

# Landscape Sensitivity Assessment of Strategic Site Options

Rugby Borough Council

March 2025



**LEPUS** CONSULTING  
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

# Landscape Sensitivity Assessment of Strategic Site Options

**Rugby Borough Council**

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# Abbreviations

<b>ha</b>	Hectares
<b>HGV</b>	Heavy Goods Vehicle
<b>LCA</b>	Landscape Character Area
<b>LCT</b>	Landscape Character Type
<b>LNR</b>	Local Nature Reserve
<b>LSA</b>	Landscape Sensitivity Assessment
<b>LWS</b>	Local Wildlife Site
<b>m</b>	Metre
<b>NCA</b>	National Character Area
<b>NPPF</b>	National Planning Policy Framework
<b>OS</b>	Ordnance Survey
<b>PPG</b>	Planning Practice Guidance
<b>PRoW</b>	Public Rights of Way
<b>RBC</b>	Rugby Borough Council
<b>RPG</b>	Registered Park and Garden
<b>SSSI</b>	Site of Special Scientific Interest

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# 1 Introduction

## 1.1 Appointment and scope of work

1.1.1 Lepus Consulting Ltd has been appointed by Rugby Borough Council (RBC) to undertake a Landscape Sensitivity Assessment (LSA) of strategic site options to support the preparation of the new Rugby Local Plan.

1.1.2 Rugby Borough's current Local Plan 2011-2031 was adopted in June 2019. The Council is in the process of preparing a new plan. A regulation 18 'issues and options' consultation was carried out between November 2023 and February 2024.

1.1.3 Lepus Consulting Ltd is a multi-disciplinary environmental assessment and planning practice, based in Cheltenham, Gloucestershire, specialising in landscape appraisal and management.

## 1.2 Landscape Sensitivity Assessment

1.2.1 LSA is the process of assessing the resilience, or robustness of landscape character and the visual resource (and valued characteristics) to defined change or changes arising from development proposals. It can help decision makers to understand likely changes and the nature of change should the development scenarios be taken forward.

## 1.3 Geographic context of Rugby

1.3.1 The borough of Rugby covers 35,358ha and is located within the county of Warwickshire in the West Midlands region of England. Rugby is a market town and also the principal settlement, surrounded by a rural environment comprised of smaller settlements including Binley Woods, Dunchurch, Ryton-on-Dunsmore, Stretton-on-Dunsmore, Wolston and Wolvey. Outside the town, the landscape is predominantly agricultural comprising extensive areas of arable land and improved pasture. The borough is characterised by a lowland, gently undulating landscape which is strongly influenced by the River Avon and River Leam. Notable hills across the borough include Bush Hill, Draycote Hill, Hensborough Hill and Walsgrave Hill. Rugby is centrally located in England and benefits from strong road and rail infrastructure. The M6, M45 and M69 motorways and the West Coast Main Line cross through the borough. A baseline review of natural, cultural and social aspects of the borough can be found in **Chapter 4**.

## 2 Planning policy

### 2.1 Introduction

2.1.1 This study has been undertaken within the context of relevant planning policy. Planning policy and other material considerations are taken from:

- The National Planning Policy Framework (NPPF)<sup>1</sup>
- Planning Practice Guidance (PPG)<sup>2</sup>
- Rugby Borough Local Plan 2011-2031<sup>3</sup>

2.1.2 Further details of these planning policies are provided below.

### 2.2 National Planning Policy Framework

2.2.1 The National Planning Policy Framework (NPPF) acts as guidance for local planning authorities, both in plan preparation and making decisions about planning applications. The environmental objective of the NPPF is:

*“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

2.2.2 NPPF paragraphs relevant to landscape character are set out in **Table 2.1**.

**Table 2.1:** NPPF paragraphs relevant to landscape character

<b>Paragraph 135</b>	<i>“Planning policies and decisions should ensure that developments: ...c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);”</i>
<b>Paragraph 187</b>	<i>“Planning policies and decisions should contribute to and enhance the natural and local environment by: ...a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan). ...b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”</i>

<sup>1</sup> National Planning Policy Framework (2024) Department for Levelling Up, Housing and Communities. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed 17/12/24]

<sup>2</sup> Planning Practice Guidance (2021) Ministry for Housing, Communities and Local Government. Available at <https://www.gov.uk/government/collections/planning-practice-guidance> [Accessed on 24/09/24]

<sup>3</sup> Rugby Borough Council (2019) Local Plan 2011-2031. Available at: <https://www.rugby.gov.uk/w/local-plan-2011-2031> [Accessed 24/09/24]

## 2.3 Planning Practice Guidance

2.3.1 The Government publishes Planning Practice Guidance (PPG)<sup>4</sup> to accompany the NPPF. In relation to landscape matters, the Natural Environment PPG provides broad guidance primarily relating to the development of local planning policy and accompanying evidence.

2.3.2 Landscape matters are included as part of the guidance on the natural environment, specifically information about how policies can conserve and enhance landscapes and how the character of landscapes can be assessed.<sup>5</sup>

## 2.4 Rugby Borough Local Plan 2011-2031

2.4.1 Rugby Borough’s current Local Plan 2011-2031 was adopted in June 2019<sup>6</sup>. The Council is in the process of preparing a new plan. A regulation 18 ‘issues and options’ consultation was carried out between November 2023 and February 2024. Policies from the adopted Local Plan relating to landscape character are set out in **Table 2.2**.

*Table 2.2: Local Plan policies relevant to landscape character*

<b>Policy NE3: Landscape Protection and Enhancement</b>	<p><i>“New development which positively contributes to landscape character will be permitted. Development proposals will be required to demonstrate that they:</i></p> <ul style="list-style-type: none"> <li><i>• Integrate landscape planning into the design of development at an early stage;</i></li> <li><i>• Consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;</i></li> <li><i>• Relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;</i></li> <li><i>• Identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;</i></li> <li><i>• Aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;</i></li> <li><i>• Address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and expanding these features through means such as buffering and reconnecting fragmented areas; and</i></li> <li><i>• Are sensitive to an area’s capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.”</i></li> </ul>
<b>Policy SDC3: Protecting and Enhancing the Historic Environment</b>	<p><i>“Development will be supported that sustains and enhances the significance of the Borough’s heritage assets including listed buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes and townscapes.</i></p> <p><i>Development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance.</i></p> <p><i>a) Understand the Asset</i></p> <p><i>Applications with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) of the impacts of the proposal on the significance of heritage assets and their setting.</i></p> <p><i>The Warwickshire Historic Environment Record, the Borough’s Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, the Warwickshire Historic Towns Study and Historic Landscape Characterisation Study are examples</i></p>

<sup>4</sup> Planning Practice Guidance (2021) Ministry for Housing, Communities and Local Government. Available at <https://www.gov.uk/government/collections/planning-practice-guidance> [Accessed on 17/12/24]

<sup>5</sup> Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities. PPG. Paragraph: 036 Reference ID: 8-036-20190721. Available at: <https://www.gov.uk/guidance/natural-environment> [Accessed 17/12/24]

<sup>6</sup> Rugby Borough Council (2019) Local Plan 2011-2031. Available at: <https://www.rugby.gov.uk/w/local-plan-2011-2031> [Accessed 24/09/24]



*of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures.*

*b) Conserve the Asset*

*Great weight will be given to the conservation of the Borough's designated heritage assets. Any harm to the significance of a designated heritage asset must be justified. Proposals causing substantial harm to designated heritage assets will need to demonstrate that the harm is necessary to achieve substantial public benefits sufficient to outweigh the harm or loss.*

*Alternatively it must be demonstrated that all of the following apply:*

- The nature of the heritage asset prevents all reasonable uses of the site; and*
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and*
- The harm or loss is outweighed by the benefit of bringing the site back into use.*

*Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this will be weighed against the public benefits of the proposal.*

*In weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.*

*Non-designated archaeological sites of equivalent significance to scheduled monuments should be considered subject to the criteria for designated heritage assets."*

# 3 Landscape Sensitivity Assessment Methodology

## 3.1 Overview

3.1.1 LSA is the process of assessing the resilience, or robustness of landscape character, the visual resource and valued characteristics to defined change or changes arising from development proposals. It can help decision makers to understand likely changes and the nature of change should the development scenarios be taken forward.

3.1.2 The susceptibility of landscape character and the visual resource, to the prescribed changes, combined with value, inform judgements regarding sensitivity. Definitions of landscape character, sensitivity, susceptibility and value are provided in **Table 3.1** and the process of assessing landscape sensitivity is presented in **Figure 3.1**.

3.1.3 The methodology for this study has been derived principally from:

- Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management'<sup>7</sup>

3.1.4 The methodology is also informed by the following publications:

- 'Guidelines for Landscape and Visual and Impact Assessment Third Edition' (2013)<sup>8</sup>
- The Countryside Agency Topic Paper 6 (2002) 'Techniques and criteria for Judging Capacity and Sensitivity'<sup>9</sup>
- Natural England (2014) 'An Approach to Landscape Character Assessment'<sup>10</sup>
- Landscape Institute (2021) 'Assessing landscape value outside national designations' Technical Guidance Note 02/21<sup>11</sup>

3.1.5 The assessment can be summarised as having three key stages:

- 1) Define the purpose and scope of the project
- 2) Gather information to inform the project (desk study and field study)
- 3) Assess landscape sensitivity of the strategic site options (desk study and field study)

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<sup>7</sup> Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/817928/landscape-sensitivity-assessment-2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf) [Accessed: 20/09/24]

<sup>8</sup> Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition) Abingdon: Routledge

<sup>9</sup> The Countryside Agency (2002) Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity. Available at: <http://publications.naturalengland.org.uk/publication/5601625141936128> [Accessed: 20/09/24]

<sup>10</sup> Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Accessed: 20/09/24]

<sup>11</sup> Landscape Institute (2021) 'Assessing landscape value outside national designations' TGN 02/21 Available at <https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/> [Accessed: 20/09/24]

**Table 3.1:** Landscape character, sensitivity, susceptibility and value definitions

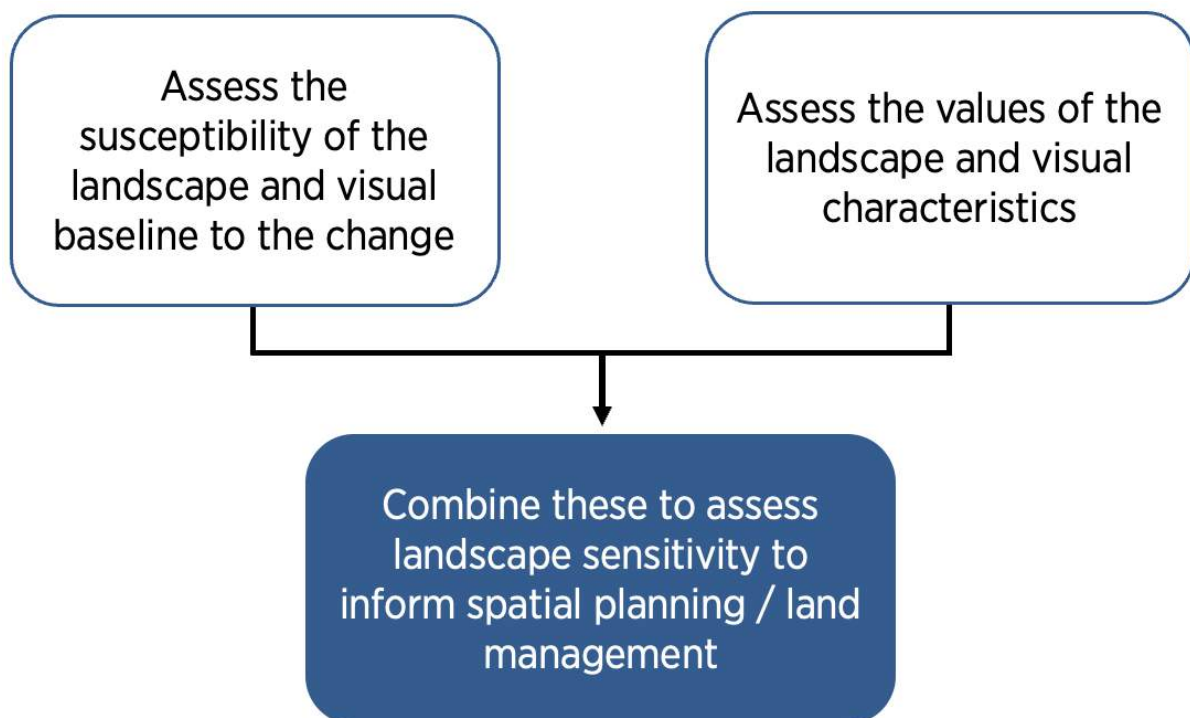
<b>Landscape character*</b>	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
<b>Landscape value**</b>	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.
<b>Landscape sensitivity***</b>	Within the context of spatial planning and land management, landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.
<b>Landscape susceptibility***</b>	Within the context of spatial planning and land management, landscape susceptibility is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type/development scenario or other change without undue negative effects on landscape character and the visual resource.

Sources:

\* Landscape Institute and Institute of Environmental Management & Assessment (2013), Guidelines for Landscape and Visual Impact Assessment, Third Edition, London: Routledge.

\*\* The Landscape Institute and Institute of Environmental Management & Assessment (2002), Guidelines for Landscape and Visual Impact Assessment Second Edition, London: Spon Press.

\*\*\* Natural England (2019) 'An approach to landscape sensitivity assessment - to inform spatial planning and land management'



**Figure 3.1:** Assessing landscape sensitivity

3.1.6 The process of LSA is set out on the flowchart from Natural England in **Figure 3.2**.

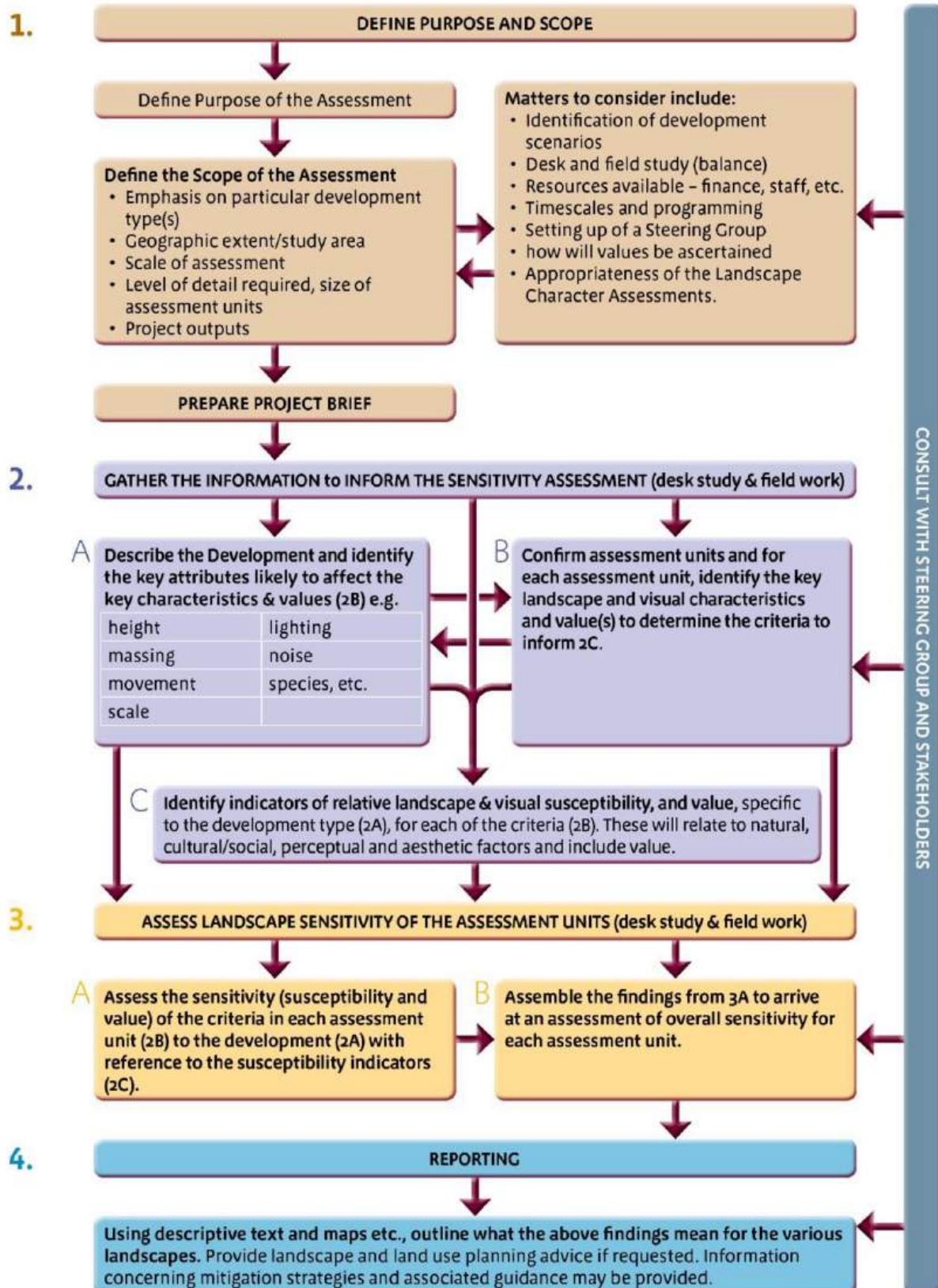


Figure 3.2: The process of LSA<sup>12</sup>

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## 3.2 LSA Step 1: Define purpose and scope of the project

### Emphasis on particular development type(s)

3.2.1 The development scenarios at the strategic sites cover residential, employment, mixed use and solar. The assessment assumes the development types broadly follow the key attributes of the development scenarios described in **Table 3.3**.

### Geographic extent of study area

3.2.2 The geographic extent of the study area is the administrative boundary of Rugby Borough Council.

### Scale of assessment

3.2.3 A detailed scale of assessment is required to determine the sensitivity of the strategic sites to the development types.

### Level of detail required and size of assessment units

3.2.4 The assessment units are the strategic sites which range in size from approximately 14ha to 382ha. Some of the smaller strategic sites in close proximity are grouped together to form one assessment unit. There are 34 strategic sites/contiguous groups of strategic sites which are listed in **Table 3.2** and shown on the map in **Figure 3.3**.

### Project outputs

3.2.5 Project outputs of the LSA are presented in this report and include the following:

- LSA methodology (**Chapter 3**);
- Baseline review of natural, cultural and social aspects of the borough (**Chapter 4**);
- Site assessments including maps of each site (**Chapters 5 to 38**);
- Conclusion (**Chapter 38**); and
- Annotated photos of each site with viewpoint location maps (**Appendix A**).

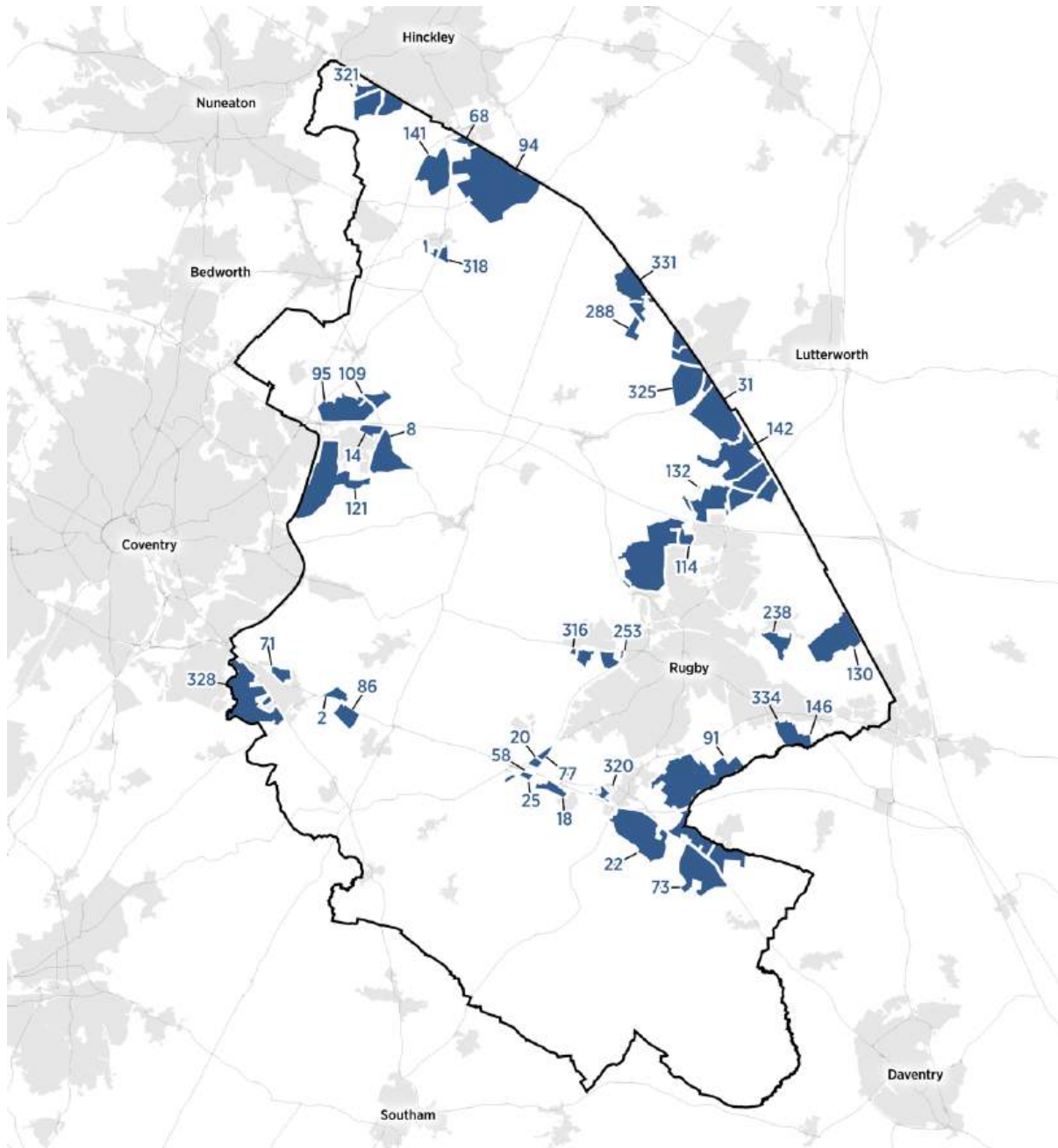
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<sup>12</sup> Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/817928/landscape-sensitivity-assessment-2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf) [Accessed: 20/09/24]

**Table 3.2: Strategic sites/groups of contiguous strategic sites in Rugby**

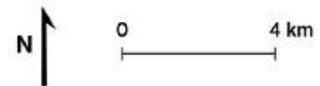
Site ref	Site name	Area (ha)	Proposed use
<b>2</b>	Ryton Fields Farm, Ryton on Dunsmore	22.88	Employment
<b>8</b>	Land East of Ansty Park, Ansty, Coventry	90.5	Employment
<b>14</b>	Land north of Ansty Park, Ansty, Coventry	21.26	Employment
<b>18</b>	Barnwell Farm, Thurlaston	26.17	Employment
<b>20, 58 &amp; 77</b>	Blue Boar Farm, Thurlaston, North of A45, Dunchurch and Land west of Symmetry Park	24.6	Employment
<b>22</b>	Land south of the M45, Dunchurch	170.52	Mixed use
<b>25</b>	Land South of A45, Dunchurch	14.78	Employment
<b>31</b>	Land at Streetfields Farm, Watling Street	382	Employment
<b>68</b>	M69 Junction 1	14.3	Employment
<b>71</b>	London Road, Ryton on Dunsmore	24.63	Employment
<b>73</b>	Lodge Farm, off Daventry Road, Rugby	252.71	Residential
<b>86</b>	Grange Farm, Ryton	37.43	Employment
<b>91</b>	Inwoods Farm and Lower Rainsbrook Farm	241.3	Mixed use
<b>94</b>	Land adjacent to Hinckley Park, south of A5	347.95	Residential or employment
<b>95</b>	Land at Crowner Fields Farm, Ansty	112	Employment
<b>109</b>	Land at Hopsford Farm, Ansty	27	Employment
<b>114</b>	Land at M6 Junction 1, Newbold on Avon and Long Lawford	265.33	Mixed use
<b>121</b>	Land at Walsgrave Hill	201.67	Employment
<b>130</b>	Land north of Houlton	135.71	Employment
<b>132</b>	Land north of M6 J1	229.48	Residential or employment
<b>141</b>	Land off Hinkley Road, South side of M69 A5 Junction	101.86	Employment
<b>142</b>	Land off A5, Churchover	137.03	Residential or employment
<b>146</b>	Land off Barby Lane	59.51	Residential
<b>238</b>	Land off Rugby Rd, Clifton upon Dunsmore	43.91	Residential
<b>253</b>	Lawford Fields Farm, Long Lawford	29.44	Mixed use
<b>288</b>	Land north of Coal Pit Lane, Willey	22	Solar farm
<b>316</b>	Land at Long Lawford	26.34	Residential
<b>318 &amp; 96</b>	Land south of Wolvey & Land at Coventry Road	27.22	Residential
<b>320</b>	Land west of Dunchurch - sites 41, 42 and 97	18.62	Residential
<b>321 &amp; 289 &amp; 60</b>	Land south of A5 & Land at Elms Farm and Stretton Fields Farm (plot B) & Moxtons Farm	115.38	Residential or employment
<b>325</b>	Land adjacent Magna Park	158.98	Employment
<b>328</b>	Land West of Prologis Park	171.86	Employment
<b>331</b>	Land at Willey Fields/Tythe Platts Farms	98.05	Employment
<b>334</b>	Land off Barby Lane	19.14	Residential





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- Rugby Borough Boundary
- Strategic sites



PROJECT	Rugby Landscape Sensitivity Assessment	DRAWN	WE
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Map of Strategic Sites	SCALE@A4	1:150000
VERSION	LC-1223_Strategic_Sites_4	DATE	19/03/2025

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Figure 3.3: Map showing the strategic sites in the borough

### 3.3 LSA Step 2: Gather information to inform the LSA (desk study and field study)

3.3.1 Judgements regarding landscape sensitivity are informed by the susceptibility of landscape character and the visual resource, to the prescribed changes, combined with value. Step 2 requires three sub tasks, 2A, 2B and 2C.

#### Step 2A. Describe the development type(s) and scenarios to be considered

3.3.2 The interaction between landscape and visual susceptibility and the attributes of the development scenario(s) determine the degree to which a site can accommodate change. As shown in **Table 3.2**, the proposed development uses at the strategic site options cover residential, employment, mixed use and solar. The assessment assumes the development types broadly follow the key attributes of the development scenarios described in **Table 3.3**.

**Table 3.3: Key characteristics of building types**

Residential	Employment	Solar farm
<ul style="list-style-type: none"> <li>• One to three storeys</li> <li>• Approximate average height of 8-10m tall</li> <li>• Small building footprints</li> <li>• Mixture of housing types including detached and semi-detached properties</li> <li>• Contemporary architectural styles</li> <li>• Constructed using traditional materials with neutral colour palettes</li> <li>• Private rear gardens</li> <li>• Incorporating open green spaces</li> <li>• Street lighting</li> <li>• May also include educational infrastructure such as nurseries, primary schools and secondary schools</li> </ul>	<ul style="list-style-type: none"> <li>• Approximate average height of 8-12m tall</li> <li>• Offices, retail, factories, warehouses, distribution centres</li> <li>• Contemporary architectural styles and geometric shapes</li> <li>• Construction materials such as glass, steel, concrete and bricks</li> <li>• Large building footprints</li> <li>• Car parking areas</li> <li>• Regular movement of heavy goods vehicles</li> <li>• Street lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Arrays of solar panels approximately 3m in height</li> <li>• Panels angled to maximise sunlight exposure</li> <li>• Surrounded by security fencing and CCTV cameras</li> <li>• Include other electrical infrastructure including inverters</li> </ul>

#### Step 2B: Establish and review the landscape and visual baseline, and identify associated value(s)

3.3.3 This stage begins with an information gathering exercise to prepare a baseline review of natural, cultural and social aspects of the borough. This review is presented in **Chapter 4** and relies largely on information from the following sources:

- National Character Areas (NCAs) in Rugby Borough: Dunsmore and Feldon, Northamptonshire Uplands and Leicestershire Vales
- Rugby Borough Landscape Character Assessment (prepared by Lepus in 2024)
- Rainsbrook Valley Landscape Sensitivity Study (Warwickshire County Council, 2017) (covering the southern fringe of Rugby town)
- Landscape Sensitivity Study for Binley Woods, Brinklow, Long Lawford, Ryton-on-Dunsmore, Stretton-on-Dunsmore, Wolston and Wolvey (Warwickshire County Council, 2016)

3.3.4 Spatial GIS data used to inform this LSA are listed in **Table 3.4**.

*Table 3.4: GIS data used in this LSA*

Dataset	Source
Ancient woodland	Natural England
Built-up areas	Ordnance Survey
Country Parks	Natural England
Flood zones	Environment Agency
Geology	British Geological Survey
Historic environment and heritage assets (listed buildings, scheduled monuments and Registered Parks and Gardens (RPGs))	Historic England
Local Wildlife Sites	Rugby Borough Council
National Character Areas	Natural England
Nature conservation designations (Sites of Special Scientific Interest (SSSIs) and Local Nature Reserves (LNRs))	Natural England
Ordnance Survey 1:25,000 Scale Colour Raster	Rugby Borough Council
Priority habitat inventory	Natural England
Public Rights of Way	Rowmaps
Terrain	Ordnance Survey Terrain 50
Watercourses and surface water	Ordnance Survey
Woodland	National Forest Inventory

#### **Assessment criteria**

3.3.5 The impact of the development scenarios on landscape character and visual qualities of the strategic site options are evaluated by referring to assessment criteria which have been identified and listed in **Table 3.5**. The assessment criteria include key landscape elements and features (see **Figure 3.4**) that are likely to be affected by the development proposals.

#### **Landscape value**

3.3.6 Landscape value (as defined in **Table 3.1**) informs the LSA. The value of landscapes can be assessed qualitatively with reference to:

- Biodiversity and geodiversity designations (SSSI, LNR, LWS)
- Historic environment designations (listed buildings, scheduled monuments, RPGs and conservation areas)
- Valued attributes such as topography, perceptual qualities, cultural and historic features and associations, biodiversity.
- Valuation of ecosystem services
- Local community values
- Character and sense of place
- Recreational value
- Intrinsic value

**Table 3.5: Landscape, visual and value assessment criteria proforma**

	H	H/M	M	M/L	L
<b>Susceptibility</b>					
<b>Landscape</b>					
Scale and enclosure					
Landform					
Landcover (including biodiversity)					
Man-made influences					
Scenic quality and character					
Remoteness and tranquillity					
<b>Visual</b>					
Skylines and settings					
Movement					
Visibility, key views, vistas and typical receptors (both within and outside of each site)					
Views to and from important landscape and cultural heritage features (both within and outside of each site)					
<b>Value</b>					
Landscape value					
Visual value					
<b>Mitigation potential</b>					
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>					

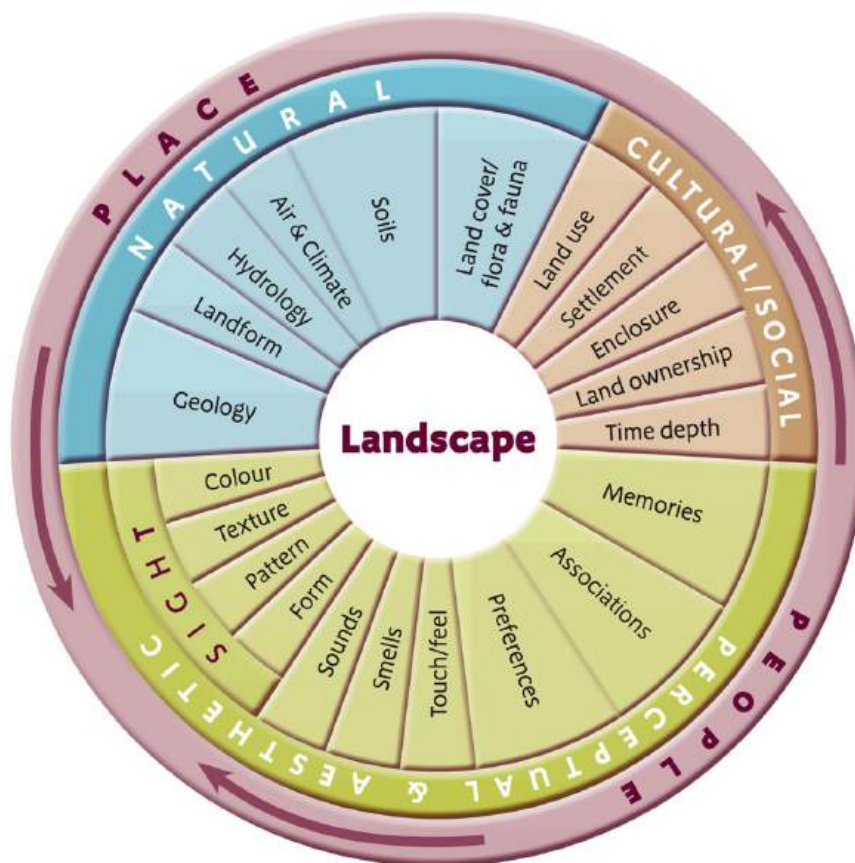


Figure 3.4: What is Landscape?<sup>13</sup>

**Step 2C: Identify indicators of susceptibility to be used when assessing landscape and visual sensitivity to the development type(s)**

3.3.7 Indicators of susceptibility have been identified for each of the assessment criteria, these are presented in **Table 3.7**. The sensitivity of the landscape to the key attributes of the development scenarios are assessed with reference to the indicators of susceptibility at Step 3.

**3.4 LSA Step 3: Assess landscape sensitivity of the strategic site options (desk study and field study)**

**Step 3A: Susceptibility and value**

3.4.1 Step 3A involves assessing the landscape and visual susceptibility of the assessment criteria and landscape and visual value for each site against the key attributes of the development scenarios, with reference to the indicators of susceptibility identified in **Table 3.7**.

<sup>13</sup> Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Accessed: 20/09/24]

### Step 3B: Overall sensitivity

3.4.2 Finally, informed by the susceptibility of the landscape and visual baseline to change and the values of the landscape and visual characteristics, the overall landscape sensitivity of each strategic site is systematically assessed and described using professional judgement. The overall landscape sensitivity for each site is assessed using the five point scale outlined in **Table 3.6**. Annotated photos of each strategic site are presented in **Appendix A**.

