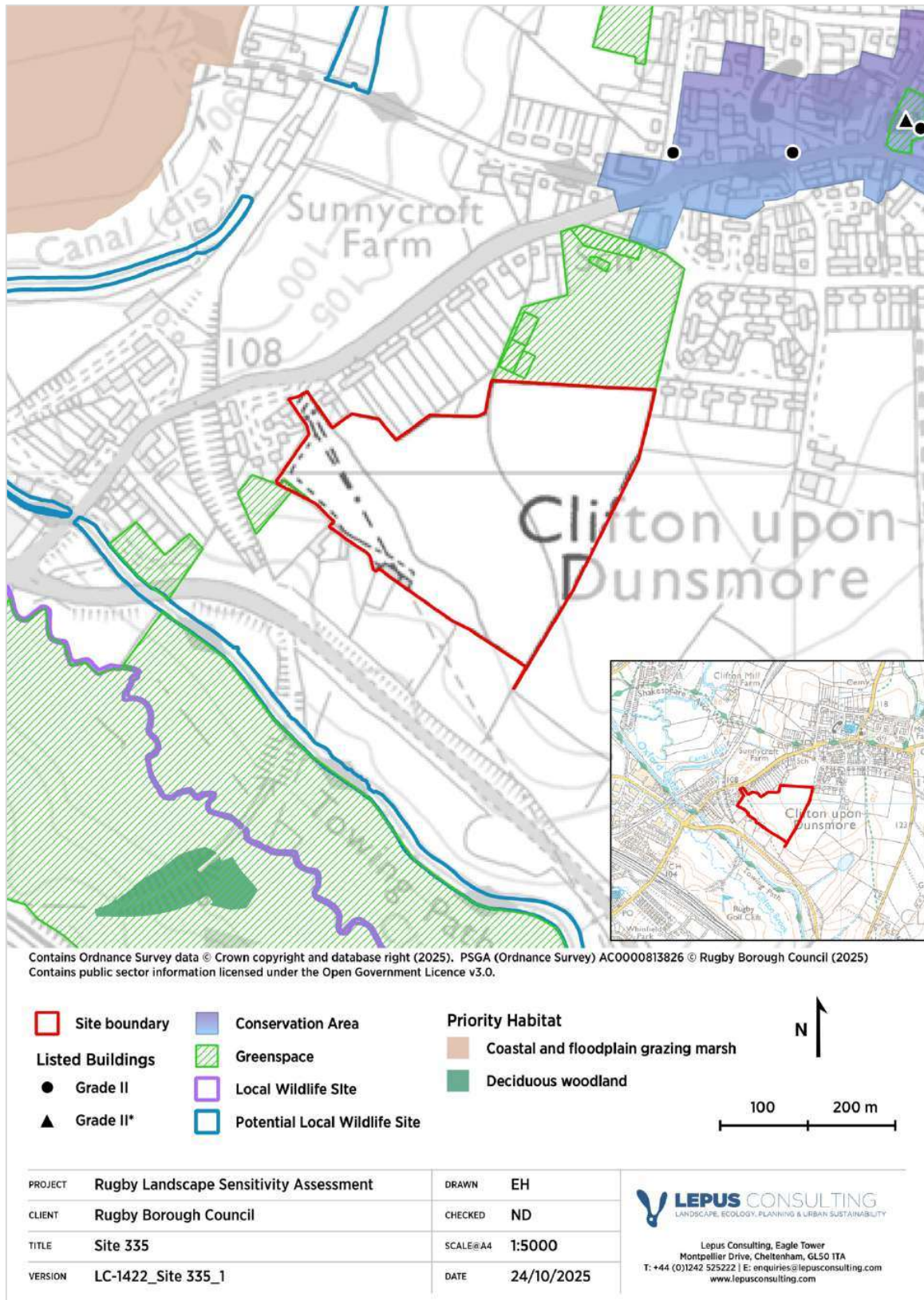


Figure 8.3: Site 335 – Land off Rugby Road, Clifton-upon-Dunsmore

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
<b>Landscape susceptibility</b>		
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
<b>Visual susceptibility</b>		
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
<b>Value</b>		
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 <sup>43</sup> .	M
<b>Overall</b>		
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

<sup>43</sup> 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]

## 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 options<sup>46</sup> 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*'<sup>47</sup>

### 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**.

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<sup>46</sup> 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]

<sup>47</sup> 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](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

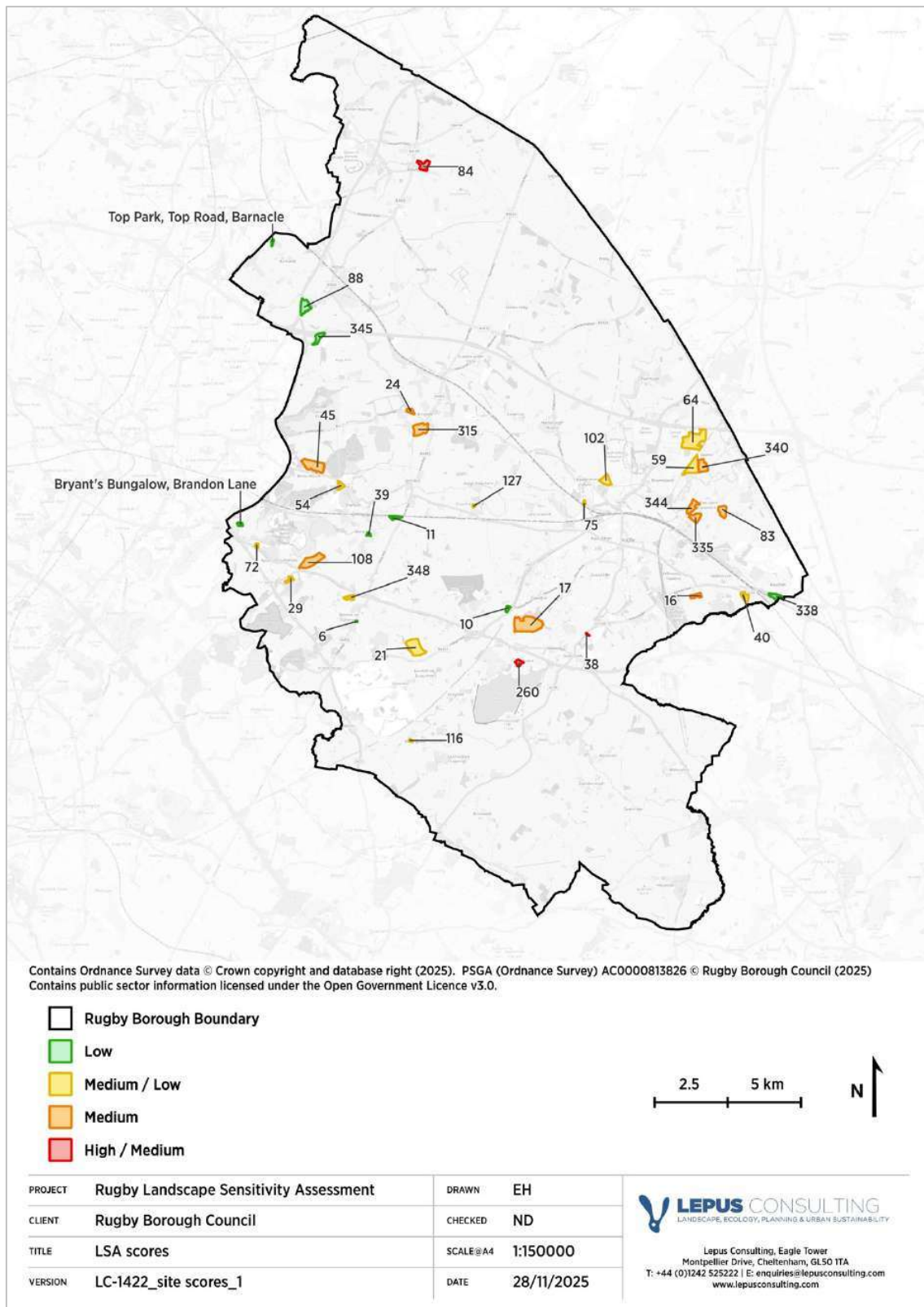


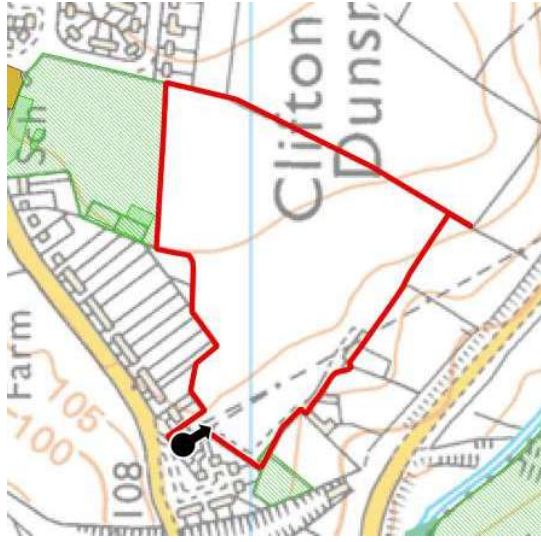
Figure 9.1: LSA scores for all sites

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# Appendix A: Site photos

View from Newall Close

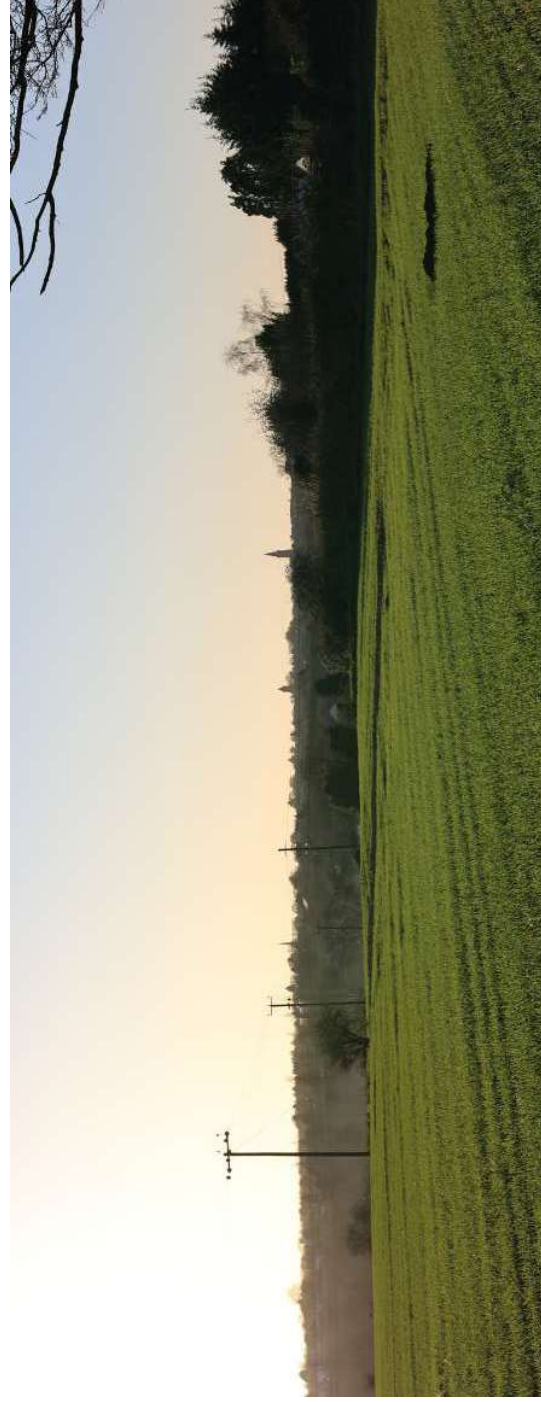
**Site 335: Land off Rugby Road, Clifton (smaller cut)**



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

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# 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

- 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.

- 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

- Irregular or complex landform
- Narrow valleys and ridges
- Distinctive landform features

- 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



- Natural / semi-natural landcover
- Ancient woodland
- Complex, irregular or intimate landscape
- Open hillsides
- Field pattern/mosaic
- Valleys



- 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"> <li>• Water</li> <li>• Field and hedgerow trees</li> </ul>	
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<b>Man-made influences</b>	
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.
<b>Indicators of higher sensitivity</b> 	<b>Indicators of lower sensitivity</b> 
<ul style="list-style-type: none"> <li>• Absence of modern development</li> <li>• Infrequent / no residential built form</li> <li>• Dispersed settlement/sparsely settled/unpopulated areas</li> <li>• Presence of historic buildings / structures or settlement</li> </ul>	<ul style="list-style-type: none"> <li>• Major infrastructure (transport / communications / utility infrastructure / wind turbines)</li> <li>• Modern day industrial development</li> <li>• Large / concentrated urban / modern settlements</li> <li>• Commercial forestry</li> </ul>



<b>Aesthetic, perceptual and experiential</b>	
<b>Scenic quality and character</b>	
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.
<b>Indicators of higher sensitivity</b> 	<b>Indicators of lower sensitivity</b> 
<ul style="list-style-type: none"> <li>• High scenic quality</li> <li>• Strong sense of place</li> </ul>	<ul style="list-style-type: none"> <li>• Low scenic quality (such as industrial areas)</li> <li>• Weak sense of place</li> </ul>

<b>Remoteness / tranquillity</b>	
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.
<b>Indicators of higher sensitivity</b> 	<b>Indicators of lower sensitivity</b> 
<ul style="list-style-type: none"> <li>• Remote; tranquil; wild; spiritual; attractive; peaceful</li> <li>• Physically or perceptually remote, peaceful or tranquil</li> </ul>	<ul style="list-style-type: none"> <li>• Threatening; unattractive; noisy; settled</li> <li>• Close to visible signs of human activity and development</li> </ul>

<b>Visual</b>	
<b>Skylines and settings</b>	
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.
<b>Indicators of higher sensitivity</b> 	<b>Indicators of lower sensitivity</b> 
<ul style="list-style-type: none"> <li>• Prominent skylines</li> <li>• Distinctive skylines</li> </ul>	<ul style="list-style-type: none"> <li>• Less prominent skylines</li> <li>• Existing vertical features (modern development)</li> </ul>

<ul style="list-style-type: none"> <li>• Uninterrupted / undeveloped skylines</li> <li>• Presence of distinctive / sensitive landscape features such as historic landmarks</li> </ul>	<ul style="list-style-type: none"> <li>• Existing built development</li> </ul>
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<b>Movement</b>	
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.
<b>Indicators of higher sensitivity</b> 	 <b>Indicators of lower sensitivity</b>
<ul style="list-style-type: none"> <li>• Rare</li> </ul>	<ul style="list-style-type: none"> <li>• Constant or frequent access</li> <li>• Busy</li> </ul>

<b>Visibility, key views, vistas and typical receptors (both within and outside of each site)</b>	
<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>
<b>Indicators of higher sensitivity</b> 	 <b>Indicators of lower sensitivity</b>
<ul style="list-style-type: none"> <li>• Landscapes which are open or exposed with far reaching views</li> <li>• Extensive intervisibility and little screening or filtering of views</li> <li>• Sparse woodland/tree cover</li> <li>• Field systems bounded by fences/managed hedgerows / stone walls / no field boundaries</li> <li>• Forms an important part of a view from sensitive viewpoints (such as views from scenic routes, well known landmarks, or promoted viewpoints)</li> <li>• Densely populated</li> <li>• Views from scenic routes, well-known landmarks, or views from visitor viewpoints</li> <li>• Views into or out, especially from high ground</li> <li>• Neighbouring landscapes of higher sensitivity, especially internationally and nationally designated landscapes</li> <li>• Contributes to wider landscape</li> <li>• Distinctive or complex backdrops</li> <li>• Landscapes important to the settings / approaches / gateways to designated landscapes</li> </ul>	<ul style="list-style-type: none"> <li>• Landscapes which are confined, contained or enclosed with few inward or outward views</li> <li>• Sparsely populated or inaccessible</li> <li>• Neighbouring landscapes of lower sensitivity</li> <li>• Contributes little to wider landscape</li> <li>• Large scale simple back drops</li> <li>• The presence of woodland blocks and belts</li> <li>• Fields bounded with intact hedgerows/overgrown hedgerows/hedgerows with trees</li> <li>• Weak association with adjacent LCAs</li> </ul>

- Strong association with adjacent LCAs

**Views to and from important landscape and cultural heritage features (both within and outside of each site)**

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.

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.

**Indicators of higher sensitivity**



**Indicators of lower sensitivity**

- Strong association with landscape
- Intervisibility between sites

- Weak association with landscape
- Little intervisibility between sites

**Value**

**Landscape value**

**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.

**Rarity:** Landscapes which are commonplace are less likely to be valued than landscapes which are unique or rare as these are often irreplaceable.

**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.

**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.

**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.

**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.

**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.

**Indicators of higher sensitivity**



**Indicators of lower sensitivity**

- 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)

- 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

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# Appendix C: Site screening table

Site ref.	Name	Size (ha)	Development type	Capacity	Additional information available	RBC LSA outcome	Comments from landscape technical review	Screen in for re-evaluation?
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?
135	Land north of Rugby Road, Church Lawford	0.56	Residential	16 dwellings	N/A	L	<p>within the Stretton-upon-Dunsmore Conservation Area, in particular Grade II* Listed building 'Church of All Saints'.</p> <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 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.</p>	No
136	Land North of Warwick Road, Wolston	3.87	Residential	80 dwellings	N/A	M/L	<p>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 PRowW borders the site to the north. There is some sense of tranquility, although traffic along Warwick Road is an auidal detractor. A pond is located in the northwest of the site.</p>	No
143	Land off Hinckley Road, M6 Jctn 2	5.05	Employment	1.75ha emp. land	N/A	L	<p>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.</p>	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 PRowW 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?
260	PP - Thurlaston Meadows Care Home, Main Street, Thurlaston	3.52	Residential	74 dwellings	N/A	H/M	pond, whilst screening from boundary vegetation will be retained where possible.  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. Tranquillity 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 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.  This site will be screened into the assessments in order to carry out a check of scores.	Yes
307	SC - North Road, Clifton-upon-Dunsmore (Site A)	0.94	Residential	10 dwellings	N/A	M/L	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.	No
309	Land South of Leicester Road, Wolvey	7.10	Residential	150 dwellings	Site Masterplan	M/L	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,	No

Client: Rugby Borough Council  
Title: Local Plan Site Allocation Heritage Assessment



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REVF 16/12/2025

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

2025

### Context

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

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

### Approach

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

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

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

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

Please note:

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

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

Site reference: 129

Parish: Clifton upon Dunsmore

Ward: Clifton, Newton and Churchover

Grid reference: 453505, 276415

Current use: Agriculture

Proposed use: Residential

### Summary

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

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

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

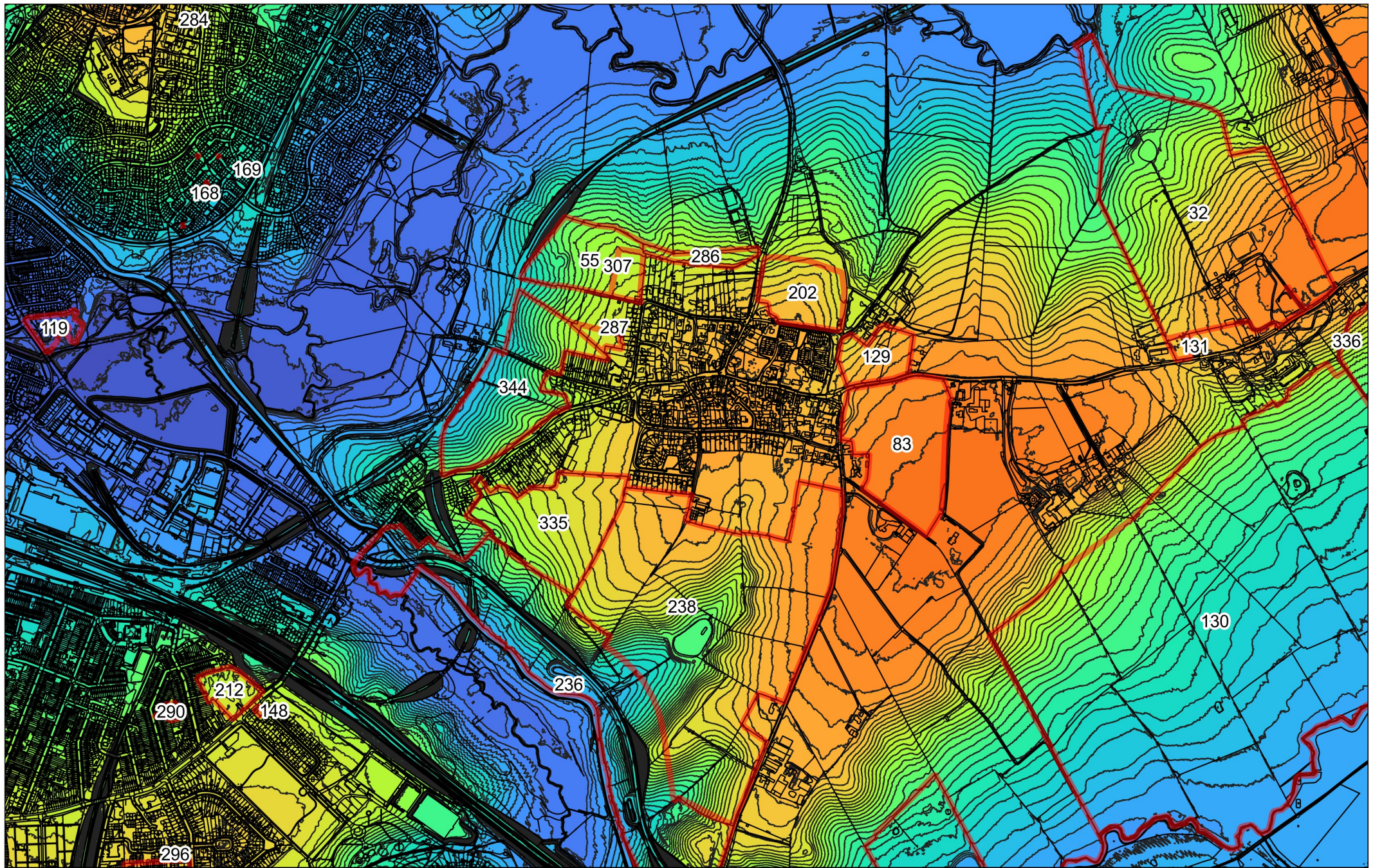
Potential impacts of development include the erosion of the rural setting of the conservation area and of the gateway into the settlement from the east. Modern development could also intrude into views of and from The Old Hall and Clifton Manor.

