



**RAINSBROOK VALLEY
LANDSCAPE SENSITIVITY STUDY**



January 2017

Final amendments March 2017



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



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1.0 The Commission

- 1.1 In December 2016 Warwickshire County Council Landscape Architects were appointed by Rugby Borough Council to undertake a landscape sensitivity assessment of the landscape around Hillmorton and Dunchurch.
- 1.2 The aim of this study was to provide an analysis of landscape character (including historic) for the areas around each settlement, identifying areas of low, medium and high quality.
- 1.3 The landscape assessment comprises:
 - a. The Landscape description Units (LDU) that covered the settlement edge;
 - 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 based on land directly adjacent to, and within, the settlements;
 - 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 maps preceding the notes for the settlements. It should be noted that there is no public access to 14f and 18b and therefore limited information is available for these zones. Zone 17k (Ashlawn Cutting) has not been surveyed since the zone has designated status as a Local Nature Reserve and is therefore inappropriate for development.

- 1.5 Information on each zone has been set out in the Appendix in numerical order. Written notes, a plan showing the zones and a sensitivity plan for the settlement can be found on the following pages.

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 development opportunities for housing. 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. Development in this case would be for housing. Please note that the sensitivity of ‘zones’ to commercial development would be 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. Refer to the following table for explanatory notes.

Table 1 Sensitivity Definition

Sensitivity	Definition
High	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.
High-medium	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.
Medium	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.
Medium-low	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.
Low	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.

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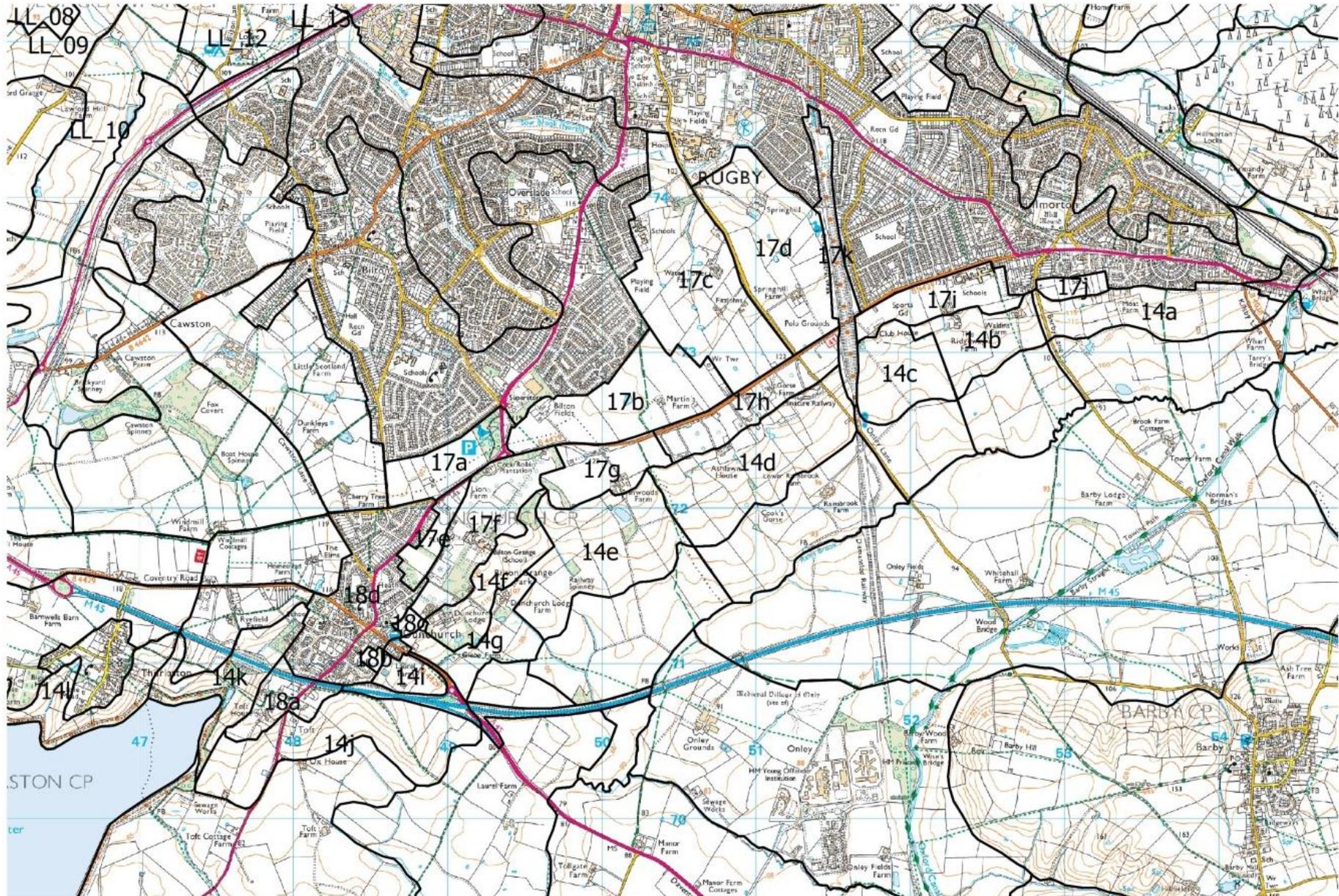
3.0 Summary of findings and conclusions

- 3.1 The area surveyed lies to the south of Dunchurch, Rugby and Hillmorton. 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 southern-most zones surveyed lie on the plateau escarpment, where landform slopes down towards the Rains Brook valley. These zones are generally very open, with extensive views across the valley and any development within these areas would be highly visible. On more steeply sloping ground there are smaller pockets of pasture, which is a key characteristic of this landscape type. This southern fringe, with its distinctive landform, is highly sensitive and must be safeguarded. Therefore these zones are inappropriate for development.
- 3.3 Around Dunchurch there are some historically important landscapes associated with Dunchurch Lodge, Bilton Grange and listed buildings such as the church. Again, these areas are inappropriate for development. The zones between Bilton and Dunchurch should also be safeguarded from development to avoid coalescence between the two settlements. Further east, Ashlawn Cutting is a designated Local Nature Reserve. This should be respected and links with the surrounding area through green corridors should be enhanced.
- 3.4 The areas north of the escarpment are generally slightly less sensitive and could accommodate some development in accordance with any recommendations set out in the text for each zone. Any development must be set within a strong landscape framework.