*Table 3.6: Levels of sensitivity definitions<sup>14</sup>*

<b>High</b>	Landscape and/or visual characteristics of the assessment unit are very susceptible to change and/or its values are high or high/medium and it is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.
<b>High/Medium</b>	Landscape and/or visual characteristics of the assessment unit are susceptible to change and/or its values are medium through to high. It may be able to accommodate the relevant type of development but only in limited situations without significant character change or adverse effects if defined in the relevant land parcel summary. Thresholds for significant change are low.
<b>Medium</b>	Landscape and/or visual characteristics of the assessment unit are susceptible to change and/or its values are medium/low through to high/medium and/or it may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
<b>Medium/Low</b>	Landscape and/or visual characteristics of the assessment unit are resilient and of low susceptibility to change and/or its values are medium/low or low and it can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
<b>Low</b>	Landscape and/or visual characteristics of the assessment unit are robust or degraded and are not susceptible to change and/or its values are low and it can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

<sup>14</sup> Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/817928/landscape-sensitivity-assessment-2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf) [Accessed: 20/09/24]



**Table 3.7: Indicators of susceptibility**

Criteria	Indicators of higher susceptibility	Indicators of lower susceptibility
<p><b>Landscape</b></p> <p><b>Scale and enclosure</b></p> <p>Landscapes with a small scale, complex and intricate landscape pattern arising from landcover elements including settlement, field pattern or vegetation cover are more likely to be susceptible to change arising from larger scale development than landscapes with a simple landcover pattern. Landscapes enclosed by buildings, trees and woodlands can offer more opportunity to accommodate development without affecting landscape character.</p> <p>This criterion considers the scale and integrity of field boundaries such as hedgerows, stone walls or fences. Intact field boundaries can help screen development but can also be susceptible to loss or degradation from development. Historic hedgerows are particularly susceptible to loss.</p>	<ul style="list-style-type: none"> <li>• Intimate and small-scale landscapes</li> <li>• Small scale field systems</li> <li>• Human scale elements</li> <li>• Field boundaries characterised by a large proportion of well managed low hedgerows, fences and/or walls.</li> </ul>	<ul style="list-style-type: none"> <li>• Vast or large-scale fields</li> <li>• A large proportion of unmanaged/high hedgerows/field boundaries</li> </ul>
<p><b>Landform</b></p> <p>Open, highly prominent and distinctive or intricate and complex landforms with sharp changes in level are more likely to be susceptible to change arising from development than flat and indistinct landforms.</p> <p>This criterion also considers whether potential development would interrupt the relationship between distinctive landform features such as escarpments, or prominent hills or open plains. In some locations development would affect skyline character.</p>	<ul style="list-style-type: none"> <li>• Irregular or complex landform</li> <li>• Narrow valleys and ridges</li> <li>• Distinctive landform features</li> </ul>	<ul style="list-style-type: none"> <li>• Simple, featureless landscape</li> <li>• Convex landform</li> <li>• Plateau</li> <li>• Flat and uniform landform</li> </ul>
<p><b>Landcover (including biodiversity)</b></p> <p>Landscapes with a strong and positive rural character in good condition and with features worthy of conservation, will be more susceptible to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace. This applies to landscapes with semi-natural habitats and valued natural features such as woodland and hedgerows with good connectivity.</p>	<ul style="list-style-type: none"> <li>• Natural/semi-natural landcover</li> <li>• Ancient woodland</li> <li>• Complex, irregular or intimate landscape</li> <li>• Open hillsides</li> <li>• Field pattern/mosaic</li> <li>• Valleys</li> <li>• Water</li> <li>• Field and hedgerow trees</li> </ul>	<ul style="list-style-type: none"> <li>• Simple, regular or uniform landscape</li> <li>• Developed land, derelict or waste ground</li> <li>• Forestry</li> <li>• Lowland farmland</li> <li>• Large scale arable fields (low grade)</li> </ul>
<p><b>Man-made influences</b></p> <p>This criterion considers whether potential development would integrate with the general settlement form/pattern and how it may affect the character of the existing settlement edge and its functioning relationship with the surrounding countryside.</p>	<ul style="list-style-type: none"> <li>• Absence of modern development</li> <li>• Infrequent/no residential built form</li> <li>• Dispersed settlement/sparsely settled/unpopulated areas</li> </ul>	<ul style="list-style-type: none"> <li>• Major infrastructure (transport/communications/utility infrastructure/wind turbines)</li> <li>• Modern day industrial development</li> <li>• Large/concentrated urban/modern settlements</li> </ul>

Criteria	Indicators of higher susceptibility	Indicators of lower susceptibility
	<ul style="list-style-type: none"> <li>• Presence of historic buildings/structures or settlement</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial forestry</li> </ul>

### Aesthetic, perceptual and experiential

<b>Scenic quality and character</b>	<p>Landscapes with a high scenic quality and higher concentration of special qualities and/or which form the setting to such landscapes will have a high susceptibility. This is because of the potential for loss or disturbance to their integrity and scenic value compared to landscapes which are strongly influenced by intrusive manmade structures and human activity.</p>	<ul style="list-style-type: none"> <li>• High scenic quality</li> <li>• Strong sense of place</li> </ul>	<ul style="list-style-type: none"> <li>• Low scenic quality (such as industrial areas)</li> <li>• Weak sense of place</li> </ul>
<b>Remoteness/tranquillity</b>	<p>Landscapes with a strong sense of tranquillity will be more susceptible to development as this is likely to introduce disturbance and loss of this valued rural quality.</p>	<ul style="list-style-type: none"> <li>• Remote; tranquil; wild; spiritual; attractive; peaceful</li> <li>• Physically or perceptually remote, peaceful or tranquil</li> </ul>	<ul style="list-style-type: none"> <li>• Threatening; unattractive; noisy; settled</li> <li>• Close to visible signs of human activity and development</li> </ul>

### Visual

<b>Skylines and settings</b>	<p>Skylines are susceptible to development as they are generally widely visible with features on them typically being seen in relief against a light sky. Undeveloped rural skylines are particularly susceptible as are attractive skylines which form a backdrop to settlement. The presence of distinctive or historic landscape features such as hilltop monuments, church spires/towers or historic villages also increases susceptibility.</p>	<ul style="list-style-type: none"> <li>• Prominent skylines</li> <li>• Distinctive skylines</li> <li>• Uninterrupted/undeveloped skylines</li> <li>• Presence of distinctive / sensitive landscape features such as historic landmarks</li> </ul>	<ul style="list-style-type: none"> <li>• Less prominent skylines</li> <li>• Existing vertical features (modern development)</li> <li>• Existing built development</li> </ul>
<b>Movement</b>	<p>Visual detractors and the movement of visual elements in the landscape may affect perceptions of tranquillity. Moving elements include road traffic, plant machinery, agricultural vehicles, plumes from chimneys and other outdoor activities.</p>	<ul style="list-style-type: none"> <li>• Rare</li> </ul>	<ul style="list-style-type: none"> <li>• Constant or frequent access</li> <li>• Busy</li> </ul>
<b>Visibility, key views, vistas and typical receptors (both within and outside of each site)</b>	<p>The likelihood of a development being visible depends on the scale of the development, the landform in which the development is sited and the screening opportunities afforded by the land cover, particularly buildings, trees and woodlands.</p> <p>Landscapes which are visually contained with limited inward and outward views are likely to be less susceptible than open landscapes with extensive inward and outward views.</p> <p>The greater the number of sensitive visual receptors in an area, the more susceptible the area will be to change from development. The most susceptible receptors are residents, communities, people</p>	<ul style="list-style-type: none"> <li>• Landscapes which are open or exposed with far reaching views</li> <li>• Extensive intervisibility and little screening or filtering of views</li> <li>• Sparse woodland/tree cover</li> <li>• Field systems bounded by fences/managed hedgerows/stone walls/no field boundaries</li> </ul>	<ul style="list-style-type: none"> <li>• Landscapes which are confined, contained or enclosed with few inward or outward views</li> <li>• Sparsely populated or inaccessible</li> <li>• Neighbouring landscapes of lower sensitivity</li> <li>• Contributes little to wider landscape</li> <li>• Large scale simple back drops</li> <li>• The presence of woodland blocks and belts</li> </ul>

Criteria		Indicators of higher susceptibility	Indicators of lower susceptibility
	<p>engaged in outdoor recreation where the landscape is part of the experience, visitors to landscape whose interest is focused on natural and built heritage assets and users of scenic routes. Each location brings with it certain expectations. Transport users (particularly of high-speed roads) are usually considered less susceptible receptors, unless the road is considered to be a scenic route or important gateway.</p>	<ul style="list-style-type: none"> <li>• Forms an important part of a view from sensitive viewpoints (such as views from scenic routes, well known landmarks, or promoted viewpoints)</li> <li>• Densely populated</li> <li>• Views from scenic routes, well-known landmarks, or views from visitor viewpoints</li> <li>• Views into or out, especially from high ground</li> <li>• Neighbouring landscapes of higher sensitivity, especially internationally and nationally designated landscapes</li> <li>• Contributes to wider landscape</li> <li>• Distinctive or complex backdrops</li> <li>• Landscapes important to the settings/approaches/gateways to designated landscapes</li> <li>• Strong association with adjacent LCAs</li> </ul>	<ul style="list-style-type: none"> <li>• Fields bounded with intact hedgerows/overgrown hedgerows/hedgerows with trees</li> <li>• Weak association with adjacent LCAs</li> </ul>
<p><b>Views to and from important landscape and cultural heritage features (both within and outside of each site)</b></p>	<p>Landscapes of attractive scenery, character, quality, integrity, strong sense of place and local distinctiveness will typically be more susceptible to development than less scenic areas. This includes landscapes that are designated for their natural beauty, but also areas of undesignated landscape, including areas that are scenic and have strong character.</p>	<ul style="list-style-type: none"> <li>• Strong association with landscape</li> <li>• Intervisibility between sites</li> </ul>	<ul style="list-style-type: none"> <li>• Weak association with landscape</li> <li>• Little intervisibility between sites</li> </ul>

**Landscape value**

<p><b>Strength of landscape character/quality and condition</b></p>	<p>Landscapes with a strong and positive character in good condition and with features worthy of conservation, will be more susceptible to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace.</p>	<ul style="list-style-type: none"> <li>• Related published documentation (tourist information), art and literature</li> <li>• Historic Environment: RPG, visually prominent scheduled monuments such as hillforts</li> </ul>	
<p><b>Rarity</b></p>	<p>Landscapes which are commonplace are less likely to be valued than landscapes which are unique or rare as these are often irreplaceable.</p>		

Criteria		Indicators of higher susceptibility	Indicators of lower susceptibility
<b>Geological, topographical and Geomorphological value</b>	This considers the shape and scale of the land and the extent that there may be distinctive and valued geological, topographical or hydrological features. Such features may be distinctive in their own right or may have influenced the creation of areas of distinctive and valued landscape character.	and castles which are also visitor attractions. <ul style="list-style-type: none"> <li>Biodiversity and geodiversity designations (SSSI, LNR, LWS)</li> <li>Local community values</li> </ul>	
<b>Historic landscape value</b>	The extent to which a landscape displays historic continuity and time depth – reflected in the presence of nationally or internationally designated historic landscape components and their settings. May also be a reflection of artistic or literary references. Also whether a landscape is important to the setting and identity of designated landscapes and heritage assets.		
<b>Natural value</b>	Landscapes with a strong and positive character in good condition and with features worthy of conservation, will be more susceptible to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace. This applies to landscapes with semi-natural habitats and valued natural features such as woodland and hedgerows with good connectivity.		
<b>Recreational value</b>	The extent to which the experience of the landscape makes an important contribution to the recreational use and enjoyment of an area. Indicators include the presence of such features as nature reserves, country parks, allotments, outdoor sports facilities, public rights of way, green infrastructure corridors, scenic routes and promoted viewpoints. Also includes recognised scenic or promoted tourist routes.		
<b>Scenic and other aesthetic and perceptual and experiential qualities</b>	Defined by the presence of distinctive, dramatic or striking patterns of landform or land cover, or by strong aesthetic response to qualities such as rural character (traditional land uses with few human influences), perceived naturalness, sense of remoteness or tranquillity and dark skies.		
<b>Visual value</b>			
<b>Iconic views</b>	Highly valued views of national or international importance which are important in relation to the special qualities of a designated landscape, the cultural associations of which are widely recognised in art, literature or other media. Views of very high scenic quality	<ul style="list-style-type: none"> <li>Criteria will include iconic views, views related to designated landscape related features, regionally/locally</li> </ul>	

Criteria	Indicators of higher susceptibility	Indicators of lower susceptibility
	valued views, and views valued by the local community.	
<p>including those which are known historically for their picturesque and landscape beauty and are widely held in high regard.</p> <p><b>Views related to designated landscapes and landscape related features</b></p> <p>Views from tourist routes, national trails, and other recognised visitor destinations or attractions. Views which are important in relation to the special qualities of a designated landscape or which are identified in specific studies of views. Views to, from and within the setting of designated landscapes, historic and cultural sites and views recorded as important in relation to heritage assets (as recorded in the relevant citations accompanying the designation and taking account of Historic England’s guidance on the setting of heritage assets).</p>		
<p><b>Regionally/locally valued views</b></p> <p>Views which are identified in the local plan and/or of regional or particular local importance including views from regionally and locally promoted trails. Views which appear on an Ordnance Survey, tourist map or within guide books.</p>		
<p><b>Views valued by the community</b></p> <p>Views from locations where there is provision of facilities for their enjoyment, such as parking and interpretation. Views which are locally well known, well-frequented and/or promoted as a beauty spot/visitor destination and may have significant cultural associations.</p>		

## 4 The Landscape of Rugby

### 4.1 Introduction

4.1.1 This chapter reviews existing Landscape Character Assessments that relate to Rugby, followed by a review of natural, cultural and social factors across the borough.

### 4.2 Landscape Character Assessment

4.2.1 Landscape Character Assessment is the process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features (characteristics) that make landscapes distinctive. This process results in the production of a Landscape Character Assessment<sup>15</sup>.

### 4.3 National Character Areas

4.3.1 At a national level, landscape character has been defined by the assessment work of Natural England, which has divided England into areas of similar landscape character called National Character Areas (NCAs). There are four NCAs located within the borough of Rugby:

- Dunsmore and Feldon NCA<sup>16</sup>;
- Leicestershire Vales NCA<sup>17</sup>;
- Mease/Sence Lowlands NCA<sup>18</sup>; and
- Northamptonshire Uplands NCA<sup>19</sup>.

4.3.2 The Arden NCA intersects the boundary of the borough by a very small margin (see **Figure 4.1**). A description of the four NCAs within Rugby are provided below.

#### Dunsmore and Feldon NCA

*“Dunsmore and Feldon is predominantly a rural, agricultural landscape, crossed by numerous small rivers and tributaries and varying between a more open character in the Feldon area and a wooded character in Dunsmore. The name Feldon refers to the old English term feld meaning ‘open cleared land’ and expresses the contrast, in medieval times, with the more wooded Arden area to the north-west. The area is mainly within Warwickshire, with the southern boundary delineated by the steep limestone escarpment of the Cotswolds, and the northern boundary by the Leicestershire Vales. To the west lie the well-wooded pastures of*

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<sup>15</sup> Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Accessed: 20/09/24]

<sup>16</sup> Natural England (2024) Dunsmore and Feldon NCA. Available at: <https://nationalcharacterareas.co.uk/dunsmore-and-feldon/> [Accessed 24/09/24]

<sup>17</sup> Natural England (2024) Leicestershire Vales NCA. Available at: <https://nationalcharacterareas.co.uk/leicestershire-vales/> [Accessed 24/09/24]

<sup>18</sup> Natural England (2024) Mease/Sence Lowlands NCA. Available at: <https://nationalcharacterareas.co.uk/mease-sence-lowlands/> [Accessed 24/09/24]

<sup>19</sup> Natural England (2024) Northamptonshire Uplands NCA. Available at: <https://nationalcharacterareas.co.uk/northamptonshire-uplands/> [Accessed 24/09/24]



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*Arden, together with the Severn and Avon Vales, while the undulating pastures and low hills of the Northamptonshire Uplands form the eastern border.”*

#### **Leicestershire Vales NCA**

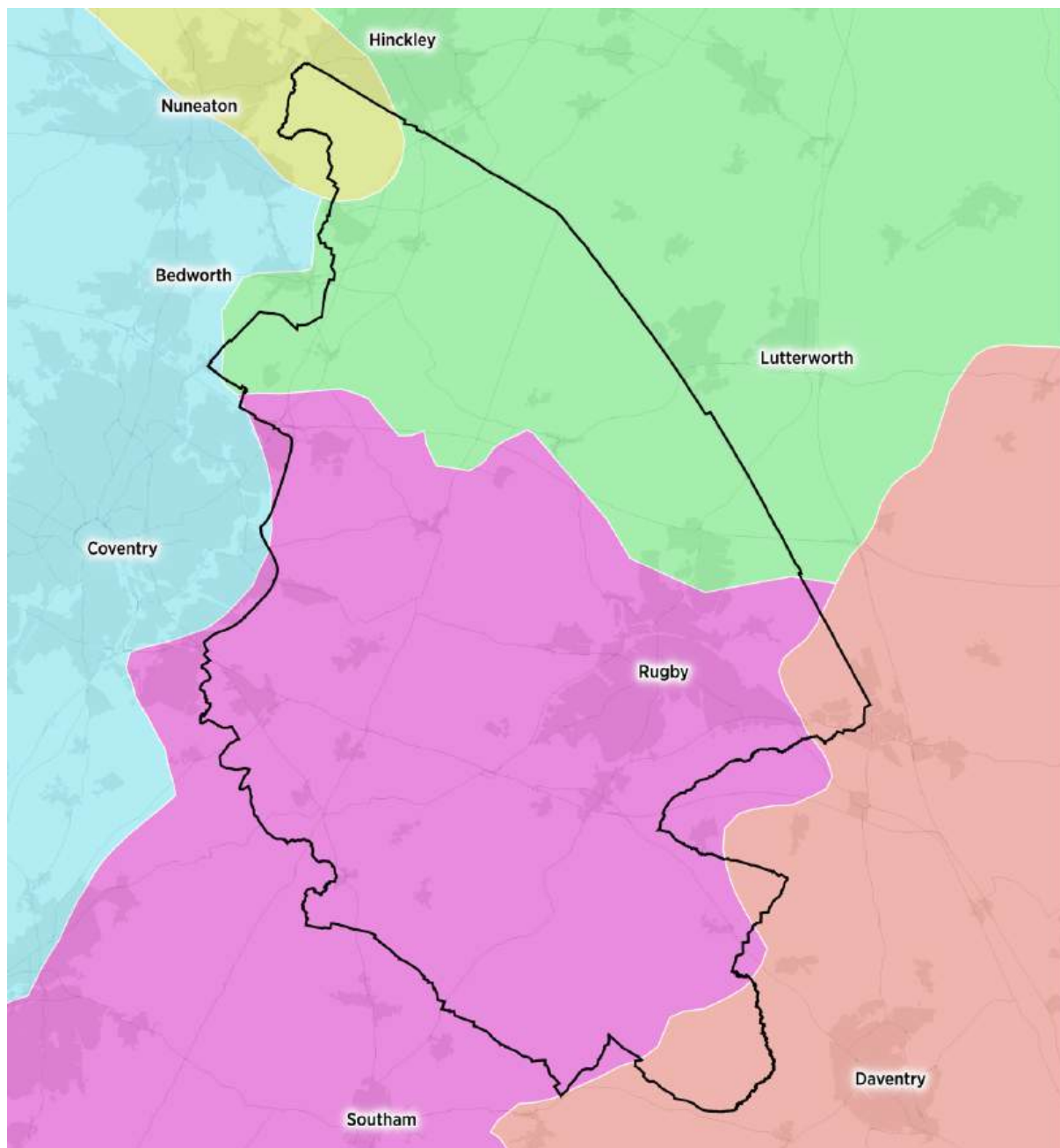
*“This National Character Area (NCA) extends from Hinckley in the west to Leicester in the north-east. It stretches southwards to Market Harborough and Lutterworth. It shares characteristics with the neighbouring Northamptonshire Vales NCA.”*

#### **Mease/Sence Lowlands NCA**

*“The Mease/Sence Lowlands are a gently rolling agricultural landscape centred around the rivers Mease, Sence and Anker. The area extends across: Derbyshire in the north, Warwickshire in the south, Leicestershire in the east and Staffordshire in the west. With its towns lying on the fringes of the National Character Area (NCA), only a very small percentage of it is urban. These lowlands retain a rural, remote character, with small villages, red brick farmsteads and occasional historic parkland and country houses. The National Forest extends into the area north of the River Mease.”*

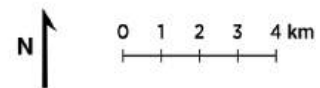
#### **Northamptonshire Uplands NCA**

*“The Northamptonshire Uplands National Character Area (NCA) is an area of gently rolling, limestone hills and valleys capped by ironstone-bearing sandstone and clay Lias, with many long, low ridgelines. Rivers flow out from the NCA in all directions, including several major rivers – the Cherwell, Avon, Welland, Tove, Ouse, Nene and Ise. While there are areas of differing character, there are strong unifying landscape features across the Northamptonshire Uplands, most importantly the extensive areas of open field systems with ridge and furrow and the earthworks of deserted and shrunken settlements which occur throughout. Other features include the strong, mostly Parliamentary enclosure pattern with high, wide, A-shaped hedgerows bounding the largely rectilinear fields with their frequent mature ash and oak trees; the many country houses and their associated extensive areas of historic and nationally important designed parkland landscapes; the distinctive ironstone, cob and brick nucleated settlements with their large stone churches, often with prominent steeples; the narrow lanes with very wide grassy verges; and the small, scattered but prominent broadleaved woods and coverts. There are also wide, long-distance views from the edges and across the ridgetops throughout the area.”*



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- Rugby Borough Boundary
- Leicestershire Vales
- Arden
- Mease/Sence Lowlands
- Dunsmore and Feldon
- Northamptonshire Uplands



PROJECT	Rugby Landscape Sensitivity Assessment	DRAWN	WE
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	National Character Areas	SCALE@A4	1:150000
VERSION	LC-1223_NCAs_2	DATE	17/12/2024

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Figure 4.1: NCAs in Rugby Borough

## 4.4 Rugby Landscape Character Assessment (2024)

4.4.1 Lepus Consulting was appointed by RBC in 2024 to undertake a Landscape Character Assessment to support the preparation of the new Rugby Local Plan. It provides an update to the 'Landscape Assessment of the Borough of Rugby (Sensitivity and Condition Study)', carried out by the Living Landscapes Project in conjunction with Warwickshire County Council and Rugby Borough Council in 2006. Three Landscape Character Areas (LCAs) and eight Landscape Character Types (LCTs) were identified in this study. The LCAs and LCTs are presented on the map in **Figure 4.2**.

### Dunsmore LCA

4.4.2 The Dunsmore LCA includes the following LCTs: Plateau Farmlands, Plateau Fringe and Dunsmore Parklands. A description of the Dunsmore LCA is as follows:

*"The Dunsmore LCA is centrally located within Rugby Borough. It is bordered by Leamington Spa, Coventry and Rugby, with its northern boundary meeting the Leicestershire Vales. The character of Dunsmore is shaped by its rich historical and ecological features and strongly influenced by the area's geology.*

*This area, with its intensively farmed and partially urbanised landscape, is marked by varied rolling topography and characterised by low glacial plateau and meandering river valleys. The widespread presence of glacial sands and gravels has contributed to its historical association with heathland and common land, despite little of the health remaining today. However, remnant heathy vegetation and frequent 'Heath' place names reflect the area's strong regional identity. Semi-natural habitats are limited to small pockets of unimproved grassland, wetland areas and flood meadows along river corridors, as well as ancient woodland complexes to the west. These ancient woodlands, mature hedgerow oaks and historic parklands, give the region a well-wooded appearance.*

*The River Swift rises in south Leicestershire, flowing through Lutterworth before joining the River Avon in Rugby. The Avon, a key tributary of the River Severn, runs through the heart of the Dunsmore LCA in a south-westerly direction, with several smaller tributaries feeding into it. The area is defined by its gently meandering river valleys, pollard willows, streamside alders and patches of scrubland. Heavy clay loams around the poorly defined flood plains support arable farming right up to the water's edge."*

### Feldon LCA

4.4.3 The Feldon LCA includes the following LCTs: Ironstone Fringe, Vale Farmlands and Lias Village Farmlands. A description of the Feldon LCA is as follows:

*"Feldon is a lowland agricultural region strongly influenced by Tudor and Parliamentary enclosures. It is characterised by heavy clay soils and a nucleated settlement pattern of small rural villages. Feldon comprises the southern area of Rugby Borough.*

*The name 'Feldon' derives from the Old English word 'feld', meaning 'open cleared land'. To this day, the area remains largely unwooded, although calcareous soils give rise to Ash (*Fraxinus excelsior*) and Oak as the main tree species in parcels around Feldon. Historically, the region has been favourable for stock-rearing due to the fertile Lower Lias Clays.*

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*A notable feature of Feldon is the outcrop of hard, porcelaneous limestone of the White Lias, which forms an escarpment stretching from the Stour Valley in the south to the River Leam, rising up to 40m above the adjacent lowlands.*

*The landscape reflects the Tudor and Parliamentary enclosure movements through its pattern of large geometric fields, small red brick villages with limited road connections, and a strong sense of 'emptiness'. The farmed landscape retains a robust rural character, showcasing many historic features, particularly ridge and furrow formations and deserted village sites.*

*The River Leam flows through Feldon in a south-westerly direction. The river valley floodplain is wide and poorly defined due to the flat topography. Intensively managed arable land extends up to the river edge as a result of the heavier neutral clay loams around the channel. As a tributary of the River Avon, the River Leam eventually drains into the River Severn and Bristol Channel."*

#### **High Cross Plateau LCA**

4.4.4 The High Cross Plateau LCA includes the following LCTs: Open Plateau and Village Farmlands. A description of the High Cross Plateau LCA is as follows:

*"High Cross Plateau is a sparsely populated agricultural region situated between Rugby and Hinkley in the north east of Rugby Borough. It consists of wide rolling ridges and deep but poorly defined valleys and a distinctly rural character.*

*The physical nature of the area and the historical development both have a strong influence on the character of the landscape. This is reflected in the pattern of large fields, the nucleated settlement pattern and the strong impression of 'emptiness' in many areas resulting from the early enclosure of this rather marginal agricultural area. The dominant settlement type consists of small rural red brick villages and the landscape has retained historic features including remnants of medieval ridge and furrow and deserted medieval village sites. There is a distinctly rural and tranquil feel to the landscape.*

*The River Swift flows through the area in a southerly direction into Dunsmore LCA and meets the River Avon at Rugby. The River Swift has a distinct river valley, with flat flood plains and gravel terraces. Riverside meadows and waterside trees and shrubs are common."*

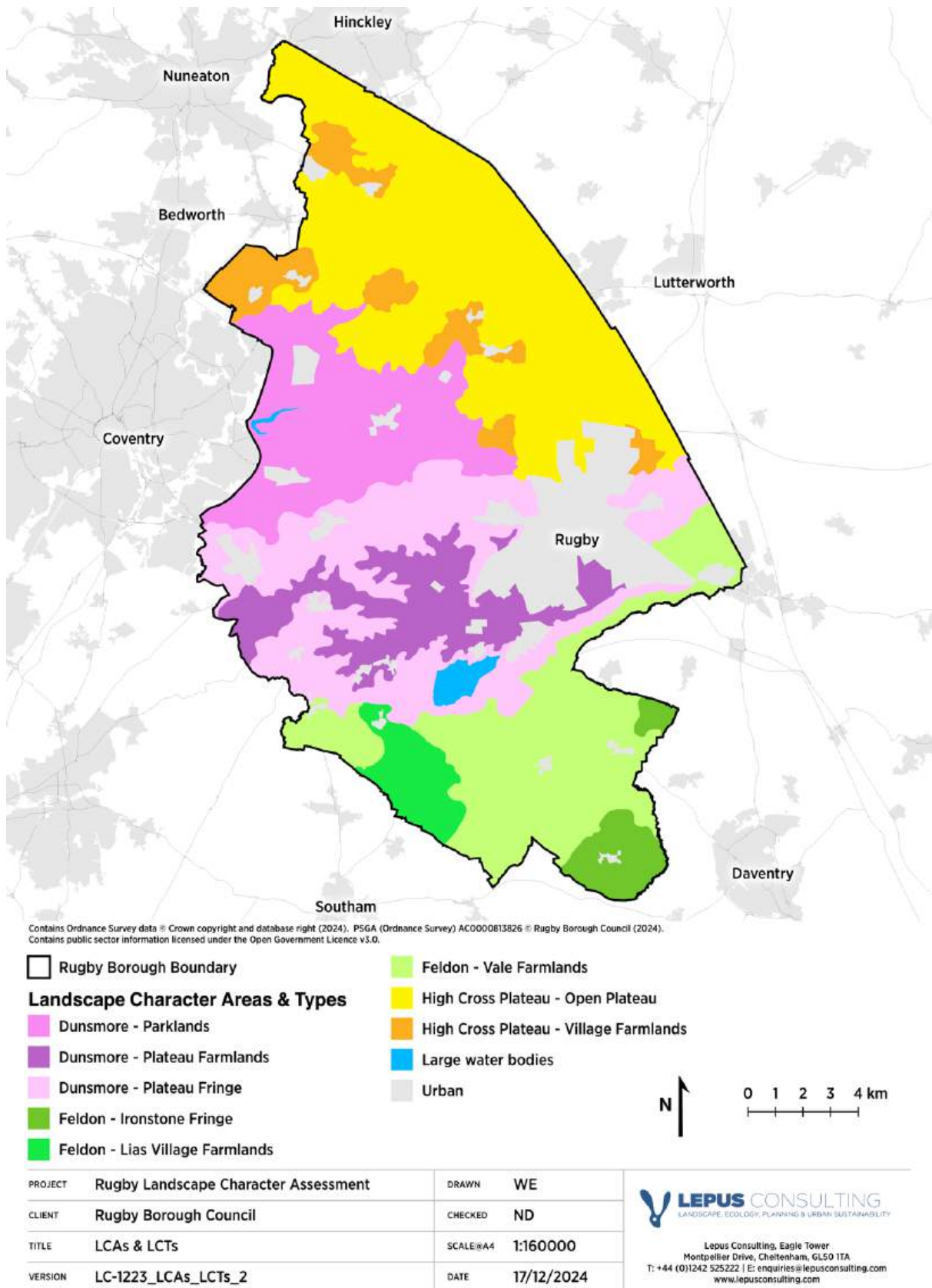


Figure 4.2: LCTs in Rugby Borough



## 4.5 Natural factors

### Landform and geology

- 4.5.1 The borough of Rugby is characterised by a lowland, gently undulating landscape which is strongly influenced by the River Avon and River Leam (see **Figure 4.3**). The topography gradually rises and falls between the River Avon and River Leam, to the west of the town of Rugby. The topography rises to the north of the River Avon towards a rolling plateau, comprising an area of high ground between the town of Rugby and Hinckley to the north. This plateau forms the south western section of the Leicestershire Wolds. The highest point in the borough is at Bush Hill (163m AOD) in the far south, just to the west of Flecknoe. The rising topography in the south of the borough forms part of the Ironstone Wolds, a hilly region in Northamptonshire. Other notable hills within the borough include Draycote Hill (100m AOD), Hensborough Hill (113m AOD) and Walsgrave Hill (92m AOD). The bedrock geology (at 1:625,000 scale) of the borough mostly comprises Triassic rocks (undifferentiated), mudstone, siltstone and sandstone and lias group, mudstone, siltstone, limestone and sandstone. There is also a small area of Triassic rocks (undifferentiated), sandstone and conglomerate, interbedded, to the west of the borough<sup>20</sup>.

### Hydrology

- 4.5.2 Numerous watercourses flow through the borough of Rugby (see **Figure 4.3**). Most notably, the River Avon flows in a westerly direction across the central area of the borough, through the town of Rugby towards Long Lawford, Wolston and Ryton-on-Dunsmore. The River Avon is joined by tributaries including Clifton Brook, the River Swift and Sow Brook. The River Leam flows in a westerly direction across the southern area and is joined by tributaries including Millholme Brook and the River Itchen at Marton. The River Anker originates in the northern area of the borough, near Wolvey and flows in a north-westerly direction towards Nuneaton. There are also canals within the borough. The Oxford Canal connects the town of Rugby with Coventry, the Grand Union Canal crosses through the south of the borough and the Ashby-de-la-Zouch Canal crosses through the north of the borough. Water bodies in the borough include Draycote Water (244ha) located to the south-west of the town of Rugby, Coombe Pool (31ha) located to the east of the Coventry urban area and wetlands at Brandon Marsh Nature Reserve.

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<sup>20</sup> BGS (2024) GeolIndex (onshore). Available at: <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/> [Accessed 25/09/24]

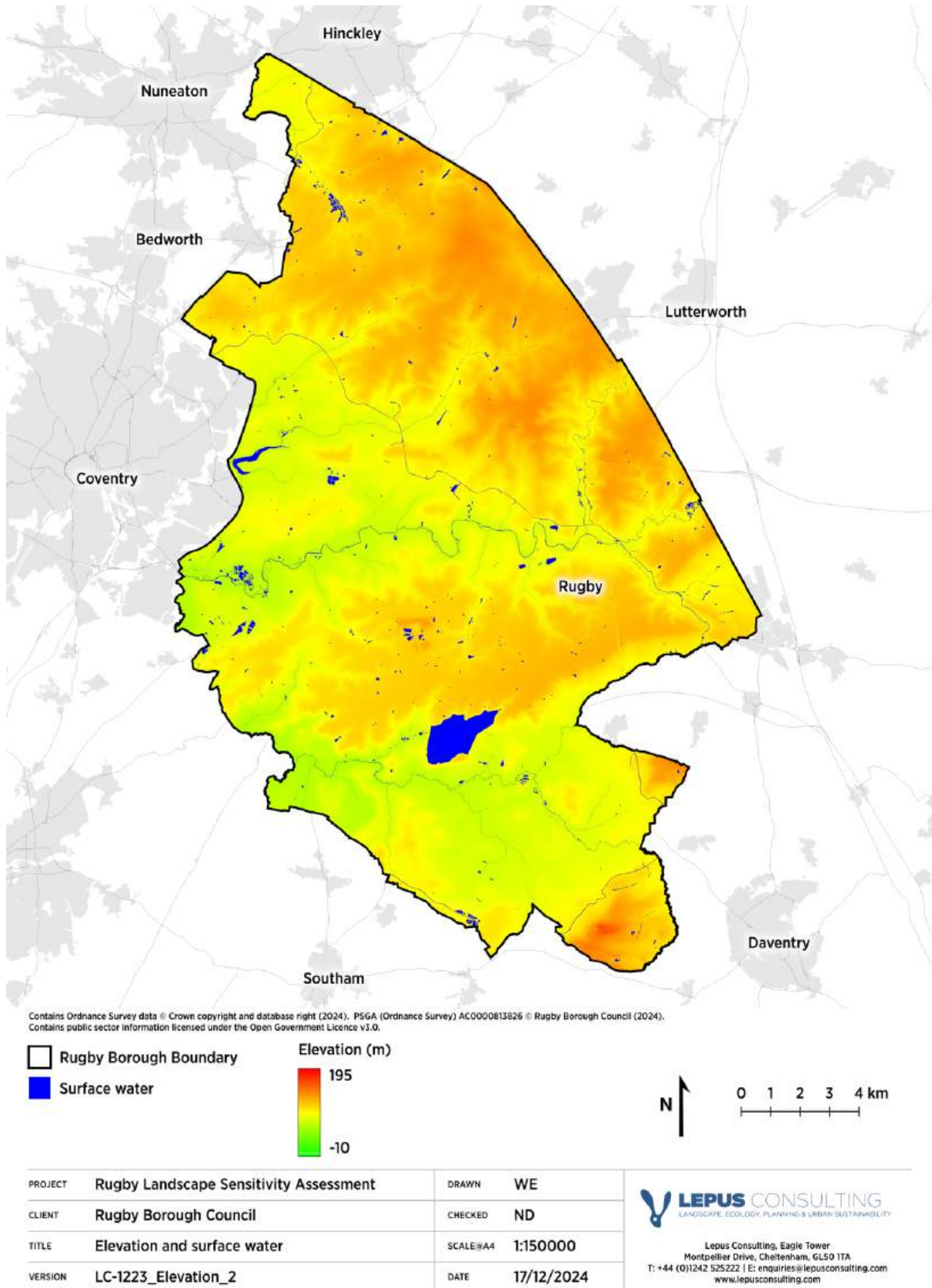


Figure 4.3: Elevation and surface water



## Land cover and biodiversity

- 4.5.3 There are seven SSSIs in the borough of Rugby. These are Brandon Marsh, Coombe Pool, Draycote Meadows, Ryton and Brandon Gravel Pits, Ryton Wood, Stockton Railway Cutting and Quarry and Wolston Gravel Pit (see **Figure 4.4**). There are six LNRs in the borough. These are Ashlawn Cutting, Cock Robin Wood, Linnell Road, Newbold Quarry Park, Stockton Railway Cutting and Swift Valley (see **Figure 4.4**). No European sites are located within the borough (Special Areas of Conservation, Special Protection Areas or Ramsar sites). Priority habitats in the borough (Natural England's Priority Habitat Inventory<sup>21</sup>) are listed in **Table 4.1** and presented on the map in **Figure 4.4**.

