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## **SOUTH-WEST RUGBY LANDSCAPE SENSITIVITY STUDY**

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**April 2017**

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**Produced by WCC Landscape Architects  
on behalf of Rugby Borough Council**

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# Contents

- 1.0 The commission
- 2.0 Methodology
- 3.0 Summary of findings and conclusions

## Appendix 1:

Explanation of Assessments

Plan of Zone boundaries

Housing Sensitivity Map

Commercial Sensitivity Map

Assessment sheets for zones

## **1.0 The Commission**

- 1.1 In January 2017 Warwickshire County Council Landscape Architects were appointed by Rugby Borough Council to undertake a landscape sensitivity assessment of the landscape around South-West Rugby (between Cawston, Dunchurch and Thurlaston).
- 1.2 The aim of this study was to provide an analysis of landscape character (including historic) and identify areas of low, medium and high quality.
- 1.3 The landscape assessment comprises:
  - a. The Landscape description Units (LDU) that covered the area;
  - b. Landscape sensitivity analysis – looking at the LDUs for potential areas of change as a desk top exercise;
  - c. Further defining the LDUs at a lower parcel level into a number of appropriate Land Cover Parcels (LCPs). Although LCPs had been defined within the 2006 Landscape Assessment of the Borough of Rugby Sensitivity and Condition Study these needed to be updated in light of the availability of the County Council's Historic Landscape Character (HLC) and the Habitat Biodiversity Audit (HBA). This work was undertaken by landscape consultant Steven Warnock and involved sub-dividing the LDUs utilising: the Landscape Description Units produced under the Living Landscapes Project in 2003/04; the (HLC) and the (HBA). This was essentially a desk top exercise.
  - d. A field exercise to gather information on verification of character, condition, function, tranquillity and visual quality;
  - e. Site specific analysis on the above information and
  - f. Recommendations on how to improve, enhance or restore the landscape.
- 1.4 The LCPs are referred to as 'zones' in this report and are shown on the map preceding the zone notes. It should be noted that there is no public access to 20f and therefore limited information is available for this zone. Zones 21i, 21j and 21k are in commercial use and therefore have not been surveyed.
- 1.5 Information on each zone has been set out in the Appendix in numerical order.

## **2.0 Methodology**

- 2.1 The methodology used for the 2016 Landscape Sensitivity Study for Rugby Borough has been followed for this assessment. The desk top study has been prepared by landscape consultant Steven Warnock from Landscape Matters together with an analysis of sensitivity of Land Description Units (LDUs) using a method based on three aspects of inherent sensitivity: ecological, cultural and visual. A combination of ecological and cultural sensitivity gives an overall inherent sensitivity. Landscapes with a high or very high inherent sensitivity are most vulnerable to change, whilst those with a moderate or low score are more likely to be able to accommodate change to some degree. This is because ecological and cultural features cannot be replaced once they are lost or irreparably damaged. These LDUs have provided the context to the study and within these broadly defined areas sit the Land Cover Parcels (LCPs). Information on each relevant LCP has been set out in the Appendix in numerical order. (NB – LCPs are referred to as “zones” in this report.)
- 2.2 The first step in this study, therefore, was to use the information that was available to us to extend the initial Land Cover Parcel (LCP) analysis. The ‘zones’ have then been assessed on site using a standard checklist taking into account physical characteristics, visibility, the settlement edge and potential receptors. Potential landscape enhancement and mitigation advice notes have been indicated where this is applicable. Each ‘zone’ report includes an overall site description followed by more detailed field notes.
- 2.3 The focus for this landscape sensitivity assessment is on identifying the landscape value as well as potential opportunities for housing and commercial development. The areas of study are defined by the character of the landscape and settlement edge, not individual fields, in a similar vein to the Landscape Sensitivity Study for Stratford-on-Avon District conducted in 2011/12.
- 2.4 To clarify, a landscape’s sensitivity at the LCP, or ‘zone’, level is defined as the sensitivity of that landscape to a particular type of change or development, i.e. housing and commercial. Please note that the sensitivity of ‘zones’ to commercial development is often higher than to housing development because of its larger scale and height, predicted effect within the landscape setting and its potential effect on adjacent residential areas.
- 2.5 Areas of high sensitivity have tended to be those of intrinsically stronger landscape character / condition, those in open countryside not closely associated with a settlement, those acting as a setting to Conservation Areas, listing buildings or Sites of Ancient Monuments, those adjacent to ancient woodlands, on steep or prominent slopes, or those forming green wedges

within or between settlements. There is a need to maintain these tracts of open space that feature on the edge or within settlements to maintain the quality of life for residents.

- 2.6 Individual LCPs have scored a sensitivity ranging from High, High-medium, Medium, Medium-low to Low. Please refer to the following table for explanatory notes.

**Table 1      Sensitivity Definition**

Sensitivity	Definition
<b>High</b>	Landscape and / or visual characteristics of the zone are very vulnerable to change and / or its intrinsic values are high and the zone is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.
<b>High-medium</b>	Landscape and / or visual characteristics of the zone are vulnerable to change and / or its intrinsic values are medium-high and the zone can accommodate the relevant type of development only in limited situations without significant character change or adverse effects. Thresholds for significant change are low.
<b>Medium</b>	Landscape and / or visual characteristics of the zone are susceptible to change and / or its intrinsic values are moderate but the zone has some potential to accommodate the relevant type of development in some situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
<b>Medium-low</b>	Landscape and / or visual characteristics of the zone are resilient to change and / or its intrinsic values are medium-low and the zone can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
<b>Low</b>	Landscape and / or visual characteristics of the zone are robust or degraded and / or its intrinsic values are low and the zone can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

Table reproduced with kind permission from Landscape Matters

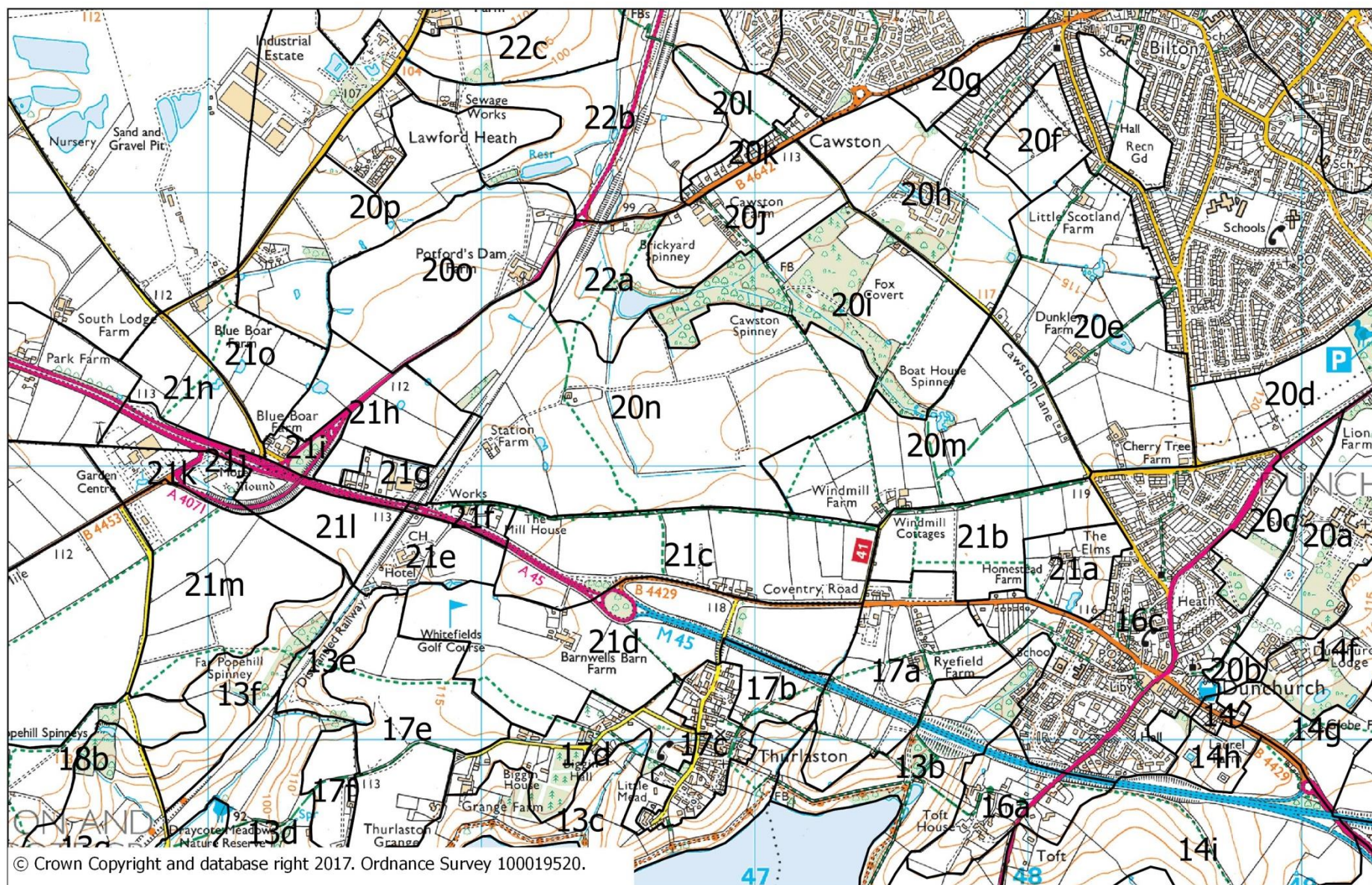
### **3.0 Summary of findings and conclusions**

- 3.1 The area surveyed lies between Cawston to the north, Thurlaston to the south, Lawford Heath to the west and Dunchurch to the east. It falls within National Character Area 96: Dunsmore and Feldon (Natural England) and the Landscape Character Types of Dunsmore Plateau Farmlands and Dunsmore Plateau Fringe, as defined by the Warwickshire Landscapes Guidelines (1993).
- 3.2 The zones surveyed lie on the Dunsmore plateau summit, with the exception of 22a and part of 17a, which lie on the plateau fringe. Many of the zones, especially those in the central and western parts of the study area, display characteristic features of the Dunsmore Plateau Farmlands landscape type, i.e. almost flat topography, openness, emptiness, large geometric fields with closely cropped hawthorn hedgerows, mature hedgerow oaks and large blocks of ancient woodland. In order to preserve the openness and rural character of the landscape these zones are inappropriate for development.
- 3.3 A block of woodland lies in the centre of the study area, some of which is Ancient and Semi-Natural Woodland and a Local Wildlife Site. This is an important feature of this landscape type and therefore development in these zones is inappropriate.
- 3.4 The zones east of Cawston Lane are slightly less sensitive and could accommodate a small amount of housing development on condition that a gap is retained between Rugby and Dunchurch and green corridors are provided to link the woodland with the wider countryside. Any development must be set within a strong landscape framework.