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

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



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



Clifton upon Dusmore HELAA Sites with 1m Contours and Hillshade

Date  
18/03/2026

Scale  
1:13,000  
(when printed @A4)



0 100 200 300 400 500

1:13,000

Drawn by  
Jonathan Deller

Rugby Borough Council  
Town Hall, Evreux Way, CV21 2RR

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**TOPIC PAPER:  
EDUCATION  
DECEMBER 2025**

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# 1. INTRODUCTION

- 1.1. To better understand the potential future need for school spaces, Rugby Borough Council instructed consultancy Edge Analytics Limited to run their EDGE-UCATE Mainstream model for future education needs in Rugby Borough. More detail on Edge Analytics' expertise in school place modelling can be found here: <https://edgeanalytics.co.uk/planning-for-schools/>
- 1.2. The purpose of running this model is not to create a plan for future school provision in the borough. That is not the role of the local plan or Rugby Borough Council and is instead the responsibility of Warwickshire County Council as local education authority.
- 1.3. Instead, the purpose of the model is to provide evidence to support the preparation of the Rugby Borough Local Plan which is a land use plan. Specifically it assists in identifying whether new or expanded schools are likely to be needed to accommodate the new housing proposed in the plan over the 2025-2042 plan period.
- 1.4. This report explains how the future need for school spaces is modelled and then presents the results with commentary on their likely implications.
- 1.5. EDGE-UCATE Mainstream is a modelling framework for mainstream pupil forecasting, developed by Edge Analytics to support local authorities in their school place planning activities.
- 1.6. Edge Analytics has calibrated its EDGE-UCATE Mainstream model for Rugby Borough using the latest available evidence on resident pre-school age children, local schools<sup>1</sup> and their pupils, together with assumptions on the potential impacts of migration and planned local housing development on future pupil numbers.
- 1.7. The model has been configured with a 2024-25 base year, providing a 20-year forecast for both primary and secondary year groups (up to and including 2044-45).
- 1.8. The EDGE-UCATE Mainstream model produces forecasts for each mainstream school in Rugby, which are aggregated to pupil planning area<sup>2</sup> and borough level.

## 2. DATA INPUTS

- 2.1. To configure the EDGE-UCATE Mainstream model for Rugby, the following data inputs have been provided by Rugby Borough Council and Warwickshire County Council:
  - A list of mainstream schools in the borough, including each establishment's code, name, ward location, published admissions number (PAN), capacity and the pupil planning area that each school forms part of, plus details of all recent and planned school changes

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<sup>1</sup> EDGE-UCATE Mainstream has been configured to provide pupil forecasts for mainstream schools located within Rugby. Pupils attending independent schools, specialist schools, alternative provision or schools located outside the borough are not included.

<sup>2</sup> Pupil planning areas are groups of schools, predefined for the purposes of assessing current and future demand for school place provision.

(openings, closures, year group changes etc).

- A 3-year history of January school census data, providing a count of pupils by year group, school attended and residential ward for 2022-23, 2023-24 and 2024-25.
- A 3-year history of pre-school population data (sourced from GP registrations statistics), providing a count of all children aged 0+ to 4+, by single year of age and residential ward, at the beginning of 2022-23, 2023-24 and 2024-25.
- A housing trajectory of planned annual housing growth for each ward in the borough, for 2024-25 to 2041-42, with accompanying primary and secondary pupil yield factors.

2.2. Edge Analytics has sourced the following data on behalf of Rugby Borough Council: A trajectory of estimated births for each ward in the borough, providing a forecast of all resident children aged 0+ at the beginning of 2025-26 to 2040-41.

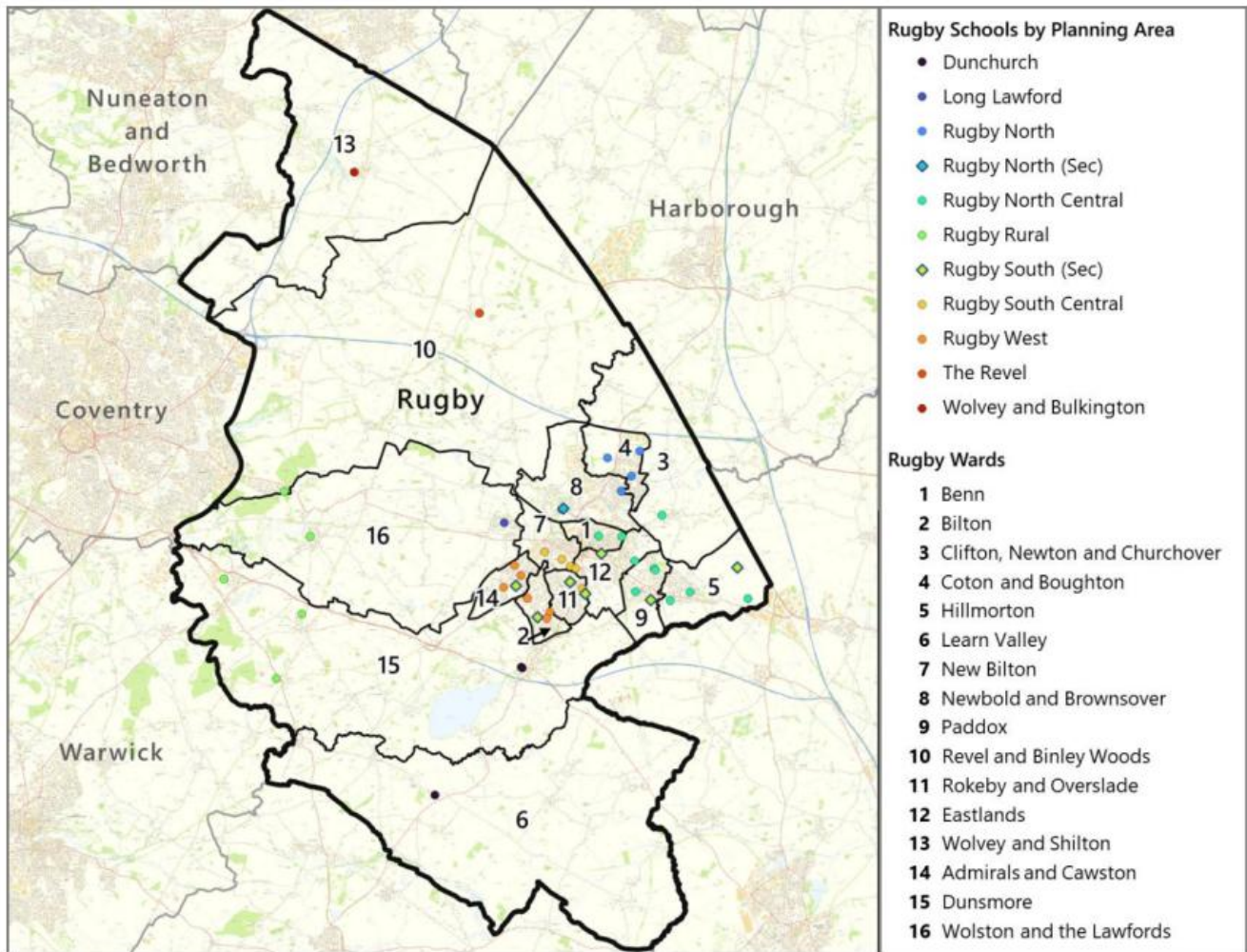
## 3. SCHOOLS AND PLANNING AREAS

3.1. The EDGE-UCATE Mainstream model for Rugby includes details of the borough's 38 primary schools and 8 secondary schools, provided by Warwickshire County Council.

3.2. Of the 38 primary schools, there are 7 infant and 5 junior schools, which accommodate pupils in Years R-2 and 3-6 respectively. The remaining 26 primary schools cover Years R-6.

3.3. The borough's 8 secondary schools accommodate pupils in Years 7-11. Of these schools, 6 have a sixth form, additionally accommodating pupils in Years 12-14.

3.4. The primary schools are organised into 9 pupil planning areas, each formed of between 1-10 schools. The secondary schools are organised into 2 planning areas; one comprising a single school and the other formed of 7 schools. Wards, schools and planning areas are shown on the map below.



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## 4. SCHOOL CENSUS DATA

- 4.1. Underpinning the EDGE-UCATE Mainstream model is a 3-year history of school census data for each school in the borough, sourced by Warwickshire County Council from the 2023, 2024 and 2025 January school censuses.
- 4.2. The school census data provides a count of pupils by year group (R–14) and school attended (consistent with the schools list), resident in each ward or resident outside Rugby in 2022-23, 2023-24 and 2024-25.
- 4.3. In 2024-25, there were 9,748 Year R–6 pupils (resident within or outside Rugby) attending primary schools in Rugby, together with 8,662 secondary pupils (Years 7–14).

## 5. PRE-SCHOOL POPULATION

- 5.1. A 3-year history of GP registrations statistics for October 2022, October 2023, October 2024 and May 2025 has been provided by Warwickshire County Council.
- 5.2. The October extracts provide a count of children aged 0+ to 4+ by single year of age and residential ward at the beginning of 2022-23, 2023-24 and 2024-25 (Figure 3). The May extract provides a count of children aged 4+ (Reception age) resident in each ward at the beginning of 2025-26.

# 6. BIRTHS

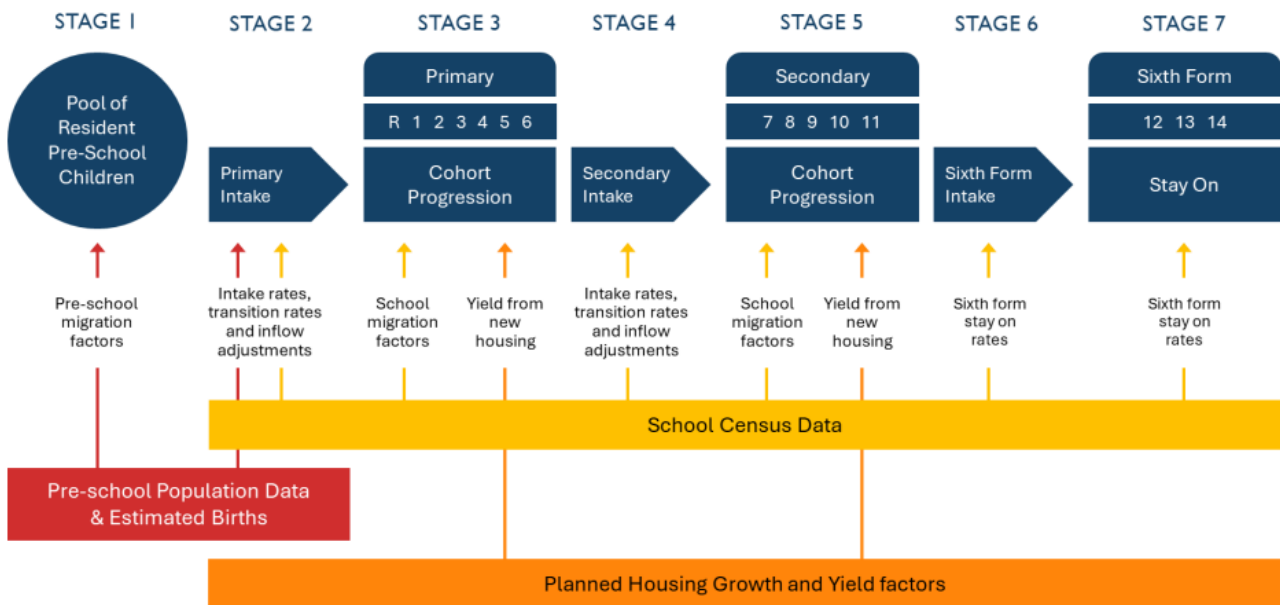
- 6.1. To enable the production of longer-term (beyond 5-year) primary pupil forecasts, Edge Analytics has sourced a trajectory of estimated births for each ward in the borough, providing a forecast of all resident children aged 0+ at the beginning of 2025-26 to 2040-41.
- 6.2. The trajectory of estimated births has been derived using assumptions from the 2022-based subnational population projection from the Office for National Statistics (ONS), rebased to the October 2024 GP registrations statistics.

# 7. PLANNED HOUSING

- 7.1. Pupil yield factors of 0.34 (primary) and 0.16 (secondary) have been provided by Warwickshire County Council.
- 7.2. In the EDGE-UCATE Mainstream model the pupil yield factors represent the number of additional pupils (Years R–6 and Years 7–11), new to the borough, that are expected to require a place at a mainstream school in Rugby as a result of each new home.
- 7.3. The trajectory used is appended to this topic paper as appendix 1 together with the ward-based trajectory. There is one error in that trajectory, the omission of 200 homes at Rugby Central Shopping Centre from the projection for Benn Ward. This omission is not material to the results.

# 8. FORECAST METHODOLOGY - OVERVIEW

- 8.1. The EDGE-UCATE Mainstream forecasting methodology for Rugby comprises a series of stages, which are summarised in Figure 6 and described below.



Source: Edge Analytics Ltd

## STAGE 1: POOL OF RESIDENT PRE-SCHOOL CHILDREN

- 8.2. In Stage 1, a pool of resident children aged 4+ (Reception age) is identified for each ward.
- 8.3. GP registration statistics for May 2025 provide a count of resident children aged 4+ (Reception age) at the beginning of base year +1. GP registrations statistics for October 2024 provide a count of resident children aged 2+, 1+ and 0+, by ward, that will reach age 4+ (Reception age) at the beginning of base year +2, +3 and +4, respectively.
- 8.4. Estimated births, by ward, provide a feed of resident children aged 0+ at the beginning of each forecast year (up to and including 2040-41). These children reach age 4+ (Reception age) at the beginning of base year +5 onward. Each additional year of births included in the model extends the period for which EDGE-UCATE Mainstream can produce pupil forecasts (by another year), up to the 2044-45 forecast horizon.
- 8.5. In the BASE and HOUSING scenarios, all children remain resident in the same ward until age 4+. In the MIGRATION and MIGRATION+HOUSING scenarios, migration factors are applied to the resident pre-school population in each ward, adjusting the size of each cohort in consecutive years.
- 8.6. To derive pre-school migration factors for each ward the 3-year history of October pre-school population data is used to calculate the average annual change in the number of resident children that transferred between successive age groups (0–1, 1–2, 2–3 and 3–4) in consecutive historical years. The average<sup>3</sup> migration factors for each ward are applied in each forecast year.

## STAGE 2: PRIMARY INTAKE

- 8.7. In Stage 2, an intake rate for each ward identifies the proportion of resident children aged 4+ (from Stage 1) that enters mainstream primary education (Year R) in Rugby. Transition rates identify the proportion of these children that enter specific schools. Inflow adjustments identify any additional Year R pupils that enter each school from outside Rugby.
- 8.8. To derive an intake rate for each ward, the total number of resident children aged 4+ at the beginning of the base year, base year -1, and base year -2 (from the pre-school population data) is compared to the total number of resident Year R pupils in the corresponding year (from the school census data). The average<sup>4</sup> intake rate for each ward is applied in each forecast year.
- 8.9. To derive a set of transition rates for each ward, school census data is used to compare the total number of resident Year R pupils in the base year, base year -1 and base year -2 to the number of resident Year R pupils attending each school in the same year. The average<sup>5</sup> transition rates for each ward and school are applied in each forecast year.
- 8.10. To derive a set of inflow adjustments for each school, school census data is used to determine the number of Year R pupils resident outside Rugby in the base year, base year -1 and base year -2. The average<sup>6</sup> flows for each school are applied in each forecast year.

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<sup>3</sup> Averages are weighted towards the most recent data and capped at  $\pm 5$  (or  $\pm 15$  for Dunsmore and Hillmorton).

<sup>4</sup> Averages are weighted towards the most recent data and capped at 0 and +1.2.

<sup>5</sup> Averages are weighted towards the most recent data

<sup>6</sup> Averages are weighted towards the most recent data.

## STAGE 3: PRIMARY COHORT PROGRESSION

- 8.11. In Stage 3, Year R pupils (identified in Stage 2) transfer to successive primary year groups (Years 1–6), accounting for migration and/or new housing as appropriate.
- 8.12. In the BASE scenario, all pupils remain in the same school until Year 6.
- 8.13. In the MIGRATION and MIGRATION+HOUSING scenarios, migration factors are applied to the number of pupils in each school, adjusting the size of each cohort in consecutive forecast years.
- 8.14. To derive migration factors for each school, the latest 3-year history of school census data is used to calculate the average annual change in the number of pupils that transferred between successive year groups (R–1, 1–2, 2–3, 3–4, 4–5 and 5–6) in consecutive historical years. The average<sup>7</sup> migration factors for each school are applied in each forecast year.
- 8.15. In the HOUSING and MIGRATION+HOUSING scenarios, a primary pupil yield factor of 0.34 is applied to the number of planned new homes in each ward, which, in the EDGE-UCATE Mainstream model, represents the number of additional primary pupils (new to the borough) that are expected to require a place at a mainstream school in Rugby as a result of each new home. The resulting pupil yield is apportioned across Years R–6, weighted most heavily towards Year R, and allocated (entirely) to mainstream schools in Rugby, in line with existing ward-to-school pupil flows<sup>8</sup>.