**Table 4.1: Priority habitats in Rugby (Natural England's Priority Habitat Inventory)**

Priority habitat	Area (ha) within Rugby	Percentage of Rugby (35,358ha)
Deciduous woodland	1185.8	3.4%
Coastal and floodplain grazing marsh	211.1	0.6%
Good quality semi-improved grassland	218.7	0.6%
Lowland meadows	37.5	0.1%
Traditional orchards	15.2	0.04%
Lowland fens	4	0.01%
Purple moor grass and rush pastures	1.3	0.004%
Reedbeds	0.6	0.002%
Lowland calcareous grassland	0.3	0.001%

- 4.5.4 Broadleaved, coniferous and mixed woodlands cover 1,947ha (OS woodland data), which is 5.5% of the borough. This calculation excludes small areas of woodland and small clearings in woodland are included<sup>22</sup>. The National Forest Inventory (NFI)<sup>23</sup> covers any forest or woodland in Great Britain of at least 0.5ha in area, with a minimum width of 20m, and that has at least 20% tree canopy cover. NFI data classifies woodland into types. Woodland types in Rugby are listed in **Table 4.2**. There are 466ha of ancient woodland in the borough and the largest areas are found in the central western area at New Close and Birchley Woods, Ryton And Shrubs Woods and Brandon Wood.

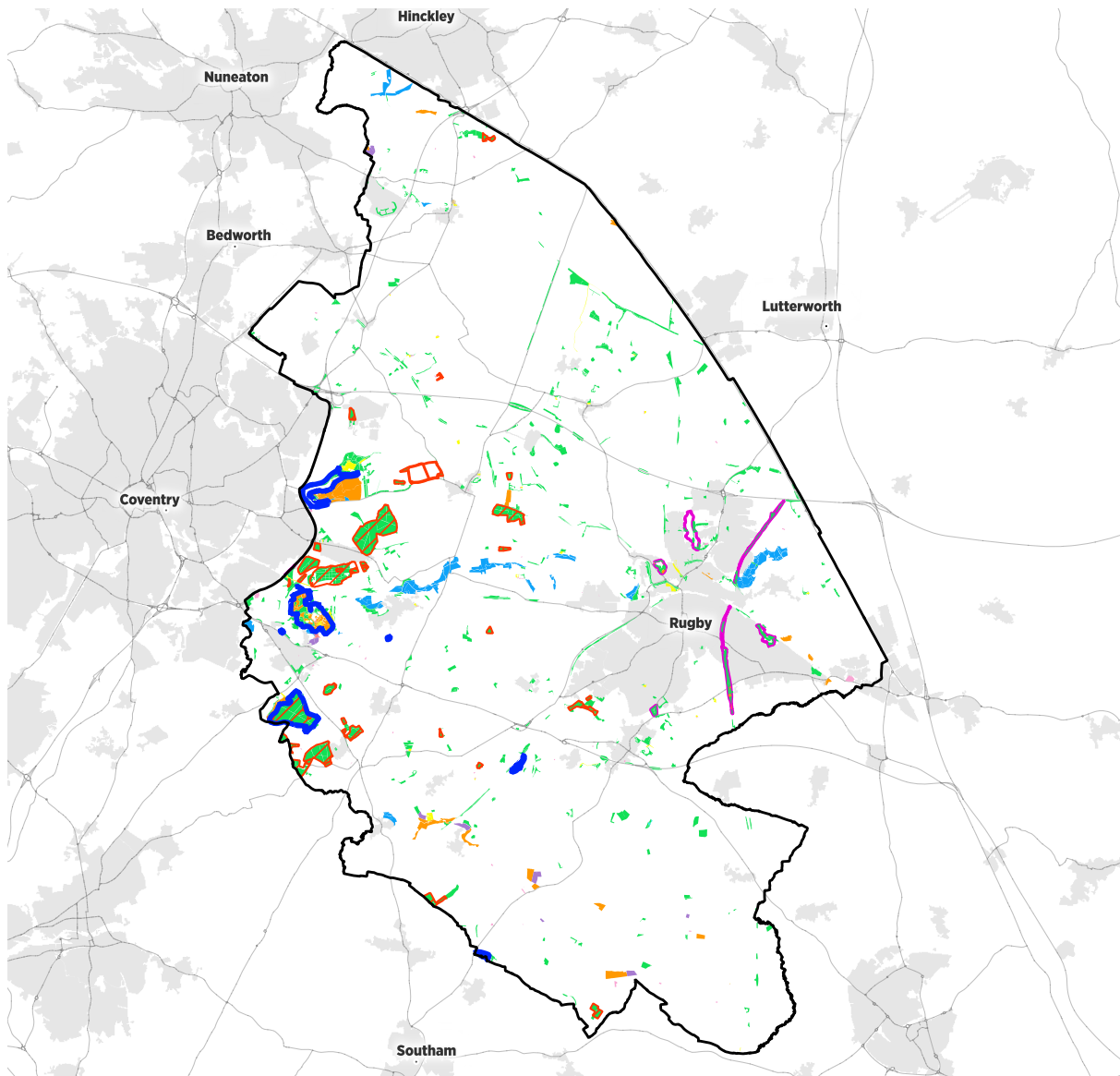
**Table 4.2: National Forest Inventory (2022) woodland types in Rugby**

Woodland type	Area (ha) within Rugby	Percentage of Rugby (35,358ha)
Broadleaved	1278.3	3.6%
Assumed woodland	200.1	0.6%
Conifer	78.8	0.2%
Young trees	71.9	0.2%
Felled	31.3	0.1%
Mixed mainly conifer	14.2	0.04%
Ground prep	13.5	0.04%
Mixed mainly broadleaved	3.5	0.01%

<sup>21</sup> Natural England (2024) Priority Habitats Inventory (England). Available at: <https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::priority-habitats-inventory-england/about> [Accessed 26/09/24]

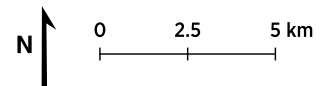
<sup>22</sup> OS (2024) OS OpenMap – Local. Available at: <https://www.ordnancesurvey.co.uk/products/os-open-map-local> [Accessed 26/09/24]

<sup>23</sup> Forest Research (2024) National Forest Inventory. Available at: <https://www.forestresearch.gov.uk/tools-and-resources/national-forest-inventory/> [Accessed 26/09/24]



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- Rugby Borough
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve (LNR)
- Ancient Woodland
- Lowland calcareous grassland
- Lowland fens
- Lowland meadows
- No main habitat but additional habitats present
- Priority Habitat**
- Coastal and floodplain grazing marsh
- Deciduous woodland
- Good quality semi-improved grassland
- Purple moor grass and rush pastures
- Reedbeds
- Traditional orchard



PROJECT	Rugby Borough Local Plan Landscape Character Assessment	DRAWN	WE
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Rugby Designations and Priority Habitats	SCALE@A4	1:163200
VERSION	LC-1223_Designations & Priority Habitats	DATE	27/09/2024

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Figure 4.4: Nature conservation designations and priority habitats in Rugby (Natural England's Priority Habitat Inventory)

## 4.6 Cultural and social factors

### Land use, settlement and infrastructure

- 4.6.1 Rugby is a market town and also the principal settlement, surrounded by a rural environment comprised of smaller settlements including Binley Woods, Dunchurch, Ryton-on-Dunsmore, Stretton-on-Dunsmore, Wolston and Wolvey. Outside the town, the landscape is predominantly agricultural comprising extensive areas of arable land and improved pasture. Villages and farmsteads are scattered across the countryside.
- 4.6.2 Rugby is centrally located in England and benefits from strong road and rail infrastructure. The M6, M45 and M69 motorways cross through the borough and the A5 road traverses the eastern boundary. The West Coast Main Line serves Rugby Railway Station which connects London to Birmingham. Large warehouses and distribution centres are found in the area including at Swift Valley Industrial Estate, Rugby Gateway and Central Park which are situated to the north of the Rugby urban area, near M6 motorway junction 1.
- 4.6.3 The Birmingham Green Belt covers approximately half of the borough. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Urban sprawl is a phenomenon whereby cities expand outwards into neighbouring countryside, which eventually results in towns and cities merging and the valuable green space between them being damaged or lost altogether<sup>24</sup>.
- 4.6.4 Several golf courses are found across the borough including Rugby Golf Club, Leam Valley Golf Centre, Ansty Golf Club and Bramcote Waters Golf Club. Five Country Parks are located within the borough: Coombe Park, Draycote Water, Newbold Quarry, Ryton Pools and Swift Valley. Country Parks are typically located near urban areas and provide green spaces for the enjoyment of the nature and the outdoors. No land owned by the National Trust or the Royal Society for the Protection of Birds (RSPB) is found in the borough.
- 4.6.5 The borough is crossed by a strong network of Public Rights of Way (PRoWs) with footpaths, bridleways and restricted byways which connect the settlements across the countryside. Recreational routes are also present such as the Coventry Way, Shakespeare's Avon Way, the Oxford Canal Walk, the Grand Union Canal Walk and the Twelve O'Clock Ride at Coombe Abbey.

### Historic environment and heritage assets

- 4.6.6 There are 27 scheduled monuments, seven Grade I, 44 Grade II\* and 458 Grade II listed buildings in the borough. There are also 19 conservation areas<sup>25</sup> and five RPGs. These are Coombe Abbey (Grade II\*), Newnham Paddox (Grade II), Dunchurch Lodge (Grade II), Ryton House (Grade II) and Bilton Grange (Grade II) (see **Figure 4.5**).

<sup>24</sup> CPRE (2023) All you need to know about the Green Belt. Available at: <https://www.cpre.org.uk/explainer/all-you-need-to-know-about-the-green-belt/> [Accessed 26/09/24]

<sup>25</sup> Rugby Borough Council (2023) Conservation areas and character appraisals. Available at: <https://www.rugby.gov.uk/w/conservation-areas-and-character-appraisals#character-appraisals> [Accessed 24/09/24]

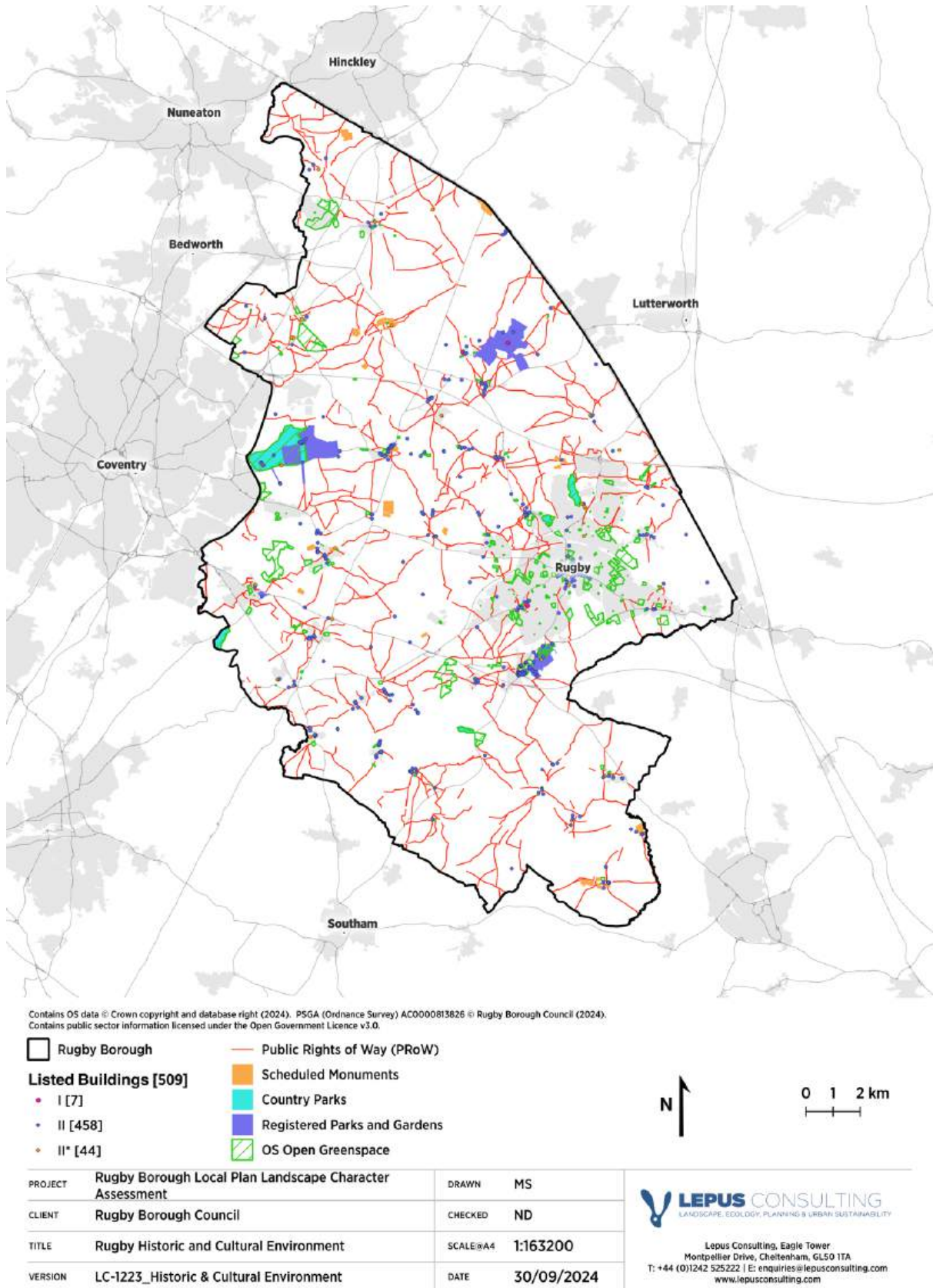
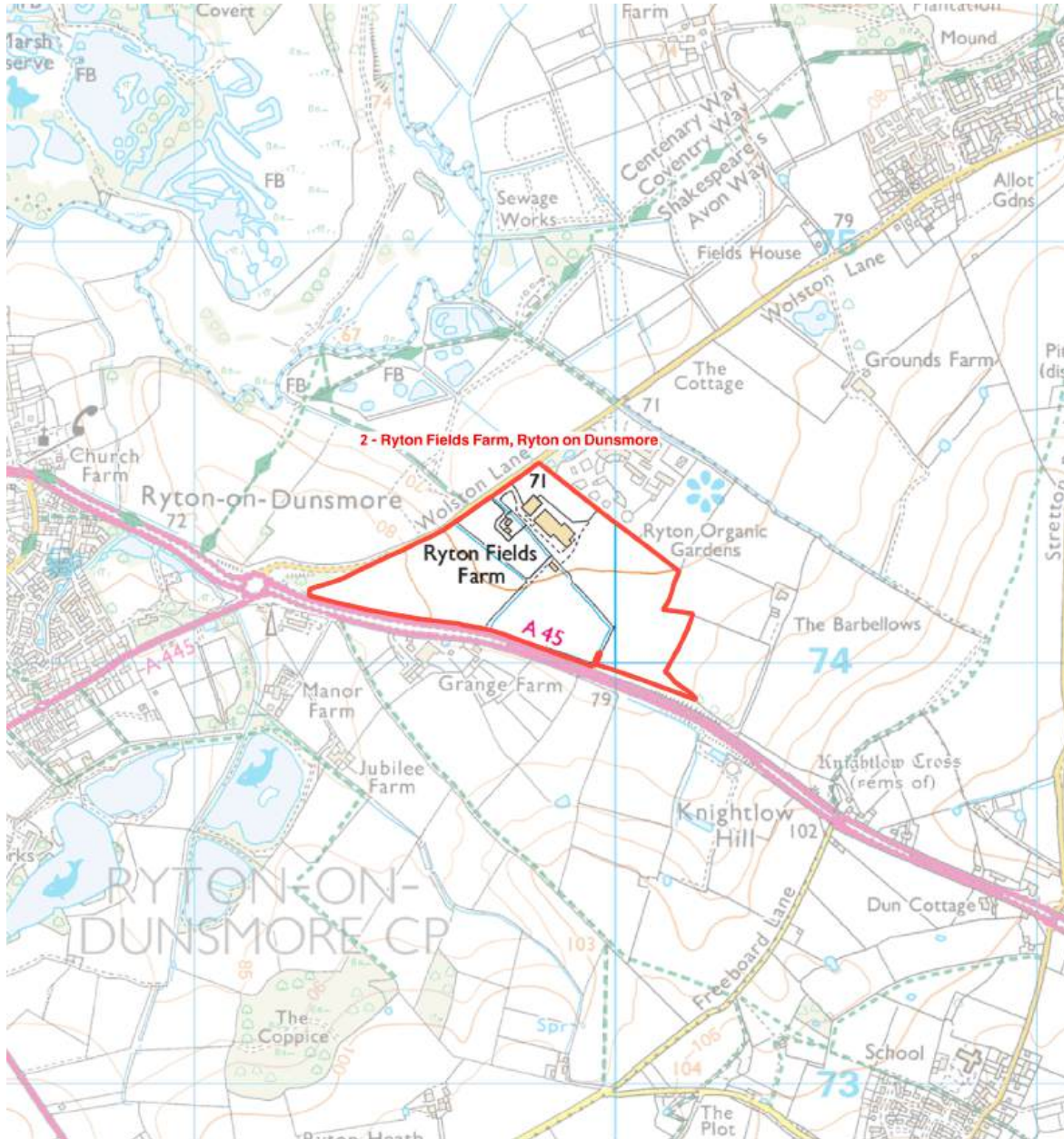


Figure 4.5: Historic environment and recreation assets in Rugby

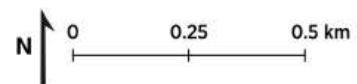


# 5 Site 2: Ryton Fields Farm, Ryton on Dunsmore



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  Ryton Fields Farm, Ryton on Dunsmore



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 2 - Ryton Fields Farm	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_2	DATE	01/10/2024

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Site reference	02
Site name	Ryton Fields Farm
Location	Ryton on Dunsmore
Site size	22.9
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Plateau Farmlands
Date of site visit	23rd October 2024

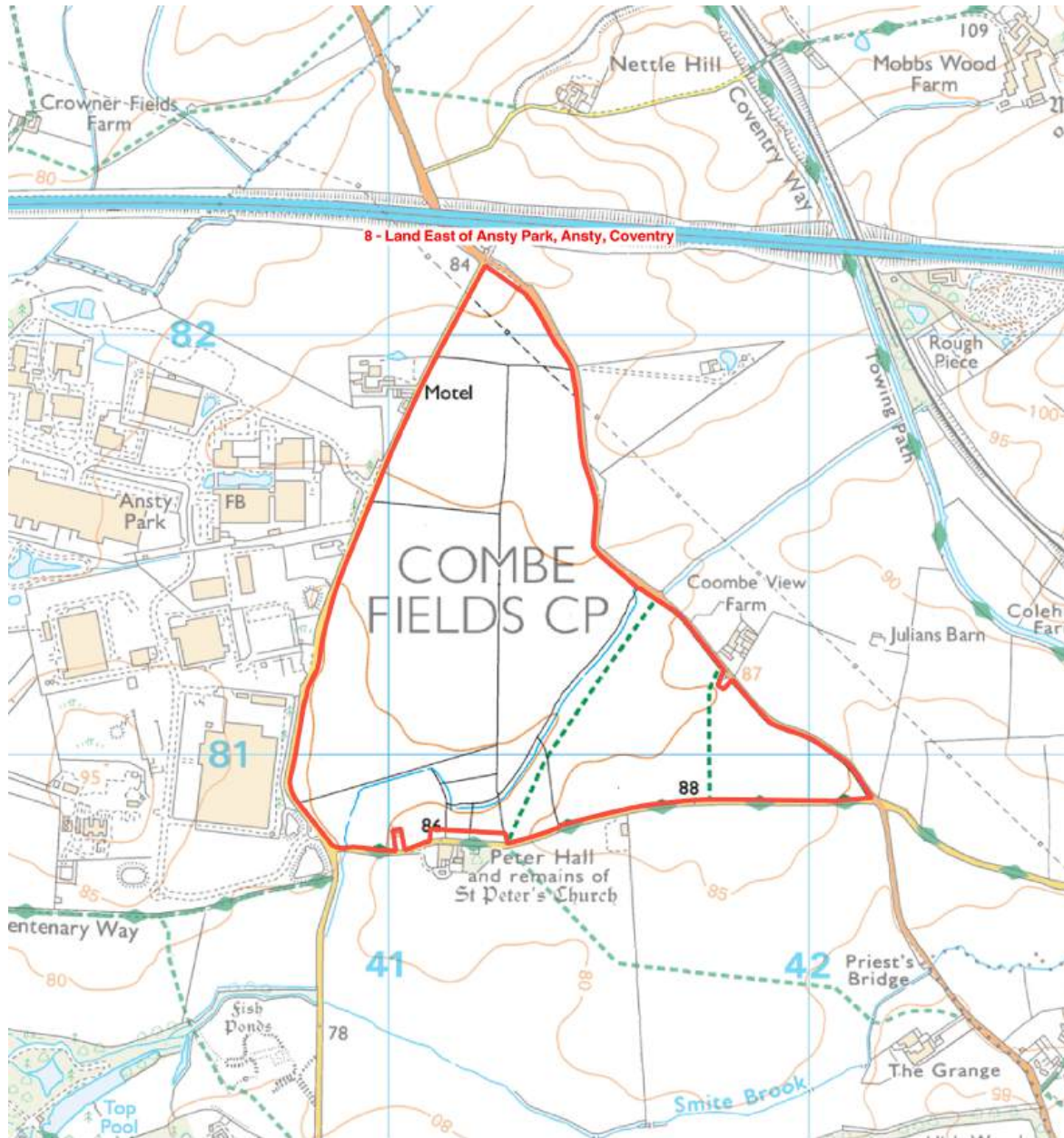
H H/M M M/L L

Susceptibility		H	H/M	M	M/L	L
<b>Landscape</b>						
Scale and enclosure	The site comprises three large arable fields and two smaller pastoral fields. Boundary hedgerows with trees provide a sense of enclosure within the site.				M/L	
Landform	The landscape is relatively flat and uniform, with a gentle upward slope towards the south-east.					L
Landcover (including biodiversity)	The site comprises arable and pastoral fields, divided and bounded by hedgerows with trees.					L
Man-made influences	Large industrial buildings at Ryton Fields and a residential property are located within the site. A dual carriageway (A45) runs along the southern site boundary. Warwick Road runs along the western site boundary.					L
Scenic quality and character	The surrounding transport infrastructure diminishes the scenic quality and character of the site. Despite this, the site and its surrounding landscape retains rural qualities. Numerous boundary trees contribute to a sense of enclosure, offering some visual separation from surroundings.				M/L	
Remoteness/tranquillity	The surrounding road infrastructure, notably the A45 and Warwick Road, greatly diminishes the sense of remoteness and tranquillity within the site.					L
<b>Visual</b>						
Skylines and settings	Views of the skyline from Warwick Road are characterised by moving traffic along the A45 and trees.				M/L	
Movement	Traffic along the A45 and Warwick Road has a detrimental impact on the quality of the site, introducing both noise and visual disruption.					L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views into the site are filtered from the A45 and Warwick Road by boundary trees. The site interior is not publicly accessible.					L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	A scheduled monument ( <i>Prehistoric pit alignments and associated features 160m north of The Barbellows</i> ) is located to the north-east of the site, approximately 50m from the site boundary. This scheduled monument is an archaeological site below ground, it is not visible and not publicly accessible. Ryton House (Grade II) RPG is located approximately 170m to the west of the site. Trees at the boundary of the RPG					L

	obscure views of the site. The RPG is in poor condition and is not publicly accessible.		
<b>Value</b>			
Landscape value	There are no biodiversity designations within or adjacent to the site boundary. The site is also not publicly accessible and holds no recreational value. As a result, it lacks scenic or experiential value, with minimal appeal in terms of natural or recreational features.		L
Visual value	The visual value of the site is low. Views into the site are limited by boundary trees. Limited views of new buildings at the site may be possible from the surrounding PRoW network, including from Coventry Way & Shakespeare's Avon Way Recreational Route, which connects Ryton-on-Dunsmore with Wolston, to the west of the site.		L
<b>Mitigation potential</b>			
Development should be sensitively designed to minimise visual impact from the surrounding PRoW network, the A45 and Warwick Road. Reinforcing the hedgerows and tree boundaries will help reduce gaps and enhance the screening of the site.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
The site comprises arable and pastoral fields with industrial buildings and a residential property. Views into the site from the A45 and Warwick Road are predominantly obscured due to filtering by hedgerows and trees. Limited views of new buildings at the site may be possible from the surrounding PRoW network, including from Coventry Way & Shakespeare's Avon Way Recreational Route. Nearby cultural heritage features, including a scheduled monument and a RPG, are not publicly accessible. Additionally, the surrounding road network detracts from the overall value of the site.			L

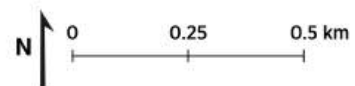


# 6 Site 8: Land East of Ansty Park, Ansty, Coventry



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Land East of Ansty Park, Ansty, Coventry



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 8 - Land east of Ansty Park	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_8	DATE	08/10/2024

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Site reference	08
Site name	Land east of Antsy Park
Location	Antsy, Coventry
Site size	90.5
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Parklands
Date of site visit	23rd October 2024

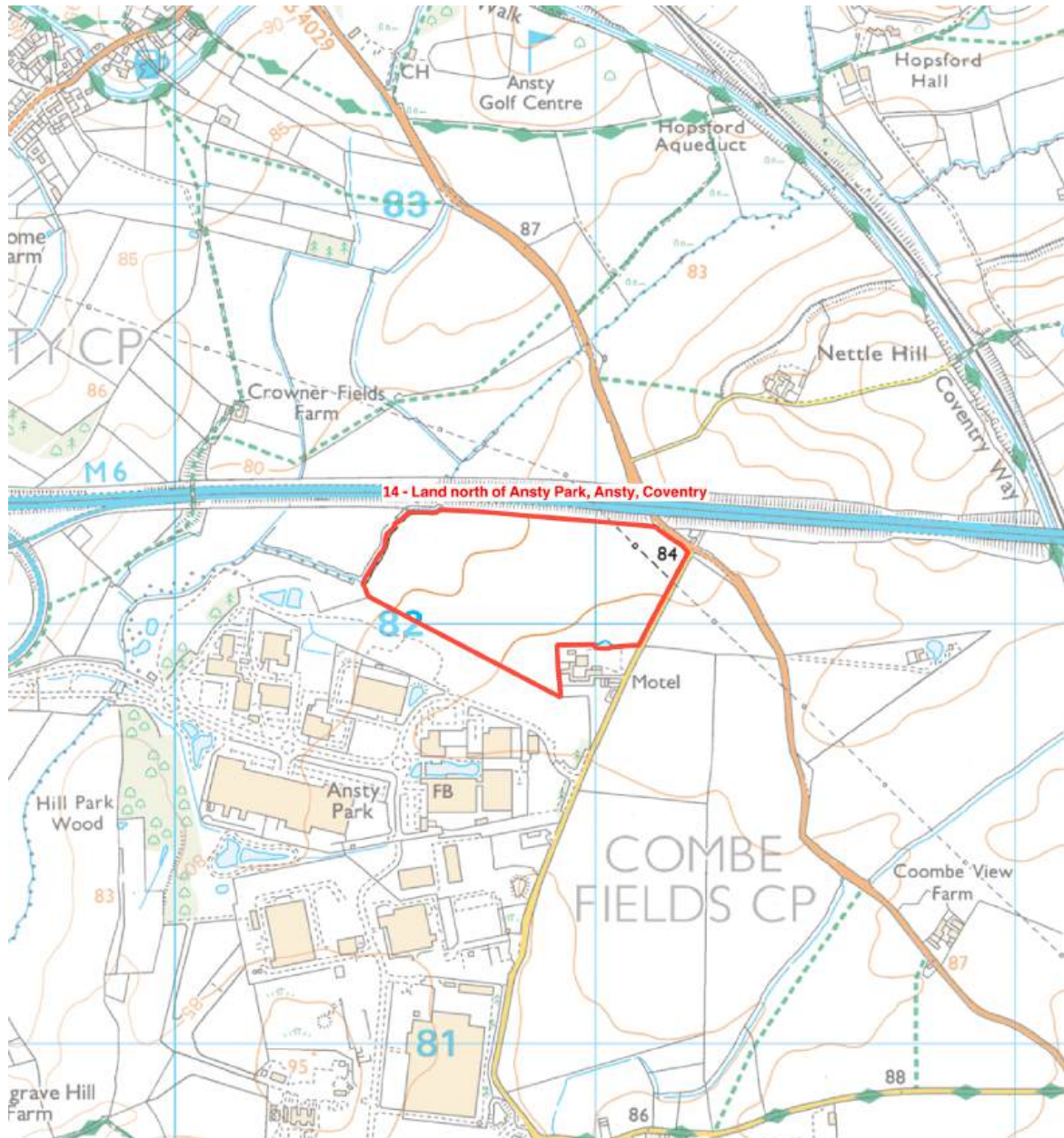
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is triangular in shape and consists of medium to large-scale fields, delineated by hedgerows with few hedgerow trees. The sparse tree coverage within the hedgerows contributes to a relatively low sense of enclosure, allowing for views across the fields from the surrounding PRow and road networks while providing delineation between the fields.					L
Landform	The site is relatively flat, with a gentle slope rising towards the north.					L
Landcover (including biodiversity)	The site comprises arable and pastoral fields divided and bounded by hedgerows with trees. A small watercourse runs diagonally across the site.					L
Man-made influences	Residential properties and agricultural buildings are located at the southern boundary of the site along Peter Hall Lane. Roads run along the southern boundary (Peter Hall Lane), eastern boundary (B4029) and western boundary (Combe Fields Road). The M6 motorway is located less than 100m to the north of the site. An electricity pylon is located centrally within the northernmost field. To the west of the site, across the B4029, lies Antsy Park, a technology park, as well as visitor accommodation and a restaurant.				M/L	
Scenic quality and character	The surrounding transport infrastructure and Antsy Park impact the scenic quality and character of the site. Despite these influences, the site and its surrounding landscape maintain a rural feel and a sense of remoteness.				M/L	
Remoteness and tranquillity	The site is set within a rural landscape, but the nearby road infrastructure and Antsy Park reduce levels of tranquillity.				M/L	
Visual						
Skylines and settings	The skyline of the site when viewed from the surrounding road network is punctuated by large commercial buildings at Ansty Park, trees along the M6 motorway and electricity pylons with overhead wires.				M/L	
Movement	Traffic along the southern boundary (Peter Hall Lane), eastern boundary (B4029), and western boundary (Combe Fields Road) affect perceptions of tranquillity. However, vehicular traffic along				M/L	


	these routes is infrequent. The M6 motorway, located within 100m to the north of the site, serves as a visual and aural detractor.		
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views into the site are possible from the B4029, Peter Hall Lane and Combe Fields Road which are filtered by existing boundary hedgerows and trees. Two PRowS (footpaths) traverse the south-eastern area of the site from Peter Hall Lane; one running alongside the watercourse and the second running north-south. Peter Hall Lane, to the southern boundary, forms part of the Centenary Way Recreational Route.	M	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Views into the site from Coombe Abbey Country Park and RPG are obscured by surrounding hedgerows and trees, resulting in minimal intervisibility between the two sites. While there are long-distance views from PRowS within the site and the surrounding landscape, these are obstructed by hedgerows and trees, limiting visibility across the landscape.		M/L
<b>Value</b>			
Landscape value	The site, which predominantly consists of arable fields, exhibits a sense of rural character, though the adjacent technology park detracts from the landscape's overall integrity. There are no biodiversity or historic environment designations present within the site. Coombe Abbey Country Park and RPG are located to the south-west of the site, approximately 350m at its closest point. The site holds recreational importance, evidenced by the presence of two PRowS as well as the Centenary Way along Peter Hall Lane.		M/L
Visual value	The visual value of the site is characterised by its arable fields, which contribute to the rural landscape. The presence of the M6 motorway and commercial buildings at Antsy Park detract from the visual value.		M/L
<b>Mitigation potential</b>			
Development could be concentrated to the west of the site adjacent to Antsy Park and away from the PRowS to the east. This approach would help minimise the visual and acoustic impacts on the PRowS, preserving the rural character and tranquillity of the eastern landscape.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
The site predominantly comprises arable fields and views into the site from the surrounding PRow and road network are mostly unobstructed by boundary hedgerows with occasional trees. Views of new development at the site from within Coombe Abbey Country Park are likely to be obscured by woodland. Whilst the country lanes along the site boundaries are not heavily trafficked, contributing to the rural sense of place, the M6 motorway to the north does detract from the tranquillity and visual value of the site, ultimately affecting its overall rural character.			M/L

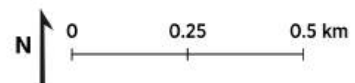


# 7 Site 14: Land north of Ansty Park, Ansty, Coventry



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 Land north of Ansty Park, Ansty, Coventry



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 14 - Land north of Ansty Park	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_14	DATE	08/10/2024

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Site reference	14
Site name	Land north of Antsy Park
Location	Antsy, Coventry
Site size	21.3
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Parklands
Date of site visit	23rd October 2024

H	H/M	M	M/L	L
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**Susceptibility**

**Landscape**

Scale and enclosure	The site comprises a large arable field bounded by hedgerows with trees. There is a limited sense of enclosure within the site when viewed from Combe Fields Road which runs along the eastern boundary.	L
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Landform	The site features a largely flat and uniform landscape, characterised by a slight rolling topography.	L
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Landcover (including biodiversity)	The site comprises an arable field bounded by hedgerows with trees. A single mature oak tree is located within the site near the northern boundary to the north-western corner of the site. Withy Brook, forms part of the site's western site boundary.	L
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Man-made influences	An electricity pylon (and associated overhead power lines) are located within the north-eastern corner of the site. Residential properties and commercial buildings (Premier Inn and Brewers Fayre) are found adjacent to the south-eastern corner of the site. Transport infrastructure runs along the northern boundary (M6 motorway) and eastern boundary (Combe Fields Road). Antsy Park is located to the south.	M/L
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Scenic quality and character	Transport infrastructure along the boundaries of the site, especially the M6 motorway, impacts the scenic quality and character of the area. Antsy Park, located to the south, is visible from the site and diminishes the rural feel of the surrounding agricultural landscape.	L
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Remoteness and tranquillity	The M6 motorway is a detractor of the site visually and audially.	L
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**Visual**