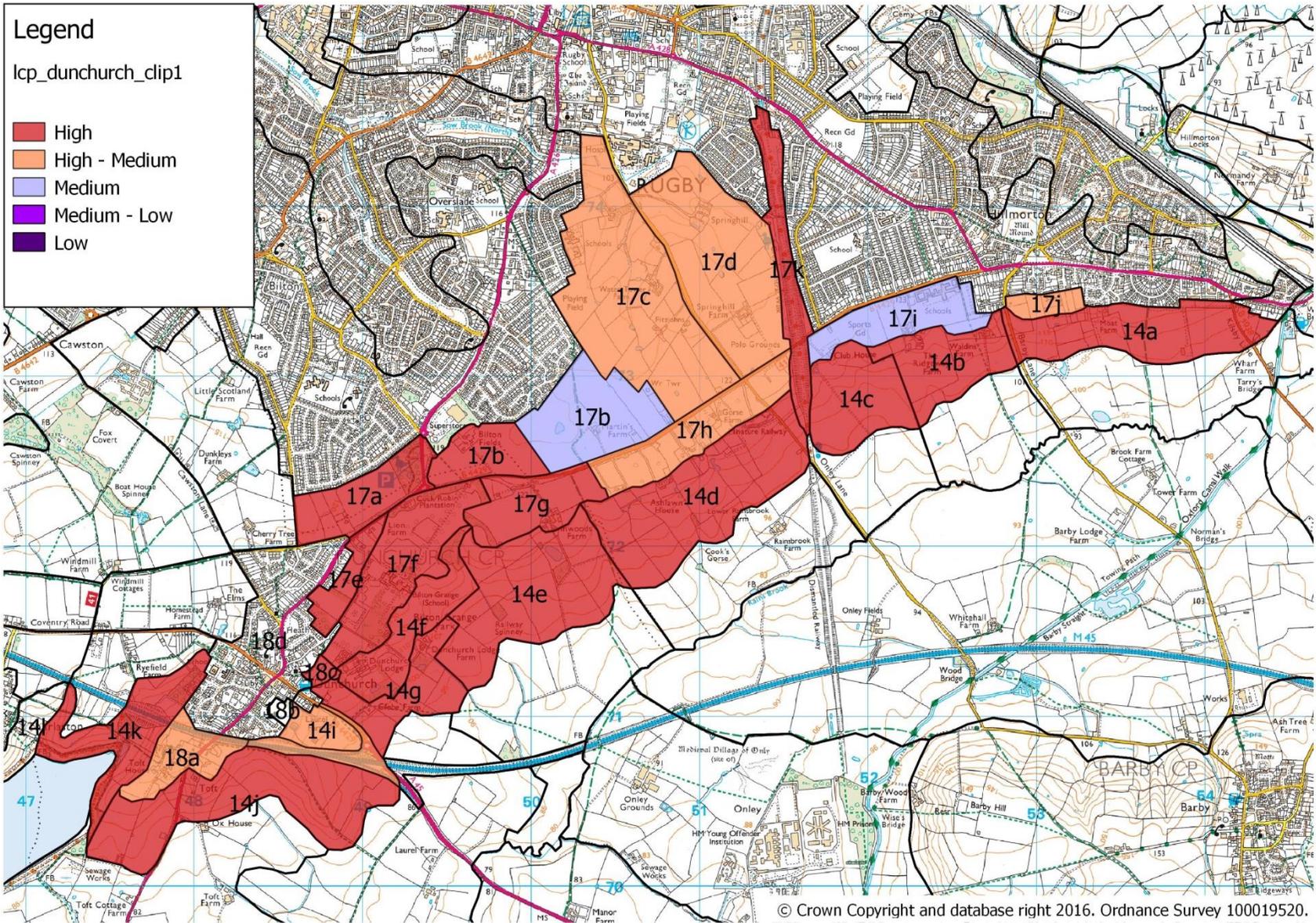
Appendix 1 – Maps and Assessment Sheets

A1.0 Explanation of assessments

- A1.1 The data for each 'zone' is set out on the following pages. Two maps precede the notes; one showing the boundaries of the 'zones' and one showing sensitivity rating of each 'zone'.
- 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 Each 'zone' has then been assessed in the field using a standard checklist 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.



Rainsbrook Valley Landscape Sensitivity Study: Landcover Parcel Boundaries



Rainsbrook Valley Landscape Sensitivity Study: Housing Sensitivity Map

Site description

This zone was part of LCP 02 in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 14a, 14b, 14c and 14d to reflect different land use, field pattern and data now available from the HLC and HBA.

This is a plateau fringe landscape which occurs in one of two belts on either side of the main Dunsmore Plateau. It includes the southern fringe of the Dunsmore plateau from Princethorpe to Hillmorton, the lower part of the Leam Valley and the area of hill country to the east of Leamington, (Warwickshire Landscape Guidelines – Dunsmore High Cross Plateau Mease Lowlands, page 12).

The zone lies beyond the plateau edge on ground that slopes towards the river valley. It comprises a mix of amenity (grounds to local football club and Hillmorton Vale Recreation Ground) with some pockets of permanent pasture and smaller hedged fields. The northern perimeter to the football ground has a margin of rough grassland with young birch trees, recent hedgerow planting to redefine field boundaries and small blocks of linear planting. All planted areas have yet to become established to provide effective screening and shelter, and hedgerows need to be extended to complete the length of the field boundary. The recreation ground includes recent woodland planting and a wildflower area adding visual interest to the open space. Hedgerows to small pockets of pasture are outgrown and include scattered hedge trees; these limit views to the west of the zone. Glimpsed views of fields of pasture in the west of the zone are visible from Barby Lane through gaps in and lost sections of hedgerow. The current settlement edge within the western part of the zone is effectively screened by mature vegetation within large gardens and school grounds. With the help of more effective management a wide margin of planting including birch trees will soften the settlement edge within the eastern part of the zone over time. Open views to the south and the Northamptonshire boundary are extensive.

Potential for housing development**High sensitivity**

The 2006 Landscape Assessment of the Borough of Rugby indicated that this zone has high sensitivity. In our opinion the sensitivity remains unchanged because of the openness of the eastern part, the rural qualities of the western part and the topography. The zone is on the edge of the plateau, on ground which slopes towards the river valley, and is therefore visually sensitive.

Policy suggestions

Conserve and enhance primary hedgelines to improve the overall structure of the landscape.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FRINGE
Physiographic	
Ground type	Loamy gleys

Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

Biodiversity

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

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Scarp slopes and ridges

Land use Amenity and mixed farming

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Mixed

Condition Good - poor

Mgmt Mixed

Hedge /stream trees

Extent Scattered

Age structure Mixed age

Other trees

Extent Apparent

Age structure Immature

Patch survival

Extent Localised

Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern	South-eastern edge of Rugby
Other built features	-
Presence of water	-
Scale	Regular small-medium
Sense of enclosure	Open to framed with the western part more enclosed
Diversity	Simple

Skyline

N/A

Key views

Views are of a small to medium scale landscape, predominantly comprising pasture and football pitches. Views into the western part of the zone are quite restricted by vegetation and landform. Wind turbines and large industrial units beyond the zone, to the east, are a detractor, as is the football club building, floodlights and fencing within the zone.

Intervisibility

Site observation Medium

There are extensive views out of the zone at its eastern end, which is more open, but the western part is more enclosed by outgrown hedgerows and trees.

Tranquillity

Noise sources:	Background traffic
Urban views:	Settlement edge; football club; industrial units and wind turbines beyond the zone
Presence of people:	Infrequent (apart from when the football club is in use)
Tranquillity rating:	High in the western part; medium in the eastern part

Functional relationship

The fields of pasture form part of the wider farmed landscape, however the football pitches feel more akin to the urban area. PRow RB28, Barby Lane and Kilsby Lane provide links to the wider area.

Visual relationship

The zone has a strong visual relationship with the wider river valley.

Settlement edge

The settlement edge abuts the northern part of the zone. Part of the edge is already softened by trees and recent planting will eventually soften the remainder of the edge.

Key receptors

PRow users	High
Users of the football club / conference centre	Low
Urban residents	High

Sensitivity

Road users Medium
 Zone: 14b (02) Settlement: Hillmorton Parish: Rugby Un-parished Area

Site description

This zone was part of LCP 02 in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 14a, 14b, 14c and 14d to reflect different land use, field pattern and data now available from the HLC and HBA.

This is a plateau fringe landscape which occurs in one of two belts on either side of the main Dunsmore Plateau. It includes the southern fringe of the Dunsmore plateau from Princethorpe to Hillmorton, the lower part of the Leam Valley and the area of hill country to the east of Leamington, (Warwickshire Landscape Guidelines – Dunsmore High Cross Plateau Mease Lowlands, page 12).

This zone is beyond the plateau edge on ground that slopes towards the river valley and lies to the west of Barby Lane. It comprises a regular-large scale field pattern of mixed farming with some pockets of permanent pasture. Hedgerows are trimmed with scattered to insignificant hedge trees creating an open landscape with views from Public Right of Way RB29 of Barby Lane, fields within the western part of zone 14a, Barby Hill and the edge of Northamptonshire. There are views to the north of the wind turbine at Ashlawn School and the roofline of school buildings.

Potential for housing development

High sensitivity

The 2006 Landscape Assessment of the Borough of Rugby indicated that this zone has high sensitivity. In our opinion the sensitivity remains unchanged because of the topography and openness of this zone.

Policy suggestions

Conserve and enhance primary hedgelines to improve the overall structure of the landscape.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Potential and Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Scarp slopes and ridges

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 Mixed age

Other trees

Extent Insignificant

Age structure n/a

Patch survival

Extent Localised

Mgmt Traditional

Ecological corridors

Condition Declining - fragmented

Intensity of use

Impact Moderate

Pattern

Settlement pattern Individual properties within large grounds

Other built features -

Presence of water -

Scale Regular medium-large

Sense of enclosure Open

Diversity Simple

Skyline

Prominent as the ground rises.

Key views

Views are of a medium to large scale farmed landscape on rising ground on the plateau edge. A lack of vegetation gives to very open views.

Intervisibility

Site observation High

Views across the zone are open and there are extensive views across the Rains Brook valley to the south and south-west, towards rising ground beyond.

Tranquillity

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

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape. PRow RB29 provides a link to the surrounding area.

Visual relationship

The zone relates to the adjacent zones in terms of topography, land use and scale. It has a strong visual relationship with the wider river valley.

Settlement edge

N/A

Key receptors

PRow users
Rural residents

Sensitivity

High
High

Site description

This zone was part of LCP 02 in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 14a, 14b, 14c and 14d to reflect different land use, field pattern and data now available from the HLC and HBA.

This is a plateau fringe landscape which occurs in one of two belts on either side of the main Dunsmore Plateau. It includes the southern fringe of the Dunsmore plateau from Princethorpe to Hillmorton, the lower part of the Leam Valley and the area of hill country to the east of Leamington, (Warwickshire Landscape Guidelines – Dunsmore High Cross Plateau Mease Lowlands, page 12).