## STAGE 4: SECONDARY INTAKE

- 8.16. In Stage 4, an intake rate for each ward identifies the proportion of resident Year 6 pupils (from Stage 3) that enters mainstream secondary education (Year 7) in Rugby. Transition rates identify the proportion of these pupils that enter specific schools.
- 8.17. To derive an intake rate for each ward, school census data is used to compare the total number of resident Year 6 pupils in base year -1 and base year -2 to the total number of resident Year 7 pupils in the following year. The average<sup>9</sup> intake rate for each ward is applied in each forecast year.
- 8.18. To derive a set of transition rates for each ward, school census data is used to compare the total number of resident Year 7 pupils in the base year, base year -1 and base year -2 to the number of resident Year 7 pupils attending each school in the same year. The average<sup>10</sup> transition rates for each ward and school are applied in each forecast year.
- 8.19. An adjustment is applied to the number of Year 6 pupils resident outside Rugby, altering the size of the cohort as it transfers from Year 6 to Year 7. To derive this adjustment, school census data is used to compare the total number of resident Year 6 pupils in base year -1 and base year -2 to the total number of resident Year 7 pupils in the following year. The adjustment is applied in each forecast year, with the resulting pupils allocated to schools based on average transition rates.

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<sup>7</sup> Averages are weighted towards the most recent data and capped at  $\pm 2.5$ .

<sup>8</sup> Yield from new housing is added in each year, from base year +1 onward, and relates to housing built throughout the previous year. The number of homes built in 2024-25 is reduced by 1/3 to account for the use of January 2025 school census data.

<sup>9</sup> Averages are weighted towards the most recent data and capped at 0 and +1.2.

<sup>10</sup> Averages are weighted towards the most recent data.

## STAGE 5: SECONDARY COHORT PROGRESSION

8.20. In Stage 5, Year 7 pupils (identified in Stage 4) transfer to successive secondary year groups (Years 8–11) accounting for migration and/or new housing<sup>11</sup> as appropriate. The Stage 3 methodology is used.

## STAGE 6: SIXTH FORM INTAKE

8.21. In Stage 6, a sixth form stay-on rate for each applicable secondary school identifies the proportion of Year 11 pupils (from Stage 5) that enters Year 12, adjusting the size of each cohort in each forecast year.

8.22. To derive a stay-on rate for each school, the 3-year history of school census data is used to calculate the average proportion of pupils that transferred between Years 11–12 in consecutive historical years. In all scenarios, the average<sup>12</sup> stay-on rates for each school are applied in each forecast year.

## STAGE 7: SIXTH FORM COHORT PROGRESSION

8.23. In Stage 7, stay-on rates for each sixth form identify the proportion of Year 12 pupils (from Stage 6) that enters Year 13 (and then Year 14), adjusting the size of each cohort in consecutive forecast years. The Stage 6 methodology is used.

# 9. FORECAST METHODOLOGY – SPECIFIC ADJUSTMENTS

9.1. Specific adjustments were made to the forecast methodology to:

- Model the opening of new planned schools and expansions
- Model the anticipated distribution of housebuilding within wards

## NEW SCHOOLS

9.2. Five additional new schools are included in the model:

Ashlawn Road Primary School (projected opening 2029)

South West Rugby Secondary School (projected opening 2035)

Coventry Road Primary School (projected opening 2030)

Third South West Rugby Primary School (projected opening 2038)

Houlton Phase 3 Primary (projected opening in 2032 expanding to two forms of entry from 2042)

9.3. The projected opening dates are current best guesses. The actual opening dates will depend upon how quickly the developments on which the schools are located are built and on future

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<sup>11</sup> In the HOUSING and MIGRATION+HOUSING scenarios a secondary pupil yield factor of 0.16 is applied. The resulting secondary pupil yield is apportioned across Years 7–11, weighted towards Year 7, and allocated (entirely) to mainstream schools in Rugby, in line with existing ward-to-school pupil flows. At the request of Rugby Borough Council, bespoke adjustments have been applied to the ward-to-school secondary pupil flows for Houlton School.

<sup>12</sup> Averages are weighted towards the most recent data.

assessments of Warwickshire County Council as local education authority about pupil demand.

- 9.4. All schools were projected to open one form of entry at a time, rather than the whole school opening simultaneously.
- 9.5. Additionally, the following school expansions are modelled:

Houlton School primary phase (from 2026)

The Avon Valley School and Performing Arts College (1 additional form of entry from 2027, 2 additional forms of entry from 2031)

## MODEL ADJUSTMENTS

- 9.6. The building block of the model is wards, rather than school catchments/priority areas. This means that when significant new housing is built in a ward, the children from that new housing would be projected to go to the schools that historically children from that ward have gone to. This is a useful guide, but adjustments are needed when new schools have opened and when a ward encompasses multiple villages.
- 9.7. Therefore, to try to better model where children from the newly built houses are likely to go to school the following adjustments were made to the model:
  - From 2025-6 all secondary school pupils from new homes in Hillmorton ward were allocated to Houlton School. This reflects the fact that a large majority of new housebuilding in Hillmorton ward is on the Houlton development.
  - From 2028-29 all year 7 pupils from wards outside of Hillmorton and Clifton, Newton & Churchover were allocated to schools other than Houlton School. As a corollary of this, Houlton School will be filled from pupils within the Hillmorton and Clifton, Newton & Churchover wards. These assumptions reflect that as more of the Houlton development is built the likelihood that children will be admitted from outside of its priority areas will diminish.
  - From 2029-30 all primary school children from new homes in Wolvey and Shilton ward were allocated to Wolvey C of E Primary School. This adjustment models the children from the new homes planned at Wolvey going to the village school
  - From 2032-33 all primary school children from new homes in Revel and Binley Woods Ward were allocated to The Revel C. Of E. (Aided) Primary School. This adjustment models the children from the new homes planned at Brinklow going to The Revel Primary School.
  - A new sub-ward has been created within Wolston and the Lawfords Ward, comprising new homes at Long Lawford. From 2032-33 primary school children from new housing in this sub-ward will be allocated entirely to Long Lawford Primary School until it is full and then to Henry Hinde Infant School and Henry Hinde Junior School, which are the next closest. This adjustment models the children from the new homes planned at Long Lawford going to the closest schools. Pupil yield from new housing in the remaining portion of Wolston and the Lawfords was allocated to other schools based on historical flows.
  - Dunsmore ward is split into three sub wards:

- A sub-ward for new housing at South West Rugby in Dunsmore Ward from which the children would go to the new South West Rugby schools
- A sub-ward for new housing at Stretton-on-Dunsmore from which the primary school aged children would go to Knightlow Primary School
- A sub-ward for new housing at Ryton on Dunsmore from which the primary school aged children would go to Provost Williams Church of England Primary School

## 10. RESULTS

10.1. The model itself is not published. The model utilizes school census data and GP registration data supplied by Warwickshire County Council which is not public data. The following sections summarise the overall findings of the model. The results presented show the MIGRATION + HOUSING scenario. This scenario incorporates new housing planned through the Proposed Submission Rugby Borough Local Plan 2025-2042.

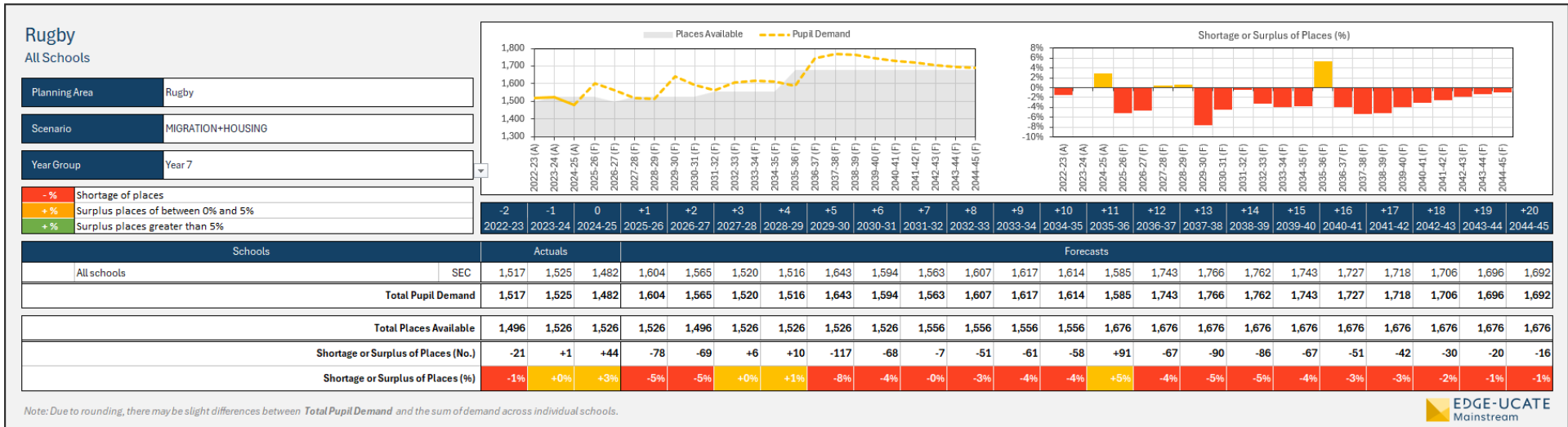
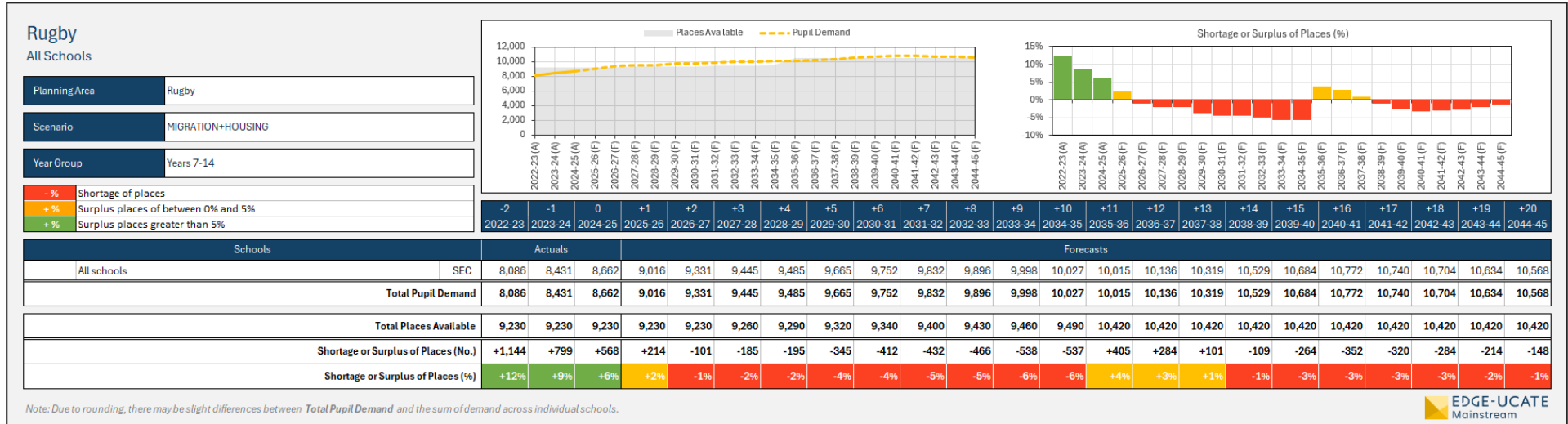
10.2. It is important to recognise that, while the model is a helpful decision-aiding tool, in interpreting its results the following points need to be kept in mind:

- the future is inherently difficult to predict. For example, we do not know whether future birth rates will rise or fall.
- The housing trajectory appended to this note will certainly be incorrect, but it is a best estimate based on information currently available.
- The popularity of individual schools will change over the next twenty years, meaning that recent patterns for which schools children from each ward go to will no longer be a good guide.
- The model doesn't capture which schools children are allocated to if their first choice school is oversubscribed. This in turn is influenced by parental preference.
- Using ward level data is helpful, but, even manually adjusted as above, it does not capture the full complex detail of the interaction of catchment/priority areas and parental choice. This means that the model is more reliable for looking at the position borough-wide and for groups of schools, and less reliable for looking at the position at individual schools.
- The further into the future the model reaches the less reliable it will become. This is a snapshot in time model, produced for the purposes of local plan making.
- Warwickshire County Council as Local Education Authority (LEA) is responsible for school place planning in Warwickshire. It will update its understanding on a continuous basis during the new plan period.
- Consultants Edge Analytics have provided a model only. They do not make recommendations about how the LEA or indeed Rugby Borough Council should respond to what the model is showing. How to respond is a matter for the LEA.
- The LEA does not have freedom to open new schools as and when it wishes. The

Department for Education will only grant permission for a new school to open if it is demonstrated that there is a clear and sustainable need for the school.

# SECONDARY SCHOOLS

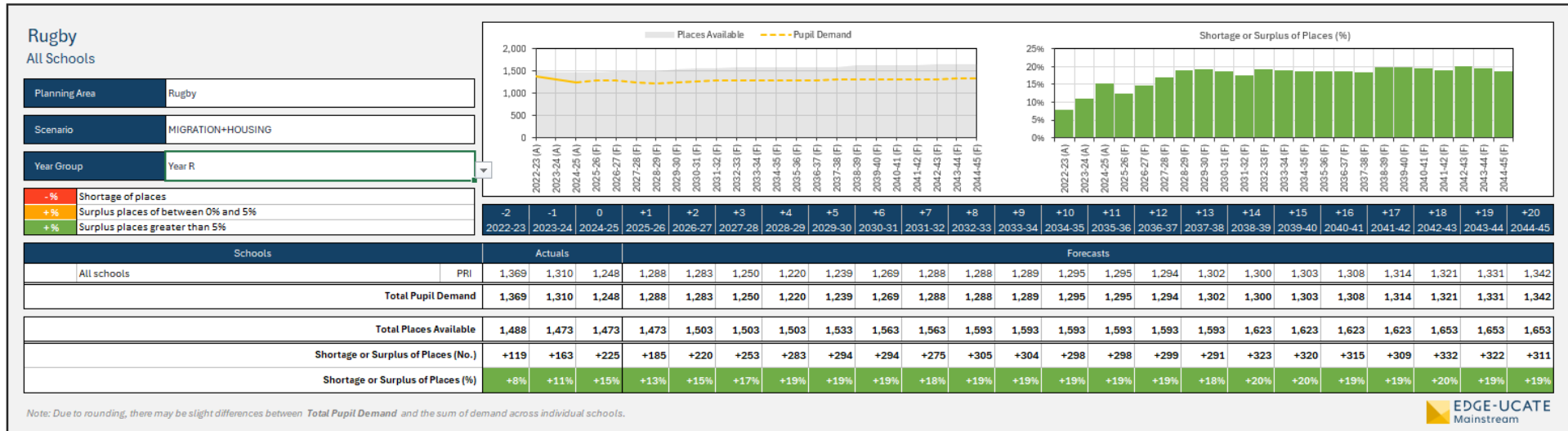
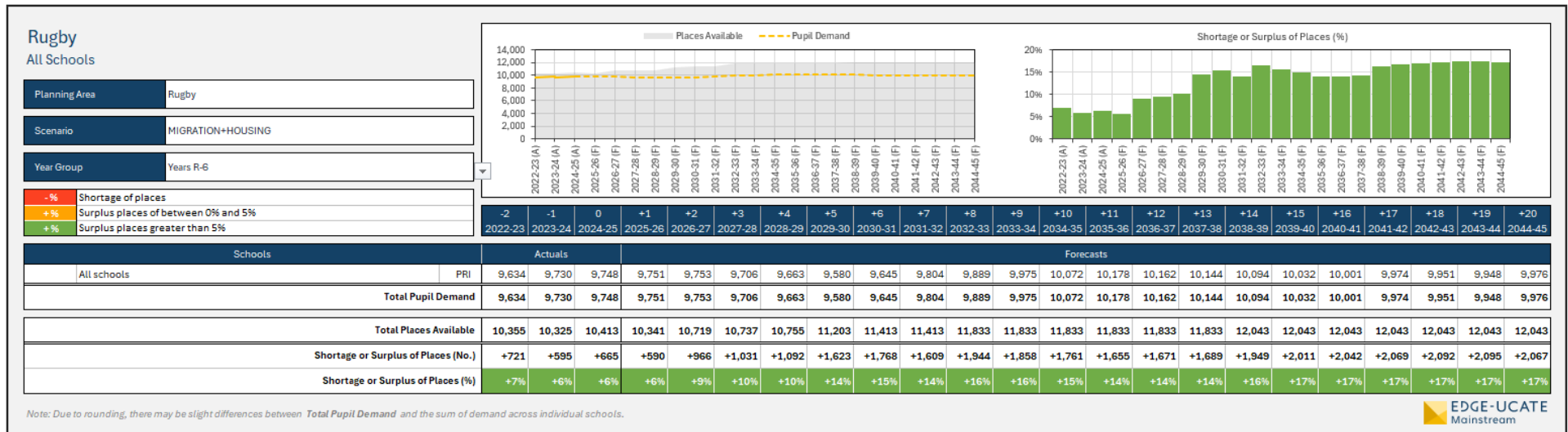
10.3. At Borough level the position is shown in the tables below. The first table shows the position for years 7-14 and the second table the position for year 7.



- 10.4. The tables show a shortfall of places across all year groups from 2026-27 onwards which rises to peak 538 in 2033-34 then drops with the opening of the South West Rugby Secondary School in 2035 before rising again to 320 in the last year of the plan period (2041-42). The model shows that on average 22% of pupil demand is for sixth form places (years 12 and 13). Subtracting this proportion, the shortfall of places in years 7-11 peaks at 420 places. This equates to 2.8 forms of entry. The shortfall of 352 places in 2040-41 equates to 1.8 form of entry. This indicates that the maximum shortfall of spaces is three forms of entry and is more consistently two to three forms of entry.
- 10.5. This is also supported by the shortfall of year 7 places, which while at its peak of 117 in 2029-30 is four forms of entry, in all other years fluctuates between surplus and up to three forms of entry of shortfall.
- 10.6. The most appropriate mitigation for this level of shortfall of places is likely to be expansion of existing schools and Warwickshire County Council has indicated that there is potential for up to three school expansions.
- 10.7. The secondary schools where modelled demand for places is likely to exceed places available by the greatest margin are Ashlawn School, Laurence Sheriff School, Rugby High School and to a lesser extent Rugby Free Secondary. This is shown in the scenario reports for secondary schools at Appendix 2. It should not be assumed that these would be the schools to be expanded, as the modelling is being driven by current patterns of parental choice which will not necessarily hold in future, particularly once the new South West Rugby secondary school is opened, and the feasibility of extending these schools or their desire to expand is not known.

## PRIMARY SCHOOLS

- 10.8. The headline position on primary schools borough-wide shown in the first tables below is a significant surplus of places sustained throughout the plan period both for years R-6 and for reception. This reflects the outcome of lower birthrates and planned school openings.
- 10.9. However, because primary school catchments are more localised, it is necessary to look at individual school place planning areas rather than just the borough-wide position. Appendix 3 presents the position in each of Rugby's nine primary school place planning areas. This indicates that the three school place planning areas which are projected to have shortfalls are Rugby Rural, The Revel and Wolvey and Bulkington.
- 10.10. The model also shows two years of shortfall in the Rugby North Central primary school place planning area but these are quickly converted into a surplus of places when the already planning new/expanded Houlton primary schools open.