Skylines and settings	To the south, Antsy Park emerges as the predominant feature of the skyline, alongside trees that line the horizon.	L
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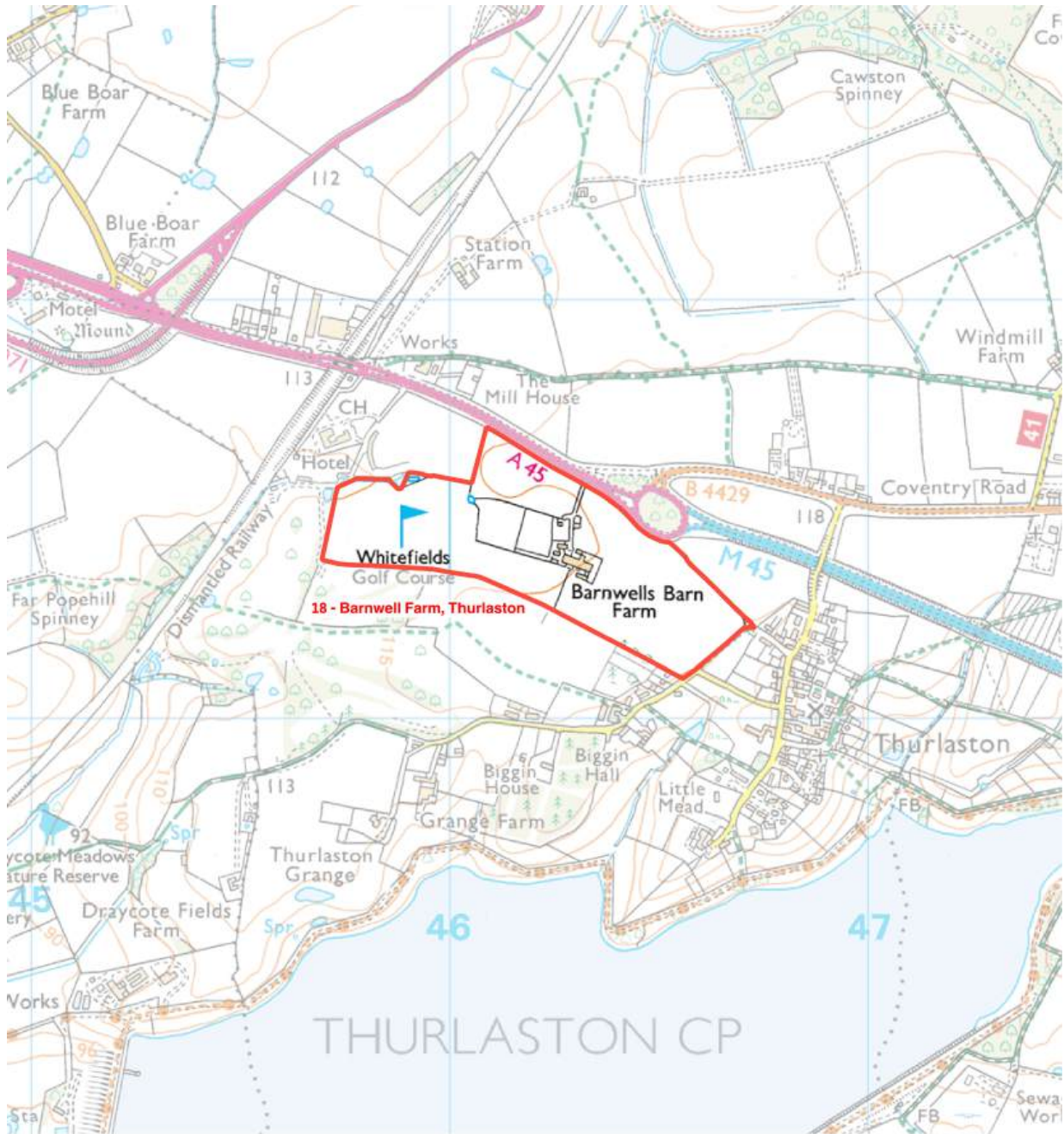
Movement	Traffic along the northern boundary (M6 motorway) and eastern boundary (Combe Fields Road). While Combe Fields Road is relatively quiet, the M6 motorway is characterised by heavy goods vehicles (HGVs), which contribute to noise levels. Additionally, there are likely auditory detractors from Antsy Park.	L
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Visibility, key views, vistas and typical	Views into the site are possible from the M6 motorway and from Combe Fields Road as well as	L
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receptors (both within and outside of each site)	Antsy Park, the Premier Inn and residential properties immediately adjacent to the site which are filtered by the existing boundary hedgerows and trees.	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are no known cultural heritage features within or adjacent to the site.	L
<b>Value</b>		
Landscape value	The site is set within an agricultural landscape of low value, primarily due to the presence of the Antsy Park and the M6 motorway which serve as visual and aural detractors. This industrial development diminishes the site's overall landscape quality. Additionally, the site lacks historic, natural, or scenic value. It is not publicly accessible and therefore, does not offer any recreational value.	L
Visual value	The M6 motorway, commercial buildings at Antsy Park and electricity pylons are visual detractors. No PRow cross through or adjacent to the site boundary. While views into the site from the M6 motorway are possible, views are largely filtered by hedgerows and trees.	L
<b>Mitigation potential</b>		
Increasing the density of tree planting along the site boundaries could effectively enhance the obscurity of views into the site. A more densely planted boundary could help mitigate the visual impact of the M6 motorway and Antsy Park.		
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>		
The site comprises a large arable field to the north of Antsy Park. Views into the site are possible from the surrounding road links. There are no known biodiversity designations or cultural heritage features in close proximity to the site. The site is not publicly accessible and therefore not of recreational value. The scenic quality of the site is impacted by the M6 motorway and Antsy Park.		L

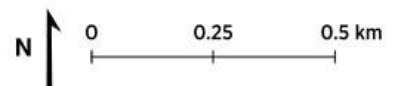


# 8 Site 18: Barnwell Farm, Thurlaston



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Barnwell Farm, Thurlaston



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 18 - Barnwell Farm, Thurlaston	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_18	DATE	30/09/2024

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Site reference	18
Site name	Barnwell Farm
Location	Thurlaston
Site size	26.2
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Plateau Fringe
Date of site visit	9th October 2024

H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site consists of two large arable fields and smaller fields of pasture. The site boundary is defined by hedgerows and areas of woodland. Not all fields are delineated by hedgerows; some are separated by low fences, which reduces the overall sense of enclosure across the site.					L
Landform	Gentle undulation within the predominantly flat and uniform landscape.					L
Landcover (including biodiversity)	The site is composed of arable and pastoral fields bordered and segmented by hedgerows with intermittent tree cover. In the centre of the site, adjacent to agricultural buildings, lies a small woodland area that adds to the site's natural features.					L
Man-made influences	The site is located within a semi-agricultural area. Agricultural buildings are located in the centre of the site alongside two residential properties. The A45 defines the site's northern edge, providing a key transport link. To the west, there are commercial and recreational facilities, including Draycote Hotel, a storage facility, and a golf club and course, in which the latter extends towards the southwest. The nearby village of Thurlaston lies to the east and Symmetry Park, a commercial park, is located to the north of the site beyond the A45. Isolated agricultural and residential developments are infrequently dispersed in the surrounding landscape alongside larger settlements and villages. Rugby is located approximately 1.2km to the north.				M/L	
Scenic quality and character	The site is bordered by main transport infrastructure, with the A45 running along its northern boundary and the M45 motorway approximately 150m to the north, introducing vehicular noise that detracts from the site's otherwise relatively quiet, rural character.				M/L	
Remoteness and tranquillity	The site is set within a rural landscape, but the nearby road infrastructure reduces levels of tranquillity.				M/L	
Visual						
Skylines and settings	The gently sloping topography from the western field to the southern part of the site limits views of					L

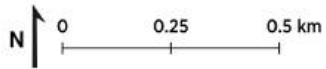
	the skyline. To the east, the tops of trees can be seen from Thurlaston.		
Movement	Traffic along the A45 at the northern boundary act as a visual detractor and affect perceptions of tranquillity.	M/L	
Visibility, key views, vistas and typical receptors (both within and outside of each site)	From the A45, views into the site are obscured by existing hedgerow and trees, though occasional openings allow glimpses of the site. The adjacent golf course and hotel has direct views into the west of the site, where a low fence provides an expansive view that likely enhances the scenic experience for golfers and visitors. Views from Thurlaston are largely screened by boundary vegetation, limiting visibility into the site. A PRoW (footpath) runs approximately 100m to the south through an adjacent arable field, where views into the site are likely. The nearby Draycote Reservoir, approximately 550m to the south, is separated from the site by woodland which likely obscures views. However, the visual and experiential quality of Draycote Hotel, which hosts events, could be impacted by development.	M/L	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are no known cultural heritage sites within or adjacent to the site.		L
<b>Value</b>			
Landscape value	The site is comprised of arable and pastoral fields. There are no biodiversity, recreation or historic environment designations found within the site. Recreationally, there are no PRoWs within the site; however, a footpath runs along the southern boundary to the adjacent golf course, thus offering scenic value for golfers. Access from the east for residents of Thurlaston is not available.		L
Visual value	A footpath runs along the southern boundary to the adjacent golf course, thus offering scenic value for golfers.		L
<b>Mitigation potential</b>			
Views into the site could be further obscured by increasing planting of trees along the site boundaries.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
While views into the site can be obtained from surrounding road links and the adjacent golf course, these vistas are partially limited by existing hedgerows and vegetation, which provide some screening to reduce visual impacts. The site's rural character and scenic quality contribute to its overall landscape value. Any potential development should carefully consider its design and placement to minimise visual disruption and preserve the area's rural character.		M/L	

# 9 Sites 20, 58 & 77: Blue Boar Farm, Thurlaston, north of A45, Dunchurch and Land west of Symmetry Park



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- Blue Boar Farm, Thurlaston
- Land west of Symmetry Park, Rugby
- North of A45, Dunchurch



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 20, 58 & 77 - Blue Boar Farm, Land west of Symmetry Park & North of A45	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_20, 58 & 77	DATE	30/10/2024

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Site reference	20, 58 & 77
Site name	Blue Boar Farm, Thurlaston, north of A45, Dunchurch and Land west of Symmetry Park
Location	Thurlaston and Dunchurch
Site size	24.6 (combined area)
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Plateau Fringe
Date of visit	9 <sup>th</sup> October 2024

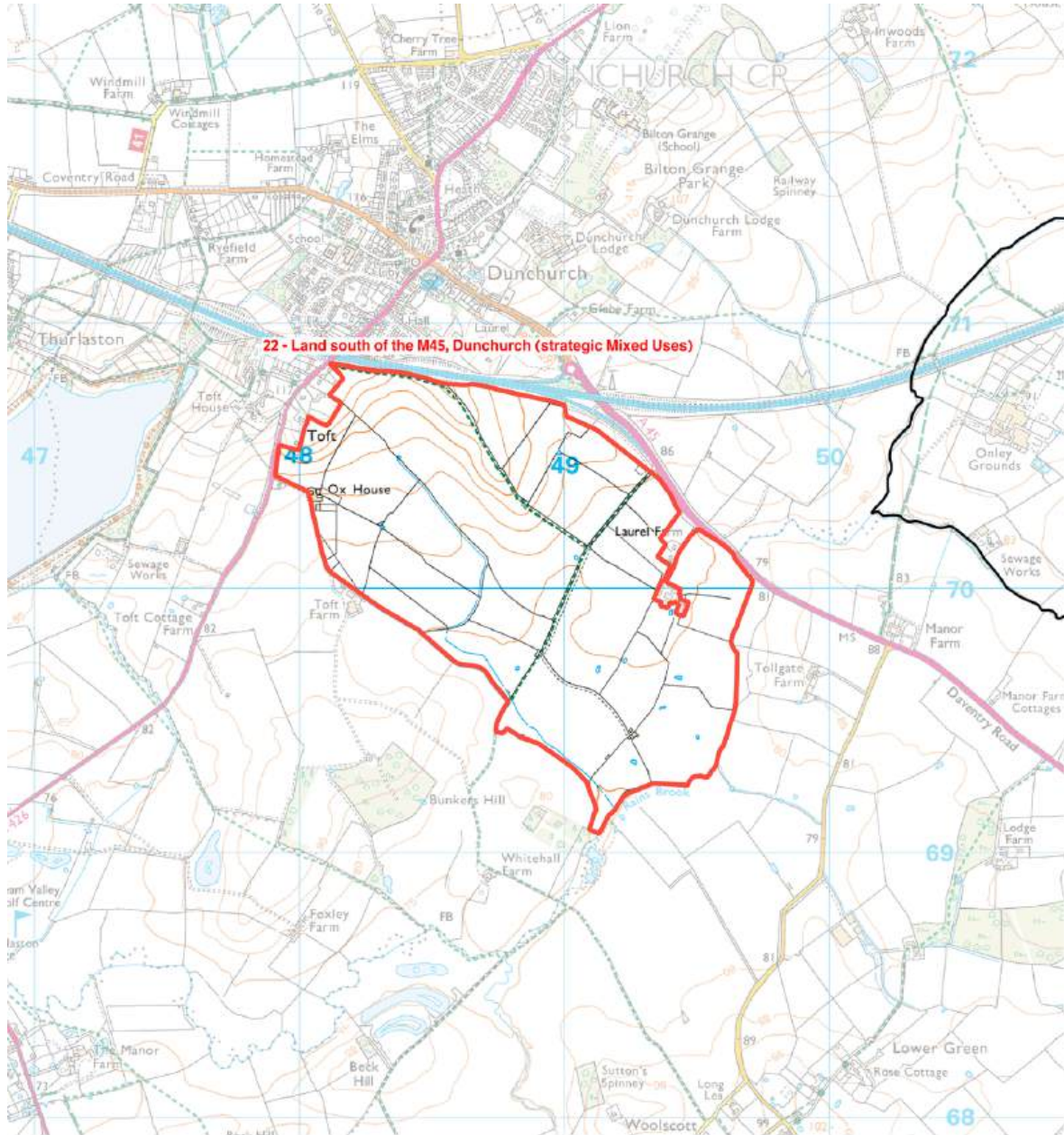
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site comprises four medium -sized fields delineated by low hedgerows, sparse trees and a small area of scrub and woodland along the southwestern boundary. Two of these fields are subdivided by hedgerows, providing enclosure. However, one long field lacks hedgerow separation between its two field patterns, resulting in a medium to low sense of enclosure across the site. In addition, one small field is located to the south, delineated by strong hedgerow with trees.					L
Landform	Flat and uniform landscape.					L
Landcover (including biodiversity)	The site comprises arable fields bounded and divided by hedgerows with trees. A small area of woodland is located at the north-eastern most area of the site and centre of the long field.				M/L	
Man-made influences	There are no man-made influences located within the site. The A4071 is located to the north-west of the site. Dunchurch Trading Estate is located to the south of the site and is visible from the A4071. Symmetry Park, a warehousing estate, is situated to the east. The A45 runs along the southern boundary of the site. Settlements are located to the south of the site along the A45 and to the north-west. Commercial warehousing, agricultural development and settlements are dispersed throughout the surrounding landscape. Rugby is located approximately 150m to the north-east and the site is therefore located at the urban fringe.				M/L	
Scenic quality and character	Transport infrastructure runs along the north-eastern (A4071) and southern (A45) boundaries. The nearby vehicular traffic, coupled with the presence of surrounding warehousing parks, serve as auditory and visual detractors.					L
Remoteness and tranquillity	The site is situated at the urban fringe, where the proximity of road infrastructure and warehousing parks diminishes levels of tranquillity.					L
Visual						

<p>Skylines and settings</p>	<p>The low-lying hedgerows with sparse tree cover and the undulating topography of the surrounding landscape provide expansive views from the site to the east. The view features arable fields, interspersed with large warehousing developments, which stand out as prominent elements in the landscape. The strong sense of enclosure at the south of the site is provided by hedgerows with tall trees. Visible skyline is therefore unlikely.</p>		<p>L</p>
<p>Movement</p>	<p>Traffic along the north-eastern boundary of the site (A4071) serves as a visual detractor. The presence of HGVs contribute to noise and visual disruption.</p>		<p>L</p>
<p>Visibility, key views, vistas and typical receptors (both within and outside of each site)</p>	<p>Visibility into the site is possible from the A4071 due to low hedgerow with sparse trees. An obscured PRoW runs through the site into the surrounding landscape to the east. Views into the site are possible from the A45, however are predominantly obscured by the existing boundary of hedgerows and trees.</p>	<p>M/L</p>	
<p>Views to and from important landscape and cultural heritage features (both within and outside of each site)</p>	<p>There are no known cultural heritage features within the vicinity of the site.</p>		<p>L</p>
<p><b>Value</b></p>			
<p>Landscape value</p>	<p>The site is comprised of arable fields. There are no known biodiversity or historic environment designations within the site. A small area of deciduous woodland is located within the site. The site is of recreational importance, with the presence of a PRoW within the site and in the surrounding landscape. However, the entrance to the PRoW is obscured and the surrounding quality of the landscape detracts from its recreational value.</p>		<p>L</p>
<p>Visual value</p>	<p>Low visual value. An area of ancient woodland at Bluebell Woods is visible from the site.</p>		<p>L</p>
<p><b>Mitigation potential</b></p>			
<p>Views into the site could be further obscured by increasing planting of trees along the site boundaries.</p>			
<p><b>Overall landscape sensitivity (landscape, visual and value) of the site</b></p>			
<p>The site comprises of arable land with a poor sense of enclosure. Views into the site are possible from the surrounding road links and PRoW within the site. Views from the site include an arable landscape with large prominent warehousing developments which detract from the surrounding landscape quality and add to noise and visual congestion of the surrounding road infrastructure.</p>			<p>L</p>

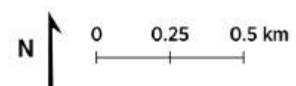


# 10 Site 22: Land south of the M45, Dunchurch



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- Rugby Borough
- Land south of the M45, Dunchurch (Strategic Mixed Uses)



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 22 - Land South of M45, Dunchurch	SCALE@A4	1:19000
VERSION	LC-1223_Rugby Strategic Site_22	DATE	30/09/2024

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Site reference	22
Site name	Land south of the M45
Location	Dunchurch
Site size	170.5
Development type	Mixed use
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore and Feldon
Landscape Character Type (Rugby LCA)	Dunsmore - Plateau Fringe, Feldon - Vale Farmlands
Date of site visit	9th October 2024

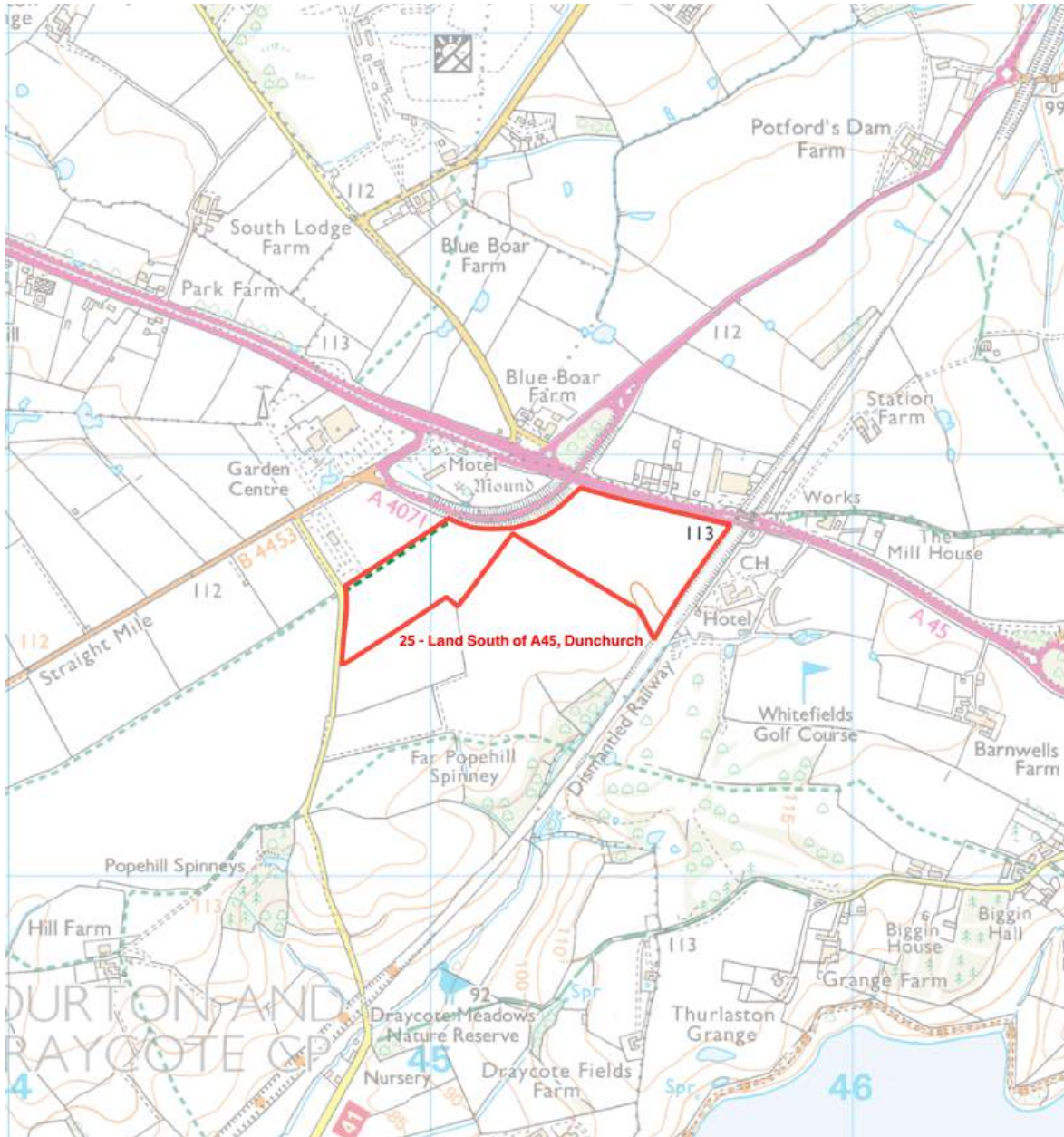
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	This is a large site comprising approximately 22 fields of varying size, shape and scale. The largest field is 32ha, whilst the smallest is 1.6ha. Individual fields are strongly bounded by hedgerows with trees.			M		
Landform	Undulating topography sloping downwards to the south.			M		
Landcover (including biodiversity)	The site comprises pastoral and arable fields bounded and divided by strong hedgerows with trees that are well connected. Occasional mature oak trees grow within the fields in the southern half of the site. Small ponds are within the site, dispersed amongst the eastern fields. Rains Brook runs along the southern site boundary. Ditches associated with hedgerows are found across the site.				M/L	
Man-made influences	Farm buildings are located on the eastern and western boundaries of the site. The M45 motorway runs along part of the northern boundary, the A246 runs along part of the western boundary, and the A45 runs along part of the north-eastern boundary. The village of Dunchurch is to the north of the site, on the northern side of the M45 motorway. To the north-west, the site adjoins several residential buildings and their gardens.			M		
Scenic quality and character	The site is situated within a largely rural landscape, characterised by arable fields with dispersed farms. It is principally rural in nature, and expansive views towards hills can be appreciated when looking south from the footpath that runs NE to SW across the site. The falling topography further enhances the visual interest of the landscape setting within and beyond the site boundary. Strategic traffic infrastructure is a visual detractor which affects scenic quality to the northern edges of the site.		H/M			
Remoteness/tranquillity	The site is set within a rural landscape, but the nearby road infrastructure diminishes levels of tranquillity since it acts as an aural detractor due to the constant, and frequently busy, presence of vehicular traffic. The lower parts of the site in the centre and to the south are more tranquil, where			M		



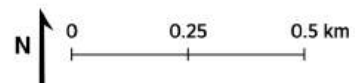


# 11 Site 25: Land South of A45, Dunchurch



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Land South of A45, Dunchurch



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 25 - Land south of A45, Dunchurch	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_25	DATE	01/10/2024

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Site reference	25
Site name	Land south of A45
Location	Dunchurch
Site size	14.8
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Plateau Farmlands
Date of site visit	9th October 2024

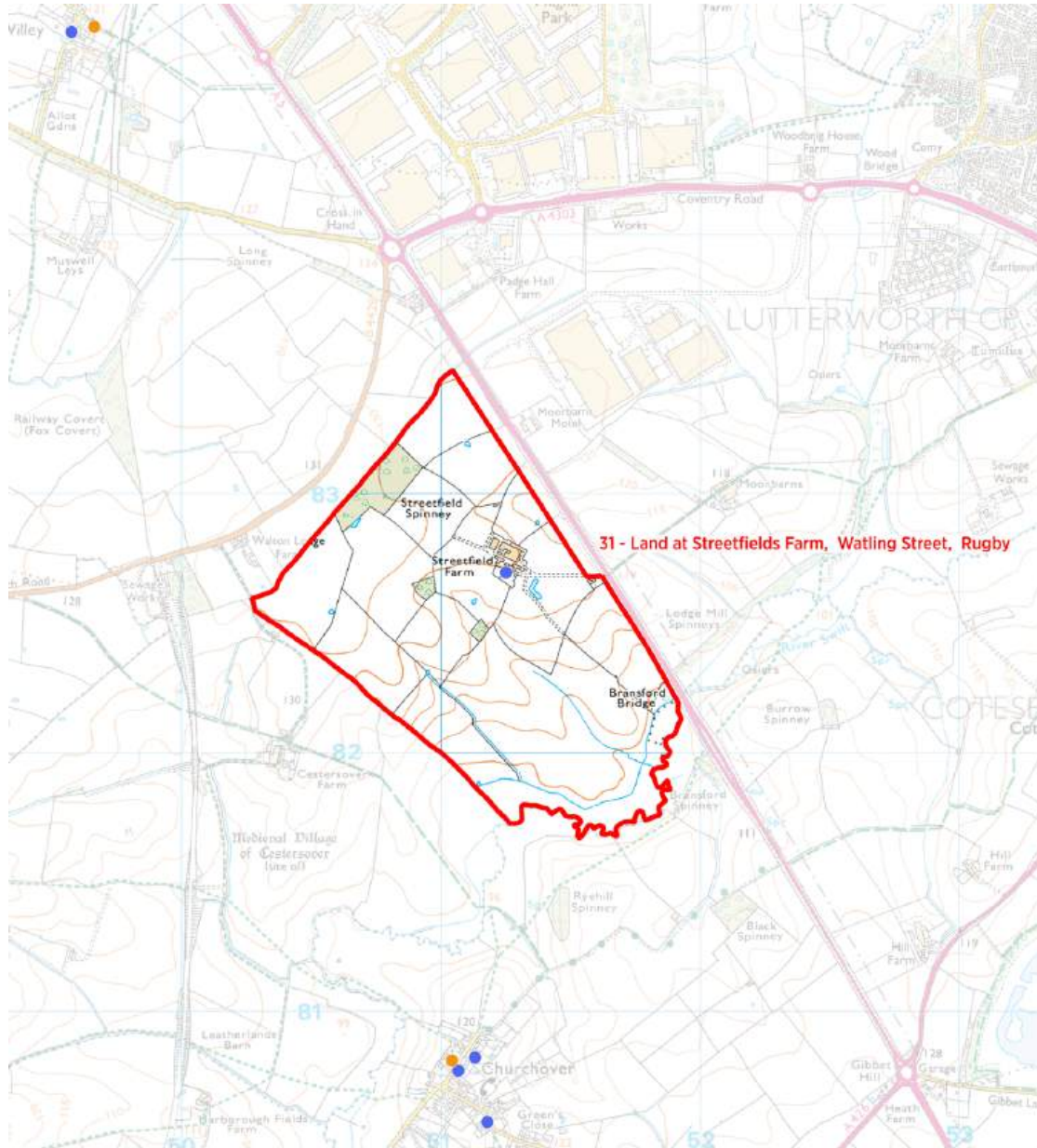
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site features two arable fields connected at the centre by a narrow access passage. The fields are bounded by hedgerows with trees, which create a sense of enclosure, particularly along the northern boundary. Tree coverage along the southern boundaries is sparser.					L
Landform	Flat and uniform landscape.					L
Landcover (including biodiversity)	The site comprises arable fields bounded by hedgerows with trees.					L
Man-made influences	There is no built form or other man-made influences within the site. The A4071 runs along the northern site boundary, the A45 runs along the north-eastern boundary and Popehill Lane runs along the western boundary. Draycote Hotel and golf course is situated to the east, separated by Cawston Greenway, a dismantled railway.					L
Scenic quality and character	Vehicular traffic along the adjacent road network is an aural detractor. The site is surrounded by arable land to the south and west. Commercial buildings are found nearby, to the north and east.					L
Remoteness and tranquillity	The proximity of road infrastructure and business parks diminishes levels of tranquillity. The presence of HGVs contributes to noise pollution.					L
Visual						
Skylines and settings	The skyline when viewed from the PRoW at Popehill Lane is defined by hedgerows and mature trees along the site boundaries.					L
Movement	Traffic along the northern (A4071 and B4453), north-eastern (A45), and western (Popehill Lane) boundaries of the site detract from the overall visual quality and tranquillity. The frequent presence of HGVs contributes to a busy atmosphere.					L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views into the site are possible from the A4071, B4453, A45, and Popehill Lane, though they are partially obscured by existing hedgerows and trees. A PRoW runs along the north-western boundary of the site; however, the nearby road infrastructure diminishes the recreational quality of this PRoW due to noise and visual disturbances. Another PRoW is located approximately 300 meters from the site to the south. Views into the site from Draycote Hotel					L

	and Whitefields Golf Course are substantially obscured by mature trees along the dismantled railway. Hedgerows surrounding the site screen much of the site from the adjacent transport links.	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	No known cultural heritage features are located within or adjacent to the site.	L
<b>Value</b>		
Landscape value	The site comprises two flat arable fields adjacent to main roads, the landscape value is low. There are no known biodiversity or cultural heritage designations in close proximity to the site. While a PRow exists within the site, its recreational value is diminished by the noise and visual impacts from the surrounding roads and commercial developments, limiting the overall experience for walkers.	L
Visual value	There are no known regionally, locally or community valued views that would be affected by development at this location. The presence of traffic and commercial developments in the vicinity detract from views	L
<b>Mitigation potential</b>		
Views into the site could be further obscured by increasing planting of trees along the site boundaries.		
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>		
The site comprises two flat arable fields, enclosed by hedgerows and trees. The site is situated in close proximity to commercial buildings and main roads which are visual and aural detractors to the quality of the landscape at this location.		L

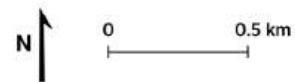


# 12 Site 31: Land at Streetfields Farm, Watling Street, Rugby



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- 31 - Land at Streetfields Farm, Watling Street, Rugby
- Grade II listed building
- Grade II\* listed building



PROJECT	Rugby Landscape Sensitivity Assessment	DRAWN	WE
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Site 31 - Land at Streetfields Farm	SCALE@A4	1:19000
VERSION	LC-1223_Site_Location_1	DATE	09/12/2024

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Site reference	31
Site name	Land at Streetfields Farm
Location	Watling Street
Site size	148
Development type	Employment
National Character Area	Leicestershire Vales
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau
Date of site visit	10 <sup>th</sup> December 2024

H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site comprises a patchwork of arable and pastoral fields, divided and bounded by hedgerows with trees. Hedgerows are fragmented in places.			M		
Landform	The topography rises by approximately 30m across the site from the River Swift at the lowest point. The River Swift follows the south-eastern section of the site boundary.			M		
Landcover (including biodiversity)	The site mostly comprises arable and pastoral fields, divided and bounded by hedgerows with trees. Streetfield Spinney, a 4.8ha area of deciduous woodland (priority habitat) is located to the north-west of the site. Two small pockets of woodland are additionally located at the site's centre. A small pond and drainage ditches associated with hedgerows are also found within the site. The River Swift follows the south-eastern section of the site boundary, with flood zone 3 extending 100m into the site.				M/L	
Man-made influences	Streetfield Farm is located within the site, including a residential property, agricultural building and access road. The Streetfield Solar Farm is located within the site. The A5 runs along the eastern boundary and Lutterworth Road approximately 120m to the north of the site. Magna Park, logistics and distribution park with large warehouses is situated to the north of the site. The village of Churchover is located approximately 800m to the south of the site. Isolated farmsteads are scattered across the surrounding countryside. The town of Rugby is located approximately 3.2km to the south.			M		
Scenic quality and character	The site is situated at the urban edge of Magna Park and the eastern boundary is defined by the A5 road. Farmland surrounds the site to the south, west and north. The nearby logistics and distribution park and transport infrastructure, with high volumes of HGV traffic, detract from scenic qualities and character of the site. However, the site retains stronger rural qualities particularly to the south and west.				M/L	
Remoteness and tranquillity	Heavy HGV traffic is present along the A5 road. Lutterworth Road is situated approximately 120m from the northern site boundary. Levels of tranquillity increase with distance away from these transport links to the south and west of the site.				M/L	

Visual			
Skylines and settings	When viewed from the footpath to the south of the site near Ryehill Spinney, the skyline is defined by trees, solar panels and commercial buildings at Magna Park. St Mary's Church at Lutterworth is visible on the horizon.		M/L
Movement	Vehicular traffic along the A5 includes high volumes of HGVs, accessing the nearby logistics and distribution parks.		M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	There are no PRoWs located within the site. Several PRoWs are located in close proximity to the site, which experience views into the site. Baseline views into the site from the A5 are possible due to low boundary hedgerows with sparse tree cover. The presence of Streetfield Spinney and intervening hedgerows limit views into the site from Lutterworth Road.		M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Streetfield Farmhouse, located at the centre of the site is a Grade II listed building. Church of the Holy Trinity (Grade II*) is located at Churchover, approximately 800m to the south of the site. Development at the site may be visible on the skyline when viewed from the grounds of the church. Newnham Paddox Grade II RPG is located approximately 1.5km to the west of the site at its closest point. Intervening pockets of woodland, hedgerows and trees are likely to substantially obscure views of development from this RPG.		L
Value			
Landscape value	The site is not considered to be of high historic or cultural value. PRoWs within the surrounding landscape are likely to be valued by local residents. A footpath connects the village of Churchover with the River Swift. A footpath connects Cestersover Farm with the B4428 road. A bridleway connects Lutterworth with Streetfield Farm. While the nearby PRoWs provide a sense of tranquillity, the nearby Magna Park and the A5 road detract from the overall sense of rurality and scenic experience.		M/L
Visual value	Development at this site is likely to increase levels of built form visible in views from the surrounding PRoW network. However, large commercial warehouses are present in the surrounding landscape at Magna Park.		M/L
Mitigation potential			
Increasing tree planting along the site boundaries will help to integrate new buildings into the landscape and reduce visual impacts from the surrounding road and PRoW networks. Despite the higher elevation, development at this site is likely to be more appropriate to the north, in closer proximity to Magna Park and the A5 road. Levels of tranquillity increase to the south and west. Retaining and enhancing existing wooded features, such as Streetfield Spinney, and protecting the integrity of the site's water features, including the River Swift, is crucial to maintaining the area's ecological and landscape value.			
Overall landscape sensitivity (landscape, visual and value) of the site			
This large site comprises a patchwork of arable and pastoral fields, divided and bounded by hedgerows with trees. Key landscape features include the rising topography, the River Swift and pockets of deciduous woodland including Streetfield Spinney, which enhance the site's landscape character and visual qualities. The rural character of the site is undermined by the strong presence of nearby transport infrastructure and large commercial buildings at the Magna Park which detract from the site's overall aural and visual qualities.			M



Site reference	68
Site name	M69 Junction 1
Location	South of Hinckley
Site size	14.3
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau
Date of site visit	23rd October 2024