This zone is beyond the plateau edge on ground that slopes towards the river valley and lies to the east of Onley Lane. It comprises a crematorium and memorial gardens and recently planted woodland blocks (Rugby Diamond Jubilee Wood, planted during 2012-2013) immediately to the south. Hedgerows are trimmed with insignificant hedge trees creating an open landscape with views to the crematorium buildings from Onley Lane and a Public Right of Way that links with the footpath along a dismantled railway line, Ashlawn Cutting, a Local Nature Reserve. Unofficial parking is taking place along Onley Lane where dog walkers are wishing to access a footpath to the south of the planted woodland areas.

Potential for housing / commercial development**High sensitivity**

The 2006 Landscape Assessment of the Borough of Rugby indicated that this zone has high sensitivity. In our opinion the sensitivity remains unchanged because of the topography and the large scale woodland planting that has been carried out within this zone.

Policy suggestions

There are no policy suggestions for this zone.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data**Landscape / planning**

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Potential and Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Scarp slopes and ridges

Land use New woodland planting

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Good

Mgmt Trimmed

Hedge /stream trees

Extent Insignificant

Age structure Mixed age

Other trees

Extent Prominent

Age structure Immature

Patch survival

Extent Localised

Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Low

Pattern

Settlement pattern -

Other built features Crematorium

Presence of water Possible field pond

Scale -

Sense of enclosure Open-framed

Diversity Simple

Skyline

Prominent looking north from Onley Lane

Key views

Views are of Rainsbrook Cemetery and Crematorium, its grounds and a large of newly planted woodland.

Intervisibility

Site observation Medium

The zone is visible from a short section of Onley Lane, glimpsed views from the disused railway line and from the crematorium grounds.

Tranquillity

Noise sources: -

Urban views: Crematorium building; St Andrew's Rugby Club

Presence of people: Frequent

Tranquillity rating: High

Functional relationship

N/A

Visual relationship

The zone has a strong visual relationship with the wider river valley.

Settlement edge

N/A

Key receptors

Users of crematorium / cemetery

Users of PRoWs in adjacent zones

Road users (Onley Lane)

Sensitivity

High

High

Medium

Zone: 14d (02)

Settlement: Rugby

Parish: Rugby Un-parished Area

Site description

This zone was part of LCP 02 in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 14a, 14b, 14c and 14d to reflect different land use, field pattern and data now available from the HLC and HBA.

This is a plateau fringe landscape which occurs in one of two belts on either side of the main Dunsmore Plateau. It includes the southern fringe of the Dunsmore plateau from Princethorpe to Hillmorton, the lower part of the Leam Valley and the area of hill country to the east of Leamington, (Warwickshire Landscape Guidelines – Dunsmore High Cross Plateau Mease Lowlands, page 12).

The zone is beyond the plateau edge on ground that slopes towards the river valley and lies to the west of Onley Lane. It comprises an open sub-regular medium-large scale field pattern of mixed farming. Internal field hedgerows are trimmed with insignificant hedge trees creating a very open landscape with extensive views to the south. The lack of tree cover removes the sense of scale and this may be compounded by lost sections of hedgerow. Roadside hedgerows are outgrown with only glimpsed views into the fields of pasture east of the lane.

Potential for housing / commercial development

High sensitivity

The 2006 Landscape Assessment of the Borough of Rugby indicated that this zone has high sensitivity. In our opinion the sensitivity remains unchanged because of the topography and openness of this zone.

Policy suggestions

Gap up hedgerows, including hedgerow trees, where necessary.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI □ Potential and Local Wildlife Sites □, Warks Wildlife Trust Reserves □

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Scarp slopes and ridges

Land use Mixed farming

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Good

Mgmt Mixed

Hedge /stream trees

Extent Insignificant

Age structure Mixed age

Other trees

Extent Insignificant

Age structure n/a

Patch survival

Extent Relic

Mgmt Intensive

Ecological corridors

Condition Declining

Intensity of use

Impact High

Pattern

Settlement pattern -

Other built features -

Presence of water Possible field ponds

Scale Medium - large

Sense of enclosure Open

Diversity Simple

Skyline

Prominent along the zone's northern edge as this is on the higher ground of the plateau edge.

Key views

Views from PRow R177 are of a large scale farmed landscape on rising ground. Trimmed hedgerows and only scattered trees give rise to an open landscape. Views from Onley Lane in the east are of a small scale pastoral landscape. Onley Prison and Onley Grounds Equestrian complex are detractors in views beyond the zone to the south.

Intervisibility

Site observation High

The rising ground and openness of the zone make it highly visible. There are extensive views from the zone across the Rains Brook valley to the south.

Tranquillity

Noise sources: Traffic on M45
Urban views: Onley Prison; Onley Grounds Equestrian complex
Presence of people: Infrequent

Tranquillity rating: High / medium

Functional relationship

The zone forms part of the wider farmed landscape. PRow R177 and Onley Lane provide links to the surrounding area.

Visual relationship

The zone has a strong visual relationship with the wider river valley.

Settlement edge

N/A

Key receptors

PRow users
Rural residents
Road users

Sensitivity

High
High
Medium

Zone: 14e (71)

Settlement: Dunchurch

Parish: Dunchurch

Site description

This zone is broadly unchanged from LCP 71 in the 2006 Landscape Assessment of the Borough of Rugby and comprises a regular medium-large scale field pattern on open farmland that slopes down towards the river valley. Generally hedgerows are trimmed but becoming gappy with lost sections replaced by post and wire fencing. Hedges trees are scattered to insignificant and there are a couple of small spinneys. However, the absence of trees creates a very open landscape with views across the zone.

Potential for housing / commercial development

High sensitivity

The 2006 Landscape Assessment of the Borough of Rugby indicated that this zone has high sensitivity. In our opinion the sensitivity remains unchanged because of the topography and openness of this zone.

Policy suggestions

Gap up hedgerows, including hedgerow trees, where necessary.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

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 Scarp slopes and ridges

Land use Mixed farming

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Thorn
Condition Good - poor
Mgmt Trimmed

Hedge /stream trees

Extent Scattered to insignificant
Age structure

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 -
Other built features -
Presence of water Possible field ponds
Scale Medium-large
Sense of enclosure Open
Diversity Simple

Skyline

Prominent along the zone's northern edge as this is on the higher ground of the plateau edge.

Key views

Only the zone's eastern end is visible, from PRoW R177, as there is no public access to the remainder of the zone. From PRoW R177 views are of a large scale farmed landscape on rising ground. Trimmed hedgerows and only scattered trees give rise to an open landscape, although two small blocks of trees do serve to break up the openness to some extent. Onley Prison and Onley Grounds Equestrian complex are detractors in views beyond the zone to the south.

Intervisibility

Site observation High

The rising ground and openness of the zone make it highly visible. There are extensive views from the zone across the Rains Brook valley to the south.

Tranquillity

Noise sources:	Traffic on M45
Urban views:	Onley Prison; Onley Grounds Equestrian complex
Presence of people:	Infrequent
Tranquillity rating:	High / medium

Functional relationship

The zone forms part of the wider farmed landscape. PRow R177 provides a link to the surrounding area.

Visual relationship

The zone has a strong visual relationship with the wider river valley.

Settlement edge

N/A

Key receptors

PRow users
Rural residents

Sensitivity

High
High

Zone: 14f (70)

Settlement: Dunchurch

Parish: Dunchurch

Site description

This zone was part of LCP 70 in the 2006 Landscape Assessment of the Borough of Rugby and comprises a parkland landscape setting with surviving mature field trees. The parkland forms part of two Historic Parks and Gardens; Bilton Grange and Dunchurch Lodge.

Development includes Bilton Grange Park, part of Bilton Grange School and Dunchurch Park Hotel which include listed buildings and the landscape settings. There are no public rights of way within this zone and therefore it has not been possible to carry out a field survey.

Potential for housing development

High sensitivity

The 2006 Landscape Assessment of the Borough of Rugby indicated that this zone has high sensitivity. In our opinion the sensitivity remains unchanged because of its value as historic parkland.

Policy suggestions

Replace dead or dying parkland trees to ensure future continuity.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform	Scarp slopes and ridges
Land use	Mixed farming / parkland

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

Sensitivity

Zone: 14g (67)

Settlement: Dunchurch

Parish: Dunchurch

Site description

This zone was part of LCP 67 in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 14g, 14h, 14i, 14j and 14k to reflect different land use, field pattern and data now available from the HLC and HBA.