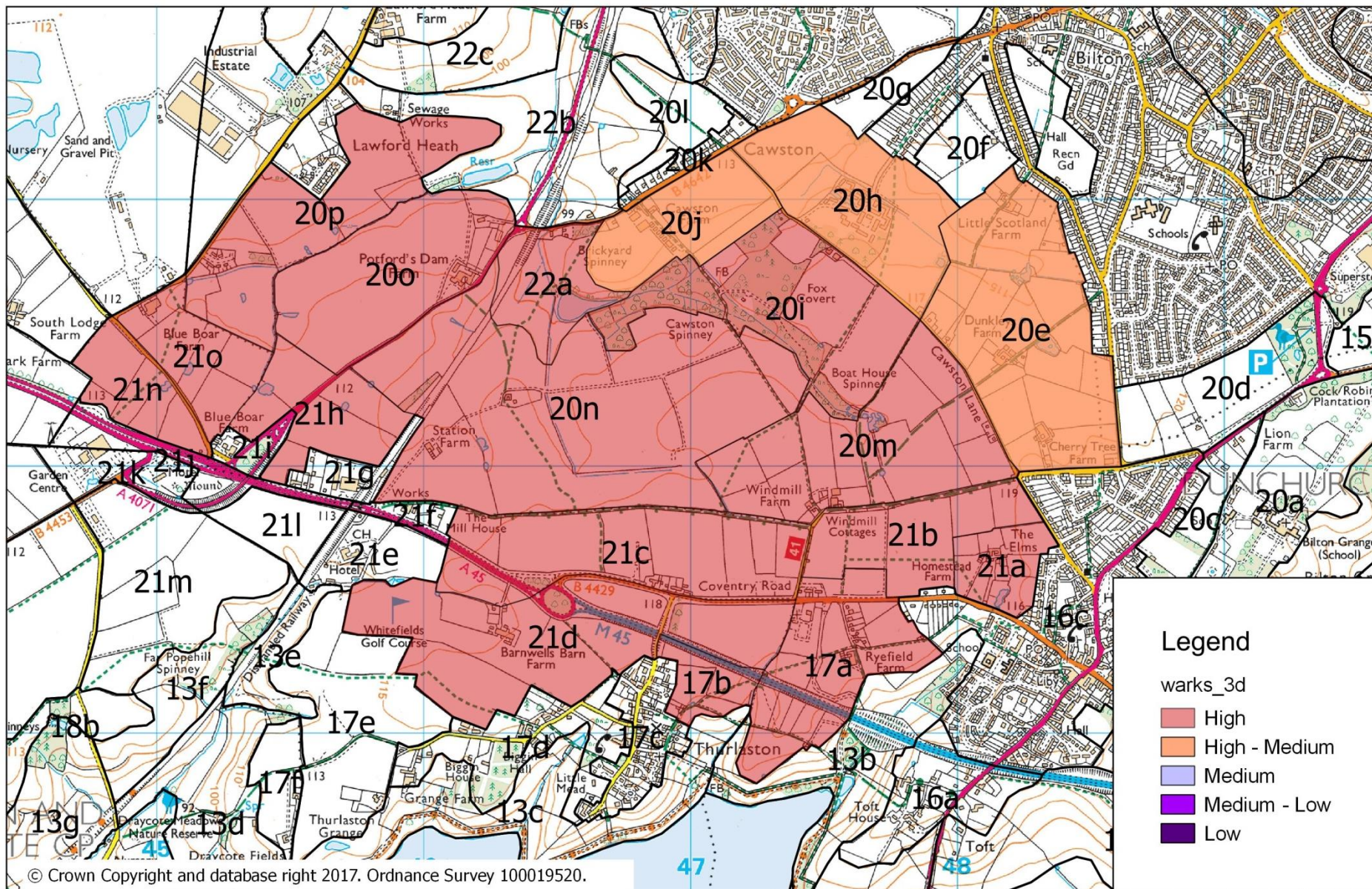
## **Appendix 1 – Maps and Assessment Sheets**

### **A1.0 Explanation of assessments**

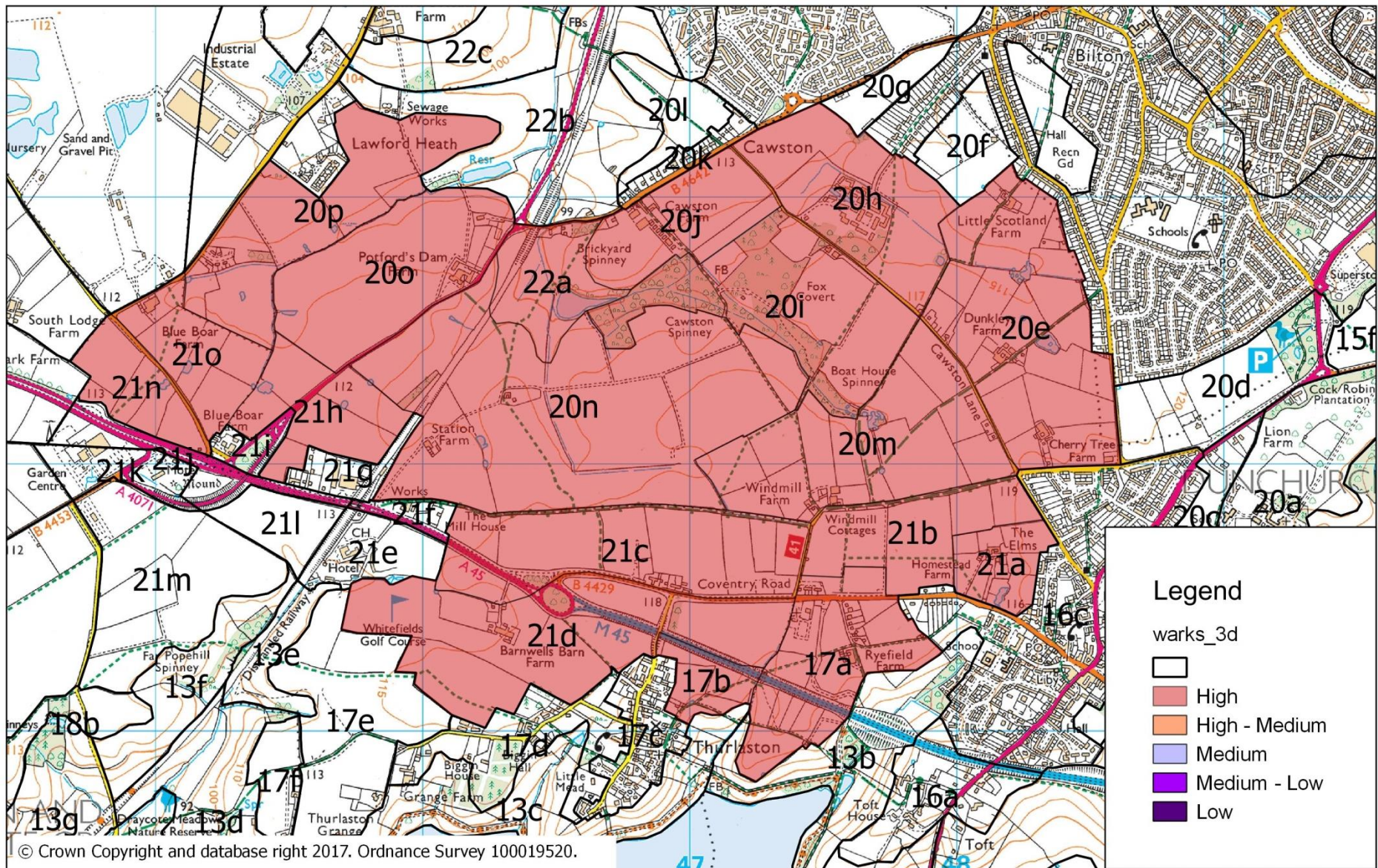
- A1.1 The data for each 'zone' is set out on the following pages. Three maps precede the notes; one showing the boundaries of the 'zones', one showing the sensitivity rating to housing development and one showing the sensitivity rating to commercial development.
- A1.2 The notes for individual zones are written into summaries followed by a supporting desk top and site survey assessment (where public access is available).
- A1.3 Desk top study information, based on landcover, landform, settlement pattern, origin, etc., has been collated as part of the definition of each 'zone'. Planning designations such as Green Belt, Ancient woodland, biodiversity and historic / archaeological interest have also been recorded.
- A1.4 This is followed by information gathered in the field, using a standard checklist and taking into account physical characteristics, key views, intervisibility, tranquillity, the settlement edge, potential receptors and other factors such as landscape enhancement / mitigation.
- A1.5 The sensitivity rating for each zone relates to the zone as a whole and generally has not been divided up further, e.g. on a field by field basis. Therefore, if a zone is rated as, for example, medium sensitivity, this does not necessarily mean the whole of the zone is suitable for development, but just that part of it is. However, in some cases we have felt the need to split the zones because, although development may be appropriate in part of the zone, there is an overriding need to protect landscape characteristics, e.g. those with historical associations, the surviving small scale field pattern, proximity to ancient woodland etc., within the remainder of the zone. The notes under the heading 'Potential for housing development' give the necessary detail for each zone.



SW Rugby Landscape Sensitivity Study: Map showing LCP (zone) boundaries



## SW Rugby Landscape Sensitivity Study: Sensitivity to Housing Development



## SW Rugby Landscape Sensitivity Study: Sensitivity to Commercial Development

**Site description**

This zone comprises a rolling regular small to medium scale pastoral landscape with a combination of hedged and fenced fields separated by the M45 corridor. The southern part of the zone forms part of the wider escarpment and is highly sensitive to development. There are trees along a stream course, field trees, and within hedgerows. The management of hedgerows is mixed with surviving scattered to insignificant hedge trees. Tree cover also includes a narrow belt of trees adjacent to the vehicular access track to the reservoir. This creates a framed landscape with a visible settlement edge and middle distance views of PRoW R168 (Northampton Lane) and ancient / semi-natural woodland to the north. Existing development consists of ribbon development to the east of Dunchurch. There is a short row of cottages and houses to the north of the Coventry Road opposite a Baptist church and an individual property within large grounds which is heavily screened by mature garden trees. To the east is a group of dwellings clustered around farm buildings along Halfway Lane. A further group including a wayside cottage (listed building) along the Coventry Road lie immediately outside the zone. However, there is still a sense of a separation between Dunchurch and Thurlaston.

**Potential for housing development**

High sensitivity

Due to part of the zone lying within the southern escarpment and the importance of maintaining a degree of separation between Rugby, Dunchurch and Thurlaston further housing development is inappropriate.