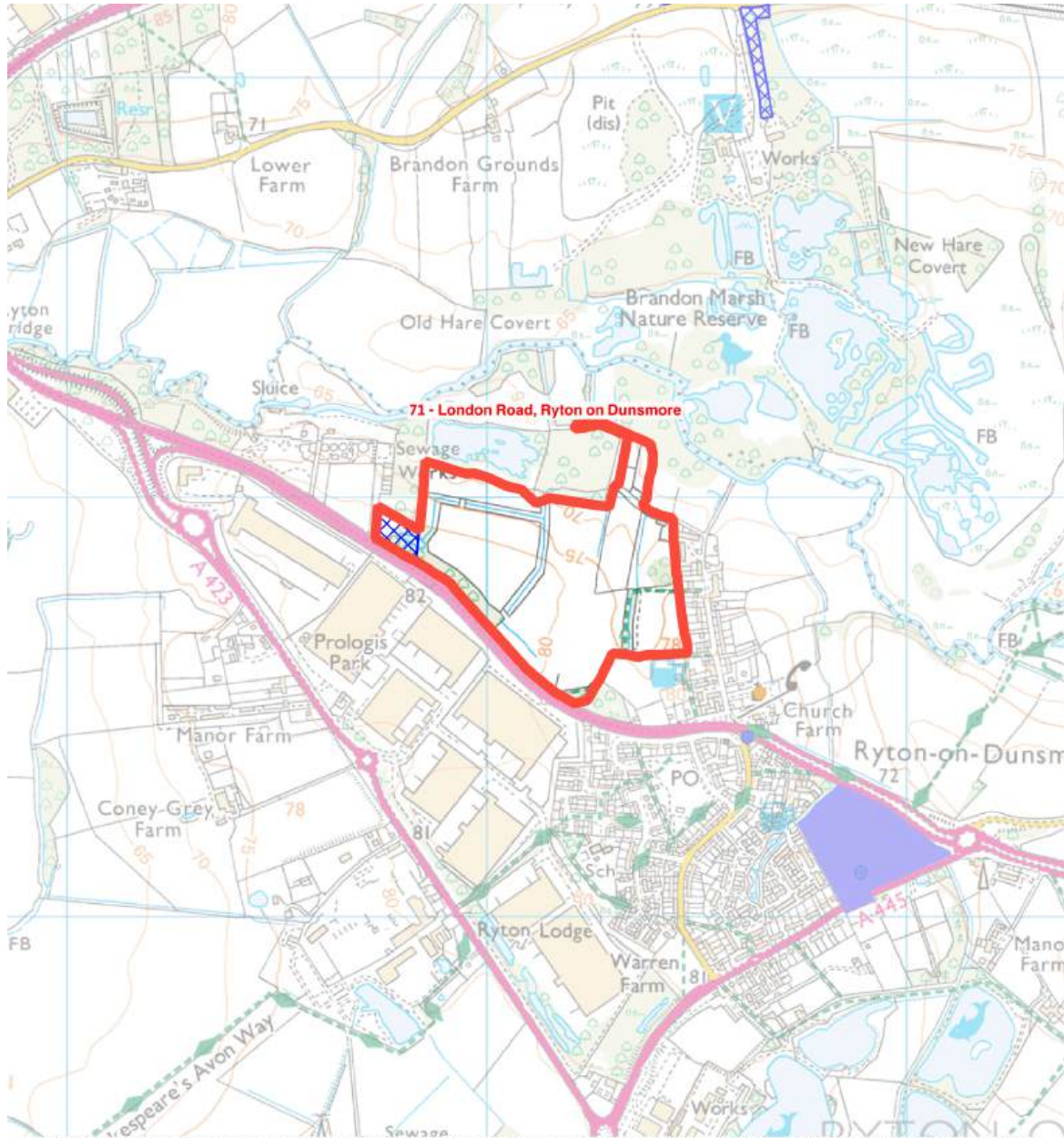
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site comprises several parcels of varying sizes including an arable field. The boundary of the site is densely enclosed with tall trees, providing a strong sense of enclosure.					L
Landform	Flat and uniform landscape, rising slightly to the north west of the site.					L
Landcover (including biodiversity)	The site contains pasture and arable fields. Ponds and small pockets of woodland are found in the central area.				M/L	
Man-made influences	A restaurant complex is situated within the site. The A5 runs along the northern boundary, the B4109 (Hinckley Road) runs along the western boundary. The M69 motorway is located approximately 100m to the north of the site boundary. Hotels and large distribution centres are present in close proximity to the site, off the A5. The town of Hinckley is to the north.					L
Scenic quality and character	Main roads run along the northern (A5) and western (B4109) boundaries which detract from the scenic quality of the site. Tall trees at the site boundary provide a strong sense of enclosure and reduce noise levels from vehicular traffic. Amenity grassland surrounding the ponds and entrance to the restaurant complex is well maintained. Pastoral and arable fields are located to the south.				M/L	
Remoteness and tranquillity	The site is in close proximity to major transport infrastructure and large distribution centres which affect tranquillity levels.					L
Visual						
Skylines and settings	Looking outwards from the centre of the site, the skyline is characterised by boundary trees with glimpses of distribution centres to the east.					L
Movement	From the site interior, views of moving traffic and HGVs accessing the distribution centres in the locality are substantially obscured by boundary trees in the summer months when foliage cover is maximized.					L
Visibility, key views, vistas and typical receptors (both	Views into the site are substantially obscured from the A5 and B4109 by the existing boundary of hedgerows and tall trees. A PRoW				M/L	

within and outside of each site)	runs adjacent to the eastern corner of the site, beyond woodland and a boundary hedgerow. The introduction of new buildings are likely to be visible from the restaurant complex at the centre of the site, particularly within the eastern field.		
Views to and from important landscape and cultural heritage features (both within and outside of each site)	An area of ancient woodland is situated to the south-east (approximately 300m) of the site at Ash-pole Spinney and Crab-tree Spinney. A footpath crosses through deciduous woodland to the south of the site, which is separated from the site by a lake and arable fields.		M/L
<b>Value</b>			
Landscape value	There are no biodiversity or historic environment designations within or adjacent to the site.		L
Visual value	Boundary trees create a sense of enclosure from surrounding infrastructure. Development at this site is not considered to impact valued views.		L
<b>Mitigation potential</b>			
Views into the site are well screened by boundary hedgerows with trees.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
The site comprises arable and pastoral land and a restaurant enclosed by hedgerows and tall trees. Views into the site are obscured from surrounding the road links. The surrounding trees provide a strong sense of enclosure, however vehicular noise is an audial detractor. The site has some rural qualities, however warehousing development is prevalent along the A5.			L

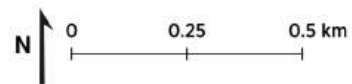


# 14 Site 71: London Road, Ryton on Dunsmore



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- London Road, Ryton on Dunsmore
- SSSIs
- Registered Parks and Gardens
- Listed Buildings**
- II
- II\*



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 71 - London Road, Ryton on Dunsmore	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_71	DATE	16/10/2024

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Site reference	71
Site name	London Road
Location	Ryton on Dunsmore
Site size	24.6
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Plateau Fringe
Date of site visit	23rd October 2024

H	H/M	M	M/L	L
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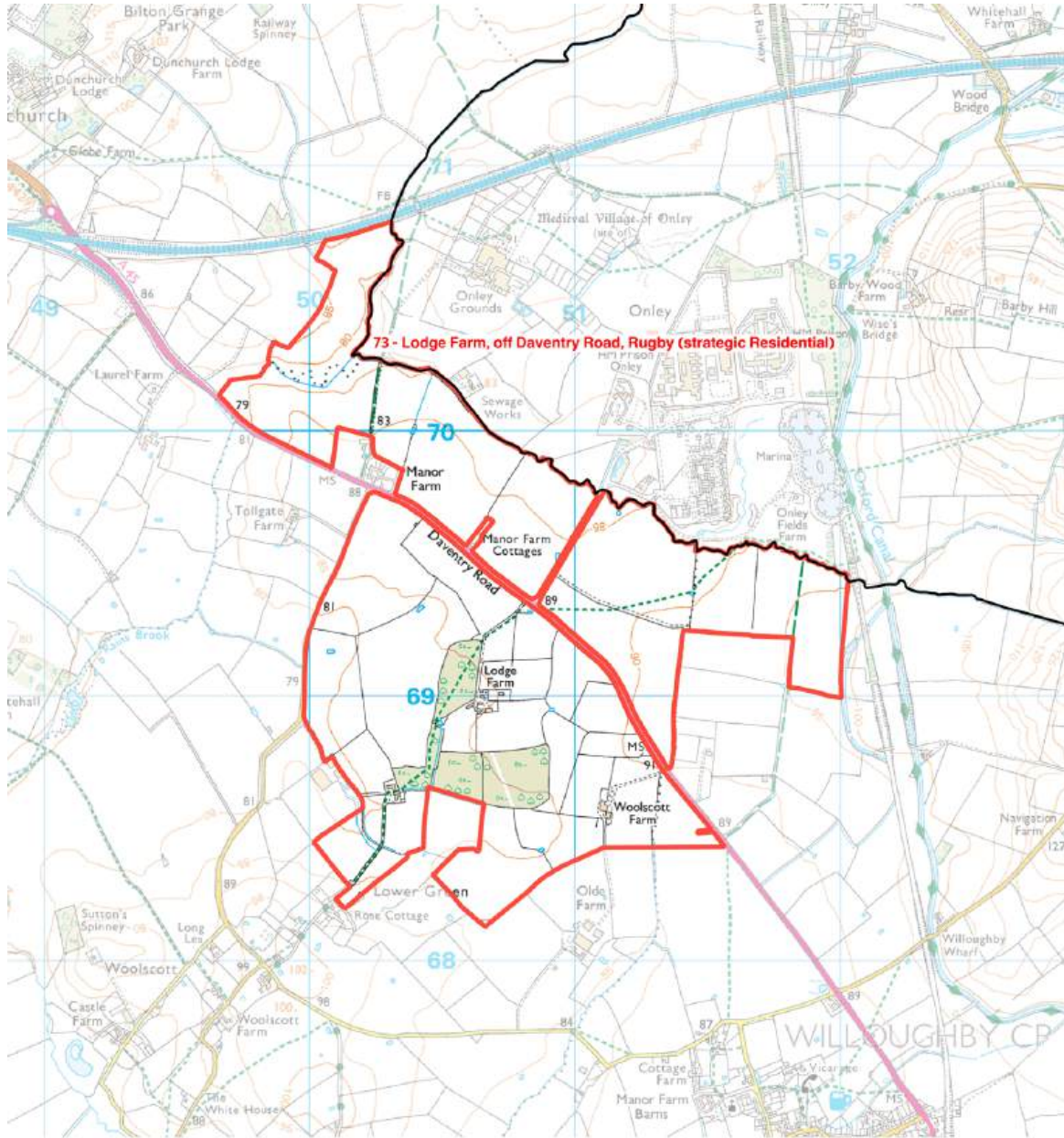
Susceptibility		
Landscape		
Scale and enclosure	The site comprises several medium sized fields bounded and delineated by hedgerows with trees which create a strong sense of enclosure.	M/L
Landform	Gently sloping topography, rising to the south-west of the site.	M/L
Landcover (including biodiversity)	<p>The site comprises pastoral fields bounded by hedgerows with trees. Areas of deciduous woodland are present to the south-west, south and east of the site.</p> <p>One of three components of Ryton and Brandon Gravel Pits geological SSSI is located within the far west of the site. This section shows Avon Terrace 4 gravels overlying Baginton Gravel, forming part of the Wolstonian (penultimate glacial stage) sequence<sup>27</sup>. Pollen and plant macrofossils are abundant and provide excellent potential for relative dating with British Pleistocene chronology. Development at this site needs to be carefully designed to not affect the geological SSSI.</p> <p>Surface water in the form of drainage ditches alongside hedgerow boundaries is present.</p> <p>Brandon Marsh SSSI and Nature Reserve, a large area of priority habitat, is located to the north of the site, including predominantly deciduous woodland and good quality semi-improved grassland alongside areas of lowland meadows, lowland fens and coastal and floodplain grazing marsh.</p>	M/L
Man-made influences	<p>The site is largely free from man-made influences, apart from some equestrian buildings in the north. The A45 runs along the southern boundary which is an aural detractor. Prologis Park, a large distribution park, is situated beyond the A45 to the south. Adjacent to the east is Ryton-on-Dunsmore village. The south-eastern field is accessible via PRowS (footpaths).</p>	M/L
Scenic quality and character	The site lies at the urban fringe of Ryton-on-Dunsmore, surrounded by key transport infrastructure, warehousing developments, and	L

<sup>27</sup> Natural England. Ryton and Brandon Gravel Pits SSSI, Warwickshire Citation. Available at: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002826.pdf> [Accessed 02/10/24].

	settlements to the east, west, and south. Brandon Marsh Nature Reserve is situated to the north.		
Remoteness and tranquillity	The A45 and nearby Prologis Park reduce levels of tranquillity.		L
<b>Visual</b>			
Skylines and settings	When viewed from PRoWs within the site, the skyline is primarily shaped by hedgerows with trees, with long-distance views of trees visible to the north.	M/L	
Movement	Movement of vehicular traffic along the A45 along the southern boundary is likely to be more evident in winter months when foliage cover is reduced.		L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	The south-eastern field is accessible with PRoWs running along the field boundary. Long distance views from these PRoWs are limited by hedgerows and trees within the site. The rear of residential properties at Church Road experience views into the site. Views into the site from the A45 are substantially obscured by the boundary of hedgerow with trees.	M/L	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are no known important landscape or cultural heritage features within or adjacent to the site that are likely to be affected by the development proposals.		L
<b>Value</b>			
Landscape value	The Ryton Exposure unit of the Ryton and Brandon Gravel Pits SSSI, which is of high geological importance, is located within the site. The PRoWs in the eastern part of the site likely serve as important recreational routes for local residents.	M/L	
Visual value	Views across the site are likely valued by local residents who use the footpath for outdoor recreation. These views are characterised by pasture and boundary hedgerows with trees. Occasional outlines of warehouses to the south are visible between gaps in the intervening vegetation.	M/L	
<b>Mitigation potential</b>			
Increasing native tree planting along the site boundaries could further obscure views into the site. Development proposals at this site need to be carefully designed to not affect the geological SSSI.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
The site consists of pastoral fields enclosed by hedgerows with tall trees and areas of woodland, with views largely obscured from surrounding roads. The surrounding trees create a strong sense of enclosure, although noise from vehicular traffic along the A45 acts as an aural detractor. A geological SSSI is located within the site and priority habitats are found to the north at Brandon Marsh SSSI and Nature Reserve. Located at the urban edge of Ryton-on-Dunsmore, the site is adjacent to warehousing developments along the A45 which are partially visible from PRoWs within the site.		M/L	
<b>Additional comments</b>			
Overall landscape sensitivity value assumes development proposals will be carefully designed to not affect the geological SSSI.			

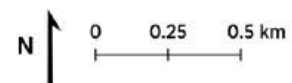


# 15 Site 73: Lodge Farm, off Daventry Road, Rugby



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- Rugby Borough
- Lodge Farm, off Daventry Road, Rugby (Strategic Residential)



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 73 - Lodge Farm off Daventry Road	SCALE@A4	1:19000
VERSION	LC-1223_Rugby Strategic Site_73	DATE	30/09/2024

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Site reference	73
Site name	Lodge Farm
Location	Off Daventry Road, Rugby
Site size	252.7
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Feldon
Landscape Character Type (Rugby LCA)	Vale Farmlands
Date of site visit	9th October 2024

H	H/M	M	M/L	L
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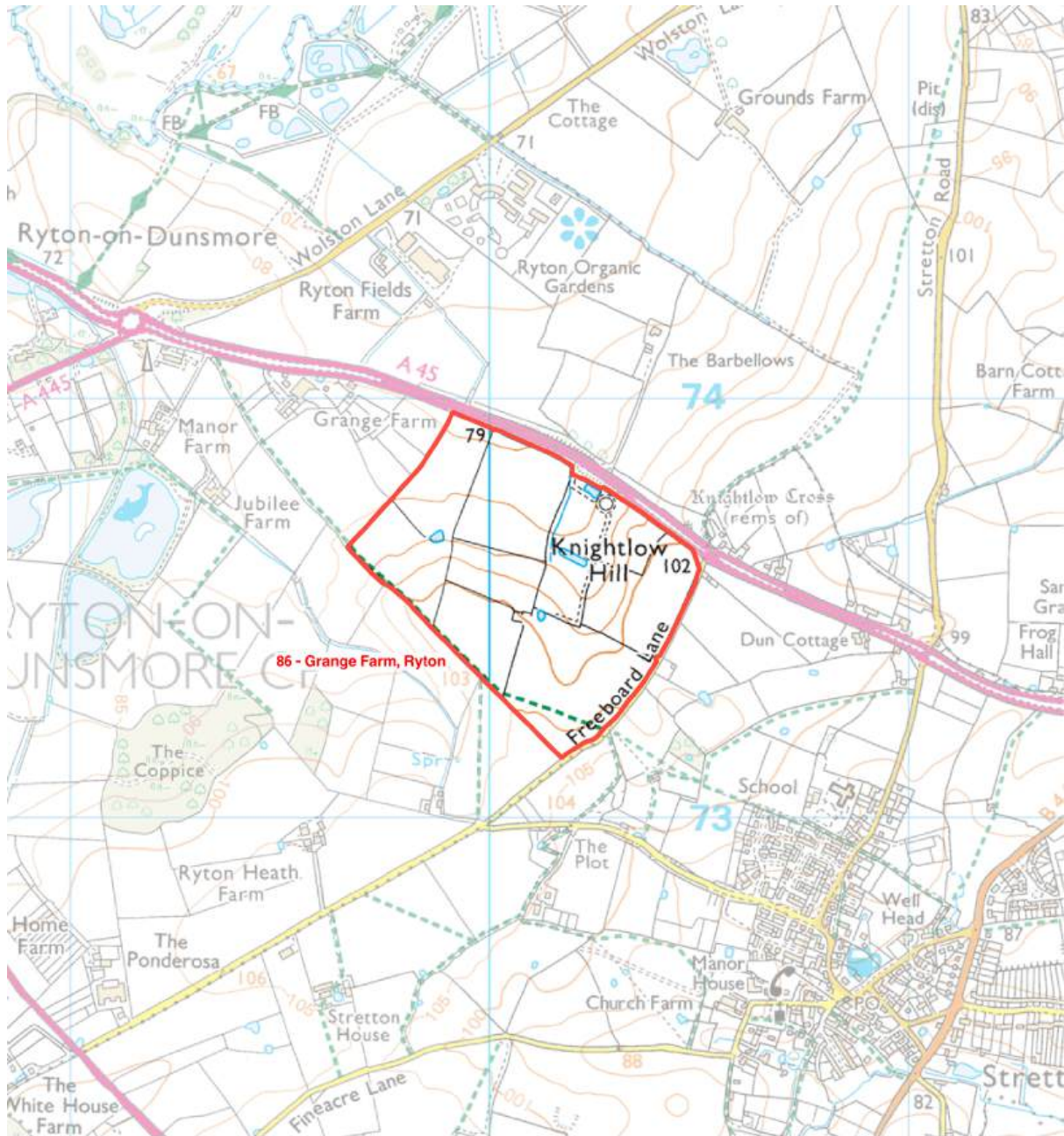
Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is extensive, encompassing numerous small to large sized arable and pastoral fields, mostly defined by hedgerows with trees. Blocks of plantation woodland are present to the south of the site. The presence of hedgerows across the site creates a limited sense of enclosure, particularly where field sizes are smaller. The landscape is more open and exposed to the south-west, where hedgerows are lacking in places. While many hedgerows appear well-maintained, others are gappy or overgrown, showing signs of decline. The distribution of hedgerow trees varies across the site; they are relatively abundant near existing farm buildings and the A45, yet sparser in other areas.					L
Landform	The site is situated within a gently undulating topography.				M/L	
Landcover (including biodiversity)	The site encompasses numerous arable and pastoral fields, with prominent blocks of plantation woodland, including deciduous species, located to the south. This woodland area is a visual landmark within the site. A watercourse runs along the northern boundary of the site. The Oxford Canal is located within 150m of the east of the site.			M		
Man-made influences	The M45 motorway runs along a small section (approximately 250 meters) of the northern boundary of the site, with Onley Prison, Onley Grounds Equestrian Complex, and the Onley residential area positioned between the motorway and the site. The site includes two PRowS (bridleways and a footpath), with the footpath extending the full length of the site from Onley in the north to Woolscott in the south-west. Isolated farmsteads are dispersed across the site, contributing to its rural, agricultural character. To the north, the Dunchurch Pools Marina lies roughly 180 meters from the site. The Daventry Road (A45) runs centrally through the area, providing direct access. The site is near (approximately 2km) to Rugby and is				M/L	



	surrounded by a number of smaller settlements and villages.		
Scenic quality and character	The site is characterised by a rural, agricultural landscape of high scenic quality which gives rise to a strong sense of isolation and tranquillity. While the A45 runs through the centre and the M45 borders a small portion of the north, the presence of these transport routes introduces aural detractors from vehicular traffic. However, the overall rural character remains intact, with surrounding development limited to small village settlements and isolated farmhouses. Fields within the site are primarily bounded by low hedgerows, which afford extensive views of the surrounding landscape, reinforcing the feeling of being in a peaceful, rural setting.	H	
Remoteness and tranquillity	The site is situated within a rural landscape characterised by high levels of tranquillity. Noise levels vary with proximity to the M45 motorway and A45. Therefore, the experience of tranquillity is greatly influenced by one's location within the site.		M
<b>Visual</b>			
Skylines and settings	When viewed from footpath to the south of the site at Lower Green, and from the footpath near Dunchurch Pools Marina, the skyline is characterised by gently undulating countryside with scenic qualities. Agricultural buildings are visible but the skyline and surrounding landscape is broadly undeveloped. The area of woodland at the south of the site is a prominent feature on the skyline.		M
Movement	Vehicular traffic along the A45 which runs through the centre of the site, and the M45 motorway to the north are visual detractors. Equestrian facilities are present within and adjacent to the site.		L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Along Daventry Road (A45), the southern fields lack hedgerow boundaries, resulting in a low sense of enclosure and allowing for broad, sweeping views across the landscape. Expansive views into the site are readily available from the A45, attributed to the low hedgerows and sparse tree cover. Although hedgerows along the M45 obscure some areas of the site, sections with sparser vegetation provide opportunities for expansive vistas into the landscape. PRow's within and nearby offer further expansive perspectives of the surrounding landscape, particularly the footpath running through the entire site.		M
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Development at the site may be visible from the Grade II* listed property of Dunchurch Lodge, and it may also be visible from other heritage assets on the outskirts of Dunchurch. Furthermore, visibility from certain locations within the listed estate of Shuckburgh may be possible, indicating that the site may have an		M/L

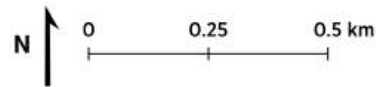
	impact on the scenic context of these heritage assets.		
<b>Value</b>			
Landscape value	The site offers recreational value due to the presence of several PROWs that facilitate access and enjoyment of the landscape. The woodland area stands out in the largely unwooded landscape, making it a notable feature that enhances the overall character of the surrounding environment. There is a strong sense of rural character and tranquillity within the site.		M
Visual value	Road users experience largely rural and undeveloped views across the site. Quality of views from PROWs are varied across the site due to varying levels of enclosure from hedgerow and tree cover. The visual envelope varies depending on location.		M
<b>Mitigation potential</b>			
Additional tree planting along roads can help to soften views and integrate new buildings into the landscape. Areas of woodland should be maintained and expanded. Development is considered to be more suitable within northern parts of the site, near Onley and the M45 motorway which benefit from a stronger sense of enclosure due to existing vegetation and boundary features.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
	The site is characterised by a rural landscape with extensive and smaller arable and pastoral fields delineated by hedgerows with few hedgerow trees. To the north, a strong sense of enclosure is afforded to the vegetation boundaries. To the south, broad and expansive views from road links are possible. The presence of woodlands adds scenic and biodiversity value to the area. The isolated farmhouses and expansive views add to the strong rural character. There is a stronger sense of remoteness to the south, near Woolscott, further away from Rugby and the M45 motorway.		M

# 16 Site 86: Grange Farm, Ryton



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Grange Farm, Ryton



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 86 - Grange Farm, Ryton	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_86	DATE	30/09/2024

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Site reference	86
Site name	Grange Farm
Location	Ryton
Site size	37.4
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Plateau Farmlands and Plateau Fringe
Date of site visit	23rd October 2024

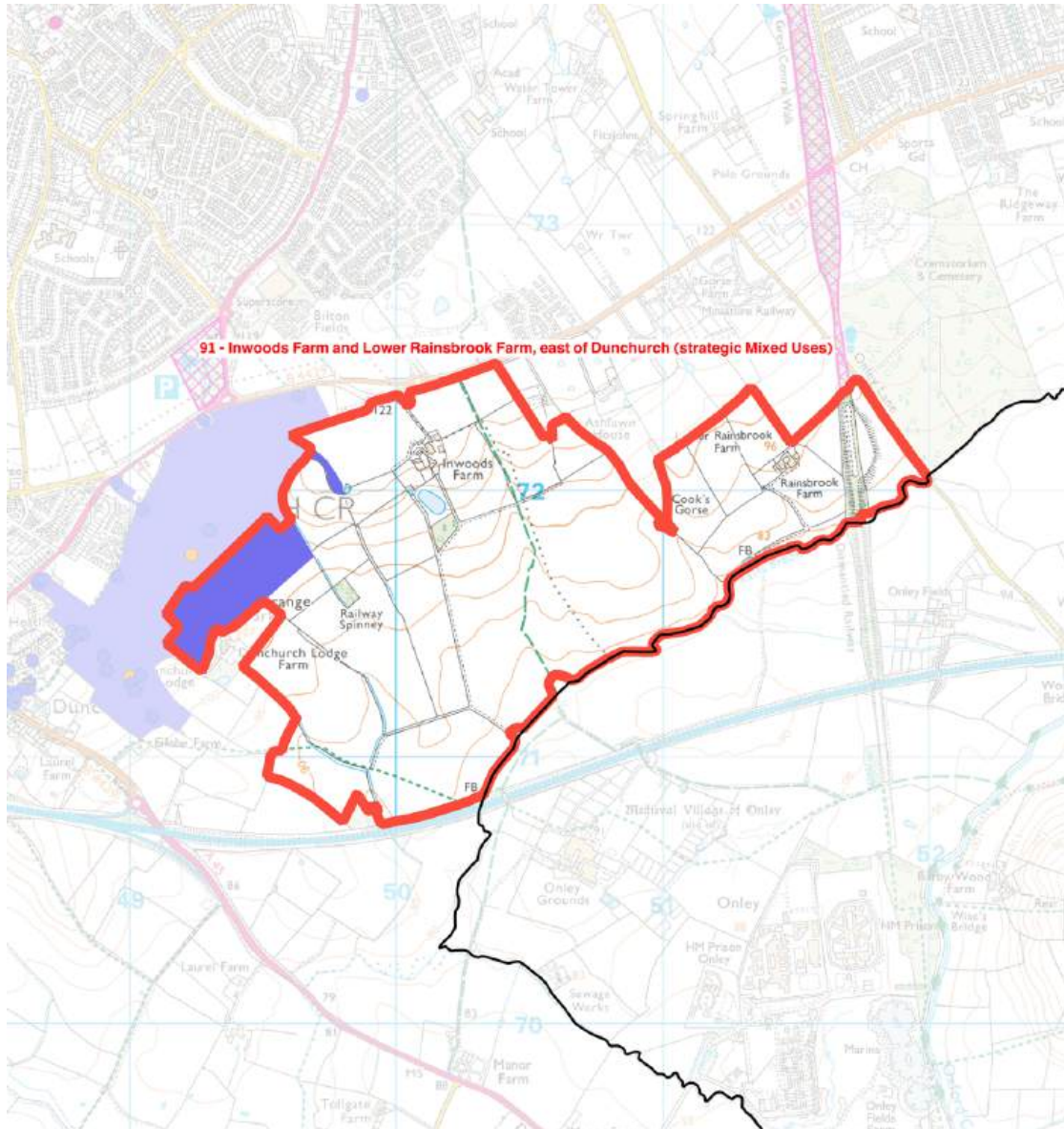
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site comprises nine medium and small-sized arable fields delineated and bounded by hedgerows with trees.					L
Landform	Rolling topography rising to the south-east of the site.				M/L	
Landcover (including biodiversity)	The site comprises arable fields bounded by hedgerows with trees with small waterbodies and a small area of woodland at the centre of the site.				M/L	
Man-made influences	A large, circular storage container is situated adjacent to the centre of the northern boundary. The A45 runs along the northern boundary and Freeboard Lane runs along the eastern boundary. Stretton-on-Dunsmore is located approximately 400m to the south-east of the site.				M/L	
Scenic quality and character	Long distance views in a north-easterly direction to the skyline of Coventry (approximately 4km) are possible from a PRoW within the site via Freeboard Lane. The rolling topography enhances the scenic character; however, it is somewhat disturbed by the influences of the A45 to the north, particularly due to the presence of regular HGV traffic which arrives and emerges from the distribution centres at Ryton-on-Dunsmore.			M		
Remoteness/tranquillity	The site is situated within a rural landscape, bordered by the A45 to the north. While this road does not greatly detract from the scenic value of the site, the hum of vehicular traffic is audible from the footpath. However, the audial impact of this transport infrastructure diminishes with distance from the A45, suggesting variability in noise levels depending on specific locations within the site.				M/L	
Visual						
Skylines and settings	The site offers long-distance views towards the skyline of Coventry and the surrounding landscape, featuring prominent spires and tall buildings. To the north, the skyline is characterised by trees and wooded areas. The southeastern portion of the site is situated at a higher elevation, providing long distance views to the north, east, and south.			M		

Movement	Traffic along the northern (A45) and eastern (Freeboard Lane) boundaries serves as a visual detractor and affects tranquillity.		M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	A PRoW (footpath) runs along the south-western boundary of the site. Additional PRoWs are present in the surrounding landscape, offering potential views into the site due to its elevated topography. Views from the A45 and Freeboard Lane are filtered by hedgerow with trees.		M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	A scheduled monument (Knightlow Cross and mound) is located 35m from the site across the A45. A hedgerow and trees along the boundary of the A45 substantially obscure views into the site from the scheduled monument. Another scheduled monument, a prehistoric pit alignment, also lies approximately 400m to the north of the site.		L
<b>Value</b>			
Landscape value	There are no biodiversity or historic environment designations within the site. However, the site has recreational value due to the PRoW along the south-western boundary.		M/L
Visual value	The long-distance views from the site, featuring a skyline of trees and the spires of Coventry, contribute to the site's visual value. However, the scenic value is negatively impacted by the visual and audial effects of the A45.	M	
<b>Mitigation potential</b>			
Views into the site, particularly from surrounding scheduled monuments and PRoWs, could be further obscured by increased tree planting along the boundaries. Development at this site is likely to be less visually intrusive if situated towards the A45 at northern parts of the site where the topography is lower.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
The site consists of arable fields enclosed by hedgerows with trees, with a PRoW along the south-western boundary. Views into the site from nearby cultural heritage features, including scheduled monuments, are substantially obscured. A cluster of trees and ponds are present within the site. Vehicular traffic along the A45 is an audial detractor and reduces levels of tranquillity. However, long-distance views from the site provide value to people using the site for open air recreational purposes.			M/L

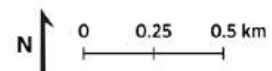


# 17 Site 91: Inwoods Farm and Lower Rainsbrook Farm



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- |  |                         |
|--|-------------------------|
| Rugby Borough Boundary   | <b>Listed Buildings</b> |
| Inwoods Farm and Lower Rainsbrook Farm, east of Dunchurch (strategic Mixed Uses) | I                       |
| Registered Parks and Gardens   | II                      |
| Local Nature Reserve   | II*                     |
| Local Wildlife Site  |                         |



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 91 - Inwoods Farm and Lower Rainsbrook Farm	SCALE@A4	1:19000
VERSION	LC-1223_Rugby Strategic Site_91	DATE	21/10/2024

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Site reference	91
Site name	Inwoods Farm and Lower Rainsbrook Farm
Location	East of Dunchurch
Site size	241.3
Development type	Mixed use
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore and Feldon
Landscape Character Type (Rugby LCA)	Dunsmore – Plateau Farmlands, Plateau Fringe and Feldon – Vale Farmlands
Date of site visit	9th October 2024

H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site comprises large, medium, and small fields used for arable and pastoral purposes. These fields are divided and bordered by hedgerows with trees, although the integrity of some hedgerows and boundaries is weak.					L
Landform	The site features an undulating landscape that slopes to the south.				M/L	
Landcover (including biodiversity)	The site consists of arable and pastoral fields, interspersed with small areas of woodland and a traditional orchard. A waterbody is situated to the north, while Rains Brook flows along the southeastern boundary, with the flood zone extending up to 55 meters into the site. Ashlawn Cutting LNR is immediately adjacent to the site, with its woodland extending into the area.				M/L	
Man-made influences	Isolated farms are situated within the site, which lies at the urban fringe. The M45 motorway runs adjacent to the southern boundary, while Ashlawn Road (B4429) borders the northern boundary. Dunchurch is located to the west of the site, with Rugby positioned across Ashlawn Road. A dismantled railway, now transformed into an area of woodland, runs north-south through the east of the site.				M/L	
Scenic quality and character	The site is located at the urban fringe between Rugby and the M45, surrounded by arable fields to the east and south, which contribute to its rural scenic quality and character. From the PRow (bridleway) at the northern part of the site, expansive and sweeping views of the surrounding landscape can be observed, enhancing the site's connection to the countryside. The gradually rising topography is a notable feature of the area, adding to its scenic charm and rural character. From the site, a warehousing development is visible on the horizon; however, this is the only notable man-made feature within the landscape, allowing the surrounding landscape to remain largely undeveloped.			M		

Remoteness and tranquillity	The B4429 road serves as an audial detractor. The sound of vehicular traffic diminishes as one moves further to the south. The sense of remoteness is stronger further away from Rugby to the south.		M/L
<b>Visual</b>			
Skylines and settings	Views of the skyline when looking south from the bridleway at the central northern part of the site is mostly undeveloped with mature oak trees along field boundaries in the foreground. This contributes to the overall scenic quality of the visual resource.	H/M	
Movement	Vehicular traffic is visible along the M45 motorway and Ashlawn Road (B4429), both of which are key residential and commercial transport links.		L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Two PRowS run through the site, a footpath to the southwest and a bridleway through the centre, linking the surrounding developments. The bridleway runs north-west through the width of the site (approx. 1.3km). This connectivity suggests that the site is likely of recreational value for local residents. Views from the M45 motorway are partially filtered by hedgerows and trees, although expansive views into the site can be found in certain areas. Views from Ashlawn Road (B4429) are also filtered by hedgerows and trees.		M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Bilton Grange RPG is partially situated in the north-west of the site, featuring mid-Victorian gardens and pleasure gardens, including a country house. As a result, views from the RPG into the site are possible.	H	
<b>Value</b>			
Landscape value	The site is considered to be valued for its undulating topography and predominantly undeveloped, long-distance views into the surrounding landscape. PRowS traverse the site and the surrounding landscape, likely providing recreational opportunities for local residents. The site holds cultural and historical value due to the location of the RPG within the site. While this urban fringe location offers a sense of tranquillity, the presence of transport infrastructure affects the overall sense of place and scenic experience within close proximity to these key links.	H/M	
Visual value	PRowS run through the site, providing recreational value for local residents. Views from the RPG into the site are likely given its location within the site, while views from other landscape features (including the LNR located adjacent to the site) are less likely. Views from surrounding transport links are generally filtered. Expansive views from the site itself, showcasing the surrounding agricultural landscape, are locally iconic and hold high visual value.	H/M	
<b>Mitigation potential</b>			

Views into the site could be further obscured by increasing tree planting along the site boundaries. Development should be situated away from the RPG and should be designed sensitively to minimise any potential negative visual impact from the RPG. Development is considered to be more suitable along the urban edge of Rugby to the north of the site, adjacent to the B4429 road to reduce interference with the site's more remote and tranquil areas to the south.

#### Overall landscape sensitivity (landscape, visual and value) of the site

The site, characterised by arable and pastoral fields, is situated at the urban fringe with development to the north and west, and key transport links, such as the M45 motorway, nearby. It includes part of an RPG, adding historical and recreational value. The presence of PRowWs within and around the site enhances its recreational importance for local residents. Views into the site from the M45 motorway and Ashlawn Road are unobstructed in some areas but are often filtered by hedgerows with sparse tree cover. The site offers high-quality, expansive views to the south, which contributes to its scenic value. While the central area of the site maintains a high level of tranquillity, this sense of peace diminishes closer to the transport links. Overall, the site's sensitivity is elevated due to its visual appeal, recreational use, and tranquil qualities, which should be considered in any potential development plans.