10.11. Wolvey and Bulkington and The Revel primary school place planning areas each comprise single schools, Wolvey CofE Primary School and The Revel CofE Primary School respectively. The model for these schools presents a worst-case scenario because it assumes all pupil yield from new housing in Wolvey and Brinklow respectively would go to these schools which is an unrealistic assumption. Nonetheless, the projected shortfall of places (years R-6) remains marginal, peaking at 22 pupils at The Revel and 38 at Wolvey. When looking at just reception admissions The Revel doesn't show a shortfall of places and in Wolvey the shortfall peaks at 1 place (this is shown in the second set of extracts from the model below).

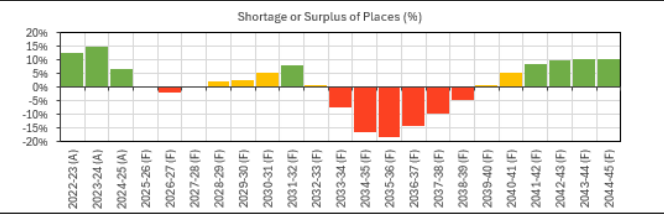
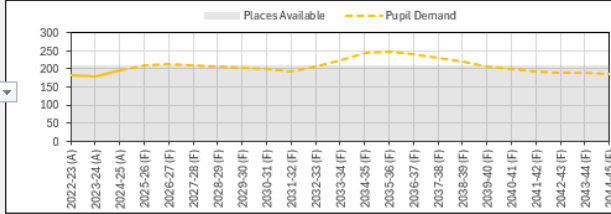
## Wolvey and Bulkington Primary Planning Area

Planning Area: 8370031 - Wolvey and Bulkington

Scenario: MIGRATION+HOUSING

Year Group: Years R-6

- % Shortage of places  
 + % Surplus places of between 0% and 5%  
 + % Surplus places greater than 5%



Schools		Actuals												Forecasts											
		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	
3193	Wolvey C.Of E. Primary School	184	179	196	210	214	209	206	205	198	193	208	226	245	248	240	230	220	208	199	192	190	189	188	
<b>Total Pupil Demand</b>		<b>184</b>	<b>179</b>	<b>196</b>	<b>210</b>	<b>214</b>	<b>209</b>	<b>206</b>	<b>205</b>	<b>198</b>	<b>193</b>	<b>208</b>	<b>226</b>	<b>245</b>	<b>248</b>	<b>240</b>	<b>230</b>	<b>220</b>	<b>208</b>	<b>199</b>	<b>192</b>	<b>190</b>	<b>189</b>	<b>188</b>	
<b>Total Places Available</b>		<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	
<b>Shortage or Surplus of Places (No.)</b>		<b>+26</b>	<b>+31</b>	<b>+14</b>	<b>+0</b>	<b>-4</b>	<b>+1</b>	<b>+4</b>	<b>+5</b>	<b>+12</b>	<b>+17</b>	<b>+2</b>	<b>-16</b>	<b>-35</b>	<b>-38</b>	<b>-30</b>	<b>-20</b>	<b>-10</b>	<b>+2</b>	<b>+11</b>	<b>+18</b>	<b>+20</b>	<b>+21</b>	<b>+22</b>	
<b>Shortage or Surplus of Places (%)</b>		<b>+12%</b>	<b>+15%</b>	<b>+7%</b>	<b>+0%</b>	<b>-2%</b>	<b>+0%</b>	<b>+2%</b>	<b>+3%</b>	<b>+5%</b>	<b>+8%</b>	<b>+1%</b>	<b>-7%</b>	<b>-16%</b>	<b>-18%</b>	<b>-14%</b>	<b>-10%</b>	<b>-5%</b>	<b>+1%</b>	<b>+5%</b>	<b>+8%</b>	<b>+10%</b>	<b>+10%</b>	<b>+11%</b>	

Note: Due to rounding, there may be slight differences between Total Pupil Demand and the sum of demand across individual schools.



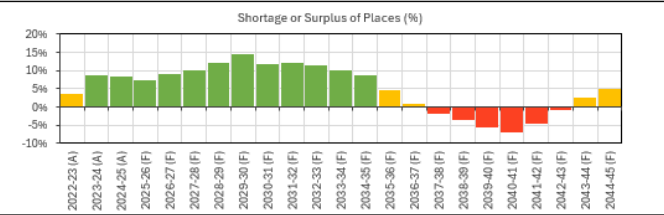
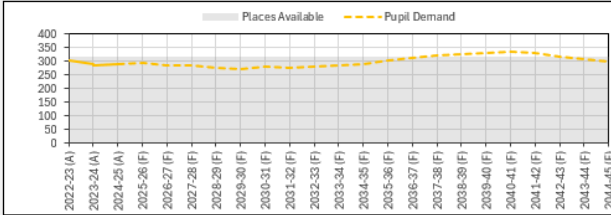
## The Revel Primary Planning Area

Planning Area: 9370071 - The Revel

Scenario: MIGRATION+HOUSING

Year Group: Years R-6

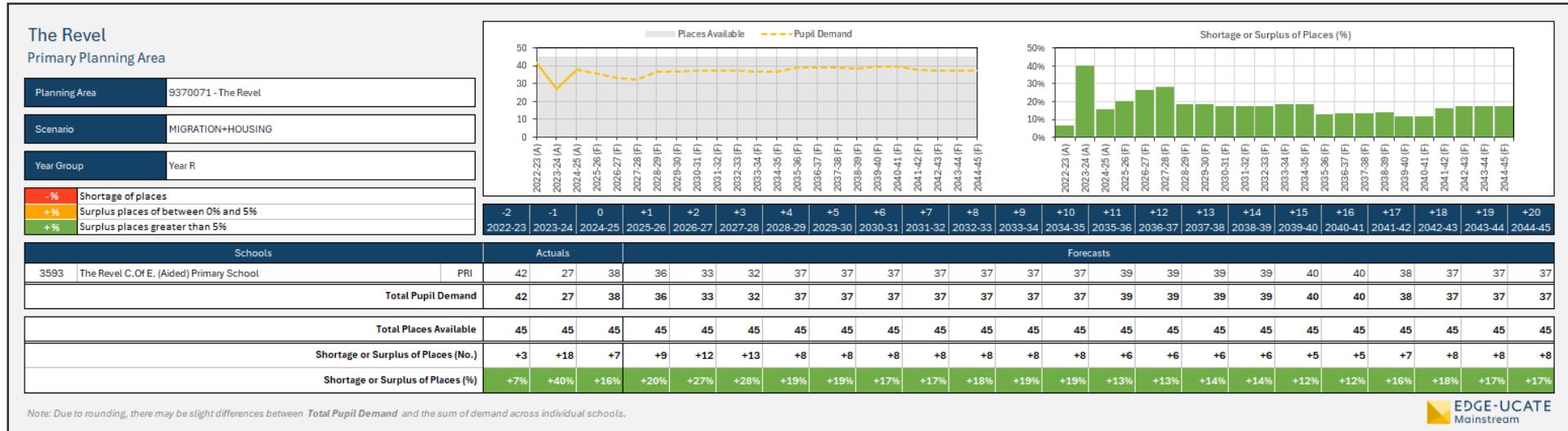
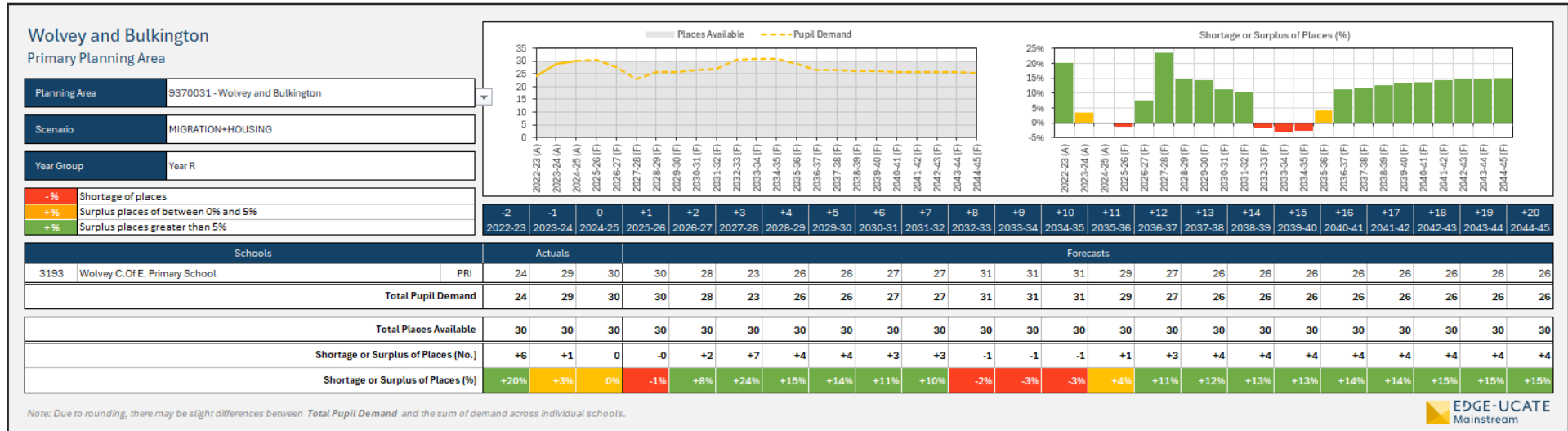
- % Shortage of places  
 + % Surplus places of between 0% and 5%  
 + % Surplus places greater than 5%



Schools		Actuals												Forecasts											
		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	
3593	The Revel C.Of E. (Aided) Primary School	304	288	289	292	287	283	277	269	278	277	279	283	288	301	312	321	327	332	337	329	317	307	299	
<b>Total Pupil Demand</b>		<b>304</b>	<b>288</b>	<b>289</b>	<b>292</b>	<b>287</b>	<b>283</b>	<b>277</b>	<b>269</b>	<b>278</b>	<b>277</b>	<b>279</b>	<b>283</b>	<b>288</b>	<b>301</b>	<b>312</b>	<b>321</b>	<b>327</b>	<b>332</b>	<b>337</b>	<b>329</b>	<b>317</b>	<b>307</b>	<b>299</b>	
<b>Total Places Available</b>		<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	
<b>Shortage or Surplus of Places (No.)</b>		<b>+11</b>	<b>+27</b>	<b>+26</b>	<b>+23</b>	<b>+28</b>	<b>+32</b>	<b>+38</b>	<b>+46</b>	<b>+37</b>	<b>+38</b>	<b>+36</b>	<b>+32</b>	<b>+27</b>	<b>+14</b>	<b>+3</b>	<b>-6</b>	<b>-12</b>	<b>-17</b>	<b>-22</b>	<b>-14</b>	<b>-2</b>	<b>+8</b>	<b>+16</b>	
<b>Shortage or Surplus of Places (%)</b>		<b>+3%</b>	<b>+9%</b>	<b>+8%</b>	<b>+7%</b>	<b>+9%</b>	<b>+10%</b>	<b>+12%</b>	<b>+15%</b>	<b>+12%</b>	<b>+12%</b>	<b>+11%</b>	<b>+10%</b>	<b>+9%</b>	<b>+5%</b>	<b>+1%</b>	<b>-2%</b>	<b>-4%</b>	<b>-6%</b>	<b>-7%</b>	<b>-5%</b>	<b>-1%</b>	<b>+2%</b>	<b>+5%</b>	

Note: Due to rounding, there may be slight differences between Total Pupil Demand and the sum of demand across individual schools.





10.12. The proportion of children from each ward going to the local school in recent years is shown in the table below:

	2022-23	2023-24
Percentage of Wolvey & Bulkington ward children to Wolvey CofE Primary School	78%	75%
Percentage of Wolvey & Bulkington Ward to The Revel CofE Primary School	19%	22%
Percentage of Revel CofE Primary School places filled by children from Revel and Binley Woods Ward	55%	51%

- 10.13. The table above shows that, contrary to the assumption made in the model, only around 75% of children from Wolvey and Bulkington Ward attend Wolvey CofE Primary School, with most of the remainder going to The Revel CofE Primary School. The Revel CofE Primary School draws children from a variety of different wards, with only just over half of its pupils coming from The Revel Ward. The Revel CofE Primary School's priority catchment area, except for the village of Churchover (in Clifton, Newton and Churchover Ward) lies within The Revel Ward. Only 7% of children at The Revel CofE Primary School in 2022-23 were resident in Clifton, Newton and Churchover Ward, in 2023-24 this was 5%.
- 10.14. This indicates that: (1) Wolvey School is unlikely to be over-capacity based on planned housing growth, because a worst case scenario is presented and not all children who live in new homes built in Wolvey are likely to attend this school, (2) housing growth at Brinklow is similarly unlikely to result in capacity issues. It may mean in future a greater proportion of children than is currently the case at The Revel CofE Primary School coming from the nearby villages within its priority area rather than further afield.
- 10.15. The other primary school place planning area in which the model shows capacity issues is Rugby Rural. This primary school place planning area comprises five schools, but it is only two of them that are projected to exceed capacity, Our Lady's Catholic Primary School, Princethorpe and Knightlow C of E Primary School. The exceedance of capacity at Princethorpe at reception level peaks at 3 places (18 projected against 15 places available) in 2040-41 and 2041-42. Across years R-6 the exceedance of capacity peaks in the same years at 18 and 20 places respectively or just under 3 children per year group. As a catholic school, Princethorpe has a wide rural priority area which includes part of Warwick District. Predicting capacity in the early 2040s is very challenging at this degree of remove. It will be for the local education authority to assess closer to the time whether these capacity issues do arise.
- 10.16. At Knightlow C of E Primary School in Stretton-on-Dunsmore demand for places is predicted to exceed the places available throughout the plan period. From 2033-34 demand is expected to exceed capacity by 100 places across years R-6. Demand for places in reception is expected to be between 40-50 places from 2028-9 onwards with 30 places available. This indicates demand exceeding capacity by half a form of entry in a single form of entry school.
- 10.17. The position at Knightlow CofE Primary School is presented as a worst-case scenario on the basis that all children from new homes built in Stretton-on-Dunsmore attend the school. In 2022-23 only 52% of places at Knightlow C of E Primary School were occupied by children resident in Dunsmore Ward. The equivalent figure in 2023-24 was 54%. The priority area for Knightlow CofE Primary School includes the parishes of Stretton on Dunsmore, Frankton, Marton, Princethorpe and Bourton and Draycote. All these parishes except for Marton lies within Dunsmore Ward. Marton lies within Leam Valley Ward. 10% of the school's pupils came from Leam Valley ward in 2023-24 and 12% in 2022-23.
- 10.18. These statistics indicate that the consequences of the modelled increased demand at Knightlow CofE Primary School would be for a greater proportion of children to be admitted from the priority area and fewer from outside it than is currently the case. Across the Rugby Rural primary

school place planning area the shortfall of capacity for years R-6 peaks in the plan period in 2040-41 and 2041-42 and 44 and 53 places. The shortfall in places in reception across the planning area peaks at 6 and 7 in the same years. These shortfalls do not indicate a need for school expansion. However, the position will need to be monitored in the 2030s by the LEA.

## **WOLSTON AND CLIFTON UPON DUNSMORE PRIMARY SCHOOLS**

- 10.19. It is worth briefly commenting on two primary schools in other villages in which new housing is planned: Wolston St Margaret CofE Primary School and Clifton-upon-Dunsmore CofE Primary School. The model extracts for the two schools are shown on the next page below.
- 10.20. Wolston St Margaret CofE Primary School is not projected in the model to exceed capacity, but remains close to capacity. This is shown in the table below. In both 2022-23 and 2023-24, 87% of children at the school were resident in Wolston and The Lawfords Ward. The priority area for the school lies entirely within the ward. This indicates that there is limited capacity for this school to accommodate children from new housing in Wolston by shrinking the area from which it admits children to focus on the priority area. This is further likely to be the case if there is 'push back' from Knightlow CoE Primary School due to new housing in Stretton-on-Dunsmore, as discussed above.
- 10.21. This supports the advice received from Warwickshire County Council that there is very limited additional capacity for the children from new housing in Wolston to attend the village school.
- 10.22. Clifton-upon-Dunsmore CofE Primary School is by contrast shown to have more demand for places than there are available places, however there remain a surplus of places in the wider Rugby North Central Primary School Place Planning Area of which the school forms part. Demand is projected to exceed available places by circa 50 places across year groups R-6 in the 2030s.
- 10.23. In contrast to Wolston St Margarets, Clifton-upon-Dunsmore CofE Primary School drew only 46% of its children from Clifton, Newton and Churchover Ward in 2022-23 and 45% in 2024-25. The remaining children were largely drawn from wards within the Rugby urban area. The priority area for the school is largely coterminous with Clifton upon Dunsmore and Newton and Biggin parishes and lies wholly within the Clifton, Newton and Churchover Ward. The homes planned at Newton Manor Lane on the edge of Rugby while lying within the ward, do not lie within the priority area for the school but are instead within priority area for Boughton Leigh Junior School in Brownsover. This means that the information presented in the model likely shows a worst case scenario in terms of future demand.
- 10.24. Notwithstanding that, it is clear that there is potential, as there was in Stretton-on-Dunsmore, for more children to be admitted to the school from Clifton upon Dunsmore village, as more homes are built there, with a corresponding reduction of children admitted from beyond the priority area. For this reason, as in Stretton-on-Dunsmore, new homes being built in the village are likely to reduce home to school transport needs.
- 10.25. However, this does also support the view taken by Warwickshire County Council that the number of homes in the village should be restricted to

avoid tipping the balance and creating the need for children to be bussed out of the village to attend other primary schools, bearing in mind that Clifton-upon-Dunsmore CofE Primary is single form of entry school.