**Potential for commercial development**

High sensitivity

Due to part of the zone lying within the southern escarpment and the importance of maintaining a degree of separation between Rugby, Dunchurch and Thurlaston commercial development is inappropriate.

**Policy suggestions**

Conserve and enhance hedgerow tree cover particularly within primary hedgelines. Manage these more positively as primary landscape features, especially around the settlement edge.

**Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Inherent sensitivity	Low
Visual sensitivity	Moderate

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

### **Biodiversity**

SSSI ☐ Potential Local Wildlife Sites ☐ Warks Wildlife Trust Reserves ☐

### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blgs ☐ Registered Battlefield ☐

Other -

Flood -

### **Characteristics**

Landform Periglacial plateau

Land use Pastoral

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows

Species Thorn

Condition Good - redundant

Mgmt Mixed

### **Hedge /stream trees**

Extent Scattered - insignificant

Age structure Mature

### **Other trees**

Extent Apparent

Age structure Mature

### **Patch survival**

Extent Relic

Mgmt Traditional

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact Moderate

### **Pattern**

Settlement pattern Ribbon - a single row of dwellings along Halfway Lane adjacent to farm buildings and a further small group of properties along the Coventry Road including a Baptist church and an individual property within large grounds.

Other built features	-
Presence of water	Stream course
Scale	Small-medium
Sense of enclosure	Framed
Diversity	Simple

### **Skyline**

N/A

### **Key views**

Views are of a small to medium scale pastoral landscape within rolling topography. Views within the zone are fairly open, but framed by tree cover along the perimeter of the zone with ancient and semi natural woodland to the north. Landmarks include Draycote Water, the tower to St. Edmunds Church and a former windmill on Church Lane. The settlement edge of Dunchurch is visible to the east but it is softened by vegetation.

### **Intervisibility**

Site observation      Medium

There are views into adjacent zones but no distant views.

### **Tranquillity**

Noise sources:      Traffic on the M45 and Coventry Road  
 Urban views:      Edge of settlement visible but softened by trees / vegetation  
 Presence of people:      Infrequent

Tranquillity rating:      -High away from motorway.  
                                      -Medium where motorway traffic is visible and audible.

### **Functional relationship**

The zone forms part of the wider farmed landscape. PRoWs link to the wider area.

### **Visual relationship**

The zone relates visually to the surrounding areas of flat Dunsmore Plateau farmland.

### **Settlement edge**

The western edge of Dunchurch is visible, but softened by trees and vegetation.

### **Key receptors**

PRoW users  
 Rural residents  
 Road users

### **Sensitivity**

High  
 High  
 High

**Site description**

This zone comprises a rolling regular small to medium predominantly pastoral landscape with a combination of hedged and fenced fields on the plateau edge. The zone is crossed by two public rights of way; PRow R175a and PRow R175y. There are trees along a stream course, around farm buildings, adjacent to a field pond and along the M45 corridor. Hedgerows are trimmed with insignificant hedge trees. This creates an open landscape with views across the zone into neighbouring zones, the settlement edge of Thurlaston (including a number of listed buildings), Draycote Water, screen planting along the M45 motorway corridor and middle distance views of middle distance of PRow R168 (Northampton Lane) and ancient / semi-natural woodland to the north. There are also long distance views towards the Ironstone Wolds which fall into Warwickshire and Northamptonshire.

**Potential for housing development**

High sensitivity

This is an example of a pocket of pastoral farmland with a small scale field pattern on the edge of the settlement, which is particularly important to retain. Due to the open, rural character of the zone and the importance of maintaining a degree of separation between Rugby, Dunchurch and Thurlaston housing development is inappropriate.

**Potential for commercial development**

High sensitivity

This is an example of a pocket of pastoral farmland with a small scale field pattern on the edge of the settlement, which is particularly important to retain. Due to the open, rural character of the zone and the importance of maintaining a degree of separation between Rugby, Dunchurch and Thurlaston commercial development is inappropriate.

**Policy suggestions**

Conserve the small scale field pattern and strengthen primary hedgelines to include the replanting of hedgerow oaks.

**Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Inherent sensitivity	Low
Visual sensitivity	Moderate

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

### **Biodiversity**

SSSI ☐ Potential Local Wildlife Sites ☐ Warks Wildlife Trust Reserves ☐

### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blds ☐ Registered Battlefield ☐  
Other -  
Flood -

### **Characteristics**

Landform Periglacial plateau  
Land use Pastoral / cropping

### **Field boundaries**

(FIELD SURVEY)

Type Hedgerows  
Species Thorn  
Condition Good  
Mgmt Trimmed

### **Hedge /stream trees**

Extent Insignificant  
Age structure n/a

### **Other trees**

Extent Apparent  
Age structure Mature

### **Patch survival**

Extent Relic  
Mgmt Traditional

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact Moderate

### **Pattern**

Settlement pattern An irregular settlement edge to Thurslaston comprising individual dwellings within large grounds.

Other built features -

Presence of water Stream course and field pond

Scale Small-medium

Sense of enclosure	Open
Diversity	Simple

### **Skyline**

A prominent skyline with long distance views towards the Ironstone Wolds which fall into Warwickshire and Northamptonshire.

### **Key views**

Views are of an open small to medium scale pastoral landscape on rolling topography. Landmarks include Draycote Water, listed buildings including the Church of St. Edmund and a former windmill.

### **Intervisibility**

Site observation	High
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There are views into adjacent zones and distant views.

### **Tranquillity**

Noise sources:	-
Urban views:	Edge of settlement visible but softened by trees / vegetation
Presence of people:	Infrequent

Tranquillity rating:	High
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### **Functional relationship**

The zone forms part of the wider farmed landscape. PRowS link to the wider area.

### **Visual relationship**

The zone relates visually to the surrounding areas of the Dunsmore Plateau Fringe.

### **Settlement edge**

The eastern edge of Thurlaston is visible, but softened by trees and vegetation.

### **Key receptors**

PRow users  
Rural residents  
Road users

### **Sensitivity**

High  
High  
High

**Site description**

This zone is broadly LCP 62 from the 2006 Rugby Landscape Sensitivity and Condition Study and lies within the Dunsmore Plateau landscape. It comprises an undulating regular small to medium pastoral landscape managed as paddocks, with a combination of hedged and fenced fields. The topography is relatively flat. Tree cover is stronger around the zone's perimeter but there are clusters of trees around field ponds and scattered trees that frame farm tracks and public rights of way as well as individual mature field trees. Generally hedgerows are trimmed with insignificant hedge trees. This creates a framed landscape with a visible settlement edge and middle distance views of ancient woodland. Dunkley Lake is a potential Local Wildlife Site.

**Potential for housing development**

High - medium sensitivity

It is important to maintain a degree of separation between Rugby and Dunchurch, therefore development south of PRoW R169d is inappropriate. It is also important to safeguard a green corridor along the southern edge of Rugby which maintains a physical link between Cock Robin Wood LNR and Cawston Spinney and its rural setting.

**Potential for commercial development**

High sensitivity

It is important to maintain a degree of separation between Rugby and Dunchurch. It is also important to safeguard a green corridor along the southern edge of Rugby which maintains a physical link between Cock Robin Wood LNR and Cawston Spinney and its rural setting. , Therefore commercial development within this zone is inappropriate.

**Policy suggestions**

Existing field trees and ponds should be retained and connectivity between them should be enhanced. The existing hedgerow along PRoW R169d should be retained and enhanced with additional planting to provide a strong landscape buffer to any new development to the north.

**Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	Low

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

### **Biodiversity**

SSSI ☐ Potential Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves ☐

### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blgs ☐ Registered Battlefield ☐

Other -

Flood -

### **Characteristics**

Landform Periglacial plateau

Land use Pastoral

### **Field boundaries**

(FIELD SURVEY)

Type Hedgerows

Species Mixed

Condition Good - redundant

Mgmt Trimmed

### **Hedge /stream trees**

Extent Scattered - insignificant

Age structure Mature

### **Other trees**

Extent Apparent

Age structure Mature

### **Patch survival**

Extent Localised

Mgmt Traditional

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact Moderate

### **Pattern**

Settlement pattern Settlement edge on eastern boundary

Other built features -

Presence of water Field ponds and possible lake

Scale	Small-medium
Sense of enclosure	Framed
Diversity	Simple

### **Skyline**

N/A

### **Key views**

Views are of a small to medium scale pastoral landscape. Views within the zone are fairly open, but framed by a backdrop of trees and the settlement edges of Rugby and Dunchurch on the edge of the zone. An avenue of trees along Lime Tree Avenue is a feature on the skyline to the north.

### **Intervisibility**

Site observation      Medium

There are views into adjacent zones but no distant views.

### **Tranquillity**

Noise sources:      -  
 Urban views:      Edge of settlement visible but softened by trees / vegetation  
 Presence of people:      Infrequent  
 Tranquillity rating:      High

### **Functional relationship**

The zone forms part of the wider farmed landscape. PRoWs link to the wider area.

### **Visual relationship**

The zone relates visually to the surrounding areas of flat Dunsmore Plateau farmland.

### **Settlement edge**

The western edge of Bilton is visible, but softened by trees and vegetation. A small part of the northern edge of Dunchurch forms a slightly harder edge to the southern boundary of the zone. Development at Lime Tree Village in the adjacent zone is also visible.

### **Key receptors**

PRoW users  
 Rural residents  
 Urban residents  
 Road users

### **Sensitivity**

High  
 High  
 High  
 High

Zone: 20f

Settlement: Dunchurch

Parish: Dunchurch

### **Site description**

This zone comprises the Old Laurentian Rugby Football Club grounds and is amenity land on the settlement edge with a small field of pasture to the south. The field boundaries are hedged but are becoming gappy with part of a hedgerow line now lost. There are no public rights of way within the immediate area therefore the zone notes are incomplete. Notes have been provided from the desk top study only.