H/M

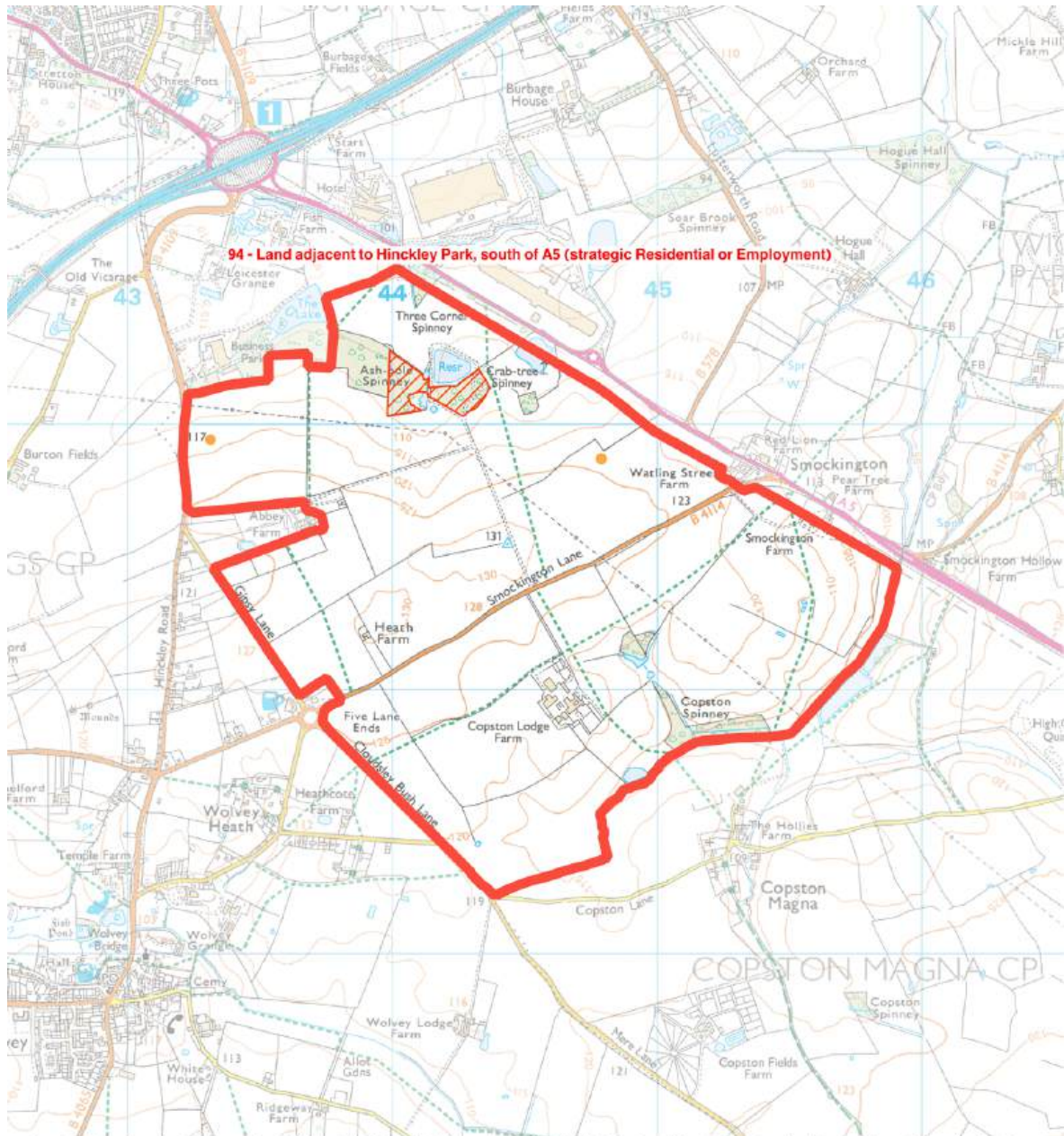
#### Additional comments

The Rainsbrook 2017 Report<sup>28</sup> considers the northern area of the site at 'high' sensitivity to housing development.

<sup>28</sup> Rainsbrook Valley Landscape Sensitivity Study (Warwickshire County Council, 2017) (covering the southern fringe of Rugby town)

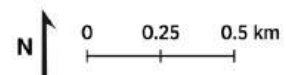


# 18 Site 94: Land adjacent to Hinckley Park, south of A5



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- Land adjacent to Hinckley Park, south of A5 (strategic Residential or Employment)
- Ancient Woodland
- Scheduled Monuments



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 94 - Land adjacent to Hinckley Park	SCALE@A4	1:19000
VERSION	LC-1223_Rugby Strategic Site_94	DATE	16/10/2024

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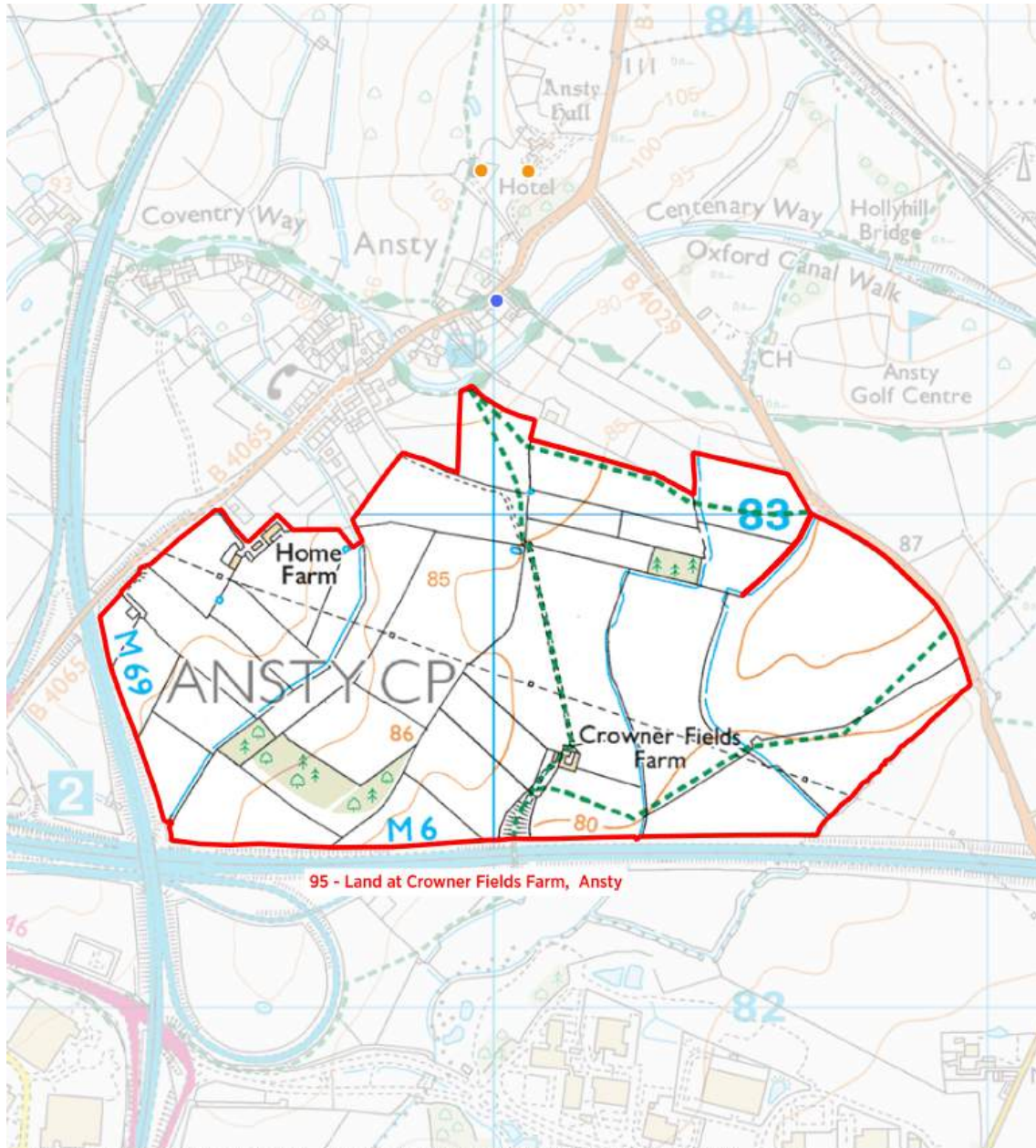
Site reference	94
Site name	Land adjacent to Hinckley Park
Location	South of A5
Site size	347.9
Development type	Mixed use
National Character Area	Leicestershire Vales
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau
Date of site visit	23rd October 2024

H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	This large site comprises medium and large-sized arable and pastoral fields bounded by hedgerow with trees.					L
Landform	Gently undulating topography throughout the site.				M/L	
Landcover (including biodiversity)	The site predominantly comprises arable fields. Ash-pole Spinney and Crab-tree Spinney are located within the north of the site, including approximately 4ha of ancient woodland. Woodland at Copston Spinney is located at the south of the site. The site includes a pig farm.				M/L	
Man-made influences	Isolated settlements and farms are dispersed within the site including access roads. Several PRowS run through the site, including through the wooded areas. The A5 runs along the eastern site boundary. Smockington Lane (B4114) runs through the centre of the site. Hinckley Road (B4109), Gipsy Lane and Cloudsley Bush Lane run along sections of the western boundary. Hinckley is located approximately 1km to the north of the site.				M/L	
Scenic quality and character	The scenic quality and character of the site vary depending on location. Along Smockington Lane, the quality is relatively low due to the presence of a pig farm, pylons, and agricultural buildings, which detract from the overall aesthetic appeal. Conversely, the southern part of the site exhibits a high scenic quality, characterised by rolling landscapes and wooded areas.				M/L	
Remoteness and tranquillity	The sense of remoteness and levels of tranquillity within the site vary by location. Areas near the A5 and Smockington Lane experience disturbances from vehicular traffic, reducing the overall tranquillity. In contrast, the southern part of the site offers a much higher level of tranquillity, characterised by rolling and wooded landscapes and minimal human interference.			M		
Visual						
Skylines and settings	Skylines vary dependent on location within the site. To the south of the site, the skyline is characterised by Copston Spinney and farm development. The skyline to the north from Smockington Lane is limited due to the sloping topography.				M/L	

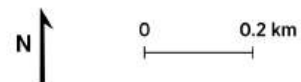
Movement	The A5 runs along the eastern boundary, Smockington Lane (B4114) through the centre of the site and Hinckley Road (B4109), Gipsy Lane and Cloudsley Bush Lane along sections of the western boundary. HGVs are likely along the A5.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	The undulating topography at various points limits views into the site, particularly from Smockington Lane to the north and the PRoW from Copston Magna to the south. Wooded areas further restrict visibility while offering pleasant vistas within the site. Views from surrounding road infrastructure are largely filtered by hedgerows and trees, enhancing the sense of seclusion. In contrast, the PRoWs within the site provide glimpses of the rolling topography, wooded areas, and agricultural fields, creating a scenic experience.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Two scheduled monuments are located within the site; Bowl barrow 900m north of Copston Farm and Bowl barrow 490m north west of Abbey Farm. These scheduled monuments are not publicly accessible.	L
<b>Value</b>		
Landscape value	The site offers recreational value, primarily due to the several PRoWs that traverse the area. The presence of deciduous woodlands, including ancient woodland to the north, enhances the site's ecological and scenic value but form a small part of the site. Additionally, the gently undulating topography creates an interesting landscape that contributes to the overall appeal and value of the site.	M/L
Visual value	The site is of visual value to the PRoWs within the site including views of rolling topography and woodland. Views from surrounding transport infrastructure are substantially obscured.	M/L
<b>Mitigation potential</b>		
Development should maintain and enhance woodlands, especially ancient woodland, ensuring that these valuable habitats remain undisturbed. It is advisable to concentrate any development along existing transport infrastructure to minimise disruption to the site's more remote areas. Additionally, efforts should be made to retain the tranquil quality of the area, particularly in the southern parts of the site.		
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>		
The expansive site features a mix of arable and pastoral fields, alongside farmhouses, agricultural developments, and areas of both deciduous and ancient woodland, with Smockington Lane running through it. Views into the site from surrounding road links are largely obscured by hedgerows and trees. Views within the site are varied due to the gently undulating topography and areas of woodland.		M/L

# 19 Site 95: Land at Crowner Fields Farm, Ansty



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- 95 - Land at Crowner Fields Farm, Ansty
- Grade II listed building
- Grade II\* listed building



PROJECT	Rugby Landscape Sensitivity Assessment	DRAWN	WE
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Site 95 - Land at Crowner Fields Farm	SCALE@A4	1:10000
VERSION	LC-1223_Rugby_Site_95	DATE	09/12/2024

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Site reference	95
Site name	Land at Crouner Fields Farm
Location	Ansty
Site size	112ha
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Parklands
Date of site visit	10 <sup>th</sup> December 2024

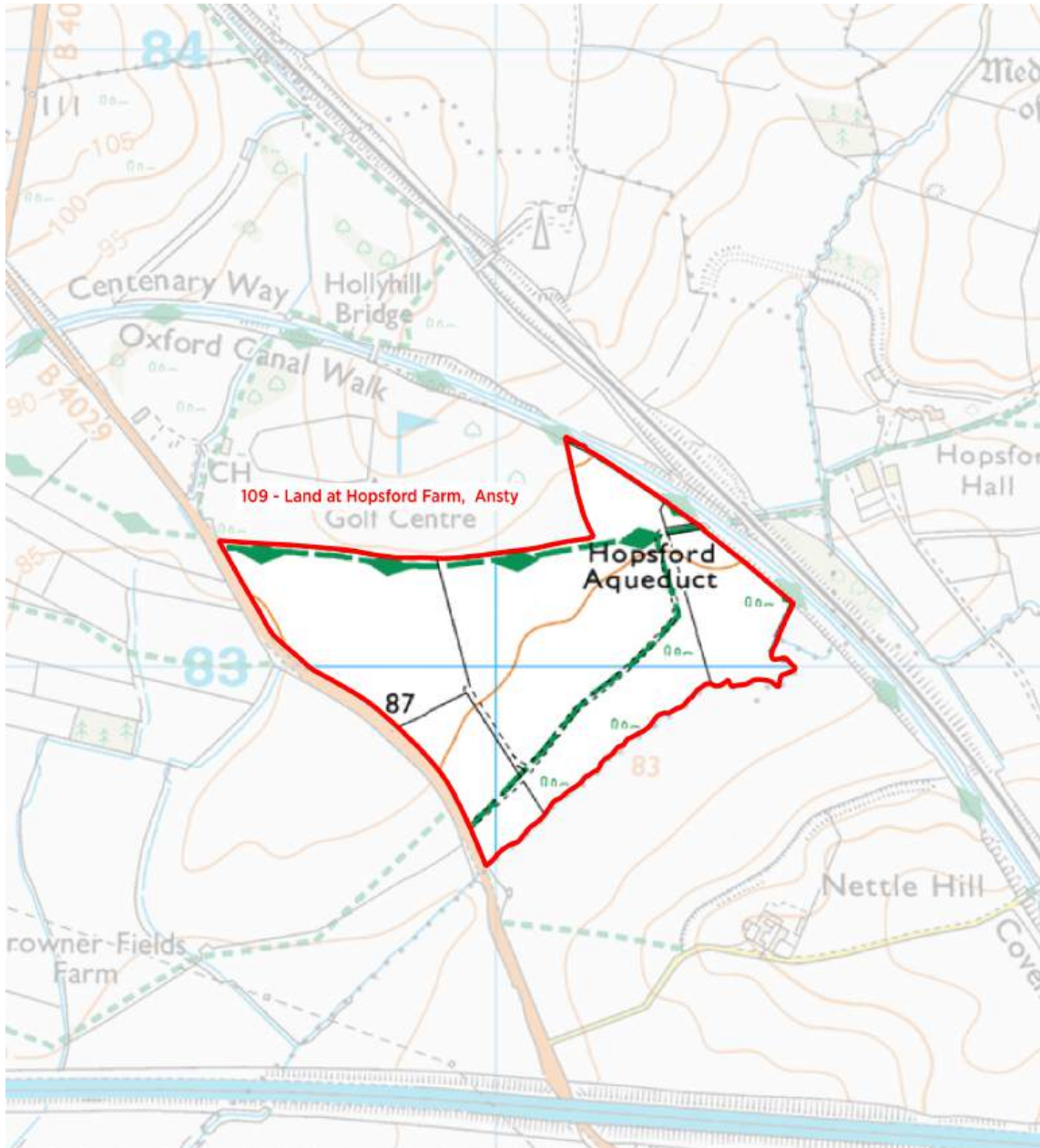
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site comprises a mosaic of agricultural fields of varying shapes and sizes. The relatively flat topography and hedgerows with trees which divide the fields creates a sense of enclosure in parts of the site, particularly within the northernmost field adjacent to the canal. The scale increases to the south-eastern part of the site where arable fields are larger.				M/L	
Landform	The topography across the site is relatively flat, rising by approximately 10m from south to north.					L
Landcover (including biodiversity)	Land cover across the site is predominantly arable with smaller fields of pasture to the north. Hedgerows with trees divide the fields. A few woodland blocks are present between the fields. The largest area of woodland is towards the south-west corner. Scattered scrub is present amongst the grassland within the northernmost field, adjacent to the Oxford Canal.				M/L	
Man-made influences	The site is located on the north-eastern edge of the city of Coventry. The village of Ansty is just to the north of the site. The M6 motorway runs along the southern site boundary and junction 2 is in close proximity to the west. The M69 motorway runs along the western site boundary. Ansty Park with large commercial buildings is to the south (on the southern side of the M6). The landscape to the north and east of the site is rural and agricultural with scattered villages and farmsteads. Electricity pylons and overhead power lines cross through the site. Crouner Fields Farm and access route is within the site.				M/L	
Scenic quality and character	Noise from nearby motorway traffic and the presence of electricity pylons and large commercial buildings on the horizon to the south at Ansty Park detract from scenic qualities. However, hedgerows and trees surrounding the site help to create a sense of enclosure and reduce visibility of the surrounding built form.				M/L	
Remoteness and tranquillity	There is a limited sense of remoteness due to the site being within close proximity to the city of Coventry, Ansty Park and motorways. Tranquillity levels are disturbed by traffic noise from the M6 and M69 motorways.					L
Visual						
Skylines and settings	Above and through the hedgerows and trees along field boundaries, large commercial buildings at Ansty					L

	Park are visible on the horizon to the south of the site. Electricity pylons and power lines are a visual detractor.		
Movement	Views of moving traffic along the nearby motorways are limited due to the presence of screening green infrastructure.	M/L	
Visibility, key views, vistas and typical receptors (both within and outside of each site)	A network of footpaths cross through the site, connecting Crouner Fields Farm with Hopsford Aqueduct and the Oxford Canal. The Coventry Way and Oxford Canal Walk Recreational Routes pass nearby the site to the north. Views into the site from these recreational routes are filtered by intervening vegetation. Views into the site from the M6 and M69 are mostly obscured by screening green infrastructure. There are occasional gaps between the hedges and trees alongside the motorways which allow glimpsed perpendicular views into the site. Residential properties at Ansty may experience views into the site, particularly from upper storey windows.	M/L	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are no known landscape or cultural heritage features within the site. A single Grade II listed building is located within the village of Ansty, approximately 180m to the north of the site boundary.		L
<b>Value</b>			
Landscape value	PRoWs traverse the site, offering recreational value for walkers. Woodland areas and hedgerows with trees along field boundaries provide valuable wildlife habitats. However, the site is not considered to be of high historic, cultural, or landscape value.		L
Visual value	Electricity pylons, the nearby presence of Coventry, large commercial buildings at Ansty Park and M6 and M69 motorways reduce tranquillity levels and detract from the visual environment within and surrounding the site. Development within the site may be visible from Coventry Way and Oxford Canal Walk Recreational Routes.		L
<b>Mitigation potential</b>			
Increasing tree planting around the edges of the site can help to further reduce visual impacts of development, particularly from Coventry Way and Oxford Canal Walk Recreational Routes to the north. Views of			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
This site comprises a mosaic of arable and pastoral fields of various shapes and sizes, divided with hedgerows and trees. Footpaths cross through the site, providing recreational value for local residents. The site is located at the urban edge of Coventry, in close proximity to M6 junction 2. The M6 and M69 motorways run along the southern and western site boundaries. Large commercial buildings at Ansty Park are visible from footpaths within the site, defining the skyline to the south. Electricity pylons and power lines cross through the site which are vertical visual detractors. The topography is relatively flat and long-distance views out of the site are substantially obscured by hedgerows, trees and commercial buildings. Development within the site may be visible from the nearby Coventry Way and Oxford Canal Walk Recreational Routes.		M/L	

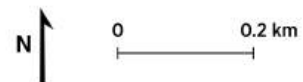


# 20 Site 109: Land at Hopsford Farm, Ansty



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109 - Land at Hopsford Farm, Ansty



PROJECT	Rugby Landscape Sensitivity Assessment	DRAWN	WE
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Site 109 - Land at Hopsford Farm	SCALE@A4	1:8000
VERSION	LC-1223_Rugby_Site_109	DATE	09/12/2024

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Site reference	109
Site name	Land at Hopsford Farm
Location	Ansty
Site size	28ha
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Parklands
Date of site visit	10 <sup>th</sup> December 2024

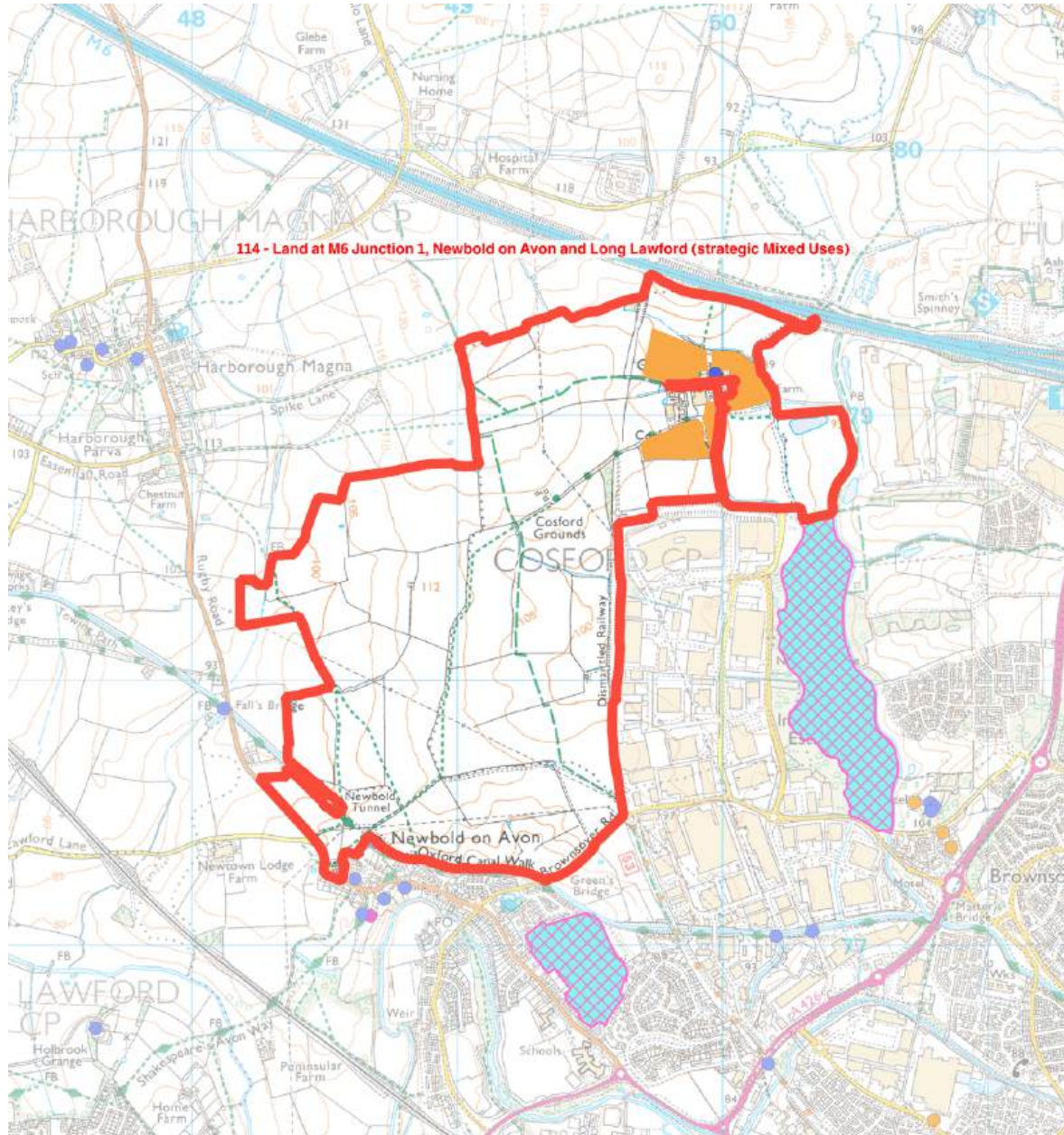
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	This site comprises three arable fields with areas of grassland adjacent to the Oxford Canal. Tall hedgerows with trees divide the fields and surround the edges of the site, creating a sense of enclosure.					L
Landform	The topography across the site is relatively flat. The landscape within the site is simple and uniform.					L
Landcover (including biodiversity)	Landcover across the site is predominantly arable with areas of grassland adjacent to the Oxford Canal. Hedgerows and trees line the field boundaries.				M/L	
Man-made influences	The site contains no buildings. A farm track crosses through the site. A railway line runs adjacent to the eastern site boundary. The M6 motorway is located approximately 400m from the southern site boundary. The B4029 road runs along the eastern site boundary. The Oxford Canal crosses adjacent to the eastern boundary at the Hopsford Aqueduct.			M		
Scenic quality and character	Nearby motorway and railway infrastructure detract from scenic qualities. Electricity pylons and commercial buildings at Ansty Park are visible on the horizon to the south. However, hedgerows and trees surrounding the site help to create a sense of enclosure and reduce visibility of the surrounding built form.				M/L	
Remoteness and tranquillity	The site is close to visible signs of human activity and development. Tranquillity levels are disturbed by traffic noise from the M6 motorway and noise from passing trains.					L
Visual						
Skylines and settings	The skyline is mostly treed. Large commercial buildings at Ansty Park and electricity pylons are visible on the horizon to the south of the site. Railway infrastructure is visible on the horizon to the east.				M/L	
Movement	From the bridleway within the site, moving vehicles on the M6 motorway are visible to the south and trains are visible along the railway line to the east.				M/L	

<p>Visibility, key views, vistas and typical receptors (both within and outside of each site)</p>	<p>Coventry Way Recreational Route (bridleway) runs along the northern site boundary and connects the Oxford Canal at the Hopsford Aqueduct with the north-western corner of the site near the entrance to Ansty Golf Centre. Another bridleway crosses through the site along the farm track. Views into the site from the elevated Oxford Canal Walk Recreational Route at the Hopsford Aqueduct are possible. Views into the site from the B4029 along the western site boundary are substantially obscured by a hedgerow with trees. Passing views into the site for passengers inside trains along the railway line to the east of the site are possible. Views into the site looking south from the Ansty Golf Centre are substantially obscured by a tall hedgerow along the northern site boundary.</p>		<p>M/L</p>
<p>Views to and from important landscape and cultural heritage features (both within and outside of each site)</p>	<p>There are no known landscape or cultural heritage features within the site. The Hopsford Aqueduct at the Oxford Canal is adjacent to the eastern site boundary.</p>		<p>M/L</p>
<p><b>Value</b></p>			
<p>Landscape value</p>	<p>Bridleways traverse the site including the Coventry Way Recreational Route, offering recreational value for walkers and horse riders. Hedgerows with trees along field boundaries provide valuable wildlife habitats. However, the site mostly comprises arable fields and is not considered to be of high historic, cultural, or landscape value.</p>		<p>M/L</p>
<p>Visual value</p>	<p>The site is generally well contained with high hedgerows and trees from the surrounding landscape. However, views into the site are possible from the Oxford Canal Walk at the Hopsford Aqueduct. Walkers and horse riders experience views across the site from the Coventry Way Recreational Route.</p>		<p>M/L</p>
<p><b>Mitigation potential</b></p>			
<p>Mitigation potential at this site is limited due to the existing high hedgerows and trees which surround the site.</p>			
<p><b>Overall landscape sensitivity (landscape, visual and value) of the site</b></p>			
<p>This site is relatively flat and comprises three arable fields with areas of grassland. Tall hedgerows with trees divide the fields and surround the edges of the site, creating a sense of enclosure. Nearby motorway and railway infrastructure detract from scenic qualities. However, the site is situated away from existing commercial buildings and development will impact views from the Coventry Way and the Oxford Canal Walk Recreational Routes.</p>			<p>M/L</p>

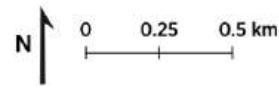


# 21 Site 114: Land at M6 Junction 1, Newbold on Avon and Long Lawford



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- Land at M6 Junction 1, Newbold on Avon and Long Lawford (strategic Mixed Uses)
  - Scheduled Monuments
  - Country Parks
  - LNR
  - Local Wildlife Site
- Listed Buildings**
- I
  - II
  - II\*



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 114 - Land at M6 Junction 1, Newbold on Avon and Long Lawford	SCALE@A4	1:19000
VERSION	LC-1223_Rugby Strategic Site_114	DATE	16/10/2024

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Site reference	114
Site name	Land at M6 Junction 1
Location	Newbold on Avon and Long Lawford
Site size	265.3
Development type	Mixed use
National Character Area	Leicestershire Vales and Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau
Date of site visit	17th October 2024

H	H/M	M	M/L	L
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**Susceptibility**

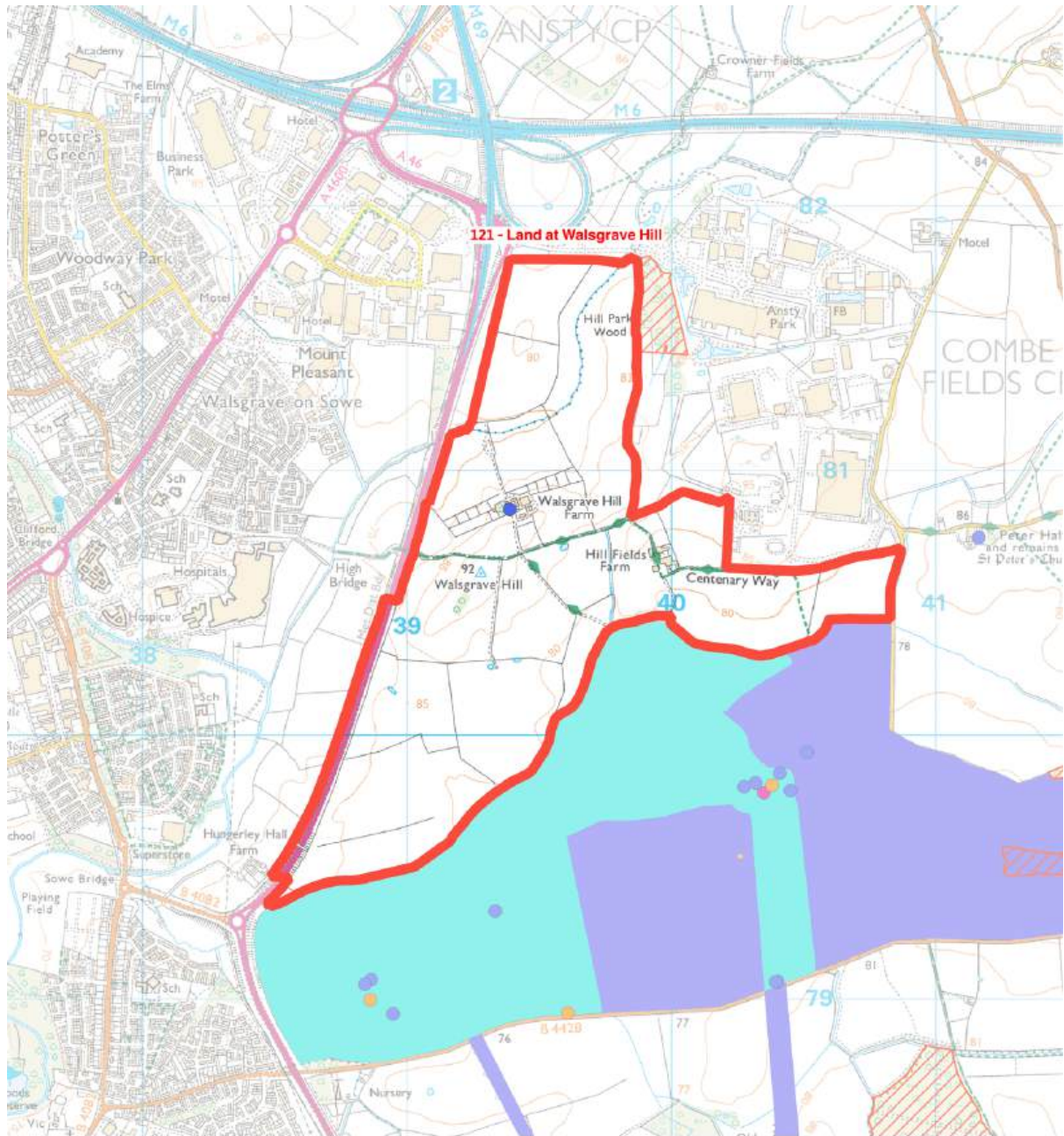
Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	Large site comprising of a number of large, medium and small arable and pastoral fields. Fields are divided with hedgerows with trees.				M/L	
Landform	Gently undulating topography, with the highest point towards the centre of the site. The topography creates varied views and adds to the site's scenic quality.				M/L	
Landcover (including biodiversity)	The site comprises a number of arable and pastoral fields divided by hedgerows with trees. A small area of deciduous woodland is located to the eastern boundary and within the south of the site. A water body is located to the north-east of the site and a watercourse flows through a small section of the west of the site. The River Swift flows through the east of the site and the Oxford Canal flows along the eastern boundary.				M/L	
Man-made influences	The site is situated at the urban edge of Rugby. Within the site, there is a small settlement of residential dwellings and farms located to the north at Cosford. To the south, settlements within Rugby are present. The M6 motorway runs along the northern boundary of the site, while the B4112 road is situated to the south-west. Adjacent to the east of the site, large warehousing developments are located, separated by hedgerows. Cosford Lane runs north-south, connecting the settlements within the site area to the warehousing developments to the south. Pylons and overhead wires are located within the site.				M/L	
Scenic quality and character	Key transport infrastructure runs along the north (M6) and south-west (B4112) boundaries of the site, with sounds from nearby vehicular traffic, including HGVs, acting as notable aural detractors. Large warehousing parks to the east are visible from within the site, adding an urban element to the surrounding landscape. The fields are bounded by hedgerows with trees, which enhance the sense of enclosure. Despite these influences, the urban edge landscape retains scenic quality: the gently undulating topography contributes to the site's scenic quality and maintains a peri-rural feel, balancing the presence of urban development with the agricultural landscape.			M		



Remoteness/tranquillity	The site is set within the urban fringe, adjacent to both large warehousing development and rural fields. Vehicular traffic on the M6 and B4112 detract from the aural quality. Tranquillity therefore varies within the site depending on distance from key transport routes.	M/L
Visual		
Skylines and settings	Pylons and overhead wires are visible on the skyline, detracting from the otherwise landscape. The CEMEX Rugby Cement Plant, located approximately 970m to the south-west of the site boundary, is a dominant feature of the skyline in that direction. Warehousing development, interspersed with trees, also defines the skyline to the south-east. To the east, the skyline from Cosford is limited by the rising topography, with sparse trees and a pylon forming key elements of the view. Overall, trees and pylons prominently shape the skyline to the east, blending both and industrial features.	M/L
Movement	Vehicular traffic including HGVs along the northern (M6) and south-western (B4112) boundaries of the site. These act as visual detractors and affect perceptions of tranquillity. However, the site is of large size and therefore tranquillity is likely to be higher in the centre and east at distance from transport links.	M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Warehousing situated adjacent to the site is visible from within the site. Views from the M6 and B4112 are partially filtered by hedgerows with trees. The large number of PRoWs within the site will likely be impacted by development which have long distance views within the site. The Oxford Canal Walk partially runs through the site and along its southern boundary, a route of high recreational value.	M
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Around Cosford lies a scheduled monument of a medieval shrunken village. This comprises four small fields adjacent to the settlement. The barn at Grange Farm is Grade II listed. A Grade I listed building, Church of St Botolph, lies approximately 250m to the south of the site. The church is a 15th century parish church located on an elevated position overlooking the River Avon. Views into the site from the Grade I listed building are unlikely, separated by settlements and hedgerow with trees. Newbold Quarry Country Park is located 150m to the south of the site. The Country Park is promoted for waling, with several trails around the site and lake. It is also promoted for its tranquillity in such close proximity to Rugby town and therefore visual and aural detractors will impact the sense of place and recreational attraction. Swift Valley Country Park and Local Wildlife Site is located approximately to 600m the east of the site, beyond the warehousing development, or directly south from the north-eastern section of the site. The Swift Valley is valued recreationally and for its biodiversity. Views are therefore likely impacted from the Country Park as a result of development. Due to the topography of the site, it is possible	M