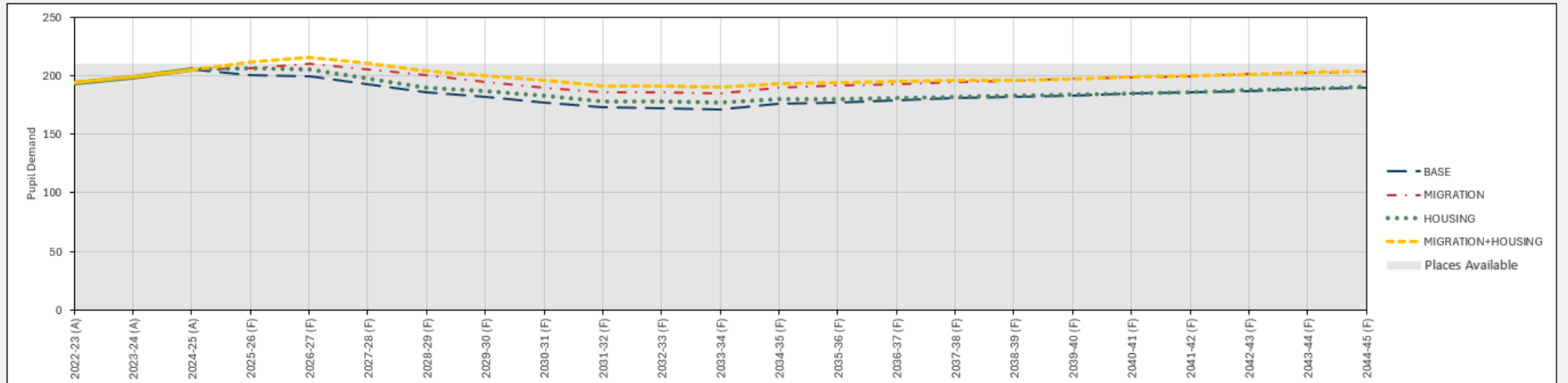
**Wolston St. Margaret's C.Of E. Primary School**  
 Primary School - Maintained

Planning Area: 9370013 - Rugby Rural

School: 3192 - Wolston St. Margaret's C.Of E. Primary School (PRI)

Year Group	Years R-6	-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45
Scenario		Actuals			Forecasts																			
Pupil Demand	BASE	194	199	205	201	199	193	186	182	178	173	172	172	176	177	179	181	182	183	185	186	187	189	190
	MIGRATION	194	199	205	206	210	206	200	195	190	186	186	185	190	191	193	195	196	197	199	200	201	202	204
	HOUSING	194	199	205	206	205	198	190	186	183	178	178	177	180	180	181	182	183	184	185	186	187	189	190
	MIGRATION+HOUSING	194	199	205	212	216	211	204	200	196	191	191	190	194	194	195	196	197	197	199	200	201	203	204

Places Available	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210
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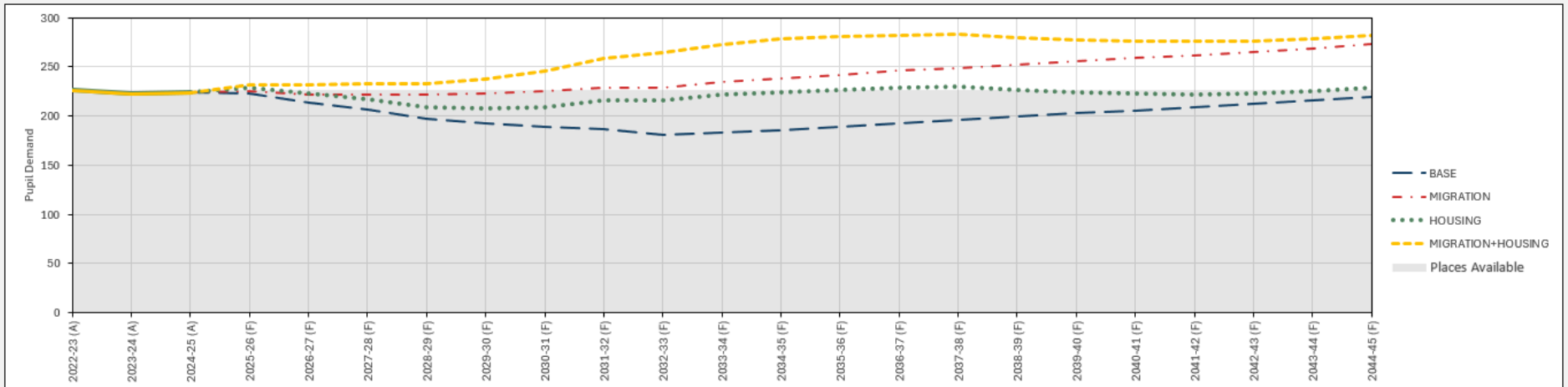
# Clifton-Upon-Dunsmore C.Of E. Primary School

Primary School - Maintained

Planning Area	9370011 - Rugby North Central
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School	3177 - Clifton-Upon-Dunsmore C.Of E. Primary School (PRI)
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Year Group	Years R-6	-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20	
Scenario		Actuals				Forecasts																			
Pupil Demand	BASE	226	223	224	223	214	207	197	193	189	186	181	183	185	189	193	196	200	203	206	209	212	216	220	
	MIGRATION	226	223	224	226	222	222	222	223	225	228	229	234	238	242	246	249	252	256	259	262	265	269	273	
	HOUSING	226	223	224	229	223	217	209	207	209	216	216	221	225	227	229	230	226	224	222	222	223	226	229	
	MIGRATION+HOUSING	226	223	224	232	232	233	233	238	245	259	265	273	278	281	282	284	280	277	276	276	277	279	282	
Places Available		226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	226	



## RESULTS SUMMARY

10.26. The results of the model highlight a predicted circa two forms of entry shortfall in places at secondary school level. The mitigation for this is likely to be expansion of existing schools.

10.27. The model does not present clear evidence of a need to expand primary schools or build new schools, beyond those already planned, to meet the demand for places. The model indicates that the position at Knightlow CofE Primary School and the wider Rugby Rural Primary School Place

Planning Area should be kept under review as the plan period progresses.

# APPENDIX 1 – HOUSING TRAJECTORY

Site No.	Site	Units to deliver	Permission /application date	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2043 onward	Notes
	<b>South West Rugby</b>	<b>3900</b>			<b>35</b>	<b>65</b>	<b>170</b>	<b>242</b>	<b>283</b>	<b>338</b>	<b>338</b>	<b>338</b>	<b>288</b>	<b>253</b>	<b>238</b>	<b>208</b>	<b>203</b>	<b>198</b>	<b>178</b>	<b>130</b>	<b>395</b>	
	Coventry Road (Miller Homes)	210	23/12/2022		35	45	45	40	45													Detailed planning permission
	Cawston Farm 1 (Tritax Symmetry)	275	Submitted 16/05/2019			20	40	40	40	40	40	40	15									Outline planning application approved subject to S106
	Cawston Farm 2 (Tritax Symmetry)	350	Submitted 26/08/2022				40	40	40	40	40	40	40	40	30							Outline planning application awaiting determination
	Land south west of Cawston Lane (Catesby Estates)	470	Submitted 02/06/2025				25	50	50	50	50	50	50	45	40	40	20					Outline planning application awaiting determination
	Land to the North East of Cawston Lane & Land to the East of Alwyn Road (Taylor Wimpey)	800	Submitted 01/05/2025				20	52	68	68	68	68	68	68	68	68	68	68	48			Outline planning application awaiting determination
	Land East and West of Cawston Lane, North of Coventry Road and Land East of Alwyn Road (Homes England)	1600	Submitted 05/06/2025							100	100	100	100	100	100	100	115	130	130	130	395	Outline planning application awaiting determination
	Taylor Wimpey remaining land	195	Application not yet received					20	40	40	40	40	15									Application not yet received, developer has indicated submission this financial year
	<b>Eden Park</b>																					
	Eden Park Phase R3 (Bloor Homes)	52	20/08/2020	52																		Under construction
	Eden Park Phases R5, R6, and R7 (Bloor Homes)	550	15/01/2025		10	55	55	55	55	55	55	55	55	50	50							Full permission granted, pre-commencement conditions submitted for discharge
	<b>Houlton</b>																					
	Key Phase Two - Parcel A (Francis Jackson Homes)	9	12/09/2022	9																		Under construction
	Key Phase Three - Parcels A and B (Redrow)	35	21/12/2018	35																		Under construction, developer provided trajectory
	Key Phase Three - Parcels C and F (William Davis)	82	01/04/2021	40	40	2																Under construction, developer provided



Site No.	Site	Units to deliver	Permission /application date	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2043 onward	Notes
																						permission. WMCA gap funding approved for delivery
	Yum Yum World Ltd, 4 High Street, Rugby, CV21 3BG	21	03/04/2019	16																		Under construction
	Land South East of Brownsover Lane, Brownsover Lane (Jelson Homes)	14	08/04/2020	9																		Full planning permission, development has been commenced
	Development Land at Pailton Radio Station, Montilo Lane, Pailton, CV23 0HD	10	08/11/2021	10																		Full planning permission
	Elms Farm, Oxford Road, Marton, CV23 9RQ	11	12/07/2023	11																		Full planning permission
	16-20 Lawford Road, Rugby, CV21 2DY	10	12/05/2022	10																		Under construction
	First Floor 7-8 Church Street, Rugby, CV21 3PH	10	09/11/2022	10																		Full planning permission
	32 High Street, Rugby, CV21 3BW	27	13/12/2022	27																		Under construction
	Wolston Allotments, Stretton Road, Wolston (Spitfire Homes)	48	31/03/2023	4																		Under construction
	Land West Side of Heritage Close, Rugby	10	06/12/2023		10																	Full planning permission
	Former Inwoods House, Ashlawn Road, Dunchurch	25	20/03/2024	20	5																	Full planning permission
	76 Buchanan Road, Bilton	8	22/11/2018	8																		Under construction
	7 & 8 St Matthews Street, Rugby, CV21 3BY	7	19/02/2021	4																		Complete
	15 Bilton Lane, Rugby	5	17/05/2021	2																		Under construction
	Land at Manor Farm, Hinckley Road, Burton Hastings. CV11 6RG	6	22/12/2022	6																		Full planning permission
	The Malthouse, Main Street, Thurlaston	6	30/06/2022	6																		Under construction
	11-12 Sheep Street, Rugby, CV21 3BU	5	03/07/2023	5																		Full planning permission
	Cawston House, Thurlaston Drive, Rugby, CV22 7SE	5	14/06/2023	5																		Full planning permission
	2-3 High Street, Rugby, CV21 3BG	6	27/03/2024	6																		Full planning permission
	Rugby Business Centre, 21-23 Clifton Road, Rugby, CV21 3PY	6	12/07/2024	6																		Full planning permission
	140 Railway Terrace, Rugby, CV21 3HN	5	14/02/2025	5																		Full planning permission
	Rugby Business Centre, 21-23 Clifton Road, Rugby, CV21 3PY	8	19/12/2024	8																		Full planning permission
	<b>New allocations</b>																					
6	Land east of Fosse Way, Stretton-on-Dunsmore	3	Assume 2027/28						3													
39	Dyers Lane, Wolston	15	Assume 2027/28						5	5	5											
54	Oakdale Nursery, Brandon	43	Assume 2025/26				20	20	3													
59	Newton Manor Lane, Brownsover	285	Assume						40	40	40	40	40	40	45							



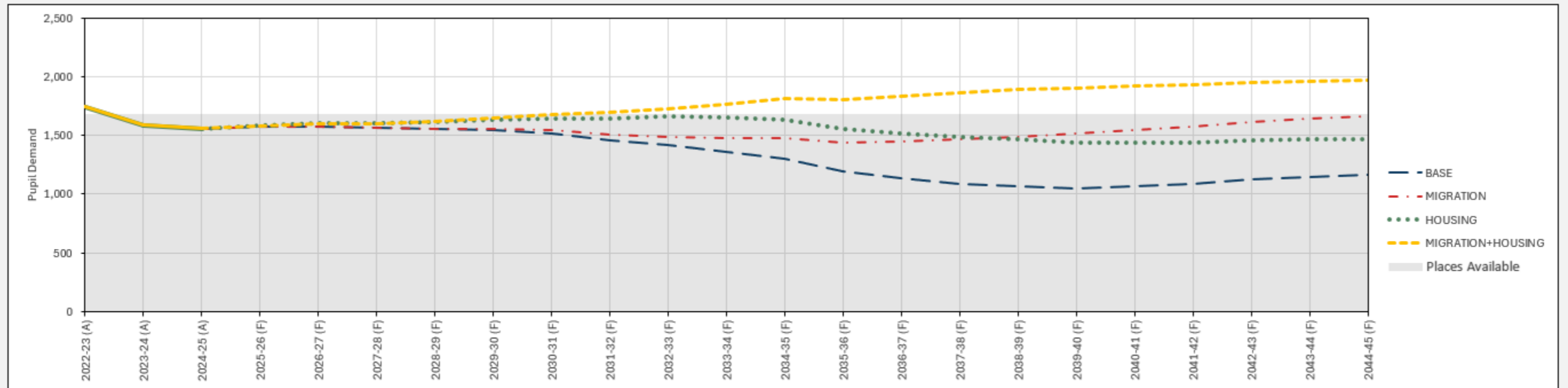


Wolston and the Lawfords	74	4	0	0	20	20	8	20	5	0	0	0	0	0	0	0	0	0	0	0	0	
Wolston and the Lawfords to Long Lawford primary		70	28	0	0	5	0	0	80	80	80	80	80	90	40	40	40	40	40	0	0	0

# APPENDIX 2 SECONDARY SCHOOL SCENARIO REPORTS

Ashlawn School  
Secondary School - Academy

Planning Area	9370044 - Rugby South (Sec)																							
School	4241 - Ashlawn School (SEC)																							
Year Group	Years 7-14																							
	-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20	
	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	
	Actuals			Forecasts																				
Pupil Demand	Scenario																							
	BASE	1,742	1,589	1,558	1,574	1,580	1,568	1,557	1,546	1,514	1,459	1,418	1,360	1,297	1,196	1,138	1,090	1,067	1,049	1,068	1,085	1,125	1,148	1,170
	MIGRATION	1,742	1,589	1,558	1,571	1,575	1,563	1,558	1,557	1,543	1,508	1,488	1,478	1,474	1,443	1,451	1,466	1,491	1,514	1,549	1,575	1,615	1,639	1,661
	HOUSING	1,742	1,589	1,558	1,588	1,607	1,605	1,615	1,636	1,647	1,646	1,660	1,651	1,630	1,554	1,518	1,485	1,466	1,438	1,441	1,440	1,459	1,464	1,470
	MIGRATION+HOUSING	1,742	1,589	1,558	1,585	1,602	1,599	1,616	1,647	1,676	1,696	1,731	1,770	1,810	1,803	1,833	1,864	1,892	1,905	1,925	1,933	1,954	1,959	1,966
	Places Available	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680



# The Avon Valley School and Performing Arts College

Secondary School - Maintained

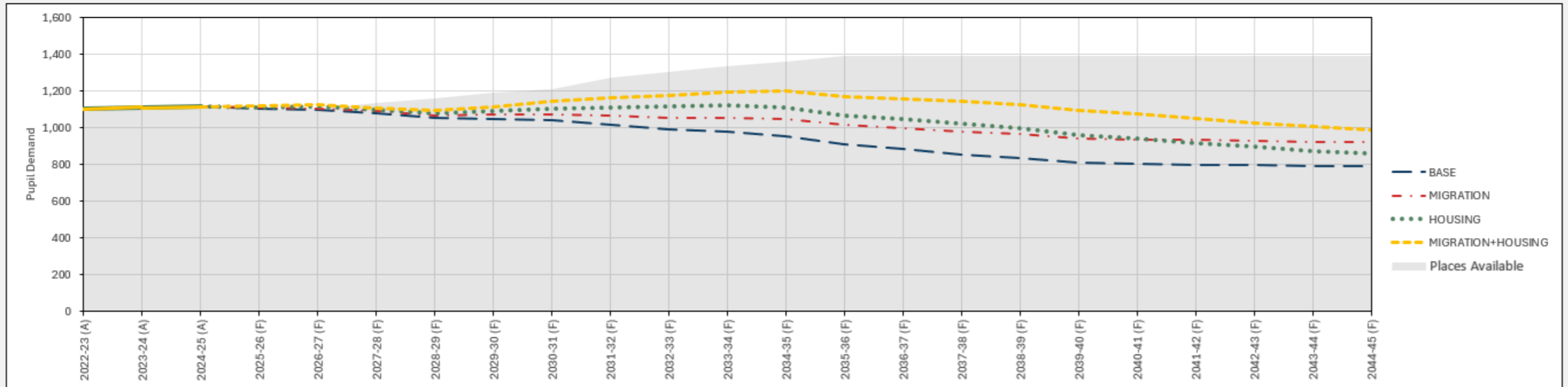
Planning Area: 9370043 - Rugby North (Sec)

School: 5400 - The Avon Valley School and Performing Arts College (SEC)

Year Group: Years 7-14

-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

Scenario		Actuals			Forecasts																			
Pupil Demand	BASE	1,100	1,109	1,114	1,102	1,096	1,078	1,050	1,045	1,037	1,013	991	978	954	911	884	855	835	806	802	799	795	791	788
	MIGRATION	1,100	1,109	1,114	1,106	1,103	1,088	1,067	1,068	1,072	1,063	1,053	1,054	1,043	1,013	996	978	963	940	936	932	927	923	920
	HOUSING	1,100	1,109	1,114	1,111	1,113	1,098	1,079	1,088	1,104	1,109	1,113	1,118	1,108	1,066	1,043	1,018	996	958	939	917	894	874	859
	MIGRATION+HOUSING	1,100	1,109	1,114	1,115	1,121	1,108	1,095	1,111	1,141	1,159	1,176	1,195	1,196	1,167	1,155	1,140	1,124	1,092	1,072	1,050	1,026	1,005	989
Places Available		1,100	1,100	1,100	1,100	1,100	1,130	1,160	1,190	1,210	1,270	1,300	1,330	1,360	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390



# Bilton School

## Secondary School - Academy

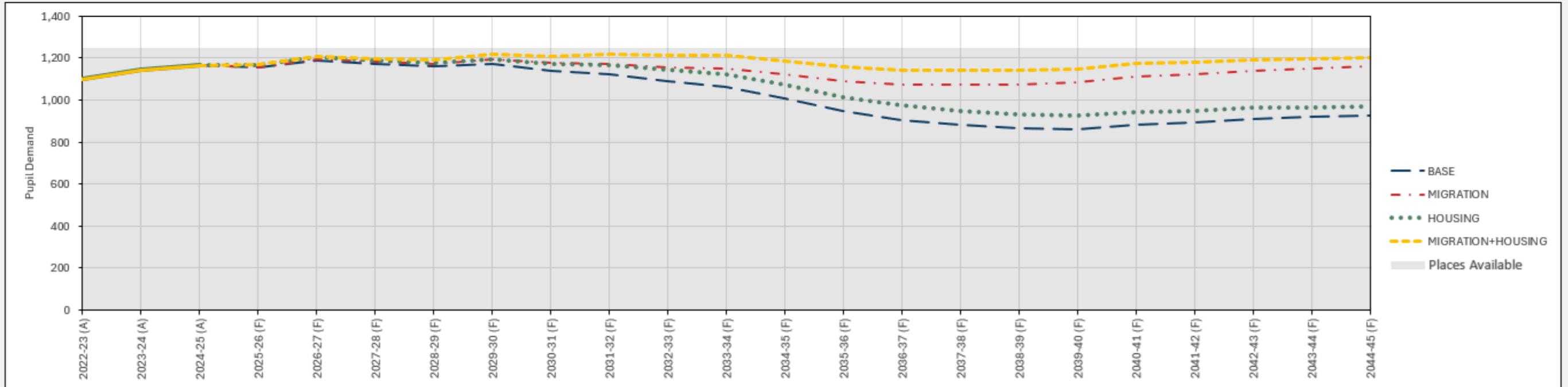
Planning Area: 9370044 - Rugby South (Sec)

School: 4014 - Bilton School (SEC)

Year Group: Years 7-14

-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

Pupil Demand	Scenario	Actuals			Forecasts																			
		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45
	BASE	1,100	1,143	1,165	1,157	1,191	1,174	1,159	1,173	1,140	1,121	1,091	1,061	1,010	946	906	880	864	861	881	891	908	918	929
	MIGRATION	1,100	1,143	1,165	1,157	1,193	1,182	1,174	1,196	1,175	1,172	1,157	1,148	1,121	1,088	1,073	1,073	1,075	1,085	1,110	1,123	1,140	1,151	1,161
	HOUSING	1,100	1,143	1,165	1,167	1,205	1,189	1,176	1,196	1,173	1,165	1,147	1,123	1,075	1,015	973	948	932	925	944	950	961	967	972
	MIGRATION+HOUSING	1,100	1,143	1,165	1,167	1,207	1,196	1,191	1,220	1,208	1,217	1,213	1,211	1,186	1,157	1,141	1,141	1,141	1,149	1,172	1,181	1,193	1,198	1,204
	Places Available	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250