### **Potential for housing development**

-

### **Potential for commercial development**

-

### **Policy suggestions**

-

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	Low

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

#### **Biodiversity**

SSSI ☐ Potential Local Wildlife Sites ☐ Warks Wildlife Trust Reserves ☐

#### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blgs ☐ Registered Battlefield ☐

Other -

Flood -

### **Characteristics**

Landform Periglacial plateau

Land use Amenity / Pastoral

Field boundaries (FIELD SURVEY)

Type	Hedgerows
Species	-
Condition	Redundant / relic
Mgmt	Outgrown

#### **Hedge /stream trees**

Extent	Scattered - insignificant
Age structure	Mature

#### **Other trees**

Extent	-
Age structure	-

#### **Patch survival**

Extent	Relic
Mgmt	Traditional

#### **Ecological corridors**

Condition	Declining
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#### **Intensity of use**

Impact	Moderate
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#### **Pattern**

Settlement pattern	Settlement edge on northern and eastern boundaries
Other built features	-
Presence of water	-
Scale	Small-medium
Sense of enclosure	Framed
Diversity	Simple

#### **Skyline**

N/A

#### **Key views**

-

#### **Intervisibility**

Site observation	-
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#### **Tranquillity**

Noise sources: -

Urban views: -

Presence of people: -

Tranquillity rating: -

### **Functional relationship**

-

### **Visual relationship**

-

### **Settlement edge**

-

### **Key receptors**

PRoW users  
Rural residents  
Urban residents  
Road users

### **Sensitivity**

-  
-  
-  
-

Zone: 20h

Settlement: Dunchurch

Parish: Dunchurch

### **Site description**

N.B. the northern part of this zone is currently being developed for housing therefore these notes relate to the area south and east of Lime Tree Avenue and Lime Tree Village. This zone originally formed part of LCP 62 from the 2006 Rugby Landscape Sensitivity and Condition Study and lies within the Dunsmore Plateau landscape. The zone comprises former parkland now intensively managed as arable and framed by a backdrop of trees and the settlement edge of Rugby. The topography is very gently undulating. Hedgerows are trimmed and have become gappy and, in places, remnant lines with insignificant hedge trees. Tree cover is reduced to the avenue of limes and clusters around field ponds creating a fairly open to framed landscape.

### **Potential for housing**

High–medium sensitivity

It is important to provide a strong landscape buffer to the woodland block around Lime Tree Village and to create links with other existing landscape features. The zone relates visually to the surrounding areas of flat Dunsmore Plateau farmland with PRoWs providing links to the wider area. Development should retain these links and strengthen and enhance the existing landscape framework.

### **Potential for commercial development**

High

The combination of open views across the zone and new housing developments make it difficult to mitigate for commercial development.

### **Policy suggestions**

A strong landscape buffer should be provided around the existing woodland block to Lime Tree Village. Gap up existing hedgerows and include occasional hedgerow trees.

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	Low

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

## **Biodiversity**

SSSI ☐ Local Wildlife Sites ☐ Warks Wildlife Trust Reserves ☐

## **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blds ☐ Registered Battlefield ☐

Other -

Flood -

## **Characteristics**

Landform Periglacial plateau

Land use Mixed farming

## **Field boundaries (FIELD SURVEY)**

Type Hedgerows

Species Mixed

Condition Redundant - relic

Mgmt Trimmed

## **Hedge /stream trees**

Extent Dense along Lime Avenue otherwise insignificant

Age structure Mature

## **Other trees**

Extent Apparent

Age structure Mature

## **Patch survival**

Extent Relic

Mgmt Intensive

## **Ecological corridors**

Condition Fragmented

## **Intensity of use**

Impact High

## **Pattern**

Settlement pattern Edge of Lime Tree Village

Other built features -

Presence of water Field pond(s)

Scale -

Sense of enclosure Open - framed

Diversity Simple

## **Skyline**

N/A

### **Key views**

Views are of a medium scale arable landscape. Views across the zone are fairly open, but framed by a backdrop of trees and the settlement edge of Rugby. An avenue of trees along Lime Tree Avenue forms a prominent feature on the skyline.

### **Intervisibility**

Site observation      Medium

There are views into adjacent zones but no distant views. Woodland to the west / south-west prevents views in this direction.

### **Tranquillity**

Noise sources:      -  
Urban views:      Edge of settlement visible but softened by trees / vegetation  
Presence of people:      Infrequent  
  
Tranquillity rating:      High

### **Functional relationship**

The zone forms part of the wider farmed landscape to the south / south-east. PRoWs link to the wider area.

### **Visual relationship**

The zone relates visually to the surrounding areas of flat Dunsmore Plateau farmland. The trees along Lime Tree Avenue and around Lime Tree Village provide a visual link with the spinneys to the west / south-west.

### **Settlement edge**

Lime Tree Village forms a modern edge, though is softened by trees / vegetation.

### **Key receptors**

PRoW users  
Urban residents  
Road users

### **Sensitivity**

High  
High  
High

Zone: 20i

Settlement: Dunchurch

Parish: Dunchurch

### **Site description**

The zone comprises gently undulating arable fields and a large woodland block comprising Cawston Spinney, Fox Covert and Boat House Spinney (Local Wildlife Sites) within the Dunsmore plateau landscape. Hedgerows are trimmed with insignificant mature hedge trees against a backdrop of widespread mixed woodland, some of which is Ancient and Semi-Natural Woodland. Woodland edge comprises part trimmed hedgerow and / or flailed woodland edge species. Hedgerows vary in condition with some missing internal hedgerows and others trimmed.

### **Potential for housing**

High sensitivity

This zone is inappropriate for housing development due to the presence of Ancient and Semi-Natural Woodland, Local Wildlife Sites and its parkland setting, i.e. the immediate pattern of fields around the woodland blocks.

### **Potential for commercial development**

High Sensitivity

This zone is inappropriate for commercial development due to the presence of Ancient and Semi-Natural Woodland, Local Wildlife Sites and its parkland setting, i.e. the immediate pattern of fields around the woodland blocks.

### **Policy suggestions**

Manage the woodland appropriately, maintaining species diversity and encouraging natural regeneration. Strengthen and enhance primary hedgerow lines where necessary.

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	Low

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland **YES** TPO not known

#### **Biodiversity**

SSSI ☐ Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves ☐

#### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blds ☐ Registered Battlefield ☐

Other -  
Flood -

### **Characteristics**

Landform	Periglacial plateau
Land use	Cropping

### **Field boundaries** (FIELD SURVEY)

Type	Hedgerows
Species	Mixed
Condition	Good - redundant
Mgmt	Trimmed

### **Hedge /stream trees**

Extent	Insignificant
Age structure	Mature

### **Other trees**

Extent	Prominent
Age structure	Mixed

### **Patch survival**

Extent	Widespread
Mgmt	Traditional

### **Ecological corridors**

Condition	Declining
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### **Intensity of use**

Impact	Moderate
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### **Pattern**

Settlement pattern	-
Other built features	-
Presence of water	Stream / wet ditch
Scale	-
Sense of enclosure	Enclosed
Diversity	Diverse

### **Skyline**

N/A

### **Key views**

Views are of arable fields, enclosed by the woodland of Fox Covert and Boat House Spinney.

### **Intervisibility**

Site observation	Medium / low
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Trees within the zone prevent distant views. There are views into adjacent zones.

### **Tranquillity**

Noise sources: -  
Urban views: -  
Presence of people: Some dog walkers  
  
Tranquillity rating: High

### **Functional relationship**

The farmland within the zone forms part of the wider farmed landscape. Fox Covert and Boat House Spinney form part of a larger block of woodland, some of which is Ancient and Semi-Natural Woodland, which extends into adjacent zones. PRowS also link to the wider area.

### **Visual relationship**

The woodland provides a visual link to trees and woodland in neighbouring zones to the north-east, south-east and west.

### **Settlement edge**

N/A

### **Key receptors**

PRow users  
Road users

### **Sensitivity**

High  
High

Zone: 20j

Settlement: Dunchurch

Parish: Dunchurch

### **Site description**

This zone comprises a geometric medium to large scale field pattern of gently sloping farmland managed for cropping and pasture within the Dunsmore Plateau landscape. The western part of the zone sits on rising ground close to the plateau edge and is visible from PRow R167a. Hedgerows are thorn, trimmed and in good condition with scattered to insignificant tree cover surviving within hedge lines and along the public right of way. The settlement edge to Cawston is visible but partly screened by a combination of landform and the zone's perimeter vegetation. The zone includes a listed building.

### **Potential for housing**

High – medium sensitivity

The presence of Ancient and Semi-Natural Woodland and its parkland setting, i.e. the immediate pattern of fields around the woodland blocks, lies immediately to the south and south-west of this zone and should be safeguarded. Therefore development should not extend south of the existing field boundary, leaving a narrow field which could be managed as part of the parkland setting to the woodland. The western part of the zone sits on rising ground close to the plateau edge and development is inappropriate due to its visibility. The zone includes a listed building therefore any development needs to respect the setting to this building.

### **Potential for commercial development**

High sensitivity

The presence of Ancient and Semi-Natural Woodland and its parkland setting, i.e. the immediate pattern of fields around the woodland blocks, lies immediately to the south and south-west of this zone and should be safeguarded. The western part of the zone sits on rising ground close to the plateau edge and development is inappropriate due to its visibility. Therefore commercial development is inappropriate within this zone.

### **Policy suggestions**

Safeguard the setting to the Ancient and Semi-Natural Woodland. Strengthen and enhance existing hedgerows.

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	Low

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

### **Biodiversity**

SSSI ☐ Local Wildlife Sites ☐ Warks Wildlife Trust Reserves ☐

### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blds **YES** Registered Battlefield ☐

Other -

Flood -

### **Characteristics**

Landform Periglacial plateau

Land use Cropping

### **Field boundaries**

(FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Good

Mgmt Trimmed

### **Hedge /stream trees**

Extent Scattered - insignificant

Age structure Mature

### **Other trees**

Extent Apparent

Age structure Mature

### **Patch survival**

Extent Relic

Mgmt Intensive

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact High

### **Pattern**

Settlement pattern South western edge of Cawston is visible but partly screened by landform and vegetation

Other built features -

Presence of water Stream

Scale Medium - large

Sense of enclosure	Framed
Diversity	Simple

### **Skyline**

N/A

### **Key views**

Views are of medium scale, flat, arable fields, enclosed by woodland to the south. Farm buildings and poultry houses are visible in the middle of the zone. Rugby Cement works can be glimpsed on the skyline beyond the zone.

### **Intervisibility**

Site observation	Low
------------------	-----

Trees and farm buildings within the zone prevent distant views. Views into adjacent zones are very limited.

### **Tranquillity**

Noise sources:	Some traffic noise
Urban views:	Houses along the B4642, partially screened by landform and vegetation.
Presence of people:	Frequent
Tranquillity rating:	High

### **Functional relationship**

Due to woodland to the south, existing development along the B4642 and new development to the north-east, the zone does not relate functionally to its surroundings, apart from the western-most end which links to adjacent farmland. PRoW R167a links to the wider area.

### **Visual relationship**

N/A

### **Settlement edge**

Houses are visible along the B4642, but are partially screened by landform and vegetation.