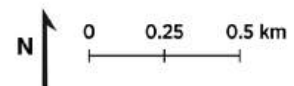
	development will be visible from lower to the east, including Swift Country Park and Local Wildlife Site.	
<b>Value</b>		
Landscape value	The landscape provides high recreational value through the several PRoWs that run through or very close to the site including the Oxford Canal Walk long distance route. The recreational value of surrounding Country Parks and Local Wildlife Site are also considered. A scheduled monument is located within the site itself and Grade I listed building located within close proximity and therefore of historic and cultural value. The River Swift flowing through the site and the Oxford Canal adjacent to the boundary provide biodiversity and recreational value. However, warehousing development, key transport infrastructure, and CEMEX Rugby Cement Plant detract from the overall landscape value.	M
Visual value	Views from PRoWs including the Oxford Canal Walk are likely to be disturbed. Views from the Newbold Quarry County Park is unlikely, however views of site development from the Swift Valley Country Park and Local Wildlife Site are possible. Views from the site include warehousing development, key transport infrastructure, and CEMEX Rugby Cement Plant which detract from the overall visual value.	M
<b>Mitigation potential</b>		
Views into the site could be further obscured by planting trees along the site boundaries, in particular the M6 and B4112. Development should be located in close proximity to existing settlements and developments.		
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>		
Views from surrounding road links are partially filtered by hedgerows. Cultural heritage features, including a scheduled monument, are present both within and near the site; these features are important in terms of time-depth. Views from PRoWs within the site and in the surrounding landscape, such as the Oxford Canal Walk, are likely to be disrupted by new development. The undulating topography enhances the site's scenic quality, offering diverse and interesting views.		M/L

# 22 Site 121: Land at Walsgrave Hill



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- Land at Walsgrave Hill
- Scheduled Monuments
- Listed Buildings**
- I
- II
- II\*
- Country Parks
- Registered Parks and Gardens
- Ancient Woodland



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 121 - Land at Walsgrave Hill	SCALE: A4	1:19000
VERSION	LC-1223_Rugby Strategic Site_121	DATE	16/10/2024

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Site reference	121
Site name	Land at Walsgrave Hill
Location	Newbold on Avon and Long Lawford
Site size	201.7
Development type	Employment
National Character Area	Dunsmore and Feldon and Arden
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Parklands
Date of site visit	23rd October 2024

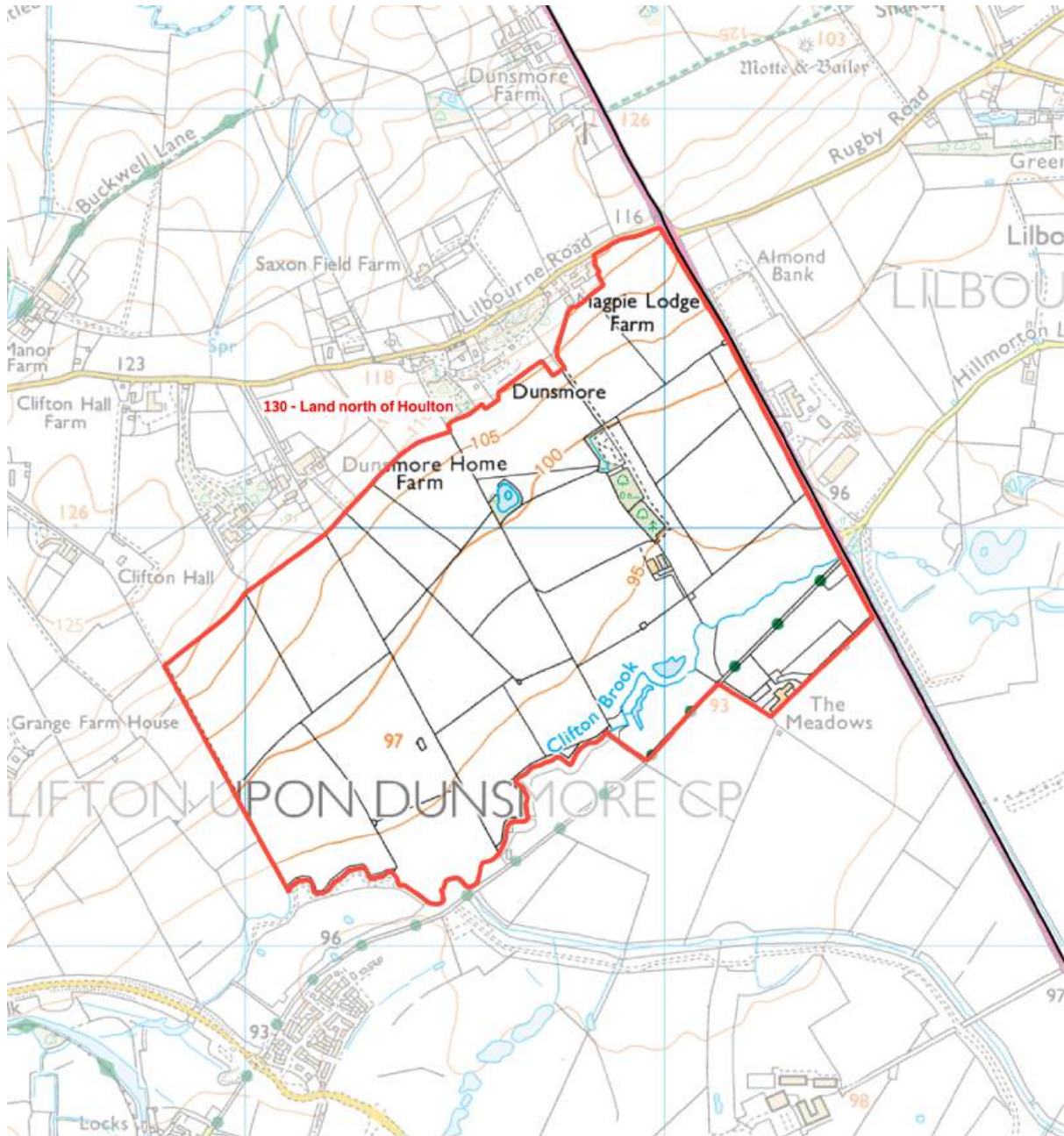
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site comprises medium and small arable fields. Fields are bounded by hedgerows with trees.					L
Landform	The site features gently undulating topography, with Walsgrave Hill located at its centre.				M/L	
Landcover (including biodiversity)	The site comprises arable fields. A watercourse runs through the north of the site with a floodplain of approximately 80m in width. Hill Park Wood, an area of ancient woodland, lies adjacent to the north-east of the site. A large wooded area lies adjacent to the southern boundary.				M/L	
Man-made influences	The site includes a farm and residential dwelling, including Walsgrave Hill Farmhouse, a Grade II listed building. The A46 (Coventry Eastern Bypass) and M69 run along the western boundary, with several small country lanes connecting the farm and residential dwelling. Antsy Park, warehousing developments, lie to the east of the site, as well as to the west beyond the A46 and M69. Central Boulevard Road forms the northern boundary, and the M6 is situated less than 500m to the north. Combe Fields Road runs along a 270m section of the east of the site.				M/L	
Scenic quality and character	The site is situated at the urban edge, with warehousing development, settlements, and key transport infrastructure to the north, east, and west. To the east, beyond Ansty Park, the site lies within a peri-rural landscape consisting of arable and pastoral fields. A wooded area to the south enhances the scenic quality and character of the site.				M/L	
Remoteness and tranquillity	The site is located at the urban fringe, surrounded by large warehousing developments and rural fields. Vehicular traffic on the M69, A46, and Central Boulevard detracts from the aural quality. However, the site's large size suggests that tranquillity is likely to be higher in the south-east, further away from these transport links.				M/L	
Visual						
Skylines and settings	To the west, long distance views to Coventry are possible. The skyline therefore comprises spires alongside tall buildings. To the east, the uninterrupted skyline consists of trees.			M		
Movement	Vehicular traffic along the west (M69, A46), north (Central Boulevard), and east (Combe Fields Road)					L

	boundaries of the site. Movement to the west is higher than the east.		
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Centenary Way PRow runs through the centre of the site, traversing Walsgrave Hill, accompanied by a bridleway and footpath. The site's high topography, particularly at Walsgrave Hill, makes any potential development likely visible from a wide surrounding area. However, views from the surrounding transport links are filtered by hedgerows with trees.		M
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Coombe Abbey RPG and Country Park, which includes the Grade I listed building Coombe Abbey currently functioning as a hotel, is situated adjacent to the south of the site. The park features 500 acres of parkland, restaurants, and cafes. Due to the dense woodland along the boundary of the site and the RPG, views from Coombe Abbey into the site are unlikely, although such views may vary depending on the height and scale of any future development.	H/M	
<b>Value</b>			
Landscape value	The landscape offers recreational value, with several PRowS, including the Centenary Way, traversing the site. Coombe Abbey Country Park, the RPG, and the Grade I listed building contribute historic and cultural significance. An area of ancient woodland lies adjacent to the northeast of the site, complemented by priority habitats such as deciduous woodland and good-quality semi-improved grassland. The high topography enhances the landscape's value, while the long-distance views provide a rich scenic experience. However, this landscape value is diminished by the nearby transport infrastructure and warehousing developments. To the south-east of the site, a rural feel prevails, characterised by pastoral fields and landscapes that contribute to a tranquil atmosphere.		M
Visual value	Views from PRowS, including the Centenary Way, are likely to be disturbed by surrounding developments. Views from Coombe Abbey Country Park and the RPG into the site are unlikely. Long-distance views towards Coventry, featuring spires and tall buildings, enhance the landscape character and quality.		M
<b>Mitigation potential</b>			
Development should be concentrated in the northern part of the site, within the existing landscape of warehousing and closer to transport infrastructure, ensuring it is distanced from the Country Park, RPG, and the PRowS, which hold recreational value. Development to the north should not disturb Hill Park Wood, an area of ancient woodland.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
This extensive site consists of arable fields bordered by hedgerows and trees, with views from surrounding road links filtered by the vegetation. Adjacent heritage features include Coombe Abbey Country Park and RPG, along with a dense woodland area at the site boundary. Views PRowS, including Cemetery Walk, are likely to be disturbed. Situated at the urban fringe, the site is surrounded by warehousing and transport infrastructure to the west, with arable fields to the east. Long-distance views towards Coventry enhance the scenic experience, while the site retains a relatively rural feel, particularly in the eastern area.			M

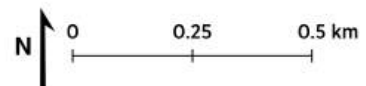


# 23 Site 130: Land north of Houlton



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- Rugby Borough
- Land north of Houlton



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 130 - Land at north of Houlton	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_130	DATE	30/09/2024

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Site reference	130
Site name	Land north of Houlton
Location	East of Clifton upon Dunsmore
Site size	135.7
Development type	Employment
National Character Area	Dunsmore and Feldon and Northamptonshire Uplands
Landscape Character Area (Rugby LCA)	Dunsmore and Feldon
Landscape Character Type (Rugby LCA)	Dunsmore - Plateau Farmlands and Feldon - Vale Farmlands
Date of site visit	17th October 2024

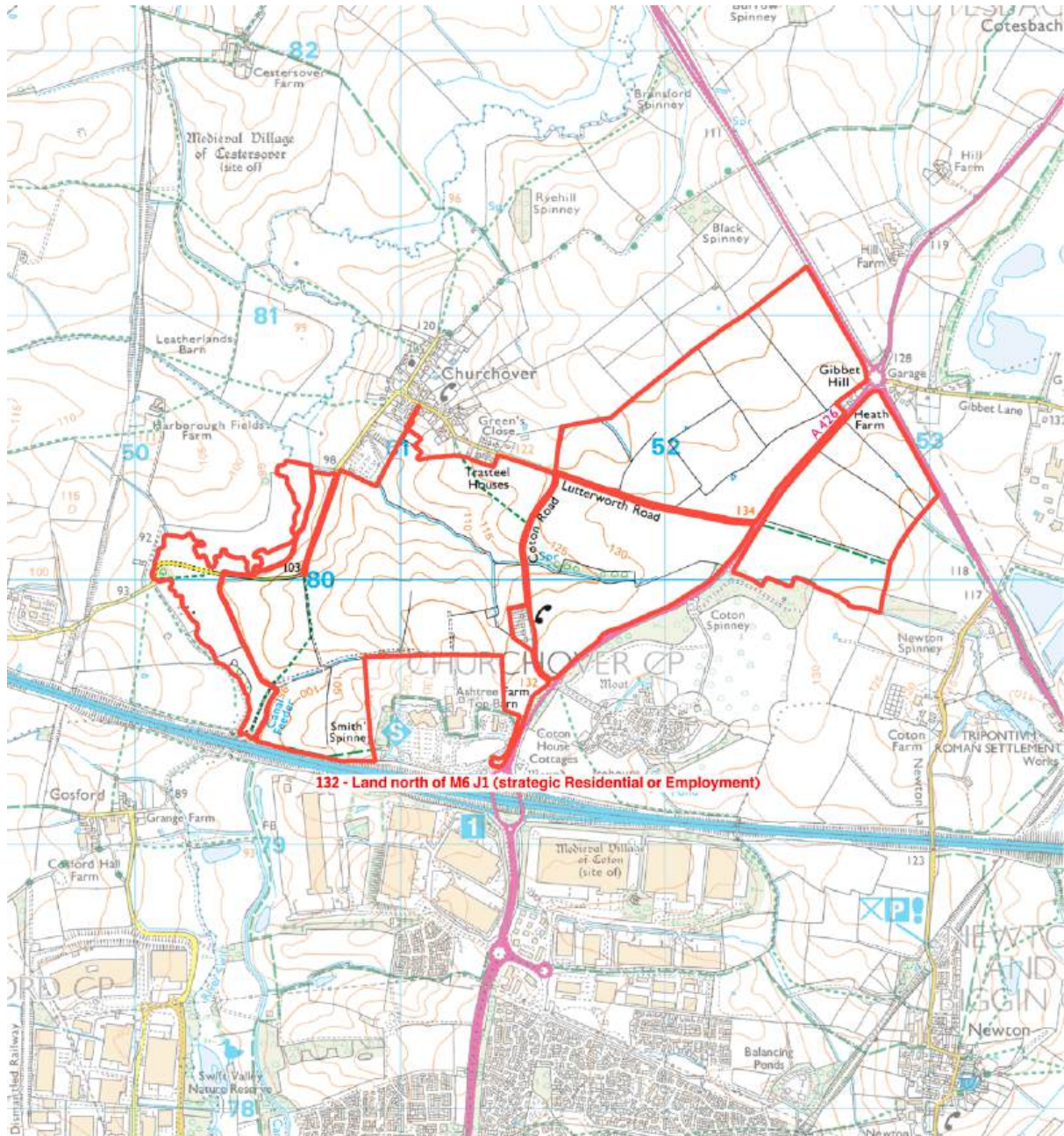
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is comprised of approximately 25 arable and pastoral fields. Some fields are bounded by hedgerows with trees whilst others are weakly defined.					L
Landform	Gently undulating landscape, rising to the north-west of the site.					L
Landcover (including biodiversity)	The site comprises arable and pastoral fields. Small water features are located within the site and Clifton Brook runs through the south-east of the site. The floodplain is located within the site approximately 150m wide. A small area of deciduous woodland is located in the centre of the site.				M/L	
Man-made influences	Isolated farm infrastructure is located within the site. The A5 runs along the eastern boundary of the site. Large warehousing developments are located across the A5 as well as to the south-east of the site. Rugby is located approximately 1.3km to the west, with several smaller settlements to the north and south. Hillmorton Lane runs along the southern boundary of the site and through the site in the south-eastern section. Lilbourne Road runs along a small section of the northern boundary of the site.				M/L	
Scenic quality and character	The site is situated to the west of the A5 within a rural landscape in which warehousing developments are frequent in the surrounding landscape. Hillmorton Lane runs along through a section of the southern boundary of the site. The urban infrastructure impacts the scenic quality and character of the site.				M/L	
Remoteness and tranquillity	The site is situated to the west of the A5 within a rural landscape. Hillmorton Lane runs through the site and Lilbourne Road runs along a small section of the northern boundary. Vehicular traffic along the A5 is likely to include HGVs accessing the warehousing developments. Tranquillity is therefore impacted by surrounding transport infrastructure.					L

Visual			
Skylines and settings	From the north of the site, long distance views of the surrounding landscape means warehousing development, the A5 and wind turbines are visible. Beyond the warehouses, the skyline is characterised by tree cover.		M/L
Movement	Vehicular traffic along the A5 is likely to include HGVs accessing the warehousing developments.		L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	A PRoW (other route with public access) at Hillmorton Lane runs along the southern boundary of the site and through the site in the south-eastern section. Views from the A5 into the site are possible due to sparse hedgerow and trees.		L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	The nearest built heritage asset comprises Dunsmore House on Lilbourne Road, a Grade II listed building, approximately 50m north of the Site and c.300m north of the proposed buildings. Views into the site from Dunsmore House are possible.	M	
Value			
Landscape value	The site has minimal recreational, historic or cultural value. The site is located within a rural landscape.		L
Visual value	The gently undulating landscape, sloping downwards to the south, enable long distance wide views of surrounding warehousing developments.		L
Mitigation potential			
Views into the site could be further mitigated by increasing tree planting along the site boundaries, particularly to enhance screening and maintain the scenic quality. Retaining the existing surface water features would preserve biodiversity features. Additional tree planting along the northern boundary is recommended to obscure views of Dunsmore House. Development should be avoided on the Clifton Brook floodplain. Concentrating development to the east of the site, near existing infrastructure and development, would minimise disruption to the site's rural character and preserve the overall landscape value.			
Overall landscape sensitivity (landscape, visual and value) of the site			
The large site comprises a number of fields partially enclosed by hedgerows with trees. The site is located within a rural landscape, situated between Rugby and the A5, around which warehousing developments are concentrated.			L

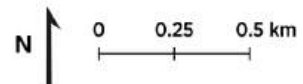


# 24 Site 132: Land north of M6 J1



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Land north of M6 J1 (strategic Residential or Employment)



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 132 - Land north of M6 J1	SCALE@A4	1:19000
VERSION	LC-1223_Rugby Strategic Site_132	DATE	08/10/2024

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Site reference	132
Site name	Land north of M6 Junction 1
Location	
Site size	229.5
Development type	Residential or Employment
National Character Area	Leicestershire Vales
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau
Date of site visit	17th October 2024

H	H/M	M	M/L	L
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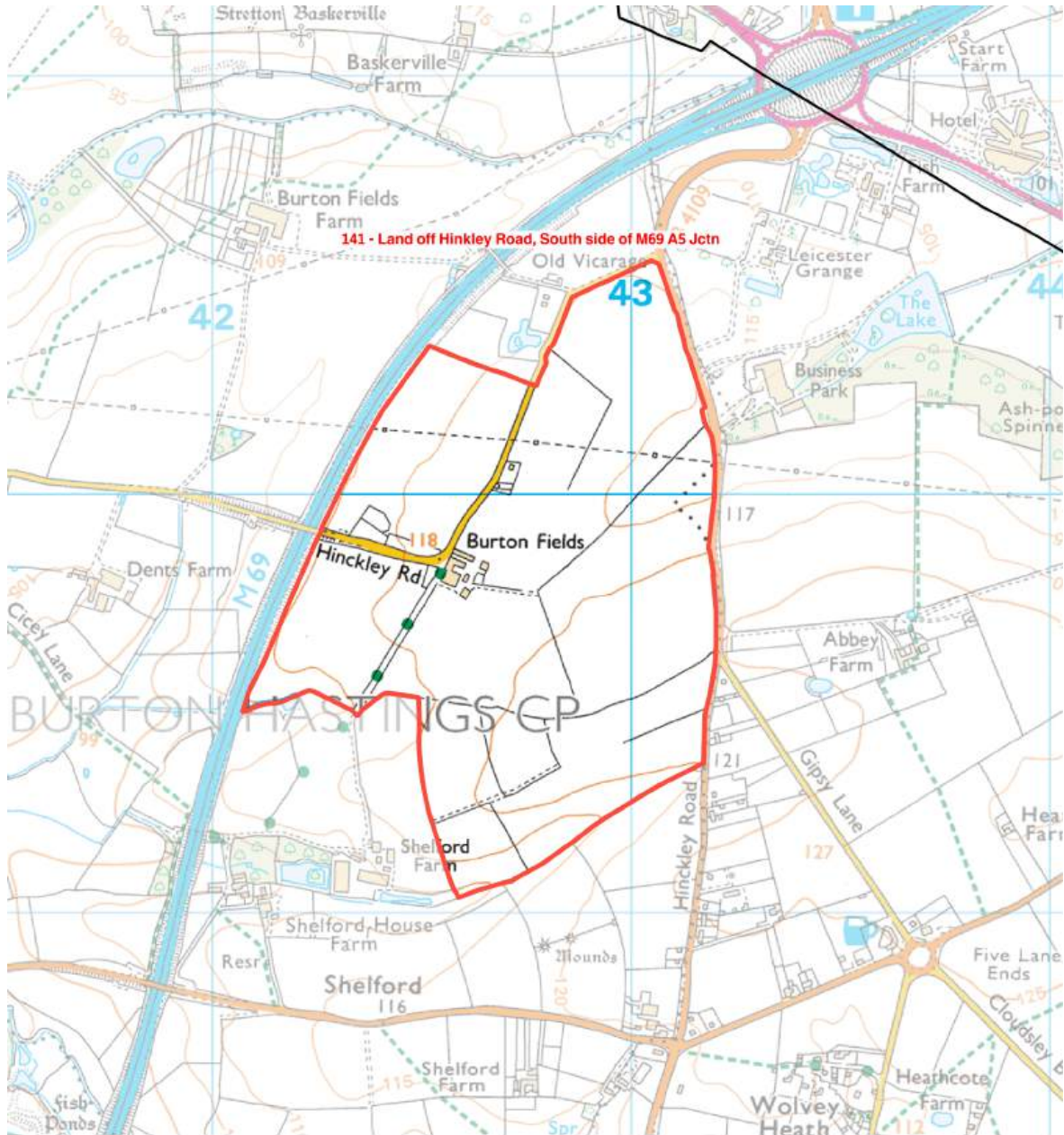
Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is comprised of approximately 24 arable fields. Some fields are bounded by hedgerows with trees whilst others are more weakly defined.					L
Landform	Gently undulating landscape, rising to the centre of the site.				M/L	
Landcover (including biodiversity)	The site comprises arable fields bounded by hedgerow with trees. A small area of deciduous woodland is located at the centre of the site. The River Swift runs along the western boundary and the flood zone extends approximately 100m within the site. Several smaller watercourses run through the site. An area of deciduous woodland, Coton Spinney, is located along the south-eastern boundary of the site.				M/L	
Man-made influences	The M6 and A426 run along the southern and south-eastern boundaries of the site. The A426, Coton Road, Lutterworth Road, Church Street run through the site area. The A5 runs along a section of the eastern boundary. Lutterworth Road also runs along the northern boundary. Rugby service station lies adjacent to the south of the site and a small settlement lies within the centre of the site but is excluded by the site boundary. Churchover, a small village, is located adjacent to the north. A pig farm is located within 130m of the site boundary alongside another small settlements to the south-east. A sewage works and National Grid gas installation are located adjacent to the site. HGVs along Church Street are therefore likely. Rugby is located across the M6 alongside several large warehousing developments. Beyond the A5 to the east of the site lies a concrete plant and sand and gravel quarry.					L
Scenic quality and character	The site is located at the urban edge within a landscape of development to the south, and arable and pastoral fields to the north. The gently undulating topography adds to the scenic quality of the site. However, prominent features affecting the scenic				M/L	



	quality and character include transport infrastructure and warehousing development.		
Remoteness and tranquillity	The site is situated at the urban fringe within key transport routes including the M6, A5 and A426. Vehicular traffic along these transport links (alongside Church Street) is likely to include HGVs accessing the warehousing developments, quarry sites and Rugby. The tranquillity is likely to be affected by distance from these key audial detractors.	M/L	
<b>Visual</b>			
Skylines and settings	Long-distance views into the site feature pylons and trees dominating the skyline. To the southwest, the CEMEX Rugby Cement Plant is a prominent visual detractor, disrupting the otherwise limited skyline.	M/L	
Movement	The M6 and A426 run along the southern boundary of the site. The A426, Coton Road, Lutterworth Road, Church Street run through the site. The A5 runs along a section of the eastern boundary. Lutterworth Road also runs along the northern boundary. Vehicular traffic along the key transport links is likely to include HGVs.		L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	There are several PRoWs (footpaths and bridleways) within the site and the surrounding area. This includes footpaths linking the site to Churchover. The site is therefore likely of recreational value to local residents. The high topography at the centre of the site means views into the site are likely from the surrounding landscape. Views into the site from the M6 and A426 are filtered by hedgerow with trees. Wide views of the site and surrounding landscape are possible from the A5, Lutterworth Road, Coton Road and Church Street. A large solar farm is visible to the east of the site and acts as a notable feature in the landscape.	M/L	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	No known cultural and heritage features are located within the site or in the proximate surrounding landscape.		L
<b>Value</b>			
Landscape value	The site is of recreational value due to the PRoWs within the site and in the surrounding landscape. It is likely of recreational value to Churchover, the adjacent settlement. The site is not of historic or cultural value. The scenic experience of the site is interspersed with solar panels, warehousing developments and industrial buildings yet the undulating topography of pastoral and arable fields makes for an interesting and scenic landscape.	M/L	
Visual value	The site is set within a rural landscape with recreational value from the PRoWs. The undulating topography allows for wide views across the site and surrounding landscape at times. The scenic experience of the site is	M/L	

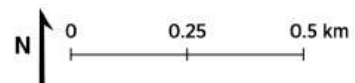
	interspersed with solar panels to the west, warehousing developments to the south and industrial buildings to the south-west.	
<b>Mitigation potential</b>		
Views into the site could be further obscured by increasing planting of trees along the site boundaries. Development should be concentrated in areas of low topography and in close proximity to existing development where the urban influence on the landscape is stronger.		
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>		
	The large site comprises a number of fields partially enclosed by hedgerows with trees. The site is located at the urban fringe within extensive key transport infrastructure, around which warehousing developments are concentrated. There are no biodiversity designations, cultural heritage or historic features within the surrounding landscape. However, the site is of recreational value with several PRow's within and surrounding the site. The River Swift runs along the western boundary.	M/L

# 25 Site 141: Land off Hinkley Road, South side of M69 A5 Junction



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- Rugby Borough Boundary
- Land off Hinkley Road, South side of M69 A5 Junction



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 141 - Land off Hinkley Road	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_141	DATE	30/09/2024

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Site reference	141
Site name	Land off Hinkley Road
Location	South side of M69 A5 Junction
Site size	101.9
Development type	Employment
National Character Area	Mease/Sence Lowlands and Leicestershire Vales
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau and Village Farmlands
Date of site visit	23rd October 2024

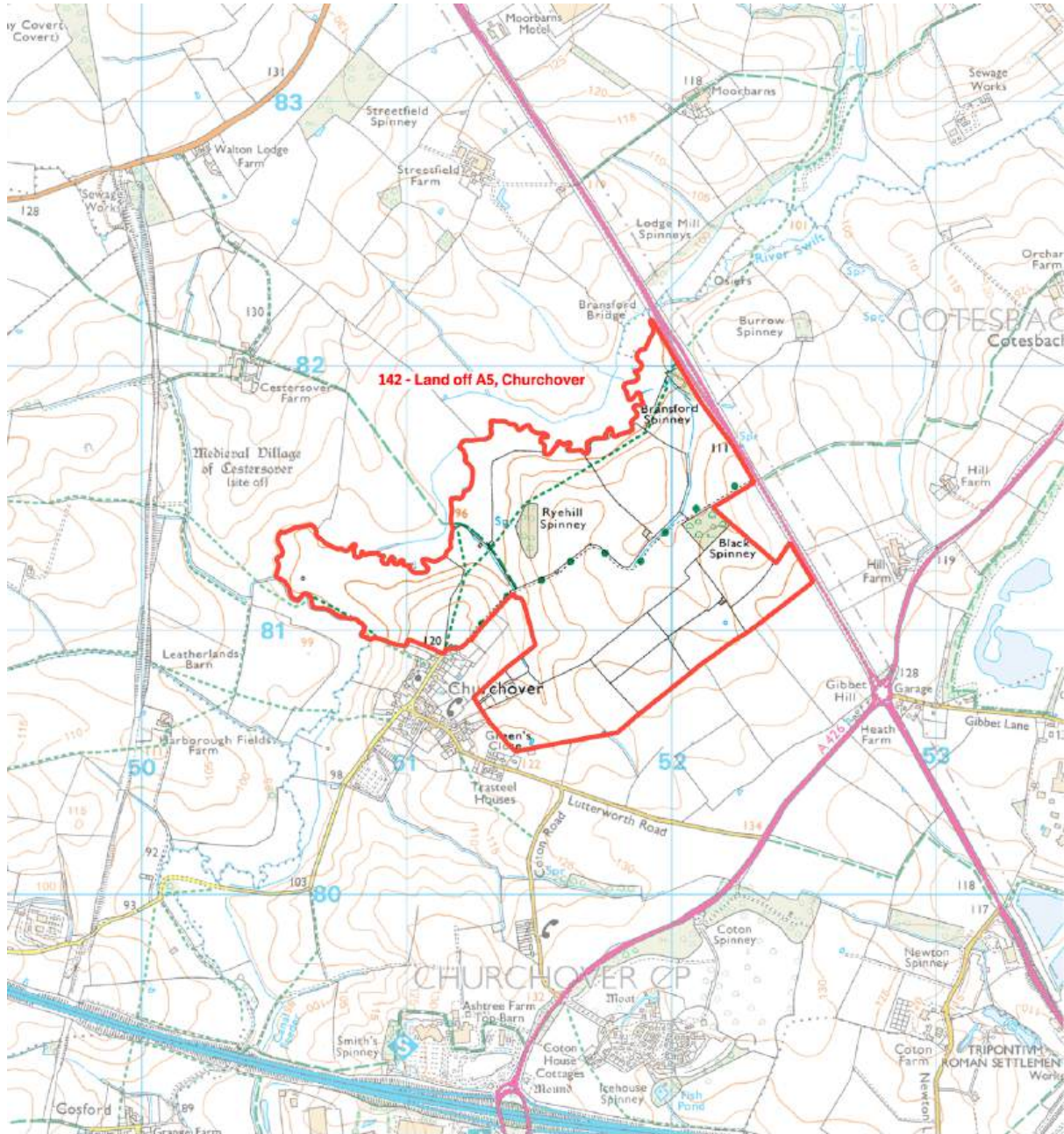
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
<b>Landscape</b>						
Scale and enclosure	The site is comprised of approximately large and medium sized arable fields. Fields are divided and bounded by hedgerows with trees.					L
Landform	Gently rolling landscape.					L
Landcover (including biodiversity)	The site comprises arable fields. A small area of traditional orchard is located in the centre of the site.					L
Man-made influences	The M69 runs along the eastern boundary and Hinckley Road runs through and along the northern and western boundary of the site. Settlements, farmhouses and industrial buildings are located within the centre of the site around Hinckley Road and within the surrounding landscape. Hinckley is located approximately 800m to the north of the site and Coventry 2.8km to the east. Pylons with overhead power lines are a prominent feature.				M/L	
Scenic quality and character	The site lies within a rural landscape characterised by surrounding arable fields and small settlements, while larger towns such as Hinckley and Coventry are situated approximately 800m and 2.8km away, respectively. The presence of the M69 nearby detracts from the site's scenic quality and impacts the area's rural character.				M/L	
Remoteness and tranquillity	The site is situated between key transport infrastructure including the M69 and Hinckley Road. The M69 impacts the site's tranquillity and sense of remoteness.					L
<b>Visual</b>						
Skylines and settings	The eastern skyline features wooded areas and tree cover, with the M69 forming a prominent foreground element. Pylons and overhead power lines are also noticeable, adding to the visual impact. Coventry is visible in the distance to the northwest.					L
Movement	Vehicular traffic along the M69 likely includes a high number of HGVs. Within the site, Hinckley Road is less busy, primarily serving agricultural vehicles and local residents.					L

	Hinckley Road along the eastern boundary is expected to experience higher traffic volumes.		
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views into the site from the M69 are possible due to sparse hedgerows and tree cover, allowing glimpses of the landscape. Similarly, views of the M69 from within the site can be seen under the same conditions. On Hinckley Road, views into the site are also possible but may be partially obscured by hedgerows and sparse trees. While there are no designated PRowWs within the site, there is an 'other route with public access' that runs from Hinckley Road to the south.		L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	No landscape designations or cultural heritage features are located within the site or in the proximate surrounding landscape.		L
<b>Value</b>			
Landscape value	The site is not of historic or cultural value. The site is of low recreational value, with no PRowWs but an 'other route with public access' that runs from Hinckley Road to the south of the site. The overall scenic quality of this rural landscape is considerably diminished by the presence of the M69, which serves as an aural and visual detractor in the area.		L
Visual value	Views into the site are possible from the M69 and Hinckley Road as a result of sparse hedgerow and tree cover.		L
<b>Mitigation potential</b>			
Views into the site from the M69 could be further obscured by increasing tree planting along the site boundaries, enhancing visual screening. Concentrating development to the west of the site, adjacent to the M69, would help mitigate the impact on the surrounding rural landscape to the east and south, preserving the scenic quality and character of those areas.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
The site comprises a number of arable fields partially enclosed by hedgerows with trees. The site is located within an agricultural landscape with urban influences, situated alongside the M69 motorway. There are not known to be recreational, cultural heritage or historic features within the surrounding landscape. Vehicular traffic along the M69 and Hinckley Road have expansive views into the site.			L

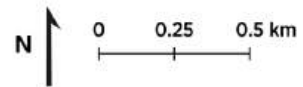


# 26 Site 142: Land off A5, Churchover



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Land off A5, Churchover



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 142 - Land off A5	SCALE@A4	1:19000
VERSION	LC-1223_Rugby Strategic Site_142	DATE	08/10/2024

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Site reference	142
Site name	Land off A5
Location	Churchover
Site size	137
Development type	Residential or Employment
National Character Area	Leicestershire Vales
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau
Date of site visit	9th October 2024

H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is comprised of approximately 11 medium and small sized arable and pastoral fields alongside six fields with solar panels. Fields are divided and bounded by hedgerows with trees.			M		
Landform	Gently undulating landscape, rising to the centre of the site.				M/L	
Landcover (including biodiversity)	The site comprises arable and pastoral fields. The River Swift flows along the northern boundary of the site and the flood zone extends approximately 165m into the site at its greatest. Three areas of deciduous woodland (Black Spinney, Bransford Spinney and Ryehill Spinney) are located within the site. A solar farm is located within the south east of the site.				M/L	
Man-made influences	The A5 runs along the eastern boundary of the site. A small country lane runs through the centre of the site. The small village of Churchover is located directly adjacent to the west of the site. Small, isolated farm infrastructure is located within the site. There is an area of approximately 23.5ha of solar panels within the site. The site is located within a rural landscape, with fields surrounding the site and Rugby located approximately 1.6km to the south.				M/L	
Scenic quality and character	The site is situated within a rural landscape, characterised by livestock and expansive long-distance views. The A5 runs along the eastern boundary, introducing some man-made influence. However, in areas closer to Churchover, the landscape maintains a strong rural feel, with pockets of woodland acting as prominent biodiversity features that enhance the overall scenic quality.			M		
Remoteness and tranquillity	The site is situated adjacent to the A5. However, to the west of the site, tranquillity levels are high. Therefore, tranquillity is likely dependent on the distance from the infrastructure transport.				M/L	
Visual						