# Harris C.Of E. Academy

## Secondary School - Academy

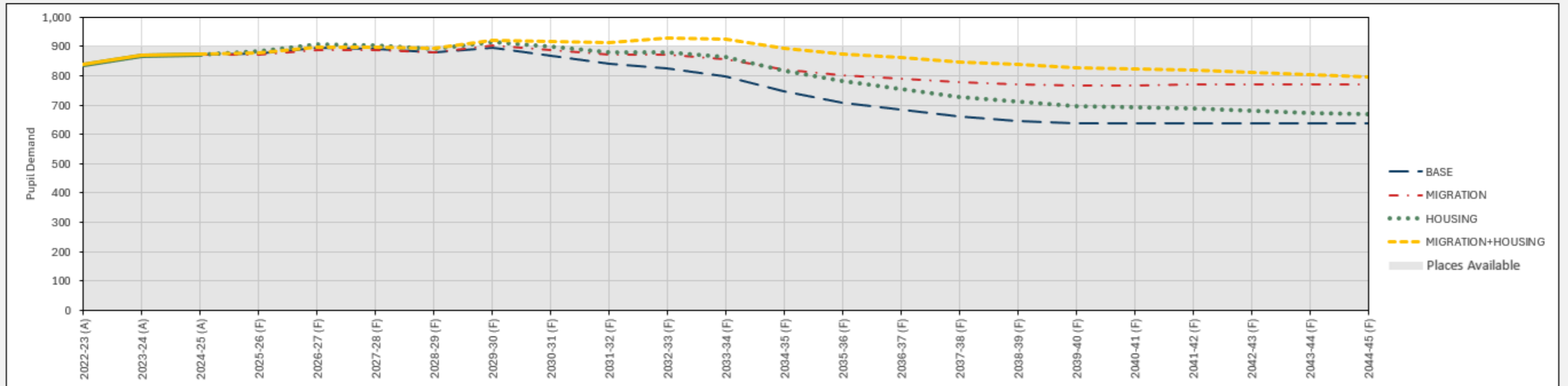
Planning Area: 9370044 - Rugby South (Sec)

School: 4006 - Harris C.Of E. Academy (SEC)

Year Group: Years 7-14

-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

Scenario		Actuals			Forecasts																			
Pupil Demand	BASE	837	869	874	876	894	892	879	895	870	839	824	797	746	709	685	660	646	636	638	639	639	640	
	MIGRATION	837	869	874	872	887	886	881	903	889	873	871	858	822	802	791	778	772	767	768	769	769	770	770
	HOUSING	837	869	874	883	905	904	893	914	899	881	880	863	818	782	756	729	713	698	694	688	681	674	669
	MIGRATION+HOUSING	837	869	874	878	898	898	895	923	918	915	927	924	895	875	861	846	838	828	824	818	810	803	797
Places Available		900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	

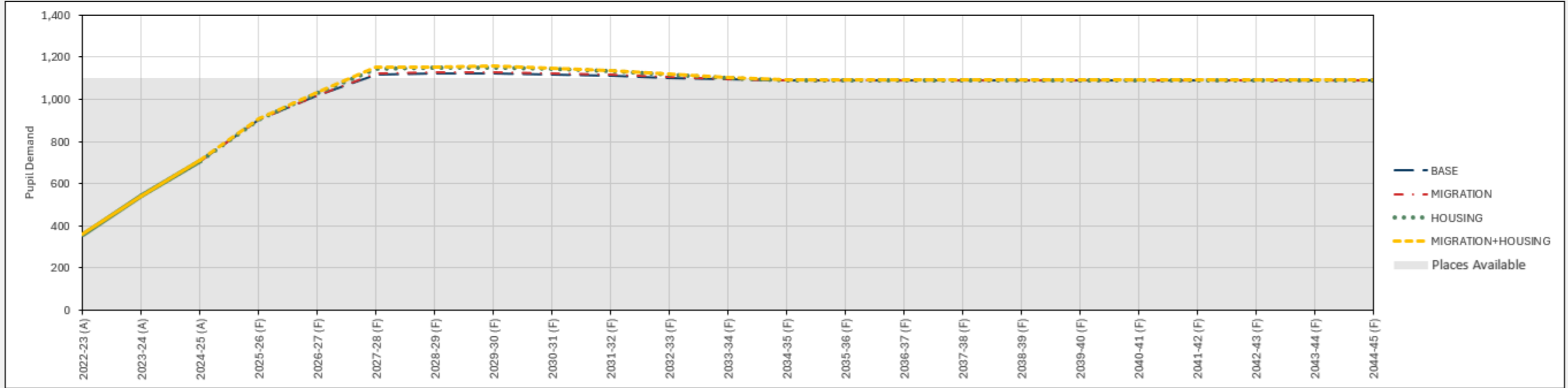


# Houlton School

## Secondary School - Academy

Planning Area: 9370044 - Rugby South (Sec)  
 School: 4010 - Houlton School (SEC)  
 Year Group: Years 7-14

Scenario	Actuals				Forecasts																		
	-2 2022-23	-1 2023-24	0 2024-25	+1 2025-26	+2 2026-27	+3 2027-28	+4 2028-29	+5 2029-30	+6 2030-31	+7 2031-32	+8 2032-33	+9 2033-34	+10 2034-35	+11 2035-36	+12 2036-37	+13 2037-38	+14 2038-39	+15 2039-40	+16 2040-41	+17 2041-42	+18 2042-43	+19 2043-44	+20 2044-45
Pupil Demand - BASE	359	543	710	902	1,019	1,119	1,122	1,124	1,119	1,112	1,102	1,095	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092
Pupil Demand - MIGRATION	359	543	710	902	1,021	1,122	1,126	1,128	1,123	1,115	1,105	1,096	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092
Pupil Demand - HOUSING	359	543	710	906	1,032	1,146	1,150	1,152	1,146	1,134	1,116	1,103	1,092	1,091	1,091	1,091	1,091	1,091	1,091	1,091	1,092	1,092	1,092
Pupil Demand - MIGRATION+HOUSING	359	543	710	906	1,034	1,150	1,153	1,156	1,149	1,138	1,118	1,104	1,092	1,091	1,091	1,091	1,091	1,091	1,091	1,092	1,092	1,092	1,092
Places Available	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100



# Lawrence Sheriff School

## Secondary School - Academy

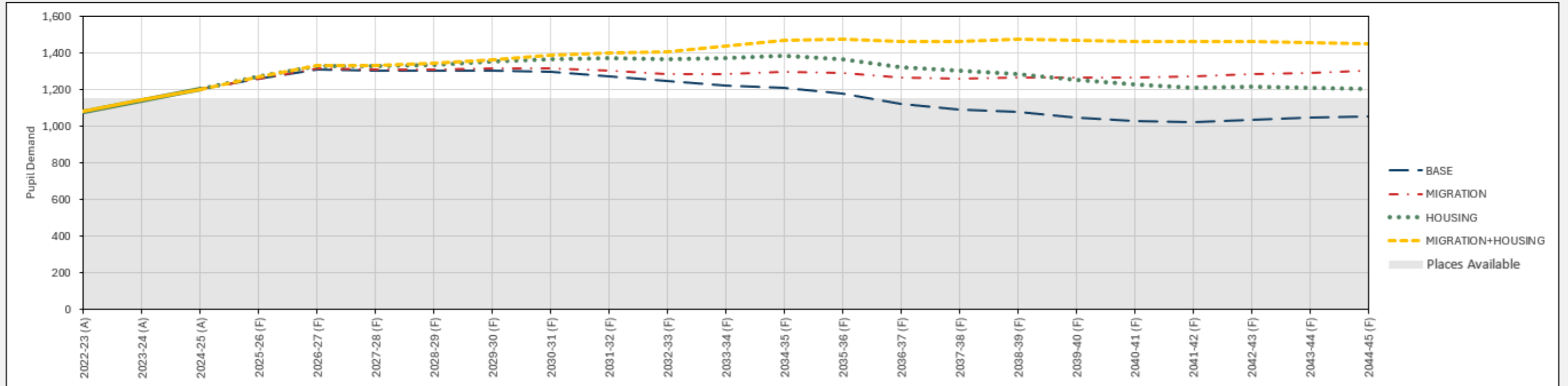
Planning Area: 9370044 - Rugby South (Sec)

School: 4620 - Lawrence Sheriff School (SEC)

Year Group: Years 7-14

-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

Scenario		Actuals			Forecasts																			
Pupil Demand	BASE	1,079	1,142	1,201	1,260	1,310	1,303	1,300	1,303	1,296	1,272	1,243	1,223	1,209	1,175	1,120	1,092	1,075	1,046	1,027	1,022	1,034	1,045	1,053
	MIGRATION	1,079	1,142	1,201	1,261	1,312	1,306	1,307	1,315	1,317	1,302	1,283	1,284	1,294	1,289	1,262	1,255	1,265	1,265	1,263	1,269	1,281	1,292	1,301
	HOUSING	1,079	1,142	1,201	1,269	1,329	1,328	1,335	1,352	1,365	1,367	1,364	1,372	1,382	1,363	1,318	1,300	1,286	1,251	1,224	1,211	1,212	1,209	1,202
	MIGRATION+HOUSING	1,079	1,142	1,201	1,269	1,330	1,331	1,341	1,364	1,386	1,398	1,404	1,433	1,468	1,476	1,459	1,463	1,475	1,470	1,461	1,458	1,459	1,456	1,450
Places Available		1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	



# Rugby Free Secondary School

Secondary School - Academy

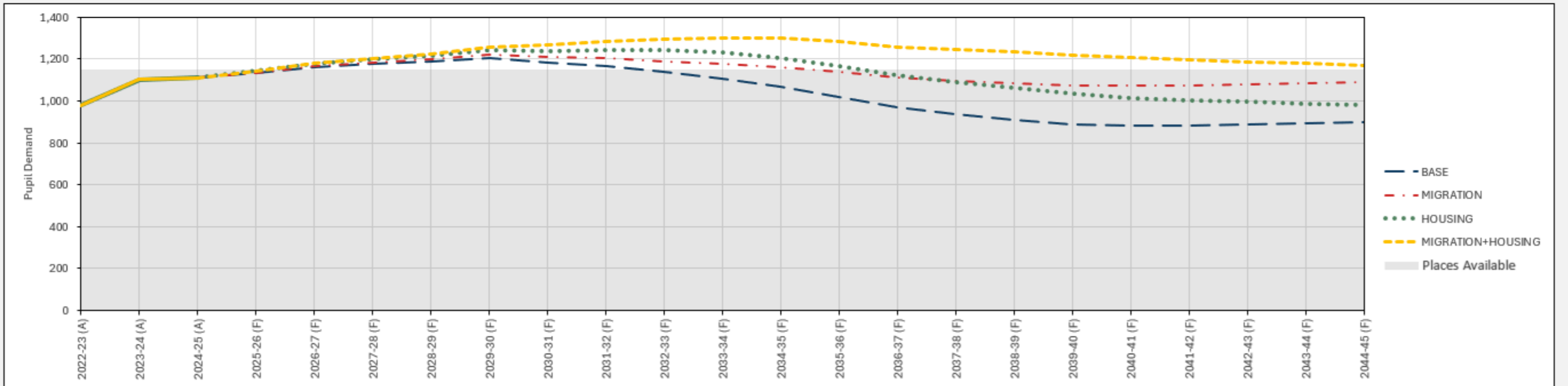
Planning Area: 9370044 - Rugby South (Sec)

School: 4009 - Rugby Free Secondary School (SEC)

Year Group: Years 7-14

-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

Scenario	Actuals			Forecasts																				
	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	
Pupil Demand																								
BASE	980	1,101	1,111	1,133	1,163	1,179	1,188	1,206	1,183	1,164	1,137	1,105	1,065	1,018	969	934	910	890	882	881	887	892	897	
MIGRATION	980	1,101	1,111	1,134	1,164	1,182	1,197	1,221	1,209	1,203	1,190	1,178	1,160	1,136	1,109	1,093	1,084	1,075	1,074	1,076	1,081	1,086	1,091	
HOUSING	980	1,101	1,111	1,142	1,179	1,197	1,213	1,243	1,240	1,245	1,242	1,230	1,205	1,165	1,120	1,088	1,062	1,033	1,016	1,002	994	986	978	
MIGRATION+HOUSING	980	1,101	1,111	1,142	1,180	1,200	1,222	1,258	1,265	1,284	1,295	1,302	1,298	1,282	1,259	1,246	1,235	1,218	1,207	1,196	1,188	1,179	1,171	
Places Available	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	



# Rugby High School

## Secondary School - Academy

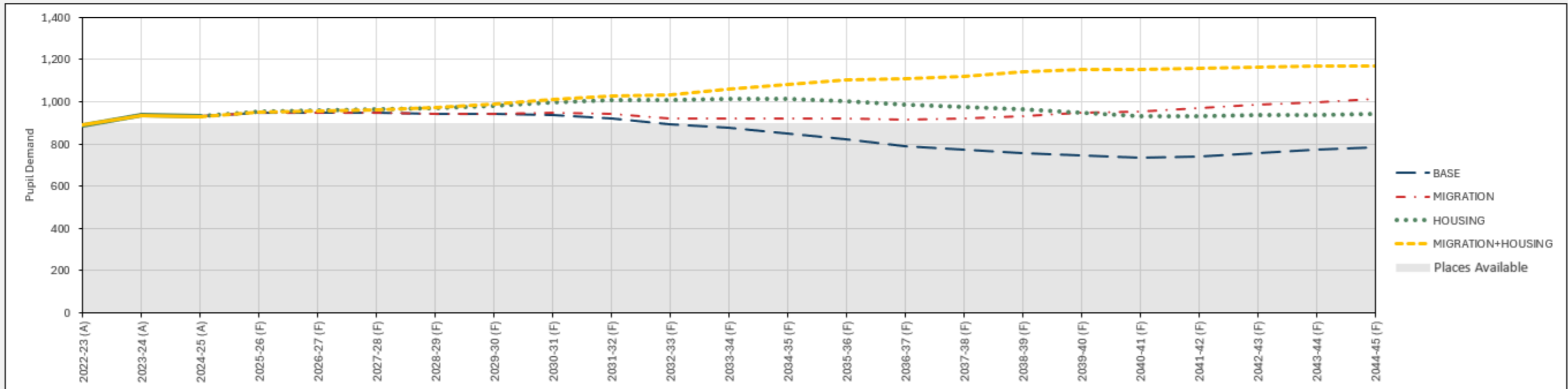
Planning Area: 9370044 - Rugby South (Sec)

School: 5406 - Rugby High School (SEC)

Year Group: Years 7-14

-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

Scenario		Actuals			Forecasts																			
Pupil Demand	BASE	889	935	929	947	947	947	943	940	937	922	896	875	851	824	791	770	759	744	736	741	757	771	783
	MIGRATION	889	935	929	947	946	945	944	945	948	941	922	921	919	921	916	919	933	946	955	970	985	999	1,012
	HOUSING	889	935	929	953	960	963	970	982	999	1,008	1,006	1,013	1,013	1,004	984	973	966	949	934	931	936	939	940
	MIGRATION+HOUSING	889	935	929	953	958	962	971	986	1,009	1,026	1,033	1,059	1,083	1,101	1,109	1,122	1,141	1,152	1,154	1,161	1,166	1,169	1,171
Places Available		900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900



# South West Rugby Secondary School

## Secondary School

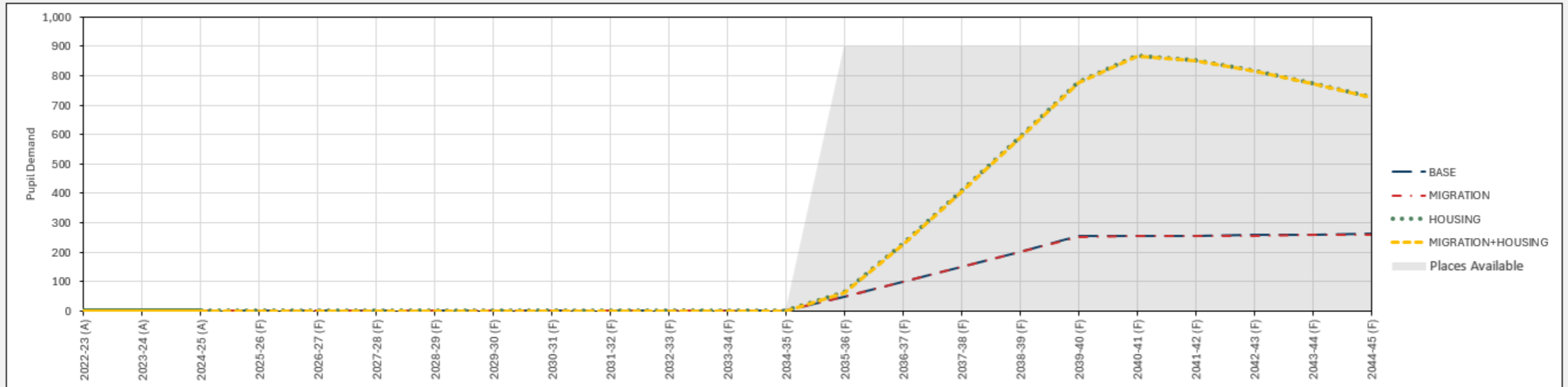
Planning Area: 9370044 - Rugby South (Sec)

School: 8002 - South West Rugby Secondary School (SEC)

Year Group: Years 7-14

-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

Scenario		Actuals		Forecasts																					
Pupil Demand	BASE															50	100	151	202	254	256	257	259	260	262
	MIGRATION															50	100	151	202	253	255	256	257	258	259
	HOUSING															63	228	407	593	780	868	853	818	773	729
	MIGRATION+HOUSING															63	228	406	591	778	866	851	816	772	727
Places Available																900	900	900	900	900	900	900	900	900	900



# APPENDIX 3 PRIMARY SCHOOL PLACE PLANNING AREA REPORTS

## Rugby North Central Primary Planning Area

Planning Area	S9370011 - Rugby North Central
Scenario	MIGRATION+HOUSING
Year Group	Years R-6

- %	Shortage of places
+ %	Surplus places of between 0% and 5%
+ %	Surplus places greater than 5%