### **Key receptors**

PRoW users  
Rural residents  
Road users  
Children's Day Nursery

### **Sensitivity**

High  
High  
High (Cawston Lane), medium (B4642)  
Medium - High

Zone: 20m

Settlement: Dunchurch

Parish: Dunchurch

### **Site description**

This zone comprises an open and flat small to medium scale field pattern managed as pasture on the plateau summit. Because of the zone's openness it reads as a larger scale landscape. Hedgerows are trimmed with insignificant hedge trees. Tree cover is limited to the edge of Boat House Spinney which may conceal a field pond and green lane public right of way R169 (Northampton Lane) along the southern edge of the zone. Due to the zone's openness and landform on the plateau summit the skyline is prominent in places. There is a small cluster of development around Windmill Farm, comprising a very small number of dwellings that are discreetly located, which have negligible impact on PRow R169 and the nearby Ancient Woodland.

### **Potential for housing**

High sensitivity

It is important to safeguard a green corridor along the southern edge of Rugby which maintains a physical link between Cock Robin Wood LNR and Cawston Spinney and its rural setting. The zone abuts Ancient and Semi-Natural Woodland, with a small part extending into this zone around a field pond, and mature trees along PRow R169 are also an important landscape feature. Therefore housing development within this zone is inappropriate.

### **Potential for commercial development**

High Sensitivity

It is important to safeguard a green corridor along the southern edge of Rugby which maintains a physical link between Cock Robin Wood LNR and Cawston Spinney and its rural setting. The zone abuts Ancient and Semi-Natural Woodland, with a small part extending into this zone around a field pond, and mature trees along PRow R169 are also an important landscape feature. Therefore commercial development within this zone is inappropriate.

### **Policy suggestions**

Safeguard the setting to the Ancient and Semi-Natural Woodland. Strengthen and enhance existing hedgerows.

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	Low

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO Trees along PRoW 168

### **Biodiversity**

SSSI ☐ Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves ☐

### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blgs ☐ Registered Battlefield ☐

Other -

Flood -

### **Characteristics**

Landform Periglacial plateau

Land use Pastoral

### **Field boundaries (FIELD SURVEY)**

Type Hedgerows

Species Mixed

Condition Good - poor

Mgmt Trimmed

### **Hedge /stream trees**

Extent Insignificant

Age structure Mature

### **Other trees**

Extent Apparent

Age structure Mature

### **Patch survival**

Extent Relic

Mgmt Traditional

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact Moderate

### **Pattern**

Settlement pattern -

Other built features -

Presence of water Possible field pond

Scale Small-medium

Sense of enclosure Open

Diversity

Simple

### **Skyline**

Due to the zone's openness and landform on the plateau summit the skyline is prominent in places.

### **Key views**

Views are of a flat pastoral landscape on the plateau summit and are very open in nature. This makes views appear larger in scale than the small / medium field size would otherwise suggest.

### **Intervisibility**

Site observation      Medium / high

Tree cover beyond the zone generally prevents any distant views, although there are some middle distance views to the west from some parts of the zone.

### **Tranquillity**

Noise sources:                      -  
Urban views:                        -  
Presence of people:                Infrequent

Tranquillity rating:                High

### **Functional relationship**

The zone forms part of the wider farmed landscape. PRowS also link to the wider area.

### **Visual relationship**

The zone relates visually to the open plateau surrounding it.

### **Settlement edge**

N/A

### **Key receptors**

PRow users  
Rural residents  
Road users

### **Sensitivity**

High  
High  
High

Zone: 20n

Settlement: Dunchurch

Parish: Dunchurch

### **Site description**

This zone comprises an open medium –large scale field pattern managed for cropping within the Dunsmore Plateau Farmlands landscape. Hedges are trimmed with insignificant hedge trees surviving. Tree cover is limited to within the green lane public right of way R168 (Northampton Lane). Landform in this zone is undulating and gives rise to some very prominent skylines. The group of properties of Oak House, The Barn and Station Farm Cottage are visible within this zone, as well as from neighbouring zones. The disused Leamington – Rugby railway line, which is a Local Wildlife Site, runs through the western edge of the zone and a tributary of the River Avon, also a Local Wildlife Site, cuts across the central part of the zone. The zone has a strong landscape framework comprising adjacent Ancient and Semi-Natural Woodland, the disused railway line and the mature trees along PRow R168 (Northampton Lane). However, internally it is very open, with views right across almost the whole zone, which is typical of landscapes in the Plateau Farmlands.

### **Potential for housing**

High sensitivity

Due to its gently rolling landform, openness, emptiness, large geometric fields with closely cropped hawthorn hedgerows, mature hedgerow oaks and large blocks of ancient woodland, this zone is typical of Plateau Farmlands. Therefore housing development is inappropriate.

### **Potential for commercial development**

High sensitivity

Due to its gently rolling landform, openness, emptiness, large geometric fields with closely cropped hawthorn hedgerows, mature hedgerow oaks and large blocks of ancient woodland, this zone is typical of Plateau Farmlands. Therefore commercial development is inappropriate.

### **Policy suggestions**

Existing hedgerows should be strengthened and enhanced and consideration should be given to planting new native hedgerows along post and rail fencelines.

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	Low

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO Trees along PRoW

### **Biodiversity**

SSSI ☐ Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves ☐

### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blgs ☐ Registered Battlefield ☐

Other -

Flood -

### **Characteristics**

Landform Periglacial plateau

Land use Cropping

### **Field boundaries**

(FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Good-poor

Mgmt Trimmed

### **Hedge /stream trees**

Extent Insignificant

Age structure Mature

### **Other trees**

Extent Apparent

Age structure Mature

### **Patch survival**

Extent Relic

Mgmt Intensive

### **Ecological corridors**

Condition Declining - fragmented

### **Intensity of use**

Impact High

### **Pattern**

Settlement pattern Scattered farm buildings / conversions to residential dwellings

Other built features -

Presence of water Tributary of the River Avon

Scale Medium -large

Sense of enclosure Open

Diversity                      Simple

### **Skyline**

Landform in this zone is undulating and gives rise to some very prominent skylines.

### **Key views**

Views are of a gently undulating, medium to large scale, arable landscape. Views within the zone are very open. Signage and lighting columns are visible along the A4071, but will be less so during summer months when trees are in leaf. The group of properties of Oak House, The Barn and Station Farm Cottage are visible within this zone, as well as from neighbouring zones.

### **Intervisibility**

Site observation              Medium / high

There are views into adjacent zones, but tree cover beyond the zone prevents distant views.

### **Tranquillity**

Noise sources:                      Traffic on A45 (diminishes further away from road)

Urban views:                      -

Presence of people:              Infrequent

Tranquillity rating:              High

### **Functional relationship**

The zone forms part of the wider farmed landscape. PRoWs also link to the wider area and a watercourse links to larger water features to the north of the zone.

### **Visual relationship**

The zone relates visually to the open plateau surrounding it.

### **Settlement edge**

N/A

### **Key receptors**

PRoW users

Rural residents

Road users

### **Sensitivity**

High

High

Medium

**Site description**

This zone comprises an open regular large scale field pattern managed for cropping within the Dunsmore Plateau Farmlands landscape. Landform is relatively flat falling away into a valley at its northern boundary. Hedges are trimmed with insignificant hedge trees surviving. Tree cover is concentrated within hedge lines, along the tributary of the River Avon (a local Wildlife Site) and around field ponds. The disused Leamington – Rugby railway line, which is also a Local Wildlife Site, runs close to the eastern edge of the zone. The vehicular approaches to the A4071 roundabout provide views of the former railway bridge. There are no public rights of way within the zone. The zone is predominantly arable with a small group of properties adjacent to Potsford's Dam Farm and Blue Boar Farm to the south. Internally the zone is very open, with views across almost the whole zone and into adjacent zones - typical of landscapes in the Plateau Farmlands. Middle to distant views include the settlement of Lawford Heath and the remodelled landform at the landfill site at Lawford Heath; these are filtered by vegetation along the stream course and hedgerows. Recently planted conifer screens around Potsford's Dam are a detractor in the landscape.

**Potential for housing**

High sensitivity

This zone is typical of Plateau Farmlands owing to its general openness, sense of emptiness, large geometric fields with closely cropped hawthorn hedgerows and surviving mature hedgerow oaks. Due to the zone's strong rural character, openness and detachment from the settlement, housing development is inappropriate.

**Potential for commercial development**

High sensitivity

This zone is typical of Plateau Farmlands owing to its general openness, sense of emptiness, large geometric fields with closely cropped hawthorn hedgerows and surviving mature hedgerow oaks. Due to the zone's strong rural character, openness and detachment from the settlement, commercial development is inappropriate.

**Policy suggestions**

Gap up existing hedgerows and include replacement hedge trees of oak and Scot's pine, typical of this heathland area.

**Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	Low

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

### **Biodiversity**

SSSI ☐ Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves ☐

### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blgs ☐ Registered Battlefield ☐

Other -

Flood -

### **Characteristics**

Landform Periglacial plateau

Land use Cropping

### **Field boundaries**

(FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Good-poor

Mgmt Trimmed

### **Hedge /stream trees**

Extent Insignificant

Age structure Mature

### **Other trees**

Extent Insignificant

Age structure n/a

### **Patch survival**

Extent Relic

Mgmt Intensive

### **Ecological corridors**

Condition Declining - fragmented

### **Intensity of use**

Impact High

### **Pattern**

Settlement pattern Scattered farm buildings / conversions to residential dwellings

Other built features -

Presence of water Tributary of the River Avon

Scale Large

Sense of enclosure Open

Diversity

Simple

### **Skyline**

Due to the relatively flat landform in this zone the skyline is fringed by layers of hedgerow/streamline vegetation.

### **Key views**

Views are of a large scale, arable landscape. Views within the zone are very open. The housing development at Lawford Heath is partially visible along the A4071, but will be markedly less so during summer months when trees are in leaf.

### **Intervisibility**

Site observation      Medium / high

There are views into adjacent zones, but tree cover beyond the zone prevents distant views.

### **Tranquillity**

Noise sources:      Traffic on A4071

Urban views:      The housing development at Lawford Heath, Rugby Cement Works

Presence of people:      -

Tranquillity rating:      High

### **Functional relationship**

The zone forms part of the wider farmed landscape.

### **Visual relationship**

The zone relates visually to the open plateau surrounding it.

### **Settlement edge**

N/A

### **Key receptors**

Rural residents

Road users

### **Sensitivity**

High

Medium

Zone: 20p

Settlement: Long Lawford

Parish: Long Lawford

### **Site description**

This zone comprises an open regular medium to large scale field pattern of mixed farming within the Dunsmore Plateau Farmlands landscape. Landform gently slopes towards the water course. Hedges are trimmed with scattered to insignificant hedge trees surviving. Tree cover includes small copses, together with trees along the tributary of the River Avon (a Local Wildlife Site) and around field ponds. There are no public rights of way within the zone. The zone is predominantly farmed with a small crescent of residential dwellings off Lawford Heath Lane. Internally the zone is very open, with views across almost the whole zone and into adjacent zones, which is typical of landscapes in the Plateau Farmlands. Views include church spires within Rugby, road traffic on the Rugby Western Relief Road, the larger area of housing at Lawford Heath and the remodelled landform at the landfill site at Lawford Heath. The housing extension at Cawston which is currently being constructed is visible on the horizon along with Rugby Cement Works.