The zone comprises a framed to enclosed, regular, small-medium scale field pattern of predominantly pastoral farmland managed for stock rearing. The zone lies on sloping ground, part on the edge of the escarpment, and includes a small mixed wooded area around a field pond. The farmland lies to the north of the Daventry Road adjacent to the Conservation Area and a registered historic park and garden. Parkland, St Peters Church and recent development off Guys Common are visible from Public Right of Way R176. The footpath crosses the southern part of the zone with long distance views to the east from higher ground. Generally hedgerows are outgrown with scattered hedgerow trees.

Potential for housing development

High Sensitivity

The 2006 Landscape Assessment of the Borough of Rugby indicated that this zone has high sensitivity. In our opinion the sensitivity remains unchanged because of the zone's connectivity to the wider farmed landscape and its topography.

Policy suggestions

Conserve and enhance the overall structure of the farmed landscape. Retain existing hedgerows and hedge trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

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 Scarp slopes and ridges
Land use Pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Mixed
Condition Good
Mgmt Outgrown

Hedge /stream trees

Extent Scattered
Age structure Mixed age

Other trees

Extent Apparent
Age structure Mixed age

Patch survival

Extent Localised
Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Low

Pattern

Settlement pattern -
Other built features -
Presence of water Field pond
Scale Regular, small-medium
Sense of enclosure Framed - Enclosed
Diversity Simple

Skyline

N/A

Key views

Views are of a small to medium scale pastoral landscape and are mainly rural in character. St. Peter's Church in Dunchurch forms a landmark feature in some views.

Intervisibility

Site observation Medium

Tree cover around Dunchurch Lodge (Dunchurch Park Hotel) restricts views to the north, but there are more distant views towards higher ground to the east.

Tranquillity

Noise sources: Road traffic
Urban views: Settlement edge and church
Presence of people: Few

Tranquillity rating: Medium / high

Functional relationship

The zone forms part of the wider farmed landscape to the east. PRow R176 provides a link to the wider area.

Visual relationship

The zone relates visually to the farmland to the east.

Settlement edge

Modern development at the edge of the settlement, along the Daventry Road, is prominent in views to the west / north-west.

Key receptors

PRow users
Road users
Urban residents

Sensitivity

High
Medium
High

Zone: 14h & 14i (67)

Settlement: Dunchurch

Parish: Dunchurch

Site description

This zone was part of LCP 67 in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 14g, 14h, 14i, 14j and 14k to reflect different land use, field pattern and data now available from the HLC and HBA.

The zone lies between the A4429 to the north, M45 to the south and settlement edge of Dunchurch to the west. It comprises a small-medium field pattern of permanent pasture, known as Dunchurch Hall Meadow, a potential wildlife site, a Severn Trent pumping station and an area of neglected land/development site (Dipbar Fields) to the east. The zone lies on the edge of the escarpment but changes in landform are less marked owing to boundary vegetation. The dense boundary vegetation helps to almost enclose the zone from potential views along the Daventry Road and provides a treed backdrop to the soil bunds adjacent to the M45 motorway.

Potential for housing development

High-medium Sensitivity

Part of the zone has planning approval for housing development. The remaining land comprises fields of pasture, with potential field ponds, and is a potential wildlife site.

Policy suggestions

Conserve and enhance the overall structure of the farmed landscape. Retain existing hedgerows and hedge trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

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 Scarp slopes and ridges
Land use Pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Mixed
Condition Good
Mgmt Outgrown

Hedge /stream trees

Extent Scattered
Age structure Mixed age

Other trees

Extent Apparent
Age structure Mixed age

Patch survival

Extent Relic
Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Low

Pattern

Settlement pattern
Other built features Pumping Station
Presence of water Field pond
Scale Regular, small-medium
Sense of enclosure Enclosed
Diversity Simple

Skyline

This is quite prominent in places, especially when viewed from the A4429 and as the ground rises to the west.

Key views

Views are a mixture of pastoral farmland and a rather degraded, neglected area of vegetation.

Intervisibility

Site observation Low

Good tree cover along the A4429 and the M45, and the settlement edge, mean that there are only glimpsed views into the zone.

Tranquillity

Noise sources: Road traffic on Daventry Road and M45
Urban views: Traffic on M45 on higher ground as it approaches bridge crossing
Presence of people: None

Tranquillity rating: Low

Functional relationship

The zone is rather isolated between roads and the settlement edge and bears little relationship to its surroundings.

Visual relationship

-

Settlement edge

The western edge of the zone abuts the settlement edge, but due to good tree cover it is hardly visible.

Key receptors

Road users
Urban residents

Sensitivity

Low
High

Zone: 14j (67)

Settlement: Dunchurch

Parish: Dunchurch

Site description

This zone was part of LCP 67 in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 14g, 14h, 14i, 14j and 14k to reflect different land use, field pattern and data now available from the HLC and HBA.

This zone comprises an open medium-large scale field pattern of mixed farmland on the plateau edge where dramatic changes in landform give rise to long distance views to the south and south-east. The roadside hedgerow is outgrown but relatively intact in sharp contrast to the very gappy internal field hedgerows. Hedge trees are scattered to insignificant and of mixed age. Other trees are apparent and form the narrow tree belt to the M45 road corridor. Garden boundaries are open ended leaving views of new development visible from Public Right of Way R235c.

Potential for housing development

High Sensitivity

The 2006 Landscape Assessment of the Borough of Rugby indicated that this zone has high sensitivity. In our opinion the sensitivity remains unchanged because of its topography and openness.

Policy suggestions

Conserve and enhance the overall structure of the farmed landscape. Gap up hedgerows, including hedge trees, where necessary.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

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 Scarp slopes and ridges
Land use Pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Mixed
Condition Good-poor
Mgmt Outgrown

Hedge /stream trees

Extent Scattered-insignificant
Age structure Mixed age

Other trees

Extent Apparent
Age structure Mixed age

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern Garden boundaries
Other built features -
Presence of water -
Scale Regular, medium-large
Sense of enclosure Open
Diversity Simple

Skyline

Open and prominent in places

Key views

Views are of a very undulating, open landscape of arable and pasture. The landform is very striking as the zone sits on the edge of the Dunsmore plateau.

Intervisibility

Site observation High

The landform and open nature of the zone give rise to long distance views to the south and south-east.

Tranquillity

Noise sources: Road traffic on M45 and A426

Urban views: -

Presence of people: Infrequent

Tranquillity rating: Medium (higher away from roads)

Functional relationship

The zone forms part of the wider farmed landscape. PRoW R235c provides a link to the wider area.

Visual relationship

The landform of this zone contrasts with the flatter Rains Brook valley to the south / south-east.

Settlement edge

Recent development off Toft Hill road (A426) but this does not constitute a hard settlement edge.

Key receptors

Users of PRoW

Rural residents

Road users (A426 Toft Hill Road)

Sensitivity

High

High

Medium

Zone: 14k (67)

Settlement: Dunchurch

Parish: Dunchurch

Site description

This zone was part of LCP 67 in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 14g, 14h, 14i, 14j and 14k to reflect different land use, field pattern and data now available from the HLC and HBA.

The zone comprises a framed to open sub-regular small-medium scale field pattern of pastoral farmland on the plateau edge, with surviving ridge and furrow. Marked changes in landform give rise to long distance views from Toft Hill to the south and south-east. Hedgerows are outgrown and becoming gappy with a number of field boundaries replaced with stock proof fencing. Hedge trees are scattered to insignificant and of mixed age with field trees and overmature trees that are indicative of former hedge lines visible from Public Rights of Way R235b and R175a/b. Tree cover is apparent along the fringes of Draycote Reservoir, on the south western edge of Dunchurch and along the M45 road corridor.

Potential for housing development

High Sensitivity

The 2006 Landscape Assessment of the Borough of Rugby indicated that this zone has high sensitivity. In our opinion the sensitivity remains unchanged because of its topography and openness.

Policy suggestions

Conserve and enhance the overall structure of the farmed landscape. Gap up existing hedgerows, including hedge trees, where necessary.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FRINGE
Physiographic	
Ground type	Loamy gleys
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
Ecological sensitivity	Moderate
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

Biodiversity

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

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Scarp slopes and ridges

Land use Pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Mixed

Condition Poor - redundant

Mgmt Outgrown

Hedge /stream trees

Extent Scattered-insignificant

Age structure Mixed age

Other trees

Extent Apparent

Age structure Mixed age

Patch survival

Extent Relic

Mgmt Moderate

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern Individual properties on Toft Hill, south western edge of Dunchurch

Other built features -

Presence of water Part of Draycote Reservoir

Scale Sub-regular, small-medium

Sense of enclosure Framed-open

Diversity Simple

Skyline

This is prominent in places as the ground rises up from the reservoir.