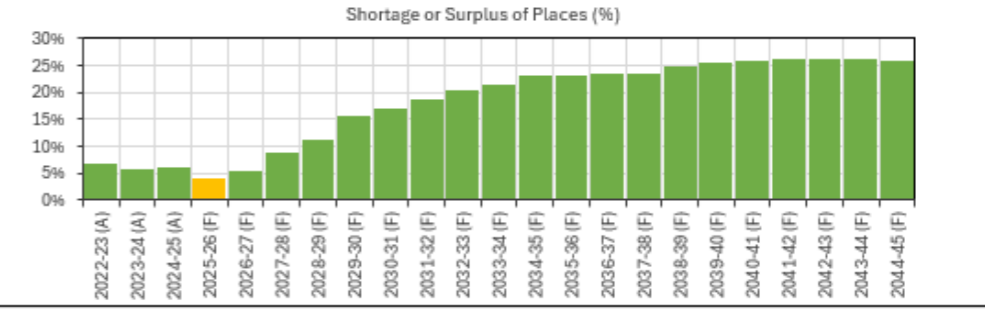
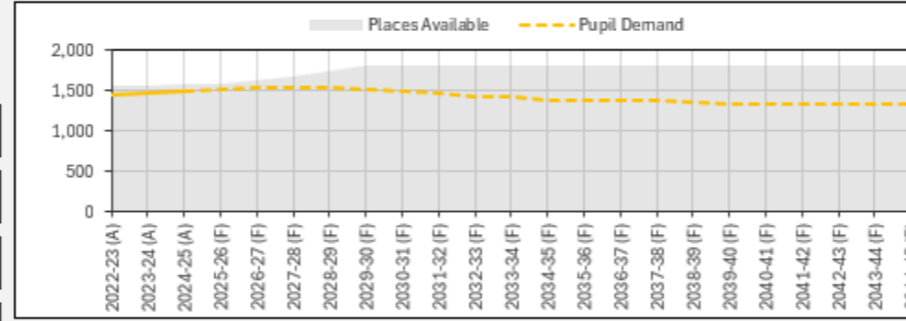
Schools			Forecast																							
			-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20	
			2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	
2054	St. Gabriel's C.Of E. Academy	PRI	274	378	433	444	462	479	504	537	562	584	580	572	568	558	546	534	521	523	526	531	523	519	515	
2410	Abbots Farm Infant School	INF	179	179	180	182	183	183	180	179	176	176	175	174	173	173	174	176	177	177	177	178	179	181	182	
2415	Eastlands Primary School	PRI	209	243	239	220	224	219	208	198	188	182	170	159	153	151	148	145	142	140	138	136	134	131	129	
2417	Northlands Primary School	PRI	208	209	204	202	201	199	196	194	207	221	225	219	211	203	194	189	184	182	178	175	172	169	167	
2421	Abbots Farm Junior School	JUN	263	262	265	272	273	273	269	264	267	265	263	261	257	256	254	252	252	251	252	253	253	254	254	
2625	Paddox Primary School	PRI	639	643	650	664	667	661	645	631	623	627	618	612	604	603	603	602	602	602	603	604	605	606	608	
2628	Hillmorton Primary School	PRI	386	421	425	435	450	464	483	505	523	538	549	558	572	581	589	597	603	608	613	619	626	636	647	
3177	Clifton-Upon-Dunsmore C.Of E. Primary School	PRI	226	223	224	232	232	233	233	238	245	259	265	273	278	281	282	284	280	277	276	276	277	279	282	
3564	English Martyrs Catholic Primary School	PRI	208	201	190	184	181	182	180	181	180	194	199	201	204	206	207	209	210	210	211	212	213	216	218	
3591	St. Andrew's Benn C.Of E. (Voluntary Aided) Primary School	PRI	299	311	313	320	327	330	333	334	349	366	370	361	351	340	328	320	313	310	304	299	295	291	288	
4010	Houlton School	PRI	0	0	0	0	31	58	91	126	164	203	233	226	221	213	203	193	182	182	183	184	182	182	182	
8005	Houlton phase 3 primary	PRI	0	0	0	0	0	0	0	0	0	0	30	60	92	125	160	197	237	242	247	251	272	295	318	
<b>Total Pupil Demand</b>			<b>2,891</b>	<b>3,070</b>	<b>3,123</b>	<b>3,154</b>	<b>3,231</b>	<b>3,281</b>	<b>3,323</b>	<b>3,387</b>	<b>3,483</b>	<b>3,614</b>	<b>3,677</b>	<b>3,676</b>	<b>3,685</b>	<b>3,688</b>	<b>3,688</b>	<b>3,698</b>	<b>3,702</b>	<b>3,705</b>	<b>3,709</b>	<b>3,717</b>	<b>3,731</b>	<b>3,759</b>	<b>3,790</b>	
<b>Total Places Available</b>			<b>3,055</b>	<b>3,055</b>	<b>3,115</b>	<b>3,085</b>	<b>3,505</b>	<b>3,505</b>	<b>3,505</b>	<b>3,505</b>	<b>3,505</b>	<b>3,505</b>	<b>3,925</b>	<b>3,925</b>	<b>3,925</b>	<b>3,925</b>	<b>3,925</b>	<b>3,925</b>	<b>3,925</b>	<b>3,925</b>	<b>3,925</b>	<b>3,925</b>	<b>3,925</b>	<b>3,925</b>	<b>3,925</b>	
<b>Shortage or Surplus of Places (No.)</b>			<b>+164</b>	<b>-15</b>	<b>-8</b>	<b>-69</b>	<b>+274</b>	<b>+224</b>	<b>+182</b>	<b>+118</b>	<b>+22</b>	<b>-109</b>	<b>+248</b>	<b>+249</b>	<b>+240</b>	<b>+237</b>	<b>+237</b>	<b>+227</b>	<b>+223</b>	<b>+220</b>	<b>+216</b>	<b>+208</b>	<b>+194</b>	<b>+166</b>	<b>+135</b>	
<b>Shortage or Surplus of Places (%)</b>			<b>+5%</b>	<b>-0%</b>	<b>-0%</b>	<b>-2%</b>	<b>+8%</b>	<b>+6%</b>	<b>+5%</b>	<b>+3%</b>	<b>+1%</b>	<b>-3%</b>	<b>+6%</b>	<b>+6%</b>	<b>+6%</b>	<b>+6%</b>	<b>+6%</b>	<b>+6%</b>	<b>+6%</b>	<b>+6%</b>	<b>+6%</b>	<b>+5%</b>	<b>+5%</b>	<b>+4%</b>	<b>+3%</b>	

Note: Due to rounding, there may be slight differences between Total Pupil Demand and the sum of demand across individual schools.

# Rugby North

## Primary Planning Area

Planning Area	9370012 - Rugby North
Scenario	MIGRATION+HOUSING
Year Group	Years R-6
- %	Shortage of places
+ %	Surplus places of between 0% and 5%
+ %	Surplus places greater than 5%



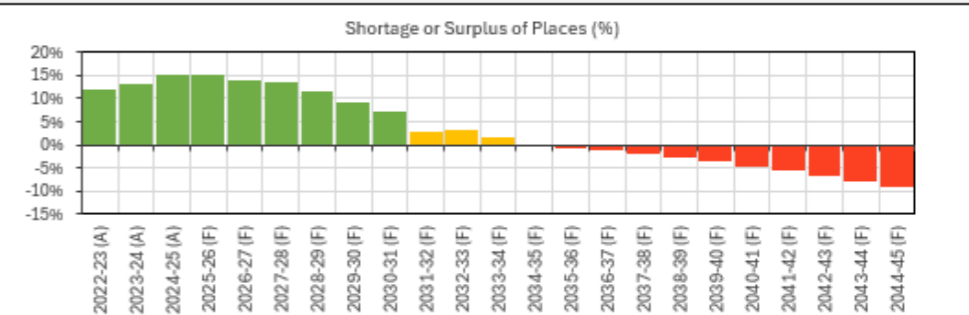
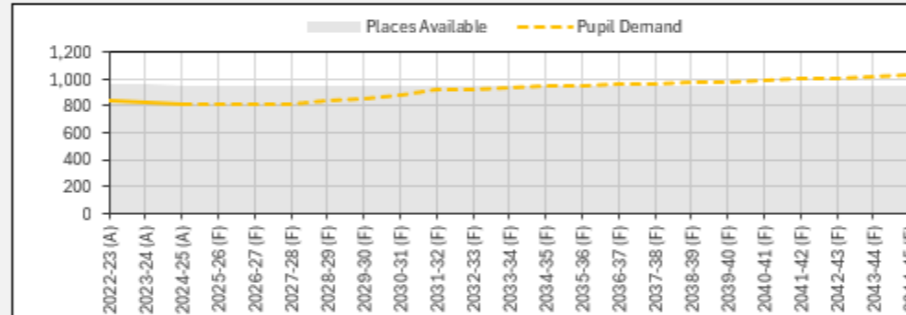
-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

Schools			Actuals			Forecasts																			
2006	Riverside Academy	PRI	211	212	210	209	205	205	202	199	196	189	182	177	166	162	158	155	153	152	151	150	148	148	147
2038	Rugby Free Primary School	PRI	421	422	422	434	435	429	424	418	419	425	427	432	436	440	443	446	437	432	428	427	428	430	435
2072	The Griffin Primary School	PRI	0	29	60	87	116	137	160	185	178	169	165	159	158	159	160	162	158	156	154	153	153	153	154
2590	Boughton Leigh Junior School	JUN	478	475	456	468	434	408	387	326	327	314	302	294	279	275	271	268	265	263	262	261	260	260	261
2598	Boughton Leigh Infant School	INF	198	217	228	214	209	206	194	187	174	171	168	165	164	163	163	163	162	162	163	163	164	165	165
2616	Brownsover Community School	PRI	147	117	119	114	131	148	176	202	200	195	190	186	182	183	183	183	180	177	175	174	174	174	175
<b>Total Pupil Demand</b>			<b>1,455</b>	<b>1,472</b>	<b>1,495</b>	<b>1,526</b>	<b>1,530</b>	<b>1,535</b>	<b>1,543</b>	<b>1,517</b>	<b>1,493</b>	<b>1,464</b>	<b>1,435</b>	<b>1,413</b>	<b>1,386</b>	<b>1,382</b>	<b>1,378</b>	<b>1,377</b>	<b>1,357</b>	<b>1,342</b>	<b>1,333</b>	<b>1,328</b>	<b>1,327</b>	<b>1,330</b>	<b>1,337</b>
<b>Total Places Available</b>			<b>1,560</b>	<b>1,560</b>	<b>1,590</b>	<b>1,590</b>	<b>1,620</b>	<b>1,680</b>	<b>1,740</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>
<b>Shortage or Surplus of Places (No.)</b>			<b>+105</b>	<b>+88</b>	<b>+95</b>	<b>+64</b>	<b>+90</b>	<b>+145</b>	<b>+197</b>	<b>+283</b>	<b>+307</b>	<b>+336</b>	<b>+365</b>	<b>+387</b>	<b>+414</b>	<b>+418</b>	<b>+422</b>	<b>+423</b>	<b>+443</b>	<b>+458</b>	<b>+467</b>	<b>+472</b>	<b>+473</b>	<b>+470</b>	<b>+463</b>
<b>Shortage or Surplus of Places (%)</b>			<b>+7%</b>	<b>+6%</b>	<b>+6%</b>	<b>+4%</b>	<b>+6%</b>	<b>+9%</b>	<b>+11%</b>	<b>+16%</b>	<b>+17%</b>	<b>+19%</b>	<b>+20%</b>	<b>+21%</b>	<b>+23%</b>	<b>+23%</b>	<b>+23%</b>	<b>+24%</b>	<b>+25%</b>	<b>+25%</b>	<b>+26%</b>	<b>+26%</b>	<b>+26%</b>	<b>+26%</b>	<b>+26%</b>

Note: Due to rounding, there may be slight differences between Total Pupil Demand and the sum of demand across individual schools.

## Rugby Rural Primary Planning Area

Planning Area	9370013 - Rugby Rural
Scenario	MIGRATION+HOUSING
Year Group	Years R-6
- %	Shortage of places
+ %	Surplus places of between 0% and 5%
+ %	Surplus places greater than 5%



-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

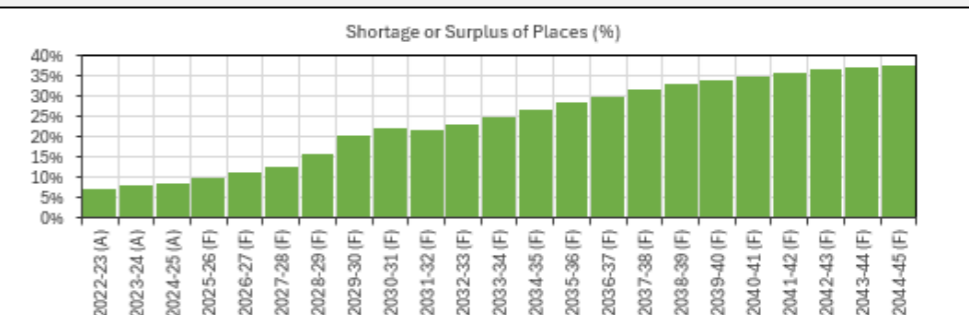
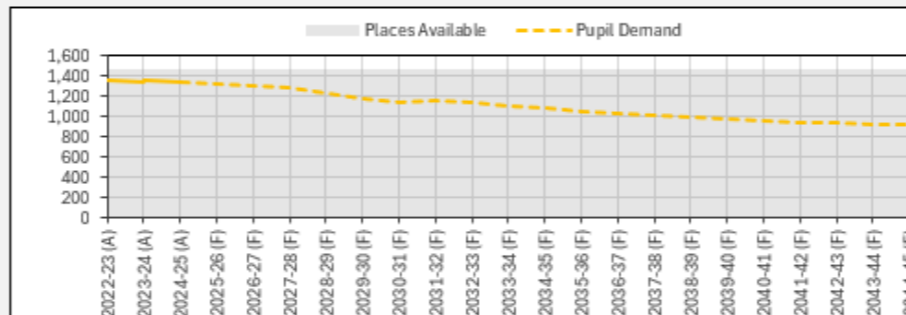
Schools			Actuals		Forecasts																				
2626	Binley Woods Primary School	PRI	179	185	182	186	186	188	188	188	185	191	192	195	198	197	196	195	194	192	190	188	186	184	182
3192	Wolston St. Margaret's C.Of E. Primary School	PRI	194	199	205	212	216	211	204	200	196	191	191	190	194	194	195	196	197	197	199	200	201	203	204
3212	Ryton-On-Dunsmore Provost Williams C.Of E. Academy	PRI	150	130	104	88	86	87	96	92	105	119	115	118	121	123	126	129	132	135	138	142	145	149	153
3561	Our Lady's Catholic Primary School, Princethorpe	PRI	102	100	99	98	98	96	97	105	110	111	113	115	117	118	119	120	121	122	123	125	126	127	129
3590	Knightlow C.Of E. Primary School	PRI	218	219	219	226	231	238	255	273	282	305	304	311	317	320	322	323	328	333	338	344	349	355	362
<b>Total Pupil Demand</b>			<b>843</b>	<b>833</b>	<b>809</b>	<b>810</b>	<b>817</b>	<b>820</b>	<b>839</b>	<b>857</b>	<b>878</b>	<b>918</b>	<b>916</b>	<b>930</b>	<b>946</b>	<b>952</b>	<b>958</b>	<b>963</b>	<b>972</b>	<b>980</b>	<b>989</b>	<b>998</b>	<b>1,008</b>	<b>1,018</b>	<b>1,029</b>
<b>Total Places Available</b>			<b>957</b>	<b>957</b>	<b>955</b>	<b>953</b>	<b>951</b>	<b>949</b>	<b>947</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>	<b>945</b>
<b>Shortage or Surplus of Places (No.)</b>			<b>+114</b>	<b>+124</b>	<b>+146</b>	<b>+143</b>	<b>+134</b>	<b>+129</b>	<b>+108</b>	<b>+88</b>	<b>+67</b>	<b>+27</b>	<b>+29</b>	<b>+15</b>	<b>-1</b>	<b>-7</b>	<b>-13</b>	<b>-18</b>	<b>-27</b>	<b>-35</b>	<b>-44</b>	<b>-53</b>	<b>-63</b>	<b>-73</b>	<b>-84</b>
<b>Shortage or Surplus of Places (%)</b>			<b>+12%</b>	<b>+13%</b>	<b>+15%</b>	<b>+15%</b>	<b>+14%</b>	<b>+14%</b>	<b>+11%</b>	<b>+9%</b>	<b>+7%</b>	<b>+3%</b>	<b>+3%</b>	<b>+2%</b>	<b>-0%</b>	<b>-1%</b>	<b>-1%</b>	<b>-2%</b>	<b>-3%</b>	<b>-4%</b>	<b>-5%</b>	<b>-6%</b>	<b>-7%</b>	<b>-8%</b>	<b>-9%</b>

Note: Due to rounding, there may be slight differences between Total Pupil Demand and the sum of demand across individual schools.



## Rugby South Central Primary Planning Area

Planning Area	9370014 - Rugby South Central
Scenario	MIGRATION+HOUSING
Year Group	Years R-6
- %	Shortage of places
+ %	Surplus places of between 0% and 5%
+ %	Surplus places greater than 5%



-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

Schools			Actuals		Forecasts																				
2008	Oakfield Primary Academy	PRI	376	381	396	390	384	374	359	343	335	337	333	325	318	311	304	297	290	285	281	277	274	272	269
2041	St. Oswald's C.Of E. Academy	PRI	189	184	176	169	165	161	152	144	143	144	143	139	136	132	128	123	119	116	113	111	109	107	106
3213	St. Matthew's Bloxam C.Of E. Primary School	PRI	207	202	206	205	208	208	203	196	193	194	193	187	183	178	172	166	160	156	152	149	146	144	141
3597	Rokeby Primary School	PRI	201	200	206	210	214	215	212	207	203	198	192	188	182	179	178	179	178	178	177	177	176	176	176
3598	St. Marie's Catholic Primary School	PRI	391	383	363	350	335	323	308	282	270	279	273	266	258	253	247	242	238	235	232	229	227	225	223
<b>Total Pupil Demand</b>			<b>1,364</b>	<b>1,350</b>	<b>1,347</b>	<b>1,325</b>	<b>1,305</b>	<b>1,281</b>	<b>1,235</b>	<b>1,172</b>	<b>1,144</b>	<b>1,151</b>	<b>1,134</b>	<b>1,105</b>	<b>1,077</b>	<b>1,053</b>	<b>1,028</b>	<b>1,007</b>	<b>987</b>	<b>971</b>	<b>956</b>	<b>943</b>	<b>933</b>	<b>923</b>	<b>915</b>
<b>Total Places Available</b>			<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>
<b>Shortage or Surplus of Places (No.)</b>			<b>+106</b>	<b>+120</b>	<b>+123</b>	<b>+145</b>	<b>+165</b>	<b>+189</b>	<b>+235</b>	<b>+298</b>	<b>+326</b>	<b>+319</b>	<b>+336</b>	<b>+365</b>	<b>+393</b>	<b>+417</b>	<b>+442</b>	<b>+463</b>	<b>+483</b>	<b>+499</b>	<b>+514</b>	<b>+527</b>	<b>+537</b>	<b>+547</b>	<b>+555</b>
<b>Shortage or Surplus of Places (%)</b>			<b>+7%</b>	<b>+8%</b>	<b>+8%</b>	<b>+10%</b>	<b>+11%</b>	<b>+13%</b>	<b>+16%</b>	<b>+20%</b>	<b>+22%</b>	<b>+22%</b>	<b>+23%</b>	<b>+25%</b>	<b>+27%</b>	<b>+28%</b>	<b>+30%</b>	<b>+31%</b>	<b>+33%</b>	<b>+34%</b>	<b>+35%</b>	<b>+36%</b>	<b>+37%</b>	<b>+37%</b>	<b>+38%</b>

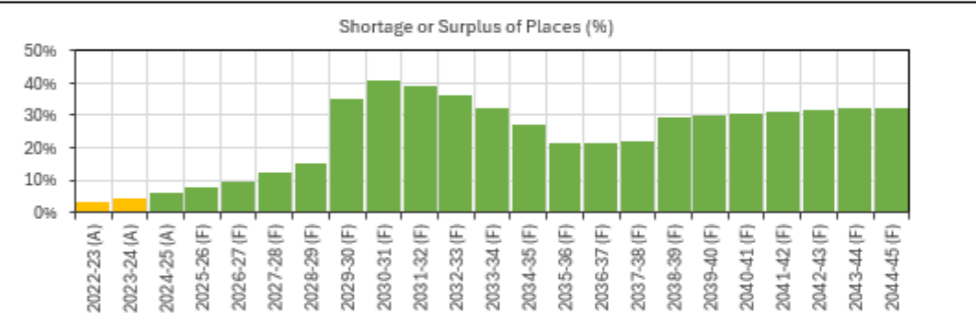
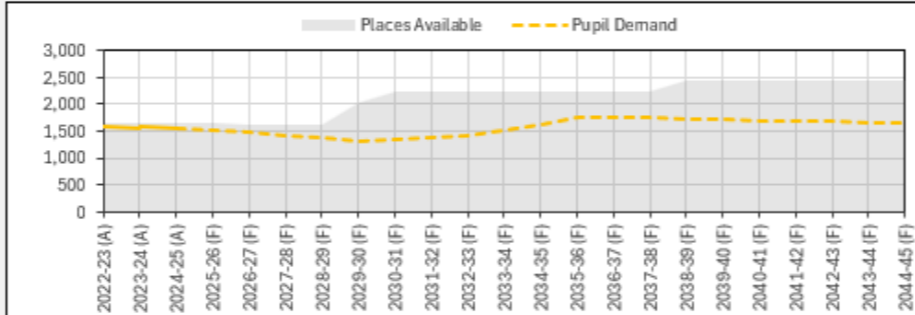
Note: Due to rounding, there may be slight differences between Total Pupil Demand and the sum of demand across individual schools.