### **Potential for housing**

High sensitivity

This zone is typical of Plateau Farmlands owing to its general openness, sense of emptiness, large geometric fields with closely cropped hawthorn hedgerows and surviving mature hedgerow oaks. Due to the zone's strong rural character, openness and detachment from the settlement housing development is inappropriate.

### **Potential for commercial development**

High sensitivity

This zone is typical of Plateau Farmlands owing to its general openness, sense of emptiness, large geometric fields with closely cropped hawthorn hedgerows and surviving mature hedgerow oaks. Due to the zone's strong rural character, openness and detachment from the settlement commercial development is inappropriate.

### **Policy suggestions**

Gap up existing hedgerows and include replacement hedge trees of oak and Scot's pine, typical of this heathland area.

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Ancient wooded farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	Low

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

### **Biodiversity**

SSSI ☐ Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves ☐

### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blgs ☐ Registered Battlefield ☐

Other -

Flood -

### **Characteristics**

Landform Periglacial plateau

Land use Mixed farming

### **Field boundaries**

(FIELD SURVEY)

Type Hedgerows

Species Mixed

Condition Good-poor

Mgmt Mixed

### **Hedge /stream trees**

Extent Scattered to insignificant

Age structure Mature

### **Other trees**

Extent Apparent

Age structure Mature

### **Patch survival**

Extent Relic

Mgmt Intensive

### **Ecological corridors**

Condition Declining - fragmented

### **Intensity of use**

Impact High

### **Pattern**

Settlement pattern Irregular, comprises a crescent of residential dwellings.

Other built features -

Presence of water Tributary of the River Avon

Scale Medium to large

Sense of enclosure Open

Diversity

Simple

### **Skyline**

Landform in this zone is relatively flat.

### **Key views**

Views are of a medium to large scale, mixed farmed landscape. Views within the zone are very open. The adjacent housing development at Lawford Heath is visible from this zone and LCP 20o, but will be less so during summer months when trees are in leaf.

### **Intervisibility**

Site observation      Medium / high

There are views into adjacent zones, but tree cover beyond the zone prevents distant views.

### **Tranquillity**

Noise sources:      Traffic on A4071

Urban views:      The housing development at Lawford Heath, Rugby Cement Works

Presence of people:      Infrequent

Tranquillity rating:      High

### **Functional relationship**

The zone forms part of the wider farmed landscape.

### **Visual relationship**

The zone relates visually to the open plateau surrounding it.

### **Settlement edge**

N/A

### **Key receptors**

PRoW users

Rural residents

Road users

### **Sensitivity**

n/a

High

Medium

**Site description**

This zone lies adjacent to the western edge of Dunchurch and comprises a geometric small to medium scale field pattern managed as pasture. Part of the zone is managed as horse paddocks. Recent development and access drives are impacting on field boundaries with some defined as post and rail fencing and some appear to have been lost. Where hedgerows survive they are generally trimmed and in good condition. There are scattered mature trees along former hedge lines and the lack of hedgerow cover along the Coventry Road extends views into the adjacent garage, service station and settlement edge to Dunchurch. There is good tree cover around a field pond, a formal avenue along a driveway and a single surviving mature oak field tree. PRow R169b cuts across the south-west corner of the zone. Views are limited in their extent owing to tree cover and overgrown hedge lines.

**Potential for housing**

High sensitivity

The majority of the zone still displays a small to medium scale field pattern of pasture which is in a good condition. The main detractor is the garage site which is visible from the Coventry Road and to a lesser extent from Cawston Lane. It is important to retain a gap between Dunchurch and the potential expansion of Rugby therefore this zone is inappropriate for housing development.

**Commercial development**

High sensitivity

The majority of the zone still displays a small to medium scale field pattern of pasture which is in a good condition. The main detractor is the garage site which is visible from the Coventry Road and to a lesser extent from Cawston Lane. It is important to retain a gap between Dunchurch and the potential expansion of Rugby therefore this zone is inappropriate for commercial development.

**Policy suggestions**

Conserve primary hedge lines including hedgerow trees, field tree and trees around the field pond.

**Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Arable farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Inherent sensitivity	Low
Visual sensitivity	Moderate

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt   Parks, Gdns & Amenity Green Spaces ☐   Ancient woodland ☐   TPO not known

### **Biodiversity**

SSSI ☐   Local Wildlife Sites ☐   Warks Wildlife Trust Reserves ☐

### **Historic /archaeology**

Cons. Area ☐   SAMS ☐   Historic Parks / Gdns ☐   Listed Blgs ☐   Registered Battlefield ☐

Other -

Flood -

### **Characteristics**

Landform                      Periglacial plateau

Land use                      Pastoral

### **Field boundaries**                      (FIELD SURVEY)

Type                      Hedgerows and wet ditches

Species                      Mixed

Condition                      Good - poor

Mgmt                      Mixed

### **Hedge /stream trees**

Extent                      Scattered - insignificant

Age structure                      Mature

### **Other trees**

Extent                      Apparent

Age structure                      Mature

### **Patch survival**

Extent                      Relic

Mgmt                      Traditional

### **Ecological corridors**

Condition                      Declining

### **Intensity of use**

Impact                      Moderate

### **Pattern**

Settlement pattern                      Several individual dwellings clustered around farm

Other built features                      Motor vehicle garage

Presence of water                      Wet ditches / stream course

Scale                      Small - medium

Sense of enclosure                      Framed

Diversity                      Simple

### **Skyline**

N/A

### **Key views**

Views are of a small scale pastoral landscape. Part of the zone is used for horses and the associated paraphernalia of horse boxes, jumps and electric fencing is visible. Vehicles within Dunchurch Motors, in the south-east corner of the zone, are a detractor.

### **Intervisibility**

Site observation              Low

There are views into the adjacent zone of 21b, but tree cover and the settlement edge of Dunchurch prevents further views. Views across the zone are restricted by the development around The Elms in the centre of the zone.

### **Tranquillity**

Noise sources:                      Some traffic noise

Urban views:                      Settlement edge

Presence of people:              Infrequent

Tranquillity rating:              High

### **Functional relationship**

The zone forms part of the wider farmed landscape to the north and west. PRow R169b also links to the wider area.

### **Visual relationship**

The zone relates visually to the adjacent pastoral fields.

### **Settlement edge**

The settlement edge of Dunchurch is visible in places, but is softened by vegetation.

### **Key receptors**

PRow users

Rural residents

Urban residents

Road users

### **Sensitivity**

High

High

High

Medium / low

Zone: 21b

Settlement: Dunchurch

Parish: Dunchurch

### **Site description**

This zone lies to the north of the B4429 on the western side of Dunchurch. It comprises a medium to large scale geometric field pattern, with flat topography. Land use is pastoral. PRowS R169, R169a and R169b run through the zone. Views are limited to neighbouring zones, with trees / vegetation limiting any distant views. There is a sense of openness and emptiness which is associated with the Dunsmore Plateau Farmlands landscape. Although the settlement edge to Dunchurch is visible in places on the eastern edge of the zone this is softened by vegetation. A small group of properties along the Coventry Road are visible just beyond the southern edge of the zone and these sit alongside allotment gardens against a backdrop of roadside and garden boundary trees.

### **Potential for housing**

High sensitivity

The openness of the plateau, the rural character of PRow R169 and other primary hedgerow lines which provide a strong landscape framework should be retained. It is important to maintain a gap between Dunchurch and the potential expansion of Rugby therefore this zone is inappropriate for housing development.

### **Potential for commercial development**

High sensitivity

The openness of the plateau, the rural character of PRow R169 and other primary hedgerow lines which provide a strong landscape framework should be retained. It is important to maintain a gap between Dunchurch and the potential expansion of Rugby therefore this zone is inappropriate for housing development.

### **Policy suggestions**

Conserve and enhance primary hedge lines and the rural character of PRow R169.

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Arable farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Inherent sensitivity	Low
Visual sensitivity	Moderate

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt   Parks, Gdns & Amenity Green Spaces ☐   Ancient woodland ☐   TPO Trees  
along PRow R169

## **Biodiversity**

SSSI ☐ Local Wildlife Sites ☐ Warks Wildlife Trust Reserves ☐

## **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blds ☐ Registered Battlefield ☐

Other -

Flood -

## **Characteristics**

Landform Periglacial plateau

Land use Pastoral

## **Field boundaries (FIELD SURVEY)**

Type Hedgerows and wet ditches

Species Mixed

Condition Good - poor

Mgmt Mixed

## **Hedge /stream trees**

Extent Scattered to insignificant

Age structure Mature

## **Other trees**

Extent Insignificant

Age structure n/a

## **Patch survival**

Extent Relic

Mgmt Traditional

## **Ecological corridors**

Condition Declining

## **Intensity of use**

Impact Moderate

## **Pattern**

Settlement pattern Short row of roadside properties

Other built features -

Presence of water Stream / wet ditches

Scale Medium - large

Sense of enclosure Framed

Diversity Simple

## **Skyline**

N/A

### **Key views**

Views are of a medium scale, flat, pastoral landscape on the Dunsmore Plateau summit.

### **Intervisibility**

Site observation      Medium

There are open views across the zone and into adjacent zones, but distant views are restricted by field boundary and roadside trees.

### **Tranquillity**

Noise sources:	Some traffic noise
Urban views:	Settlement edge, although this is softened and filtered by vegetation.
Presence of people:	Infrequent
Tranquillity rating:	High

### **Functional relationship**

The zone forms part of the wider farmed landscape. PRoWs also link to the wider area.

### **Visual relationship**

The zone relates visually to the surrounding flat plateau landscape.

### **Settlement edge**

The settlement edge of Dunchurch is visible in places, but is softened by vegetation.

### **Key receptors**

PRoW users  
Rural residents  
Urban residents  
Road users

### **Sensitivity**

High  
High  
High  
Medium / low

Zone: 21c

Settlement: Thurlaston

Parish: Thurlaston

### **Site description**

This zone lies to the north of the A4429 Coventry Road and junction with A45 / M45. A small portion of the zone extends south of the A45. It comprises a medium to large scale geometric field pattern of mixed farming. Topography is flat. PRoW R168d runs through the middle of the zone, and R168 (Northampton Lane) runs along the northern edge. Tree cover is concentrated on the zones boundaries; along PRoW R168, roadside tree planting, hedge trees, within the allotments and garden boundaries. There is a number of mature Scots Pines along the western end of the Coventry Road. Roadside hedgerows have scattered to dense tree cover, particularly adjacent to the lorry park and are becoming very gappy in places. Generally internal hedges are trimmed with insignificant hedge lines in contrast to PRoW R168. Conifers are being used as screen planting around the garden nursery and allotment gardens.