Key views

Views are of a small to medium scale pastoral landscape, predominantly comprising an alpaca farm. There is some good remnant ridge and furrow. There are extensive views over Draycote Reservoir.

Intervisibility

Site observation High / medium

The lower ground is more enclosed, but the higher ground is generally open and therefore more visible.

Tranquillity

Noise sources: Road traffic on Daventry Road and M45
Urban views: Settlement edge of Toft Hill; Thurlaston
Presence of people: Infrequent

Tranquillity rating: High / medium

Functional relationship

The zone forms part of the wider farmland. PRoWs R235b and R175a/b, the permitted route around Draycote Reservoir and the M45 motorway all provide links to the wider area.

Visual relationship

The sloping landform visually relates to the adjacent zone 14j.

Settlement edge

Individual properties on Toft Hill lie adjacent to the zone.

Key receptors

<u>Key receptors</u>	<u>Sensitivity</u>
PRoW users	High
Rural residents	High
Users of Draycote Reservoir	High
Road users (M45 motorway)	Low

Zone: 17a (72) Settlement: Bilton Parish: Rugby Un-parished Area & Dunchurch

Site description

This zone was part of LCP 72 in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 17a, 17b, 17g and part of 17h to reflect different land use, field pattern and data now available from the HLC and HBA.

The zone comprises a regular small-medium scale field pattern managed for cropping and pasture and includes Cock Robin Wood, a Local Nature Reserve. An informal wooded 'walk', enclosed under a dense to scattered canopy of mature roadside and hedge trees, lies adjacent to the public footway off the Rugby Road. The settlement edge, set back by one field from the road, is only glimpsed through gaps in this vegetation. However, particularly within the eastern part of the zone, the settlement edge itself is abrupt and lacking a rural hedged/treed boundary. Generally field hedges are redundant and outgrown but where sections of roadside hedgerow to the reserve have been re-laid these are re-establishing. Intact internal hedgerows and stock proof fencing within the western section of the zone reinforces the sense of a small-medium scale field pattern.

Potential for housing development

High sensitivity

This zone forms the last remaining gap separating Rugby and Dunchurch and therefore development is inappropriate. It is also important to maintain the green link between Cock Robin Wood LNR and the wider countryside to the west.

Policy suggestions

Conserve and enhance wooded walk along the Rugby Road. Gap up hedgerows, including hedgerow trees, where necessary.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Arable farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	High
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

Biodiversity

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

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 Mixed
Condition Good -Redundant
Mgmt Outgrown

Hedge /stream trees

Extent Dense-scattered
Age structure Mixed age

Other trees

Extent Prominent
Age structure Mixed

Patch survival

Extent Localised
Mgmt Intensive

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern beyond settlement edge
Other built features -
Presence of water Pond
Scale Small-medium
Sense of enclosure Framed-enclosed
Diversity Simple

Skyline

N/A

Key views

Views are of a small to medium scale farmed landscape, enclosed by tree cover and the settlement edge. Rugby Cement works can be seen in some views to the north.

Intervisibility

Site observation Low

The zone is enclosed by the settlement edge of Rugby to the north, Dunchurch to the south, Cock Robin Wood to the east and good roadside tree cover along all adjacent roads. There are glimpsed views into the zone through gaps in the tree cover.

Tranquillity

Noise sources: Road traffic
Urban views: Settlement edge; Rugby Cement Works
Presence of people: Some walkers in Cock Robin Wood; frequent road users

Tranquillity rating: Low

Functional relationship

The zone forms part of the wider farmland to the west and forms the last remaining gap between the settlements of Rugby and Dunchurch.

Visual relationship

The zone forms a degree of visual separation between Rugby and Dunchurch.

Settlement edge

The edge of Rugby forms a hard modern edge.

Key receptors

PRow users
Urban residents
Road users

Sensitivity

High
High
Low (Rugby Road); medium (other roads)

Zone: 17b (72) Settlement: Rugby Parish: Rugby Un-parished Area & Dunchurch

Site description

This zone was part of LCP 72 in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 17a, 17b, 17g and part of 17h to reflect different land use, field pattern and data now available from the HLC and HBA.

The zone comprises a regular medium-large scale field pattern managed for cropping. The zone abuts a wooded buffer to a superstore and associated car parking, and the settlement edge of Rugby. This wooded buffer is visible from the B4429 Ashlawn Road and screens the superstore, but adjacent residential development has a hard, abrupt edge. Hedgerows are predominantly thorn with dense to scattered roadside hedge trees. Their condition is generally good but becoming gappy with at least one lost internal field boundary adjacent to Public Right of Way RB32. All hedges are trimmed and the relative absence of hedge trees within internal field boundaries creates a very open zone. There is vegetation surrounding a field pond and individual field trees indicative of former hedgelines.

Potential for housing development

High / medium sensitivity

The western-most part of the zone, adjacent to Bilton Fields, is of a strong condition owing to some good roadside hedgerows and frequency of hedge trees. This part of the zone is inappropriate for development in order to maintain the sense of separation between Rugby and Dunchurch and to retain the visual links to Cock Robin Wood LNR and Cock Robin Plantation. There should be no development south of the wooded buffer around the superstore, i.e. the two western-most fields.

The remainder of the zone has a weaker landscape structure and could accommodate some development provided it sits within a strong landscape framework and is set back from Ashlawn Road.

Policy suggestions

Replace hedgerows and gap up roadside hedgerow, including additional hedgerow trees. Enhance connectivity between the field pond, hedgerows and the nearby LNRs (Cock Robin Wood and Ashlawn Cutting).

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
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

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 Cropping

Field boundaries (FIELD SURVEY)

Type Hedgerows

Species Thorn

Condition Good-Redundant

Mgmt Outgrown

Hedge /stream trees

Extent Dense-scattered

Age structure Mixed age

Other trees

Extent Insignificant

Age structure Mixed

Patch survival

Extent Relic

Mgmt Intensive

Ecological corridors

Condition Declining -fragmented

Intensity of use

Impact High

Pattern

Settlement pattern Settlement edge

Other built features -

Presence of water Pond

Scale Regular medium-large

Sense of enclosure Framed - open

Diversity Simple

Skyline

N/A

Key views

Views are of a medium large scale arable landscape and are very open in nature due to a lack of tree cover and flat topography. Rugby Cement Works and the hard settlement edge are detractors. Landmark features are a water tower on the eastern boundary of the zone and church spires in Rugby town centre.

Intervisibility

Site observation High / medium

The flat, open nature of the zone means that there are uninterrupted views across it. Distant views are restricted by the settlement edge to the north and tree cover to the west.

Tranquillity

Noise sources: Road traffic on B4429

Urban views: Settlement edge; church spires; Rugby Cement works

Presence of people: Some walkers on PRow and frequent road users (pedestrians, cyclists & drivers)

Tranquillity rating: Low

Functional relationship

The zone relates to the wider farmland to the south and east. PRow RB30 also provides a link to the wider area. The western-most part of the zone provides a sense of separation between Rugby and Dunchurch.

Visual relationship

The zone relates visually to the Dunsmore Plateau to the east. Trees within the western-most part visually link with the nearby Cock Robin Wood and Plantation.

Settlement edge

The edge of Rugby forms a hard, prominent, modern settlement edge abutting the north of the zone.

Key receptors

PRow users

Cycleway / footway users

Road users (drivers)

Urban & rural residents

Sensitivity

High

High

Medium

High

Zone: 17c (73a)

Settlement: Rugby

Parish: Rugby Un-parished Area

Site description

This zone was part of LCP 73a in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 17c, 17d, 17i, 17k and part of 17h to reflect different land use, field pattern and data now available from the HLC and HBA.

The zone comprises a sub-regular small-medium field pattern of pastoral farmland with some localised grassland. Within the northern part of the zone are surviving fields of ridge and furrow. Several field trees help to give a structure to this landscape counterbalancing very gappy internal field boundaries. Barby Road runs north to south on the eastern edge of the zone and is flanked by roadside hedgerows with scattered hedge trees. There are a small number of individual mature field trees and small groups of trees around ponds and trees planted to frame private roads and driveways. Roadside hedgerows are in good condition with dense to scattered hedge trees. Water features include a stream course, wet ditches adjacent to roadside hedges and field ponds.

Potential for housing development

High-medium sensitivity

Overall the landscape structure in this zone is in good condition with intact hedgerows and hedgerow trees defining a small to medium scale field pattern, with some surviving ridge and furrow. There is some limited scope for development adjacent to the existing settlement edge, providing this does not detract from views of St. Marie's RC Church.