# Rugby West

## Primary Planning Area

Planning Area	9370015 - Rugby West
Scenario	MIGRATION+HOUSING
Year Group	Years R-6
- %	Shortage of places
+ %	Surplus places of between 0% and 5%
+ %	Surplus places greater than 5%



-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

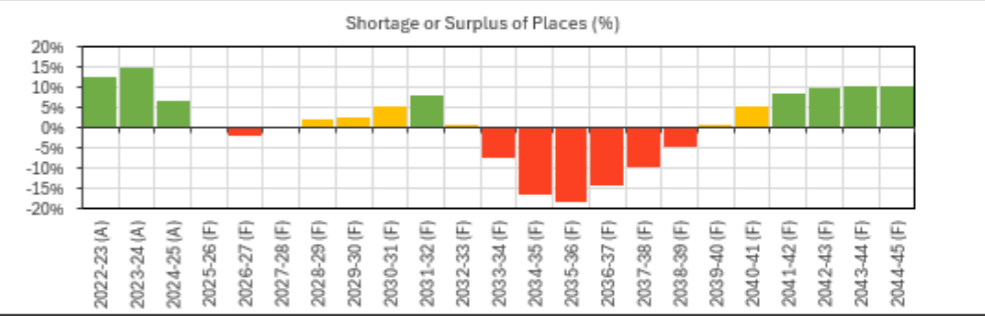
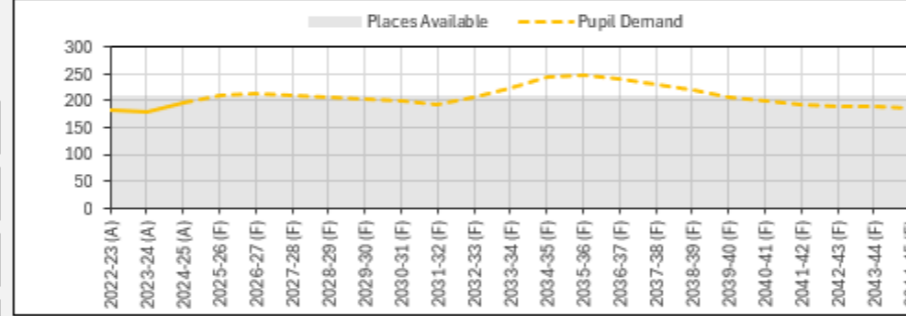
Schools			Actuals		Forecasts																				
2022	Henry Hinde Junior School	JUN	262	255	241	230	219	206	202	189	181	174	168	163	160	158	157	157	157	157	157	156	156	156	
2420	Bilton Infant School	INF	166	159	143	127	122	123	117	110	101	94	90	90	90	90	91	91	88	85	83	83	83	84	84
2423	Bawnmore Infant School	INF	167	173	179	181	175	166	151	140	127	119	115	113	112	111	109	108	104	100	95	94	94	93	92
2424	Henry Hinde Infant School	INF	150	142	144	131	123	117	110	104	101	101	101	101	101	101	101	101	101	101	101	102	102	102	102
3205	Bilton C.Of E. Junior School	JUN	420	415	415	426	425	414	409	384	370	358	333	310	290	275	267	266	265	263	262	256	249	243	237
3594	Cawston Grange Primary School	PRI	437	440	436	429	419	406	386	370	346	321	305	291	280	275	273	276	276	276	276	275	274	274	273
8001	Ashlawn Road Primary School	PRI	0	0	0	0	0	0	0	33	76	129	196	270	352	431	381	372	356	339	322	304	284	266	250
8003	Coventry Road Primary School	PRI	0	0	0	0	0	0	0	0	32	72	125	185	253	321	390	382	366	348	331	314	293	275	260
8004	South West Rugby Primary School	PRI	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	51	82	115	146	179	215
<b>Total Pupil Demand</b>			<b>1,602</b>	<b>1,584</b>	<b>1,558</b>	<b>1,524</b>	<b>1,482</b>	<b>1,432</b>	<b>1,375</b>	<b>1,330</b>	<b>1,334</b>	<b>1,369</b>	<b>1,433</b>	<b>1,523</b>	<b>1,637</b>	<b>1,763</b>	<b>1,769</b>	<b>1,753</b>	<b>1,736</b>	<b>1,720</b>	<b>1,709</b>	<b>1,699</b>	<b>1,681</b>	<b>1,672</b>	<b>1,669</b>
<b>Total Places Available</b>			<b>1,660</b>	<b>1,660</b>	<b>1,660</b>	<b>1,650</b>	<b>1,640</b>	<b>1,630</b>	<b>1,620</b>	<b>2,040</b>	<b>2,250</b>	<b>2,250</b>	<b>2,250</b>	<b>2,250</b>	<b>2,250</b>	<b>2,250</b>	<b>2,250</b>	<b>2,250</b>	<b>2,460</b>	<b>2,460</b>	<b>2,460</b>	<b>2,460</b>	<b>2,460</b>	<b>2,460</b>	<b>2,460</b>
<b>Shortage or Surplus of Places (No.)</b>			<b>+58</b>	<b>+76</b>	<b>+102</b>	<b>+126</b>	<b>+158</b>	<b>+198</b>	<b>+245</b>	<b>+710</b>	<b>+916</b>	<b>+881</b>	<b>+817</b>	<b>+727</b>	<b>+613</b>	<b>+487</b>	<b>+481</b>	<b>+497</b>	<b>+724</b>	<b>+740</b>	<b>+751</b>	<b>+761</b>	<b>+779</b>	<b>+788</b>	<b>+791</b>
<b>Shortage or Surplus of Places (%)</b>			<b>+3%</b>	<b>+5%</b>	<b>+6%</b>	<b>+8%</b>	<b>+10%</b>	<b>+12%</b>	<b>+15%</b>	<b>+35%</b>	<b>+41%</b>	<b>+39%</b>	<b>+36%</b>	<b>+32%</b>	<b>+27%</b>	<b>+22%</b>	<b>+21%</b>	<b>+22%</b>	<b>+29%</b>	<b>+30%</b>	<b>+31%</b>	<b>+31%</b>	<b>+32%</b>	<b>+32%</b>	<b>+32%</b>

Note: Due to rounding, there may be slight differences between Total Pupil Demand and the sum of demand across individual schools.

## Wolvey and Bulkington

### Primary Planning Area

Planning Area	9370031 - Wolvey and Bulkington
Scenario	MIGRATION+HOUSING
Year Group	Years R-6
- %	Shortage of places
+ %	Surplus places of between 0% and 5%
+ %	Surplus places greater than 5%



	-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45
<b>Total Pupil Demand</b>	184	179	196	210	214	209	206	205	198	193	208	226	245	248	240	230	220	208	199	192	190	189	188
<b>Total Places Available</b>	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210
<b>Shortage or Surplus of Places (No.)</b>	+26	+31	+14	+0	-4	+1	+4	+5	+12	+17	+2	-16	-35	-38	-30	-20	-10	+2	+11	+18	+20	+21	+22
<b>Shortage or Surplus of Places (%)</b>	+12%	+15%	+7%	+0%	-2%	+0%	+2%	+3%	+5%	+8%	+1%	-7%	-16%	-18%	-14%	-10%	-5%	+1%	+5%	+8%	+10%	+10%	+11%

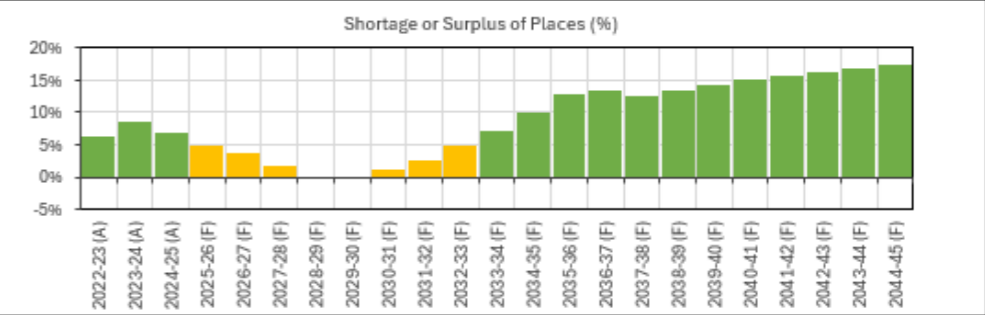
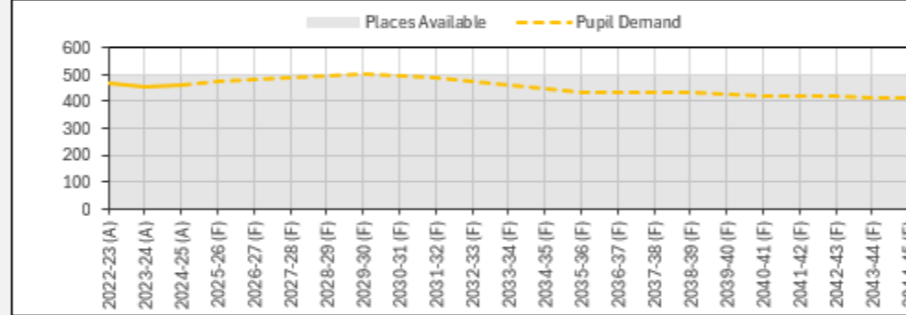
Note: Due to rounding, there may be slight differences between Total Pupil Demand and the sum of demand across individual schools.



## Dunchurch

### Primary Planning Area

Planning Area	9370061 - Dunchurch
Scenario	MIGRATION+HOUSING
Year Group	Years R-6
- %	Shortage of places
+ %	Surplus places of between 0% and 5%
+ %	Surplus places greater than 5%



	-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45
<b>Total Pupil Demand</b>	467	456	464	474	480	490	498	499	493	486	474	463	449	434	431	436	432	428	424	420	417	414	411
<b>Total Places Available</b>	498	498	498	498	498	498	498	498	498	498	498	498	498	498	498	498	498	498	498	498	498	498	498
<b>Shortage or Surplus of Places (No.)</b>	+31	+42	+34	+24	+18	+8	-0	-1	+5	+12	+24	+35	+49	+64	+67	+62	+66	+70	+74	+78	+81	+84	+87
<b>Shortage or Surplus of Places (%)</b>	+6%	+8%	+7%	+5%	+4%	+2%	-0%	-0%	+1%	+2%	+5%	+7%	+10%	+13%	+13%	+12%	+13%	+14%	+15%	+16%	+16%	+17%	+17%

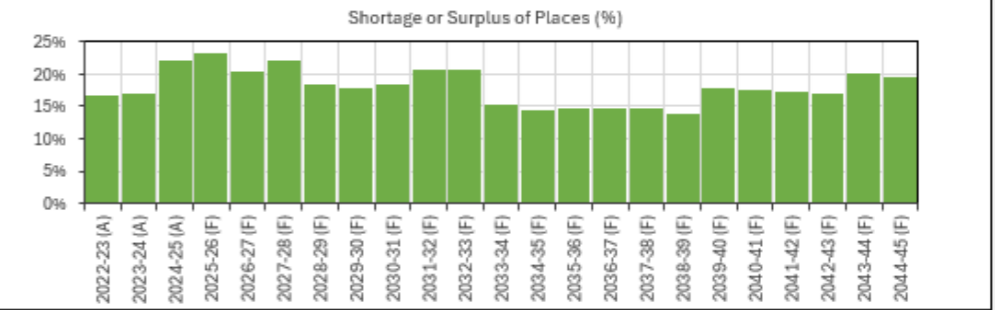
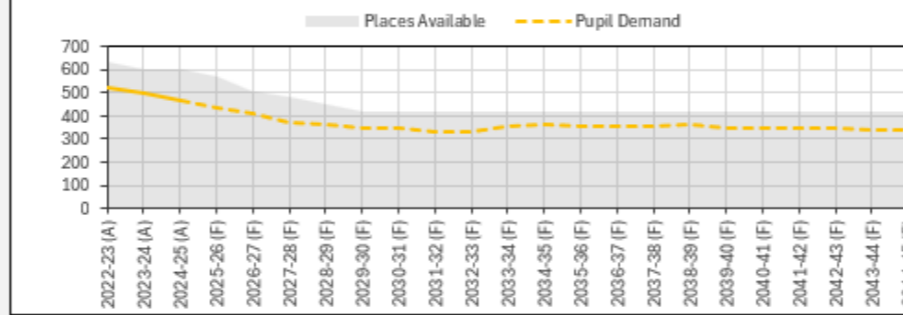
Note: Due to rounding, there may be slight differences between Total Pupil Demand and the sum of demand across individual schools.



Schools			Actuals		Forecasts																				
School ID	School Name	Category	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45
3180	Leamington Hastings C.Of E. Academy	INF	31	25	24	20	19	21	23	27	29	29	29	29	29	28	28	28	28	28	27	27	27	27	27
3391	Dunchurch Boughton C.Of E. Junior Academy	JUN	257	255	261	268	269	269	272	275	285	297	291	278	261	244	239	242	245	248	250	245	239	234	228
5204	Dunchurch Boughton C.Of E. Infant Academy and Nursery	INF	179	176	179	186	192	200	203	197	178	160	154	156	159	161	163	166	159	152	146	148	151	154	157

## Long Lawford Primary Planning Area

Planning Area	9370064 - Long Lawford
Scenario	MIGRATION+HOUSING
Year Group	Years R-6
-%	Shortage of places
+% (0-5%)	Surplus places of between 0% and 5%
+% (>5%)	Surplus places greater than 5%



-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

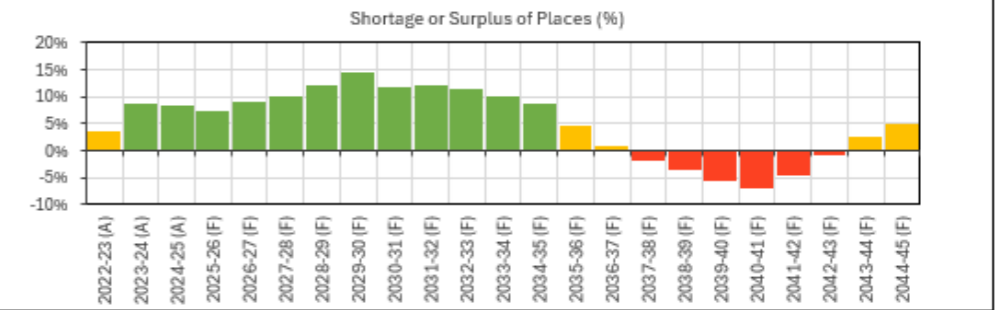
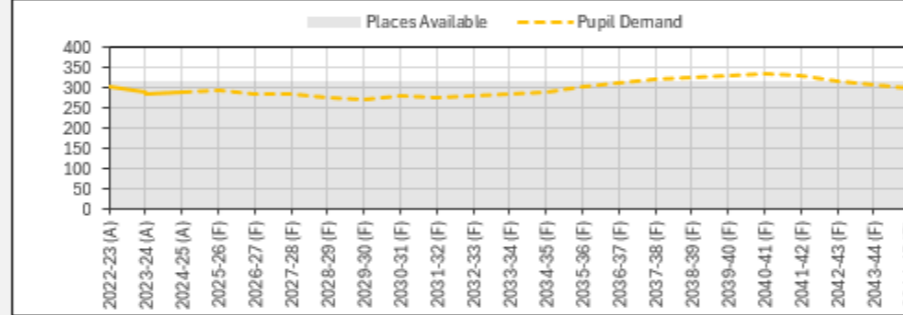
Schools			Actuals		Forecasts																				
2405	Long Lawford Primary School	PRI	524	498	467	437	407	374	367	345	343	333	333	356	359	358	358	358	362	345	346	347	348	336	338
<b>Total Pupil Demand</b>			<b>524</b>	<b>498</b>	<b>467</b>	<b>437</b>	<b>407</b>	<b>374</b>	<b>367</b>	<b>345</b>	<b>343</b>	<b>333</b>	<b>333</b>	<b>356</b>	<b>359</b>	<b>358</b>	<b>358</b>	<b>358</b>	<b>362</b>	<b>345</b>	<b>346</b>	<b>347</b>	<b>348</b>	<b>336</b>	<b>338</b>
<b>Total Places Available</b>			<b>630</b>	<b>600</b>	<b>600</b>	<b>570</b>	<b>510</b>	<b>480</b>	<b>450</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>
<b>Shortage or Surplus of Places (No.)</b>			<b>+106</b>	<b>+102</b>	<b>+133</b>	<b>+133</b>	<b>+103</b>	<b>+106</b>	<b>+83</b>	<b>+75</b>	<b>+77</b>	<b>+87</b>	<b>+87</b>	<b>+64</b>	<b>+61</b>	<b>+62</b>	<b>+62</b>	<b>+62</b>	<b>+58</b>	<b>+75</b>	<b>+74</b>	<b>+73</b>	<b>+72</b>	<b>+84</b>	<b>+82</b>
<b>Shortage or Surplus of Places (%)</b>			<b>+17%</b>	<b>+17%</b>	<b>+22%</b>	<b>+23%</b>	<b>+20%</b>	<b>+22%</b>	<b>+19%</b>	<b>+18%</b>	<b>+18%</b>	<b>+21%</b>	<b>+21%</b>	<b>+15%</b>	<b>+15%</b>	<b>+15%</b>	<b>+15%</b>	<b>+15%</b>	<b>+14%</b>	<b>+18%</b>	<b>+18%</b>	<b>+17%</b>	<b>+17%</b>	<b>+20%</b>	<b>+20%</b>

Note: Due to rounding, there may be slight differences between Total Pupil Demand and the sum of demand across individual schools.



## The Revel Primary Planning Area

Planning Area	9370071 - The Revel
Scenario	MIGRATION+HOUSING
Year Group	Years R-6
-%	Shortage of places
+% (0-5%)	Surplus places of between 0% and 5%
+% (>5%)	Surplus places greater than 5%



-2	-1	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13	+14	+15	+16	+17	+18	+19	+20
2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45

Schools			Actuals		Forecasts																				
3593	The Revel C.Of E. (Aided) Primary School	PRI	304	288	289	292	287	283	277	269	278	277	279	283	288	301	312	321	327	332	337	329	317	307	299
<b>Total Pupil Demand</b>			<b>304</b>	<b>288</b>	<b>289</b>	<b>292</b>	<b>287</b>	<b>283</b>	<b>277</b>	<b>269</b>	<b>278</b>	<b>277</b>	<b>279</b>	<b>283</b>	<b>288</b>	<b>301</b>	<b>312</b>	<b>321</b>	<b>327</b>	<b>332</b>	<b>337</b>	<b>329</b>	<b>317</b>	<b>307</b>	<b>299</b>
<b>Total Places Available</b>			<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>
<b>Shortage or Surplus of Places (No.)</b>			<b>+11</b>	<b>+27</b>	<b>+26</b>	<b>+23</b>	<b>+28</b>	<b>+32</b>	<b>+38</b>	<b>+46</b>	<b>+37</b>	<b>+38</b>	<b>+36</b>	<b>+32</b>	<b>+27</b>	<b>+14</b>	<b>+3</b>	<b>-6</b>	<b>-12</b>	<b>-17</b>	<b>-22</b>	<b>-14</b>	<b>-2</b>	<b>+8</b>	<b>+16</b>
<b>Shortage or Surplus of Places (%)</b>			<b>+3%</b>	<b>+9%</b>	<b>+8%</b>	<b>+7%</b>	<b>+9%</b>	<b>+10%</b>	<b>+12%</b>	<b>+15%</b>	<b>+12%</b>	<b>+12%</b>	<b>+11%</b>	<b>+10%</b>	<b>+9%</b>	<b>+5%</b>	<b>+1%</b>	<b>-2%</b>	<b>-4%</b>	<b>-6%</b>	<b>-7%</b>	<b>-5%</b>	<b>-1%</b>	<b>+2%</b>	<b>+5%</b>

Note: Due to rounding, there may be slight differences between Total Pupil Demand and the sum of demand across individual schools.