### **Potential for housing**

High sensitivity

It is important to maintain a gap between Thurlaston and the potential expansion of Rugby and to retain the rural character of PRoW R168 (Northampton Lane). Therefore this zone is inappropriate for development.

### **Potential for commercial development**

High sensitivity

It is important to maintain a gap between Thurlaston and the potential expansion of Rugby and to retain the rural character of PRoW R168 (Northampton Lane). Therefore this zone is inappropriate for development.

### **Policy suggestions**

Gap up hedgerows including occasional hedgerow trees. Conserve and enhance the rural qualities of PRoW R168 (Northampton Lane).

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Arable farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Inherent sensitivity	Low
Visual sensitivity	Moderate

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt   Parks, Gdns & Amenity Green Spaces ☐   Ancient woodland ☐   TPO trees along PRoW R168

## **Biodiversity**

SSSI ☐ Local Wildlife Sites ☐ Warks Wildlife Trust Reserves ☐

## **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blds ☐ Registered Battlefield ☐

Other -

Flood -

## **Characteristics**

Landform Periglacial plateau

Land use Mixed farming

## **Field boundaries (FIELD SURVEY)**

Type Hedgerows and wet ditches

Species Thorn

Condition Good - poor

Mgmt Mixed

## **Hedge /stream trees**

Extent Scattered - insignificant

Age structure Mature

## **Other trees**

Extent Apparent

Age structure Mature

## **Patch survival**

Extent Relic

Mgmt Intensive

## **Ecological corridors**

Condition Declining

## **Intensity of use**

Impact High

## **Pattern**

Settlement pattern A single short row of roadside dwellings along the Coventry Road

Other built features Garden Nursery

Presence of water Stream courses / wet ditches

Scale Medium - large

Sense of enclosure Framed to open

Diversity Simple

## **Skyline**

N/A

### **Key views**

Views are of a medium to large scale, flat, farmed landscape on the Dunsmore Plateau summit. There are glimpsed views of properties in Lawford Heath to the north-west.

### **Intervisibility**

Site observation            Medium

There are views into adjacent zones, but distant views are restricted by field boundary and roadside trees.

### **Tranquillity**

Noise sources:                    Road traffic

Urban views:                    -

Presence of people:            Infrequent

Tranquillity rating:            Medium

### **Functional relationship**

The zone forms part of the wider farmed landscape. PRoWs also link to the wider area.

### **Visual relationship**

The zone relates visually to the surrounding flat plateau landscape.

### **Settlement edge**

N/A

### **Key receptors**

PRoW users

Rural residents

Road users

### **Sensitivity**

High

High

Medium (B4429) / low (A45)

Zone: 21d

Settlement: Dunchurch

Parish: Dunchurch

### **Site description**

This zone comprises a geometric medium to large scale field pattern of mixed farming on the Dunsmore Plateau. The topography is relatively flat. The zone incorporates the roundabout at the start of the M45. It is also crossed by two public rights of way, PRoW R185a and PRoW R183b, together with the M45 itself. Tree cover is stronger around the zone's perimeter although there are also clusters of trees around farm buildings and field ponds. Generally hedgerows are trimmed with insignificant hedge trees. This creates a framed to open landscape with views across the zone. The settlement edge of Thurlaston is visible but it is heavily screened by small to intimate scaled hedged fields and mature garden vegetation. There are middle distance views of the tree lined R168 (Northampton Lane), ancient and semi natural woodland to the north and of the wooded edge to the dismantled railway line. Of more prominence close to the horizon are views of the golf course, the M45 roundabout/ approach and the associated lorry park.

### **Potential for housing**

High sensitivity

This zone is typical of Plateau Farmlands owing to its general openness, large geometric fields with closely cropped hawthorn hedgerows and surviving mature hedgerow oaks. Due to the zone's strong rural character and the degree of separation currently afforded between Rugby and Thurlaston, housing development within this zone is therefore inappropriate.

### **Potential for commercial development**

High sensitivity

This zone is typical of Plateau Farmlands owing to its general openness, large geometric fields with closely cropped hawthorn hedgerows and surviving mature hedgerow oaks. Due to the zone's strong rural character and the degree of separation currently afforded between Rugby and Thurlaston, commercial development within this zone is therefore inappropriate.

### **Policy suggestions**

Gap up existing hedgerows and include occasional hedge trees.

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Arable farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Inherent sensitivity	Low
Visual sensitivity	Moderate

## **Land Cover Parcel data**

### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

### **Biodiversity**

SSSI ☐ Potential Local Wildlife Sites ☐ Warks Wildlife Trust Reserves ☐

### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blgs ☐ Registered Battlefield ☐  
Other -  
Flood -

### **Characteristics**

Landform Periglacial plateau  
Land use Mixed farming

### **Field boundaries**

(FIELD SURVEY)

Type Hedgerows  
Species Thorn  
Condition Good - redundant  
Mgmt Trimmed

### **Hedge /stream trees**

Extent Scattered - insignificant  
Age structure Mature

### **Other trees**

Extent Apparent  
Age structure Mature

### **Patch survival**

Extent Relic  
Mgmt Intensive

### **Ecological corridors**

Condition Declining

### **Intensity of use**

Impact High

### **Pattern**

Settlement pattern Settlement edge on southern and eastern boundaries`  
Other built features -  
Presence of water Field pond  
Scale Medium to large

Sense of enclosure	Framed to open
Diversity	Simple

### **Skyline**

Due to the relatively flat landform in this zone the skyline is fringed by layers of hedgerow/streamline vegetation. The lorry park associated with the M45 roundabout, together with traffic on the motorway itself, is also visible.

### **Key views**

Views are of a medium to large scale mixed farmed landscape. Views within the zone are fairly open, but framed by a backdrop of trees and the heavily screened settlement edge of Thurlaston on the southern and eastern edges of the zone. The wooded edge to the dismantled railway line and ancient and semi natural woodland are features on the skyline to the north. Another key view on the skyline is the lorry park adjacent to the M45 roundabout.

### **Intervisibility**

Site observation	Medium
------------------	--------

There are views into adjacent zones but no distant views.

### **Tranquillity**

Noise sources:	Road traffic
Urban views:	The edge of the settlement visible but screened by vegetation
Presence of people:	Infrequent

Tranquillity rating:	High
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### **Functional relationship**

The zone forms part of the wider farmed landscape. PRoWs link to the wider area.

### **Visual relationship**

The zone relates visually to the surrounding areas of flat Dunsmore Plateau farmland.

### **Settlement edge**

The western edge of Thurlaston is visible, but is mainly screened by hedged fields and mature garden vegetation.

### **Key receptors**

PRoW users  
Rural residents  
Urban residents  
Road users

### **Sensitivity**

High  
High  
High  
High

Zone: 21h

Settlement: Dunchurch

Parish: Dunchurch

### **Site description**

This is a wedge-shaped zone lying between the A4071 and the disused Leamington – Rugby railway line, which is a Local Wildlife Site, with the A45 London Road to the south. It comprises an open medium to large scale geometric field pattern of mixed farming, with flat topography. PRoW R168x runs to the north of the zone but this may have been altered since the construction of the A4071. There are no PRoWs through the zone. Generally field boundaries are hedged with scattered to insignificant hedge trees. Tree cover also includes trees adjacent to field ponds and the small group of residential properties, a depot and Dunchurch Trading Estate off the A45.

### **Potential for housing**

High sensitivity

The zone is detached from existing settlements and functions as part of the wider farmland, therefore housing development is inappropriate.

### **Commercial development**

High sensitivity

The zone is detached from existing settlements and functions as part of the wider farmland, therefore commercial development is inappropriate.

### **Policy suggestions**

Gap up internal hedgerows including occasional hedgerow trees.

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Arable farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Inherent sensitivity	Low
Visual sensitivity	Moderate

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

#### **Biodiversity**

SSSI ☐ Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves ☐

#### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blds ☐ Registered Battlefield ☐  
Other -  
Flood -

### **Characteristics**

Landform	Periglacial plateau
Land use	Mixed farming

### **Field boundaries** (FIELD SURVEY)

Type	Hedgerows
Species	Mixed
Condition	Good - poor
Mgmt	Trimmed

### **Hedge /stream trees**

Extent	Scattered - insignificant
Age structure	Mature

### **Other trees**

Extent	None
Age structure	n/a

### **Patch survival**

Extent	Relic
Mgmt	Intensive

### **Ecological corridors**

Condition	Declining
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### **Intensity of use**

Impact	High
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### **Pattern**

Settlement pattern	-
Other built features	-
Presence of water	Field ponds
Scale	Medium - large
Sense of enclosure	Open
Diversity	Simple

### **Skyline**

N/A

### **Key views**

Views are of a small to medium to large scale, flat, farmed landscape on the Dunsmore Plateau. Views are limited to the east owing to vegetation along the disused Leamington – Rugby railway line. Development off the A45 London Road is partially screened by boundary vegetation.

### **Intervisibility**

Site observation	Medium
------------------	--------

There are views into adjacent zones to the north and west, but trees / vegetation along the A45 London Road prevents any views to the south.

### **Tranquillity**

Noise sources:	Road traffic on A45 and A4071
Urban views:	Depot and Dunchurch Trading Estate
Presence of people:	-
Tranquillity rating:	Medium - low

### **Functional relationship**

The zone forms part of the wider farmed landscape to the north, east and west.

### **Visual relationship**

The zone relates visually to the surrounding flat plateau landscape.

### **Settlement edge**

N/A

### **Key receptors**

PRoW users  
Road users

### **Sensitivity**

High  
High (A4071), low (A45)

Zones: 21i, 21j and 21k

Settlement: Dunchurch

Parish: Dunchurch

### **Site description**

These zones are in commercial use and therefore have not been surveyed.