Policy suggestions

The shared cycleway / footway route is popular with local residents and would benefit from a hedgerow along its northern edge to complement the backdrop of the church and wider Conservation Area.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
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

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 Thorn

Condition Good – poor and relic

Mgmt Trimmed

Hedge /stream trees

Extent Dense - scattered

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 The edge of Rugby is intermittently visible at intervals from Barby Rd

Other built features Water Tower

Presence of water Stream course and field ponds

Scale Sub-regular small-medium

Sense of enclosure Framed

Diversity Simple

Skyline

N/A

Key views

There are no PRowS within this zone and views are from the adjacent roads. Views are of a small to medium scale pastoral landscape and are generally framed by vegetation cover. A water tower on the boundary with zone 17b is a landmark feature in views, as is the spire of St. Marie's RC Church to the north of the zone.

Intervisibility

Site observation Medium

Relatively good hedgerows with trees, and tree cover around farms / properties within the zone, mean that views are not extensive.

Tranquillity

Noise sources: Traffic
Urban views: Settlement edge; water tower
Presence of people: -

Tranquillity rating: Medium

Functional relationship

The zone relates to the wider farmed landscape.

Visual relationship

Settlement edge

The edge of Rugby abuts the north-western part of this zone and it is visible in places from Barby Road.

Key receptors

Urban residents
Road users

Sensitivity

High
Medium

Zone: 17d (73a)

Settlement: Rugby Parish: Rugby Un-parished Area

Site description

This zone was part of LCP 73a in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 17c, 17d, 17i, 17k and part of 17h to reflect different land use, field pattern and data now available from the HLC and HBA.

The zone lies to the south of the Hospital of St. Cross and Rugby Myton Day Hospice with open farmland to the south, Ashlawn Cutting, a Local Nature Reserve to the east and partly vegetated tributaries from the River Avon, within the northern part of the zone form part of a Local Wildlife Site. Barby Road runs north to south on the western edge of the zone and is flanked by roadside hedgerows with scattered hedge trees. Development is scattered in small clusters, generally around farm buildings and includes the playing fields of Rugby School. The existing settlement edge is relatively unobtrusive, owing to the number of internal hedge trees and perimeter hedgerows.

Potential for housing development

High-medium sensitivity

The presence of sports pitches gives this zone a more urban character and therefore some development could be accommodated. It is essential to retain roadside hedgerows and trees, and to ensure connectivity between Ashlawn Cutting LNR and these roadside hedgerows. Any development would need to be set within a strong landscape framework and set back from Barby Road.

Policy suggestions

Gap up hedgerows, including hedgerow trees, where necessary.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
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

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 Amenity and pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows and wet ditches
Species Thorn
Condition Good-poor and relic
Mgmt Trimmed

Hedge /stream trees

Extent Dense-scattered
Age structure Mature

Other trees

Extent Apparent
Age structure Mixed age

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Declining

Intensity of use

Impact High

Pattern

Settlement pattern Hospital and edge of Rugby visible from Barby Road
Other built features Polo Club
Presence of water Field ponds
Scale Medium
Sense of enclosure Framed
Diversity Simple

Skyline

N/A

Key views

There are no PRowS within this zone and views are from Barby Road and Ashlawn Road. Views are predominantly sports pitches and a polo ground, although there are some pastoral fields in the northern part of the zone. The Hospital of St Cross and buildings in the leisure centre complex are visible to the north of the zone.

Intervisibility

Site observation Medium

Views into the zone from the roads are quite open, but there are no distant views.

Tranquillity

Noise sources: Traffic

Urban views: Hospital of St Cross; leisure centre buildings; glimpsed views of settlement edge; sports pitches & polo club.

Presence of people: Dog walkers

Tranquillity rating: Medium

Functional relationship

The fields in the northern part of the zone are rather isolated from surrounding farmland due to the sports pitches / polo ground and Barby Road.

Visual relationship

The sports pitches and polo ground make this zone a visual transition between the urban area and wider countryside.

Settlement edge

There are glimpsed views of the settlement edge in the northern part of the zone.

Key receptors

Urban residents

Road users

Sensitivity

High

Medium

Zone: 17e

Settlement: Dunchurch

Parish: Dunchurch

Site description

This zone comprises a regular small-medium scale field pattern on the edge of a plateau where land is managed for pasture. The southern half of the zone lies within a Conservation Area and includes part of two Historic Parks and Gardens: Bilton Grange (Lodge, garden and avenue of limes) and Dunchurch Lodge (lodge, gardens and woodland). Part of this zone now comprises Dunchurch sports field and village hall. The northern part of the zone comprises some small scale fields of pasture. Generally roadside hedges are trimmed and in good condition; internal field boundaries are fenced. There is a short section of new hedge planting along the Rugby Road, fronting the sports field. Tree cover also comprises a small block of woodland to the south which forms part of Dunchurch Lodge Historic Park & Garden.

Potential for housing development

High sensitivity

An area of housing development is being constructed behind properties on the Rugby Road. There is no scope for any further development without weakening the remaining areas of Historic Parks.

Policy suggestions

Conserve and enhance historic parks.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Arable farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	High
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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area **YES** SAMS Historic Parks / Gdns **YES** Listed Blgs **YES** Registered Battlefield Other -

Flood -

Characteristics

Landform Periglacial plateau
Land use Amenity / pastoral

Field boundaries (FIELD SURVEY)

Type Hedgerows and wet ditches
Species Thorn
Condition Good -Redundant
Mgmt Trimmed

Hedge /stream trees

Extent Scattered-insignificant
Age structure Mixed age

Other trees

Extent Apparent
Age structure Mixed

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern -
Other built features -
Presence of water -
Scale Small-medium
Sense of enclosure Open - Framed
Diversity Diverse

Skyline

N/A

Key views

Views are of a small scale pastoral landscape in the northern part of the zone. In the southern part views are more urban in character, with a housing construction site, sports field and village hall. An avenue of trees leading to Bilton Grange (now a school) is a feature

on the zone's eastern boundary. The clock tower of Bilton Grange in the adjacent zone (17f) is also a landmark feature.

Intervisibility

Site observation Low

Views are enclosed by tree cover and buildings.

Tranquillity

Noise sources: Road traffic

Urban views: Urban edge

Presence of people: Frequent

Tranquillity rating: Low

Functional relationship

Parts of the zone fall within the Conservation Area and two Historic Parks and Gardens. PRoW R172 provides a link to the surrounding area.

Visual relationship

The zone relates visually to the adjacent urban area and parkland of Bilton Grange.

Settlement edge

The existing settlement edge is visible and will become more so once the new housing is completed.

Key receptors

Users of PRoW

Cycleway / footway users

Road users (drivers)

Users of village hall / sports field

Urban residents

Users of school

Sensitivity

High

High

Low

Low

High

High

Zone: 17f (69)

Settlement: Dunchurch

Parish: Dunchurch

Site description

This zone is broadly the same as LCP 69 in the 2006 Landscape Assessment of the Borough of Rugby.

The zone comprises gardens, pleasure grounds and parkland on the summit of a ridge of high ground that forms part of Bilton Grange, a Grade II Registered Historic Park and Garden. The gardens include Cock Robin plantation, avenues of trees, specimen trees, listed buildings such as the lodges, Bilton Grange School and Chapel and part of Dunsmore Park Hotel. The zone lies to the south of the B4429, Ashlawn Road. Public Right of Way R175 is fenced off from the park with views of scattered individual properties and their gardens occupying the ground between the footpath and the A426 Rugby Road within zone 17e. Views from the footpath are of woodland, mature stands of specimen trees including oaks within large areas of mown grass and post and rail fencing around a sports ground and pavilion. A small group of listed cottages that sit outside the Park are visible from the Rugby Road. Glimpsed views of parkland are possible through gaps in the roadside hedgerow.

The agricultural land beyond the Park falls steeply away to the south-east permitting views towards Northamptonshire.

Potential for housing development

High sensitivity

This zone comprises historic parkland and is therefore inappropriate for development.

Policy suggestions

Replace dead or dying parkland trees to ensure future continuity.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE-PLATEAU FRINGE
Physiographic	
Ground type	Sandy brown soils
Landcover	Arable farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	High
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

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

Cons. Area SAMS Historic Parks / Gdns **YES** Listed Bldgs **YES** Registered Battlefield
Other -
Flood -

Characteristics

Landform Periglacial plateau
Land use Amenity

Field boundaries (FIELD SURVEY)

Type Low brick boundary walls
Species -
Condition -
Mgmt -

Hedge /stream trees

Extent Dense-scattered
Age structure Mixed age

Other trees

Extent Prominent
Age structure Mixed age

Patch survival

Extent Localised
Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Low

Pattern

Settlement pattern Scattered individual properties set in large grounds
Other built features New development
Presence of water Wet ditches
Scale Parkland
Sense of enclosure Framed-enclosed
Diversity Simple

Skyline

N/A

Key views

Views are of parkland with mature trees and the buildings of Bilton Grange, now a school, with its associated playing fields.