### **Potential for housing**

-

### **Commercial development**

-

### **Policy suggestions**

-

### **Landscape characteristics**

(DESK TOP)

LDU Level -  
Physiographic -  
Ground type -  
Landcover -  
Settlement pattern -  
Cultural sensitivity -  
Ecological sensitivity -  
Inherent sensitivity -  
Visual sensitivity -

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

#### **Biodiversity**

SSSI ☐ Local Wildlife Sites ☐ Warks Wildlife Trust Reserves ☐

#### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blgs ☐ Registered Battlefield ☐  
Other -  
Flood -

### **Characteristics**

Landform -  
Land use -

### **Field boundaries**

(FIELD SURVEY)

Type -  
Species -  
Condition -  
Mgmt -

### **Hedge /stream trees**

- Extent -
- Age structure -

### **Other trees**

- Extent -
- Age structure -

### **Patch survival**

- Extent -
- Mgmt -

### **Ecological corridors**

- Condition -

### **Intensity of use**

- Impact -

### **Pattern**

- Settlement pattern -
- Other built features -
- Presence of water -
- Scale -
- Sense of enclosure -
- Diversity -

### **Skyline**

-

### **Key views**

-

### **Intervisibility**

- Site observation -

### **Tranquillity**

- Noise sources: -
- Urban views: -
- Presence of people: -
- Tranquillity rating: -

### **Functional relationship**

-

### **Visual relationship**

-

### **Settlement edge**

-

### **Key receptors**

PRoW users

Road users

### **Sensitivity**

-

-

DRAFT

Zone: 21n

Settlement: Thurlaston

Parish: Thurlaston

### **Site description**

This zone comprises a geometric small to medium scale field pattern of mixed farming on relatively flat ground with Coalpit Lane to the north and the A45 London Road to the south. Roadside hedgerows are gappy with scattered trees with an almost continuous narrow tree belt adjacent to the A45. Internal hedges have become very gappy with insignificant tree cover creating an open landscape with views towards a former layby now used for storage units and traffic on the A45 that sit on slightly higher ground. There is a field pond with a cluster of mature trees otherwise tree cover is limited to the hedgelines. The zone is crossed north to south by PRow R164 which does not adhere to existing field boundaries and ends at the edge of the A45.

### **Potential for housing**

High sensitivity

The zone is detached from existing settlements and functions as part of the wider farmland, therefore housing development is inappropriate.

### **Commercial development**

High sensitivity

The zone is detached from existing settlements and functions as part of the wider farmland, therefore commercial development is inappropriate.

### **Policy suggestions**

Gap up internal hedgerows including occasional hedgerow trees.

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	-
Ground type	Sandy Brown Soils
Landcover	Arable Farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Inherent sensitivity	Low
Visual sensitivity	Moderate

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

#### **Biodiversity**

SSSI ☐ Local Wildlife Sites ☐ Warks Wildlife Trust Reserves ☐

#### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blgs ☐ Registered Battlefield ☐  
Other -  
Flood -

### **Characteristics**

Landform	Relatively flat
Land use	Mixed farming

### **Field boundaries** (FIELD SURVEY)

Type	Hedgerows
Species	Mixed
Condition	Poor - relic
Mgmt	Mixed

### **Hedge /stream trees**

Extent	Scattered (roadside), insignificant (internal)
Age structure	Mature

### **Other trees**

Extent	Insignificant
Age structure	n/a

### **Patch survival**

Extent	Relic
Mgmt	Intensive

### **Ecological corridors**

Condition	Fragmented
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### **Intensity of use**

Impact	High
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### **Pattern**

Settlement pattern	n/a
Other built features	-
Presence of water	Stream course, field pond
Scale	Small-medium
Sense of enclosure	Framed to open
Diversity	Simple

### **Skyline**

N/A

### **Key views**

Views are of a small to medium scale, flat, farmed landscape. There are glimpsed views of traffic on the A45 and storage containers on the former layby are a detractor.

### **Intervisibility**

Site observation	Medium
------------------	--------

There are views into adjacent zones, but vegetation prevents distant views.

### **Tranquillity**

Noise sources: Traffic  
Urban views: A45 / containers in layby  
Presence of people: Infrequent

Tranquillity rating: Medium

### **Functional relationship**

The zone forms part of the wider farmed landscape. PRow R164 links to the wider area, but appears to be very infrequently used.

### **Visual relationship**

The zone relates visually to the surrounding flat plateau landscape.

### **Settlement edge**

N/A

### **Key receptors**

PRow users  
Road users (Coalpit Lane)

### **Sensitivity**

High  
High

Zone: 21o

Settlement: Thurlaston

Parish: Thurlaston

### **Site description**

This zone is bounded by Lawford Heath Lane on its south-west and north-west sides. It comprises a small to medium scale geometric field pattern of mixed farming, with flat topography. PRow R164 runs across the zone, although its overgrown condition where it joins Lawford Heath Lane suggests it is little used. There are views of the capped landfill at Ling Hall Quarry to the north / north-west, which is currently managed as pasture. On the north eastern boundary is a tributary of the River Avon, a Local Wildlife Site.

### **Potential for housing**

High sensitivity

The zone is detached from existing settlements and functions as part of the wider farmland, therefore housing development is inappropriate.

### **Commercial development**

High sensitivity

The zone is detached from existing settlements and functions as part of the wider farmland, therefore commercial development is inappropriate.

### **Policy suggestions**

Gap up internal hedgerows including occasional hedgerow trees.

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Plateau
Physiographic	
Ground type	Sandy brown soils
Landcover	Arable farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Inherent sensitivity	Low
Visual sensitivity	Moderate

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO ☐ not known

### **Biodiversity**

SSSI ☐ Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves ☐

### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blds ☐ Registered Battlefield ☐  
Other -  
Flood -

### **Characteristics**

Landform	Periglacial plateau
Land use	Mixed farming

### **Field boundaries** (FIELD SURVEY)

Type	Hedgerows
Species	Thorn
Condition	Good - poor
Mgmt	Trimmed

### **Hedge /stream trees**

Extent	Scattered
Age structure	Mature

### **Other trees**

Extent	None
Age structure	n/a

### **Patch survival**

Extent	Relic
Mgmt	Intensive

### **Ecological corridors**

Condition	Declining
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### **Intensity of use**

Impact	High
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### **Pattern**

Settlement pattern	
Other built features	
Presence of water	Field pond and a tributary of the River Avon
Scale	Small -medium
Sense of enclosure	Framed
Diversity	Simple

### **Skyline**

N/A

### **Key views**

Views are of a small to medium scale, flat, farmed landscape on the Dunsmore Plateau summit. The rising landform of capped landfill at Ling Hall Quarry, in the adjacent zone, forms a backdrop to views to the north-west. Some dilapidated agricultural buildings at Blue Boar Farm are a detractor, as is plant / machinery at Ling Hall Quarry.

### **Intervisibility**

Site observation	Medium
------------------	--------

There are views into adjacent zones, but trees / vegetation and the landfill at Ling Hall Quarry prevent any distant views.

### **Tranquillity**

Noise sources:	Road traffic, particularly lorries on Lawford Heath Lane
Urban views:	Quarry plant in adjacent zone.
Presence of people:	-

Tranquillity rating:	Medium
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### **Functional relationship**

The zone forms part of the wider farmed landscape. PRoW R164 links to the wider area, but appears to be very infrequently used.

### **Visual relationship**

The zone relates visually to the surrounding flat plateau landscape.

### **Settlement edge**

N/A

### **Key receptors**

PRoW users  
Road users  
Rural residents

### **Sensitivity**

High  
High  
High

Zone: 22a

Settlement:

Parish: Dunchurch

### **Site description**

This zone lies on the plateau fringe and comprises a medium to large scale field pattern of mixed farming on undulating topography. Tree cover within and adjacent to the zone makes it feel less open than zones to the south. There is a lake with vegetation along its northern edge which connects to Cawston Spinney to the east and forms part of a Local Wildlife Site. A second Local Wildlife Site, Rugby to Leamington Disused Railway, lies within the western part of the zone. PRoW R168b runs through the zone, linking with the B4642 Coventry Road to the north. Views within the zone are quite varied, in the southern part of the zone views are enclosed / framed by trees, but are more open from the higher ground in the northern part.

### **Potential for housing**

High sensitivity

Due to the presence of two Local Wildlife Sites and adjacent Ancient and Semi-Natural Woodland this zone is inappropriate for housing development.

### **Potential for commercial development**

High sensitivity

Due to the presence of two Local Wildlife Sites and adjacent Ancient and Semi-Natural Woodland this zone is inappropriate for commercial development.

### **Policy suggestions**

Extend Cawston Spinney to link with Brickyard Spinney and the disused railway line to strengthen the wooded character of the landscape and increase continuity of this green corridor.

### **Landscape characteristics**

(DESK TOP)

LDU Level	Dunsmore Fringe
Physiographic	
Ground type	Loamy gleys
Landcover	Arable farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Low
Inherent sensitivity	High (Cult)
Visual sensitivity	Moderate

### **Land Cover Parcel data**

#### **Landscape / planning**

Green Belt ☐ Parks, Gdns & Amenity Green Spaces ☐ Ancient woodland ☐ TPO not known

#### **Biodiversity**

SSSI ☐ Local Wildlife Sites **YES**, Warks Wildlife Trust Reserves ☐

#### **Historic /archaeology**

Cons. Area ☐ SAMS ☐ Historic Parks / Gdns ☐ Listed Blgs ☐ Registered Battlefield ☐  
Other -  
Flood Part

### **Characteristics**

Landform                      Glacial lowlands  
Land use                      Mixed farming

### **Field boundaries**                      (FIELD SURVEY)

Type                      Hedgerows  
Species                      Thorn  
Condition                      Good -poor  
Mgmt                      Trimmed

### **Hedge /stream trees**

Extent                      Scattered  
Age structure                      Mature

### **Other trees**

Extent                      Prominent  
Age structure                      Mature

### **Patch survival**

Extent                      Localised  
Mgmt                      Intensive / traditional

### **Ecological corridors**

Condition                      Declining

### **Intensity of use**

Impact                      High / moderate

### **Pattern**

Settlement pattern                      A small cluster of roadside dwellings on B4642  
Other built features                      Road bridge connecting disused railway line  
Presence of water                      Lake and tributary of River Avon  
Scale                      Medium-large  
Sense of enclosure                      Framed-open  
Diversity                      Diverse

### **Skyline**

Prominent in places on higher ground.

### **Key views**

The zone comprises mixed farmland, a large pond and Ancient and Semi-Natural Woodland, all on an undulating topography, and therefore views within the zone are quite varied.

Views in the southern part of the zone are enclosed / framed by trees, but are more open from the higher ground in the northern part.

#### **Intervisibility**

Site observation                      Medium

There are views into adjacent zones, but Cawston Spinney and trees / vegetation along the disused railway line prevent further views in those directions. There are some longer distance views looking south / south-west from the higher ground in the northern part of the zone.

#### **Tranquillity**

Noise sources:                              Some traffic noise

Urban views:                                -

Presence of people:                      Infrequent

Tranquillity rating:                      High

#### **Functional relationship**

The zone forms part of the wider farmed landscape. PRowS, the disused railway line and a watercourse all provide links to the wider area. Cawston Spinney also links to a larger block of woodland to the east.

#### **Visual relationship**

The undulating landform of the plateau fringe contrasts with the flatter plateau to the south. Tree cover within the zone makes it feel less open than zones to the south.

#### **Settlement edge**

N/A

#### **Key receptors**

PRow users

Road users

Rural residents

#### **Sensitivity**

High

Medium / low

High