Intervisibility

Site observation Low

Good tree cover restricts views, although there are one or two glimpsed distant views towards the east / south-east. Cock Robin Plantation prevents views in from the road.

Tranquillity

Noise sources: Road traffic

Urban views: Edge of new housing development; school and associated sports facilities

Presence of people: Frequent

Tranquillity rating: Medium

Functional relationship

The zone forms part of the parkland setting to Bilton Grange and Dunchurch Lodge. PRow R172 along the north-west boundary of the zone provides a link to the wider area.

Visual relationship

The zone relates visually to the parkland in zones 14f and 17e and provides a setting to several listed buildings.

Settlement edge

The existing settlement edge is visible and will become more so once the new housing in adjacent zone 17e is completed.

Key receptors

PRow users

Cycleway / footway users

Road users (drivers)

Urban residents

Users of school

Sensitivity

High

High

medium / low

High

High

Zone: 17g (72) Settlement: Rugby Parish: Dunchurch & Rugby Un-parished Area

Site description

This zone was part of LCP 72 in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 17a, 17b, 17g and part of 17h to reflect different land use, field pattern and data now available from the HLC and HBA.

This zone comprises a regular small-medium scale field pattern on the edge of a plateau where land is managed for cropping with some pasture. Generally field hedges are trimmed and in good condition but are becoming gappy and are being replaced with stock proof fencing. Hedge trees are scattered to insignificant permitting views across the majority of the zone. Other tree cover comprises narrow tree belts to the west, a windbreak along a farm track and dense to scattered tree cover to screen individual properties from the road. The lack of tree cover in the eastern part makes the zone quite open.

Potential for housing development

High sensitivity

The 2006 Landscape Assessment for the Borough of Rugby includes this zone within the larger LCP 72, with a 'moderate' sensitivity rating. Given the general openness of the zone, its topography and detachment from the settlement this sensitivity should be amended to 'high'.

Policy suggestions

Gap up hedgerows, including hedgerow trees, where necessary.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Arable farmlands
Settlement pattern	Planned enclosed waste
Cultural sensitivity	High
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

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 Mixed farming

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Thorn
Condition Good -Redundant
Mgmt Trimmed

Hedge /stream trees

Extent Scattered-insignificant
Age structure Mixed age

Other trees

Extent Apparent
Age structure Mixed

Patch survival

Extent Relic
Mgmt Intensive

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern -
Other built features -
Presence of water Wet ditches
Scale Small-medium
Sense of enclosure Open - Framed
Diversity Simple

Skyline

This zone has a prominent skyline, especially at its eastern end, as it forms the edge of a plateau which then drops away to the south.

Key views

Views are of a small to medium scale landscape comprising pasture and arable farming. An avenue of trees along the drive to Inwoods Farm forms a striking feature in the landscape. A lack of tree cover, especially in the east, makes the zone quite open.

Intervisibility

Site observation High

The zone's location on the top of a plateau and its open nature, especially in the east, make it very visible. There are some distant views towards hills in the south-east.

Tranquillity

Noise sources: Road traffic
Urban views: The edge of Rugby is visible across zone 17b to the north.
Presence of people: Infrequent, but frequent cyclists / pedestrians along road.

Tranquillity rating: Medium

Functional relationship

The zone forms part of the wider farmed landscape. PRoW RB31 provides a link to the wider area.

Visual relationship

The zone relates visually to the open plateau to the north.

Settlement edge

The urban edge of Rugby is visible across zone 17b to the north.

Key receptors

PRoW users
Cycleway / footway users
Road users (drivers)
Rural residents

Sensitivity

High
High
Medium
High

Zone: 17h (72 & 73a) Settlement: Rugby Parish: Rugby Un-parished Area

Site description

This zone was part of LCPs 72 and 73a in the 2006 Landscape Assessment of the Borough of Rugby, which have now been subdivided to reflect different land use, field pattern and data now available from the HLC and HBA.

This zone comprises a regular small-medium scale field pattern of framed to enclosed pockets of pastoral farmland around a linear group of individual properties set within large grounds and part of a Riding Stables. A continuous tree belt adjacent to the roadside permits only glimpsed views into the zone. The presence of several mature field trees suggests that this zone may form part of a parkland setting. There is a non-native hedge boundary to adjacent to an existing commercial property which forms a strong visual edge to existing development which is visible from adjoining zone 17g.

Potential for housing development

High-medium sensitivity

There is scope for limited development but this should not extend into neighbouring zones. The existing landscape structure with mature trees must be retained.

Policy suggestions

The existing landscape structure with mature trees must be retained.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE – PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
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

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 ditch to roadside
Species Thorn
Condition Good - redundant
Mgmt Trimmed

Hedge /stream trees

Extent Scattered
Age structure Mature

Other trees

Extent Apparent
Age structure Mature

Patch survival

Extent Relic
Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Low

Pattern

Settlement pattern Linear
Other built features -
Presence of water Not known
Scale Small-medium
Sense of enclosure Framed to enclosed
Diversity Not known

Skyline

N/A

Key views

There are no PRoWs in this zone and the only views are glimpsed views through good tree cover from Ashlawn Road. There are occasional distant views across Rains Brook valley to the south.

Intervisibility

Site observation Low

Tree cover prevents extensive views into this zone.

Tranquillity

Noise sources: Traffic

Urban views: -

Presence of people: -

Tranquillity rating: Medium

Functional relationship

-

Visual relationship

-

Settlement edge

N/A

Key receptors

Rural residents

Road users

Sensitivity

High

Low

Zone: 17i (73a) Settlement: Hillmorton Parish: Rugby Un-parished Area

Site description

This zone was part of LCP 73a in the 2006 Landscape Assessment of the Borough of Rugby, which has now been subdivided into zones 17c, 17d, 17i, 17k and part of 17h to reflect different land use, field pattern and data now available from the HLC and HBA.

This zone comprises amenity land (allotments, sports ground and club house) adjacent to new housing development and Ashlawn Schools and includes part of two pastoral fields to the south of the school playing fields. The zone is on the edge of the plateau summit and there are views across Rains Brook valley to higher ground to the south around Barby. Surviving hedgerow and scattered to insignificant hedge trees remain along the road frontage of the sports ground and the new development. A holly hedge has been planted under an avenue of trees to the entrance of the sports ground and crematorium and connects with the roadside hedge.

Potential for housing development

Medium sensitivity

There is scope for some development in the western part of this zone, providing that there is a strong landscape buffer between it and Ashlawn Cutting LNR and around the southern edge to soften views from the south. Any development should not extend beyond the zone boundary to the south, to avoid impacting on the escarpment. Roadside hedgerow and trees should be retained.

Policy suggestions

Strengthen and enhance the roadside hedgerow and trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
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

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 ditch to roadside
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 Fragmented

Intensity of use

Impact Moderate

Pattern

Settlement pattern Linear
Other built features -
Presence of water Possible field ponds
Scale Small-medium
Sense of enclosure Open to framed
Diversity Not known

Skyline

N/A

Key views

Views are predominantly sports pitches at St. Andrew's Rugby club and the buildings and grounds of Ashlawn School, with two small scale fields of pasture at the eastern end of the zone.

Intervisibility

Site observation Medium

There are some views across Rains Brook valley to higher ground to the south around Barby.

Tranquillity

Noise sources: Traffic

Urban views: Settlement edge; Rugby club building and pitches; housing development site; school.

Presence of people: Frequent

Tranquillity rating: Low

Functional relationship

The zone relates more to the urban area. PRow RB29 provides a link to the surrounding area.

Visual relationship

The sports pitches provide a visual transition between the urban area and countryside beyond.

Settlement edge

Hard settlement edge along Ashlawn Road.

Key receptors

PRow users

Urban residents

Users of sports pitches

School

Sensitivity

High

High

Low (dog walkers using them: high)

Low

Zone: 17j (73b) Settlement: Hillmorton Parish: Rugby Un-parished Area

Site description

This zone corresponds to LCP 73b in the 2006 Landscape Assessment of the Borough of Rugby. It is a very small zone comprising a series of regular small-medium scale hedged fields immediately to the south of a school on the plateau summit. Hedgerows are outgrown permitting only glimpsed views into the zone. Tree cover is within hedge lines and garden boundaries.

Potential for housing development

High-medium sensitivity

There is scope for some development within this zone providing that the existing landscape structure of hedgerows and trees is retained and enhanced to ensure new development is not visually obtrusive.

Policy suggestions

Conserve and enhance the existing landscape structure of hedgerows and trees.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
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

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 Amenity and pasture

Field boundaries (FIELD SURVEY)

Type Hedgerows
Species Thorn
Condition Good - redundant
Mgmt Outgrown

Hedge /stream trees

Extent Scattered
Age structure Mixed

Other trees

Extent None
Age structure n/a

Patch survival

Extent Relic
Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern A soft edge with good vegetation cover
Other built features -
Presence of water -
Scale Regular, small-medium
Sense of enclosure Framed
Diversity Simple

Skyline

Prominent from Barby Lane in the west.

Key views

Views into this zone are very limited due to landform and vegetation cover. Glimpsed views are of a small scale pastoral landscape, framed by outgrown hedgerows.

Intervisibility

Site observation Low

Tranquillity

Noise sources: -
Urban views: -

Presence of people: -

Tranquillity rating: High

Functional relationship

The zone forms part of the wider farmed landscape.

Visual relationship

-

Settlement edge

The settlement edge abuts the northern edge of the zone, but it is a soft edge with good vegetation cover. A post and rail fence along the back of the properties is prominent on the zone's northern boundary.

Key receptors

Urban residents

Sensitivity

High

Zone: 17k (73a) Settlement: Hillmorton Parish: Rugby Un-parished Area

Site description

This zone comprises a disused railway line, which is now Ashlawn Cutting Local Nature Reserve. Habitats include species-rich grassland, scrub and some small pools. Some sections of the cutting are quite well treed and views in and out are limited.

Due to the character of this zone and its wildlife value a field survey has not been carried out.

Potential for housing development

High sensitivity

This zone is inappropriate for housing.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Pastoral farmlands
Settlement pattern	Villages and small farms
Cultural sensitivity	High
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

Biodiversity

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

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Periglacial plateau

Land use Amenity

Zone: 18a (68a)

Settlement: Toft

Parish: Dunchurch

Site description

This zone is broadly the same as LCP 68a in the 2006 Landscape Assessment of the Borough of Rugby and comprises farmland on the edge of the hamlet of Toft at Toft Hill, which lies to the south of Dunchurch. The landscape has a varied undulating topography with a sub-regular small-medium field pattern predominantly managed as pasture. The field pattern has become fragmented through the introduction of ornamental hedged garden boundaries and conifers planted within fenced paddocks. Only remnant sections of native hedgerows remain without any obvious hedge trees. A few sections of hedge have been recently re-laid.

Potential for housing development

High-medium sensitivity

A very small amount of development (one or two dwellings) could be accommodated in the northern part of the zone. Development in the south is inappropriate owing to its proximity to the edge of the escarpment, openness and high visibility.

Policy suggestions

Reintroduce native hedgerows where possible.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Urban
Settlement pattern	Urban
Cultural sensitivity	Urban
Ecological sensitivity	Urban
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites , Warks Wildlife Trust Reserves

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Periglacial plateau
Land use Mixed farming

Field boundaries (FIELD SURVEY)

Type Remnant hedgerow adjacent to lane
Species Thorn
Condition Poor
Mgmt Trimmed

Hedge /stream trees

Extent None
Age structure n/a

Other trees

Extent Apparent – within garden boundaries
Age structure Mixed

Patch survival

Extent Relic
Mgmt Traditional

Ecological corridors

Condition Fragmented

Intensity of use

Impact Moderate

Pattern

Settlement pattern Small nucleated development around manor house
Other built features -
Presence of water -
Scale Small-medium
Sense of enclosure Framed
Diversity Simple

Skyline

Prominent as the ground rises.

Key views

Views are of a small to medium scale pastoral landscape on the edge of the Dunsmore Plateau. There are extensive views over Draycote Water and the tower of an old windmill (now a residential property) forms a landmark feature in Thurlaston to the west.

Intervisibility

Site observation High

There are extensive views from the zone towards Thurlaston and Draycote Water to the west / south-west and over the Rains Brook valley to the south-east.

Tranquillity

Noise sources:	Traffic on M45 and A426
Urban views:	Properties at Toft Hill
Presence of people:	Infrequent
Tranquillity rating:	Medium

Functional relationship

The zone forms part of the wider farmed landscape. PRow R235c, the M45 and A426 provide links to the wider area.

Visual relationship

The zone relates visually to the surrounding farmland, although the landform contrasts with the more steeply sloping landform of adjacent zones.

Settlement edge

Individual properties at Toft Hill – mainly large houses with gardens.

Key receptors

PRow users
Rural residents
Road users

Sensitivity

High
High
Low

Zone: 18b (68b)

Settlement: Dunchurch

Parish: Dunchurch

Site description

This zone corresponds to LCP 68b in the 2006 Landscape Assessment of the Borough of Rugby and comprises the grounds to the former Dunchurch Hall, which has been developed in part to provide additional residential properties. There are no public rights of way within this zone therefore we have been unable to undertake a field survey. The land appears to be managed as a courtyard garden for private residential use and as an area of meadow. The property is defined by a high red brick wall along the boundary with Southam Road. The addition of mature street trees and mature garden vegetation provide further screening to the garden area. Part of Dunchurch Hall Meadow potential Local Wildlife Site falls within the zone.

Potential for housing development

We have insufficient information to provide a comment.

Policy suggestions

N/A

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Urban
Settlement pattern	Urban
Cultural sensitivity	Urban
Ecological sensitivity	Urban
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

Biodiversity

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

Historic /archaeology

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

Other -

Flood -

Characteristics

Landform Periglacial plateau

Land use Pastoral

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

Sensitivity

Zone: 18c (68c)

Settlement: Dunchurch

Parish: Dunchurch

Site description

This zone is broadly the same as LCP 68c in the 2006 Landscape Assessment of the Borough of Rugby and comprises small to medium scale hedged fields to the west of Dunchurch Park Hotel and its grounds (a Historic Park and Gardens). The land includes part of the churchyard to St. Peter's Church (within a Conservation Area) which is currently managed to promote wildflowers. The zone is on the edge of the plateau summit and is partially screened by new housing development off Daventry Road and from the driveway to the hotel by surviving field hedgerows. However there are informal walks through the wildflower meadow within the churchyard that permit extensive views to the south-east and of the adjacent Historic Park and its listed buildings. Internal field boundaries are defined by stock proof fencing and the boundary to the recent development is fenced. The hedged boundary to the Historic Park is trimmed and generally in good condition.

Potential for housing development

High sensitivity

This zone provides a setting to the church and therefore is inappropriate for development.

Policy suggestions

Gap up the hedged boundary to the Historic Park.

Landscape characteristics

(DESK TOP)

LDU Level	DUNSMORE - PLATEAU FARMLANDS
Physiographic	
Ground type	Sandy brown soils
Landcover	Urban
Settlement pattern	Urban
Cultural sensitivity	Urban
Ecological sensitivity	Urban
Inherent sensitivity	High (Cult)
Visual sensitivity	High

Land Cover Parcel data

Landscape / planning

Green Belt Parks, Gdns & Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Warks Wildlife Trust Reserves

Historic /archaeology

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

Characteristics

Landform Periglacial plateau
Land use Urban

Field boundaries (FIELD SURVEY)

Type Hedgerow and stock proof fencing
Species Thorn
Condition Good
Mgmt Trimmed

Hedge /stream trees

Extent Dense to scattered
Age structure Mature

Other trees

Extent -
Age structure -

Patch survival

Extent Relic
Mgmt Traditional

Ecological corridors

Condition Declining

Intensity of use

Impact Moderate

Pattern

Settlement pattern Linear
Other built features -
Presence of water -
Scale Small-medium
Sense of enclosure Framed
Diversity Diverse

Skyline

N/A

Key views

Views are of a small scale landscape which is partly pasture and partly the graveyard to St. Peter's Church. The church is a landmark feature in views. Dunchurch Park Hotel and Conference Centre is visible in the adjacent zone and new residential development along the Daventry Road is also visible.

Intervisibility

Site observation Low

Views into the zone from adjacent zones are restricted by residential development, landform and field boundary hedgerow. However, there are extensive views from the zone across the Rains Brook valley to the east / south-east.

Tranquillity

Noise sources: Traffic
Urban views: Edge of settlement (development along Daventry Road);
 adjacent hotel & conference centre.
Presence of people: Infrequent

Tranquillity rating: Medium

Functional relationship

The pasture relates to the wider farmland to the south-east. The churchyard is managed to promote wildlife and acts as a transition between the urban area and wider countryside. PRow R171 provides a link to the wider area.

Visual relationship

The zone provides a setting to the church and other listed buildings in the vicinity.

Settlement edge

Modern development along the Daventry Road forms a hard edge.

Key receptors

PRow users
Urban residents

Sensitivity

High
High