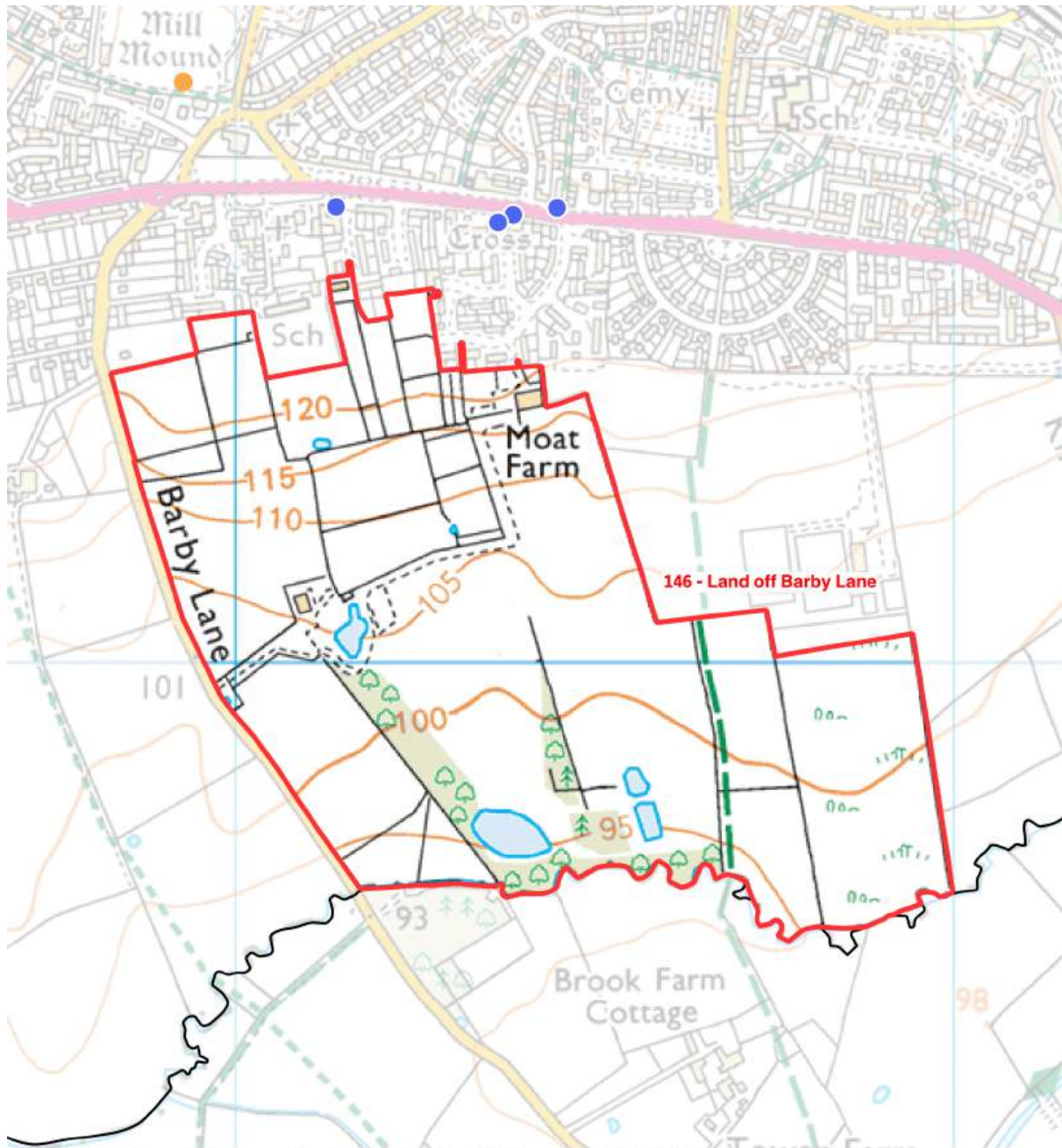
Skylines and settings	The skyline is characterised by a mix of warehousing development, wind turbines, pylons, and tree cover. While the warehousing development is a prominent feature, it has been sensitively designed to blend with the surrounding landscape, reducing its impact as a visual detractor. Wind turbines and pylons are interspersed among the tree cover, creating a dynamic skyline where natural and man-made elements coexist. These features, while noticeable, do not dominate the overall scenic quality of the landscape.	M	
Movement	Vehicular traffic along the A5 is likely to include HGVs accessing warehousing developments within the surrounding landscape concentrated around the A5 (1.1km to the north and 1.5km to the south of the site).		L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views from the A5 into the site are filtered by the hedgerow with trees however at points are long distance. There are several PRowS (footpaths and bridleways) within and surrounding the site including linking Churchover. Therefore, the site is likely of recreational value to local residents. Hedgerows within the site have sparse tree coverage and therefore wide views within the site are possible.	M	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	No known landscape or cultural heritage features are located within the site or in the surrounding landscape.		L
<b>Value</b>			
Landscape value	The site retains a strong rural feel, with areas of woodland contributing to its landscape value. The presence of footpaths and bridleways throughout the site highlights its importance for local recreation. While the site is not known to hold historic or cultural features, its expansive long-distance views from the west add notable scenic value, enhancing its overall appeal as a visually attractive and tranquil landscape.	M	
Visual value	PRowS traverse the site and its surroundings, including key links to Churchover. These pathways provide expansive views over the site and the broader landscape, offering recreational value for local residents and visitors. Although the views are impacted by warehousing developments, wind turbines, the solar farm and pylons, the site retains a rural feel.	M	
<b>Mitigation potential</b>			
Views into the site could be further obscured by increasing planting of trees along the site boundaries. Development should be concentrated along the existing infrastructure. Development should not be located on the River Swift floodplain. Bransford Spinney, Ryehill Spinney and Black Spinney should be retained and connectivity should be enhanced.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			

The site consists of several pastoral and arable fields, along with a solar farm, partially enclosed by hedgerows and sparse tree cover. Situated in a rural landscape, the A5 runs along the eastern boundary. There are no known notable cultural heritage or historic features in the surrounding landscape. The presence of several PRoWs, including connections to Churchover, suggests that the site holds recreational value for local residents. The site also offers long-distance, wide views of the surrounding landscape, contributing to its rural character and scenic quality.





# 27 Site 146: Land off Barby Lane



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- 146 - Land off Barby Lane
- Rugby Borough
- Grade II listed building
- Scheduled Monuments



PROJECT	Rugby Landscape Sensitivity Assessment	DRAWN	WE
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 146 - Land off Barby Lane	SCALE@A4	1:7000
VERSION	LC-1223_Site_146_1	DATE	18/03/2025

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Site reference	146
Site name	Land off Barby Lane
Location	Hillmorton
Site size	59.5
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore and Feldon
Landscape Character Type (Rugby LCA)	Dunsmore - Plateau Fringe and Feldon - Vale Farmlands
Date of site visit	9th October 2024

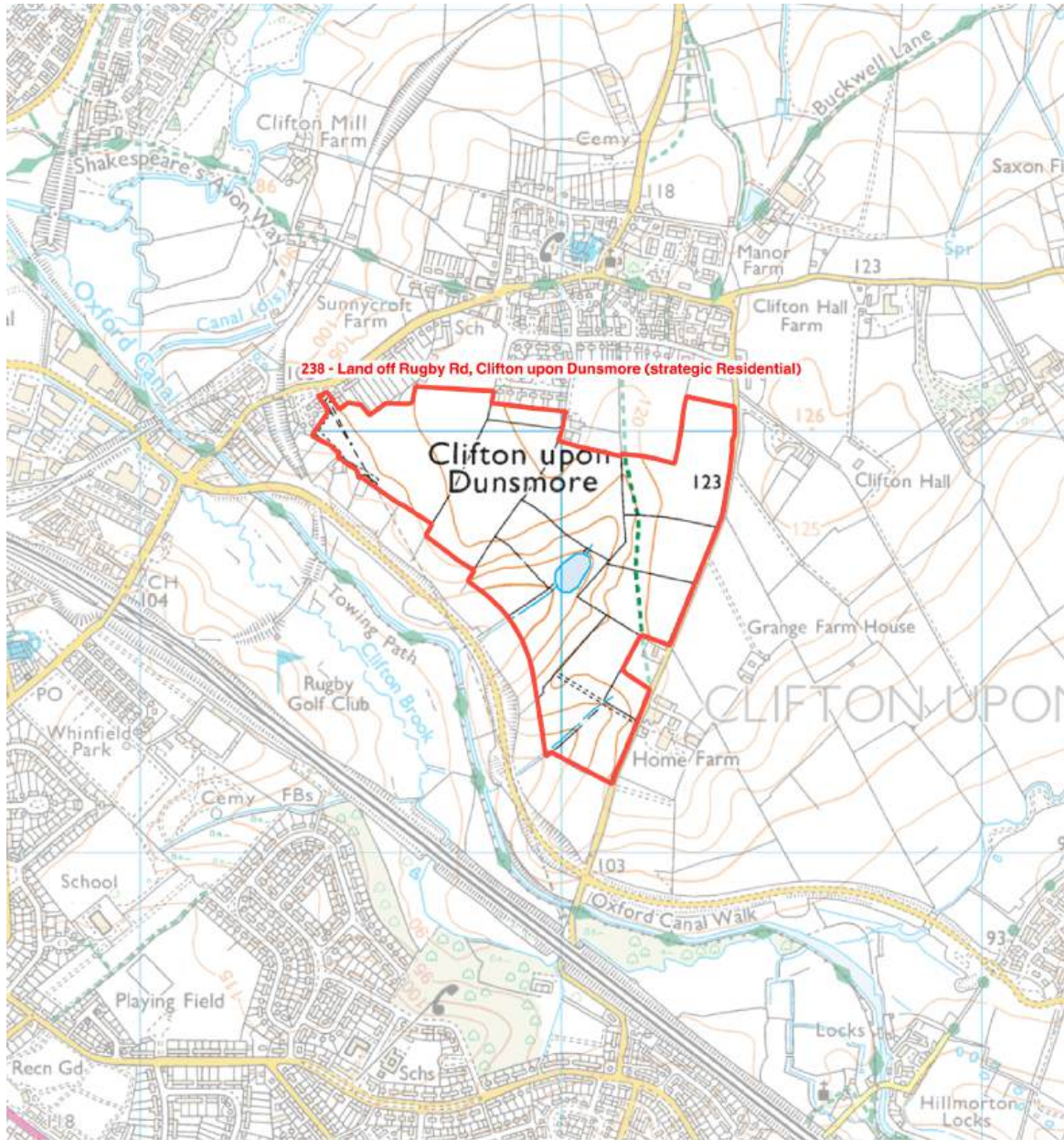
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is comprised of medium and small arable and pastoral fields. Fields are divided and bounded by hedgerows with trees, giving a strong sense of enclosure.				M/L	
Landform	Rising topography to the north of the site allows for expansive views across the site and surrounding landscape.			M		
Landcover (including biodiversity)	The site comprises pastoral fields, with a landscaping business located to the north. This business has landscaped the central lower field, creating a well-maintained and scenic environment. Woodland areas surround four waterbodies, while the easternmost field features scrub vegetation. Rains Brook runs along the southern boundary, where the flood zone extends approximately 50 meters into the site.				M/L	
Man-made influences	Barby Lane runs along the western boundary of the site. The A428 is located approximately 100m to the north of the site. Farm and employment development is located within the north of the site. The northern boundary lies adjacent to Hillmorton including residential dwellings. Rugby Borough Football Club is located to the east.				M/L	
Scenic quality and character	The site is situated at the urban fringe within a landscape of settlements and arable fields. Areas of woodland and waterbodies within the site add to the scenic quality and character.				M/L	
Remoteness and tranquillity	The site is located on the urban fringe, surrounded by a landscape of arable fields. It offers a high level of tranquillity, providing a peaceful environment.				M/L	
Visual						
Skylines and settings	From the PRoW, there are expansive scenic views of the surrounding landscape, featuring fields and trees. Wind turbines are also visible to the east.			M		
Movement	Wind turbines are present and visible from the PRoW to the east of the site, within the surrounding landscape. Vehicular traffic along the western boundary at Barby Lane is likely to be predominantly local and residential. The A428 is situated approximately 100 meters to the north.				M/L	

<p>Visibility, key views, vistas and typical receptors (both within and outside of each site)</p>	<p>Views from Barby Lane into the site are filtered through hedgerow and tree cover. It is likely that views into the site are also possible from the surrounding settlements. A PRoW (footpath) traverses the southwest portion of the site, with an additional footpath located approximately 200 meters from the site along the western boundary.</p>	<p>M/L</p>
<p>Views to and from important landscape and cultural heritage features (both within and outside of each site)</p>	<p>No known cultural heritage features are located within the site. A cluster of Grade II listed buildings are located at High Street in Hillmorton to the north of the site. Scheduled monuments are present within Hillmorton including 'Round mound at Hillmorton' and 'Hillmorton Village Cross'. Views into the site from these heritage features are obscured by intervening buildings.</p>	<p>L</p>
<p><b>Value</b></p>		
<p>Landscape value</p>	<p>A PRoW runs through the site and another PRoW runs 200m from the western boundary. The PRoW through the site is likely of high local recreational value, connecting the site to the surrounding residential area of Hillmorton. The site holds no historic or cultural value.</p>	<p>M/L</p>
<p>Visual value</p>	<p>A PRoW runs through the site, with an additional PRoW situated approximately 200m from the western boundary, allowing for views into the site. Views from Barby Lane are filtered through hedgerows and tree cover, while the gently undulating surrounding landscape offers uninterrupted views of fields, hedgerows, and trees, along with visible wind turbines, contributing to the area's high scenic value.</p>	<p>M</p>
<p><b>Mitigation potential</b></p>		
<p>Views into the site could be further obscured by increasing planting of trees along the site boundaries.</p>		
<p><b>Overall landscape sensitivity (landscape, visual and value) of the site</b></p>		
<p>The site consists of fields enclosed by hedgerows and trees, situated at the urban fringe with settlements to the north. There are no known cultural heritage or historic features within the surrounding landscape. The site holds recreational value due to the presence of PRoWs both within and within 200 meters of the area. Expansive views of the surrounding landscape contribute to scenic quality, while high levels of tranquillity and a strong sense of enclosure create a peaceful environment. Overall, the landscape exhibits medium levels of sensitivity due to its scenic value, recreational opportunities, and tranquil atmosphere, indicating the need for careful management and consideration in any potential development or land-use changes.</p>		<p>M</p>
<p><b>Additional comments</b></p>		
<p>The Rainsbrook 2017 Report<sup>29</sup> considers the northern-most area of the site a 'high-medium' sensitivity and northern areas of the site at 'high' sensitivity to housing development.</p>		

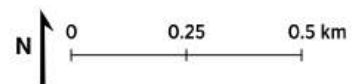
<sup>29</sup> Rainsbrook Valley Landscape Sensitivity Study (Warwickshire County Council, 2017) (covering the southern fringe of Rugby town)

# 28 Site 238: Land off Rugby Rd, Clifton upon Dunsmore



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Land off Rugby Rd, Clifton upon Dunsmore (Strategic Residential)



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 238 - Land off Rugby Road	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_238	DATE	30/09/2024



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Site reference	238
Site name	Land off Rugby Road
Location	Clifton upon Dunsmore
Site size	43.9
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Plateau Fringe
Date of site visit	17th October 2024

H	H/M	M	M/L	L
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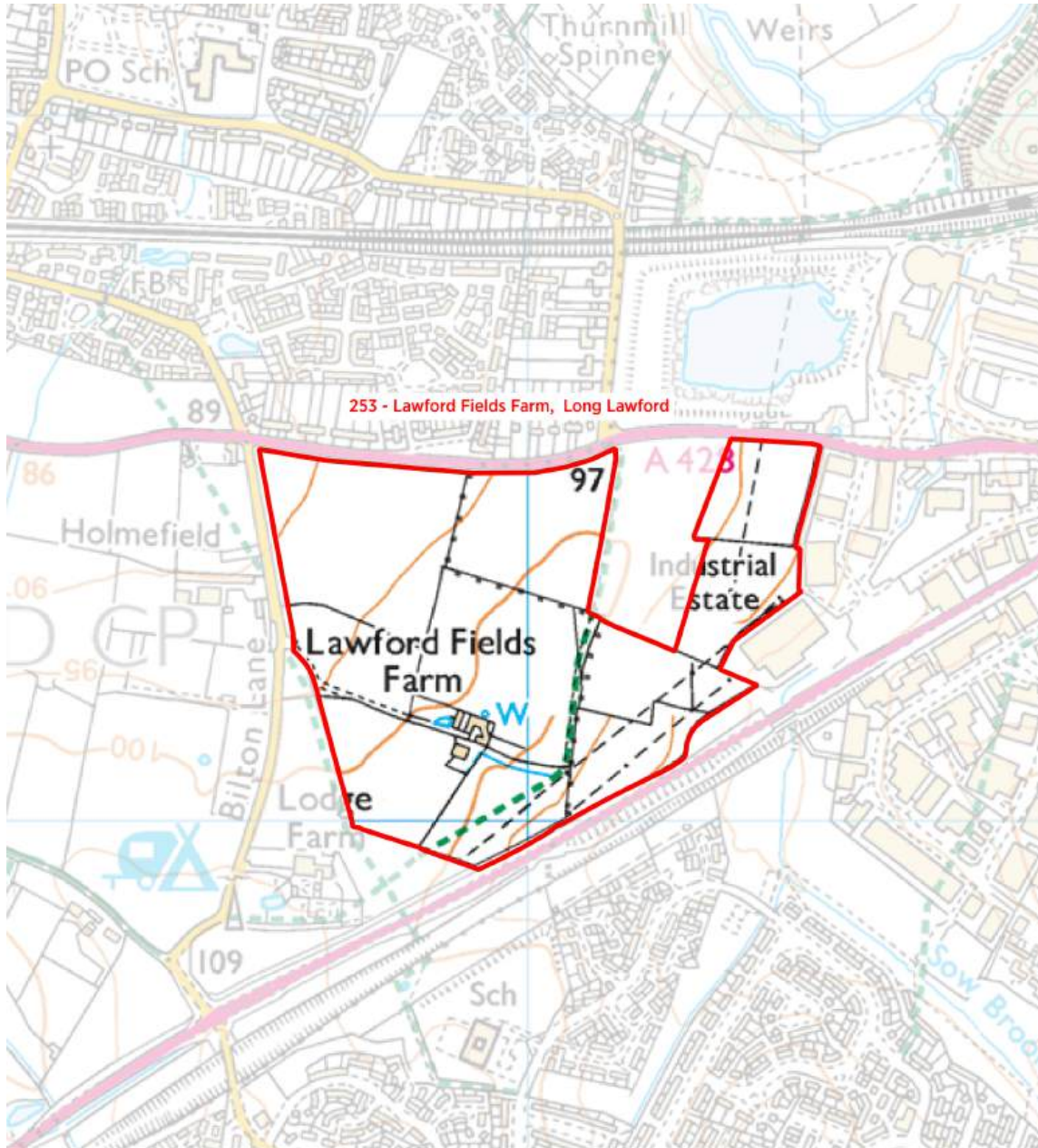
Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is comprised of approximately 13 large, medium and small sized arable and pastoral fields. Fields are divided and bounded by hedgerows with trees.					L
Landform	Topography rises to the east of the site.					L
Landcover (including biodiversity)	The site comprises arable and pastoral fields. A small waterbody and small area of woodland are located in the centre of the site. The Oxford Canal lies within 150m of the south east of the site.					L
Man-made influences	The village of Clifton upon Dunsmore is located adjacent to the north of the site. Houlton Way is located within 100m of the site. Hillmorton Lane runs along the eastern boundary, Houlton Way approximately 100m to the west of the site, and Rugby Road along a small section of the north. Agricultural infrastructure is located within the site and within the surrounding landscape. A golf course is located to the west. The site is situated at the urban fringe within 500m of Rugby where warehousing and commercial developments are situated.				M/L	
Scenic quality and character	The site is situated at the urban fringe within a landscape of settlements and arable fields. The small area of woodland and waterbody within the site adds to the scenic quality and character. The hedgerows with trees delineating the fields provide a strong sense of enclosure and a rural quality.			M		
Remoteness and tranquillity	The site is positioned at the urban fringe, characterised by settlements and arable fields. While vehicular traffic along Houlton Way and Hillmorton Lane contributes to a medium level of noise, these local roads suggest that the overall tranquillity at the site remains at a medium level.			M		
Visual						
Skylines and settings	In areas where the topography rises, views of the skyline become limited, featuring sparse tree cover. To the west, the skyline is characterised by trees and two distinct church spires, which provide notable vertical elements amidst the natural skyline.			M		
Movement	Vehicular traffic along Houlton Way and Hillmorton Lane is likely to be predominantly residential. However, the location of warehousing development				M/L	



	within 500m of the site could result in HGVs using the adjacent transport infrastructure.		
Visibility, key views, vistas and typical receptors (both within and outside of each site)	A PRoW (footpath) runs north to south through the west of the site into Clifton upon Dunsmore. This is therefore likely a well-used recreational route for local residents. Views from the PRoW are partially obscured by hedgerow with trees. Views from Hillmorton Lane are possible but filtered by hedgerow and tree cover. Views from Houlton Way into the site are obscured by trees.		M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	No known cultural and heritage features are located within the site or in the proximate surrounding landscape.		L
<b>Value</b>			
Landscape value	A PRoW traverses the site, likely offering high recreational value for local residents. Along the PRoW, there are points where long-distance views to the west can be enjoyed, contributing to the scenic quality of the area. These views enhance the overall experience for users of the footpath. The hedgerow with trees dividing the individual fields provide a strong sense of enclosure.		M
Visual value	A PRoW traverses the site, offering high recreational value for local residents. Long-distance views are possible where gaps in the hedgerows and trees occur, providing glimpses of the surrounding landscape. However, a strong sense of enclosure prevails due to the dense hedgerows and trees that line the path, coupled with the gently undulating topography.		M
<b>Mitigation potential</b>			
Views into the site could be further obscured by increasing planting of trees along the site boundaries.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
The site, located at the urban fringe of Rugby and Clifton-upon-Dunsmore, consists of arable and pastoral fields. It offers recreational value with a PRoW traversing the site. While long-distance views are accessible at gaps in the hedgerows and trees, the landscape maintains a strong sense of enclosure due to the dense vegetation and gently undulating topography. Overall, the site has a medium level of landscape sensitivity.			M



# 29 Site 253: Lawford Fields Farm, Long Lawford



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253 - Lawford Fields Farm, Long Lawford



PROJECT	Rugby Landscape Sensitivity Assessment	DRAWN	WE
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Site 253 - Lawford Fields Farm	SCALE@A4	1:7000
VERSION	LC-1223_Rugby_Site_253	DATE	09/12/2024

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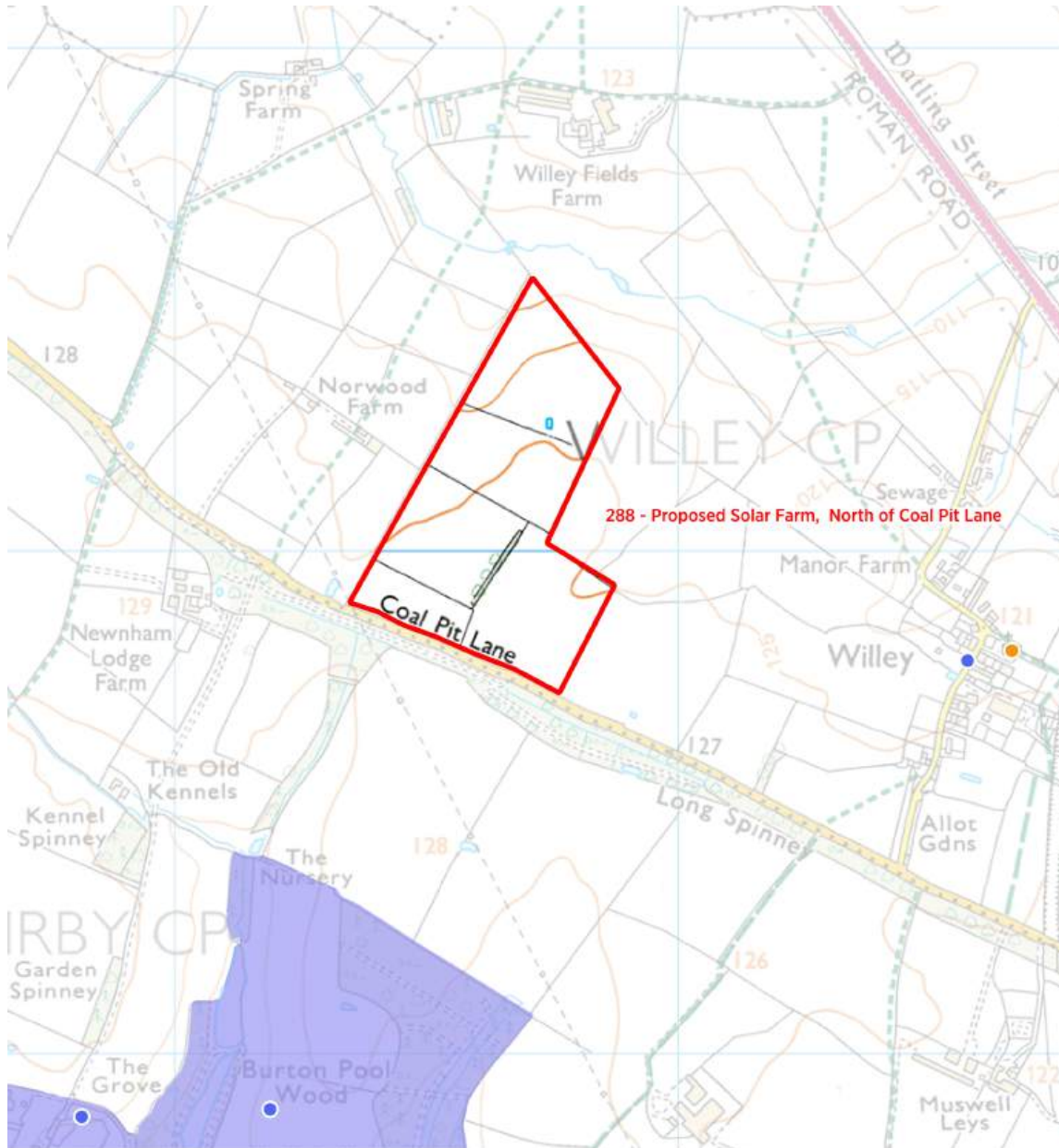
Site reference	253
Site name	Lawford Fields Farm
Location	Long Lawford
Site size	29ha
Development type	Mixed use
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Plateau Farmlands
Date of site visit	10 <sup>th</sup> December 2024

H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	This site comprises a patchwork of arable and pastoral fields of various shapes and sizes, divided and bounded with hedgerows, which are well maintained and cut short. Hedgerow trees vary in density across the site. The site is surrounded by development within the town of Rugby to the north, east and south.				M/L	
Landform	A gentle plateau extends from the south-west corner towards the site centre, which falls by approximately 10m to the east and west.					L
Landcover (including biodiversity)	Land cover across the site is mostly fields of arable and pasture. Hedgerows with trees provide valuable ecological features.				M/L	
Man-made influences	This site is surrounded by development within the town of Rugby to the north, east and south. An industrial estate meets the eastern site boundary and the Rugby Cement Plant is to the north-east of the site. The A4071 road runs along the southern site boundary and the A428 road runs along the northern boundary. Bilton Lane runs along part of the western boundary. Lawford Fields Farm is located within the site including residential property, agricultural buildings and access road.					L
Scenic quality and character	The heavy presence of nearby development on three sides including A roads, industrial estates and Rugby Cement Plant detract from scenic qualities.					L
Remoteness and tranquillity	Tranquillity levels from footpaths within the site are disturbed by noise from vehicular traffic along nearby A roads.					L
Visual						
Skylines and settings	A tall industrial building and chimney at Rugby Cement Plant dominates the skyline to the north-east. Church spires within the town of Rugby are visible to the east when viewed from the footpath within the site. The skyline looking south across the site from the A428 has a treed character. Buildings at Lawford					L

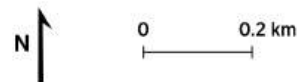
	Fields Farm are elevated and a focal point within the site.			
Movement	Busy vehicular traffic along the A428 and Bilton Lane is visually detracting.			L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	A PRoW (footpath) crosses through the site centre, connecting Lodge Farm with the centre of the northern boundary at the A428. Views into the site from the A4071 are substantially obscured by trees along the southern site boundary. There is minimal tree cover along the northern and western boundaries. Views into northern parts of the site from the A428 are possible over a low hedgerow along the northern boundary. Views into the north-western field within the site are possible over a low hedgerow along Bilton Lane. Residential properties on the northern side of the A428 are likely to experience views into the site.		M/L	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are no known from important landscape and cultural heritage features within or in close proximity to the site.			L
<b>Value</b>				
Landscape value	This site forms a wedge of farmland between industrial buildings and residential dwellings within the town of Rugby. Whilst the footpath within the site provides recreational value, the landscape value is considered to be low due to the heavy presence of nearby roads and buildings.			L
Visual value	Hedgerows are well maintained and cut short which allow views into the site from the A428 and Bilton Lane. The site offers rural qualities in close proximity to industrial areas.		M/L	
<b>Mitigation potential</b>				
Increasing tree planting along the northern and western site boundaries can help to soften the visual impact of new buildings.				
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>				
The overall landscape sensitivity is considered to be low. This site comprises a patchwork of arable and pastoral fields of various shapes and sizes, divided and bounded with hedgerows, which are well maintained and cut short. The site is surrounded by development within the town of Rugby to the north, east and south.				L

# 30 Site 288: Land north of Coal Pit Lane, Willey



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- 288 - Proposed Solar Farm, North of Coal Pit Lane
- Grade II listed building
- Grade II\* listed building
- Registered Parks and Gardens



PROJECT	Rugby Landscape Sensitivity Assessment	DRAWN	WE
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Site 288 - North of Coal Pit Lane	SCALE@A4	1:10000
VERSION	LC-1223_Rugby_Site_288	DATE	09/12/2024

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Site reference	288
Site name	Land north of Coal Pit Lane
Location	Willey
Site size	22ha
Development type	Solar
National Character Area	Leicestershire Vales
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau
Date of site visit	10 <sup>th</sup> December 2024

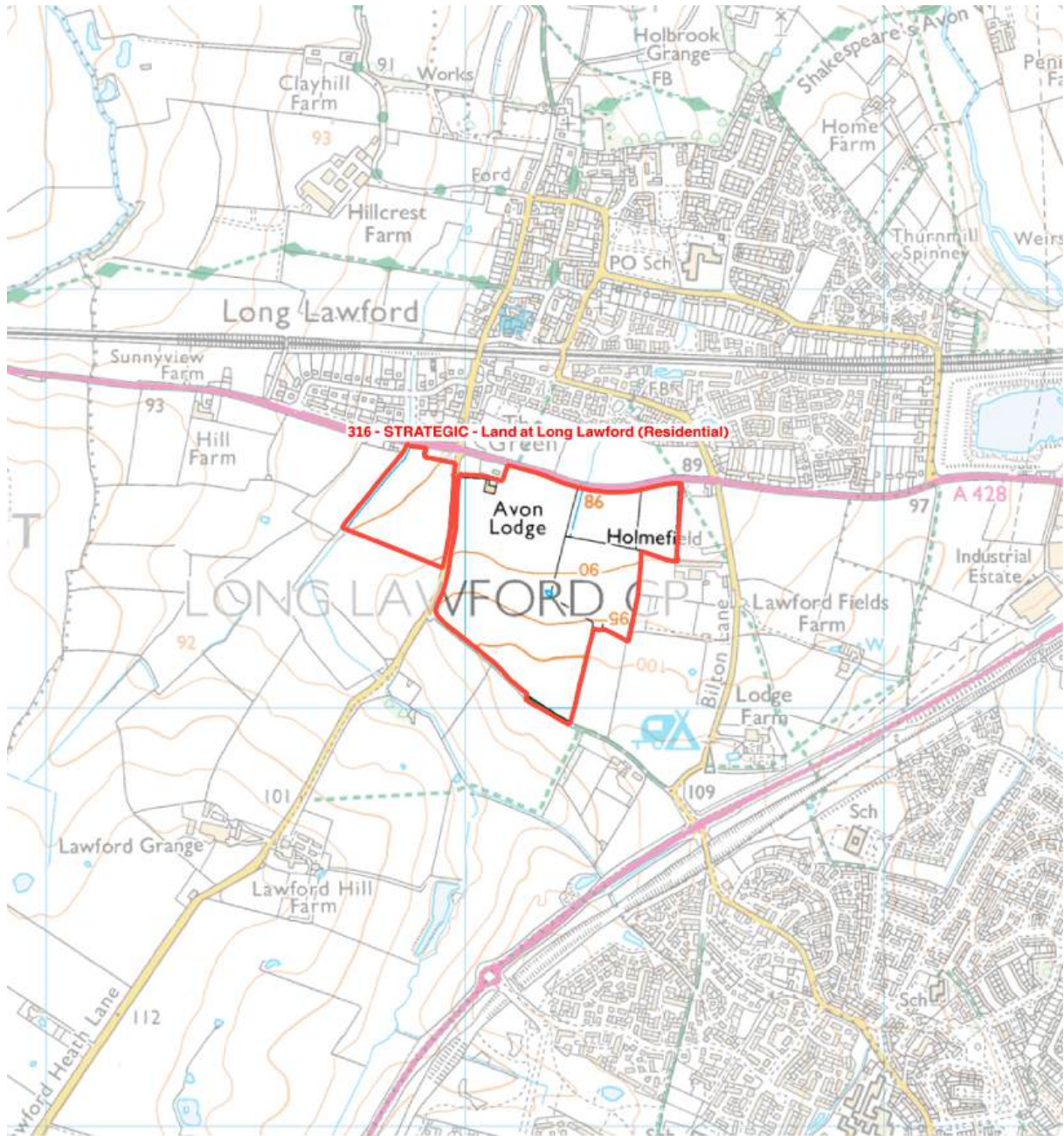
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site comprises fields of pasture (grazed by sheep at the time of the site visit), divided and bounded by hedgerows with mature trees. Hedgerows are generally well managed and intact.				M/L	
Landform	The topography at the site is relatively flat, rising to the south by approximately 10m across the site.					L
Landcover (including biodiversity)	Land cover across the site mostly comprises improved pasture. Hedgerows with trees across the site provide valuable wildlife corridors. One field boundary in the southern half of the site is lined with continuous mature deciduous trees. A pond is located in the northern half of the site. To the south of the site, on the southern side of Coal Pit Lane there is a linear strip of deciduous woodland which is a priority habitat.				M/L	
Man-made influences	Telegraph poles and cables cross through the site. The site is surrounded by farmland to the north, east and west. Coal Pit Lane runs along the southern site boundary. Norwood Farm is located to the west of the site. The A5 road is approximately 800m to the north-east of the site.			M		
Scenic quality and character	The site is characterised by grazing pasture with hedgerows and mature trees in a rural setting.			M		
Remoteness and tranquillity	Noise from passing vehicles along Coal Pit Lane is an aural detractor. The site is surrounded by farmland which offers a sense of remoteness.				M/L	
Visual						
Skylines and settings	The skyline across the site when viewed from Coal Pit Lane is defined by hedgerows with trees. Large commercial buildings at Magna Park are visible on the skyline to the east. Wind turbines are visible on the skyline to the north.				M/L	
Movement	Vehicular traffic along Coal Pit Lane.				M/L	



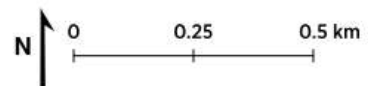
<p>Visibility, key views, vistas and typical receptors (both within and outside of each site)</p>	<p>No PRow within the site. The nearest PRow (footpath) is to the west and runs north-south, connecting Coal Pit Lane with Norwood Farm. Views into the site from this PRow are likely to be filtered by hedgerows with trees. Views into southern parts of the site are possible from Coal Pit Lane over the hedgerow.</p>		<p>M/L</p>	
<p>Views to and from important landscape and cultural heritage features (both within and outside of each site)</p>	<p>Newnham Paddock Grade II RPG is located approximately 600m to the south of the site. Views into the site from this RPG are likely to be substantially obscured by deciduous woodland at Long Spinney (priority habitat) which traverses the southern side of Coal Pit Lane.</p>			<p>L</p>
<p><b>Value</b></p>				
<p>Landscape value</p>	<p>Hedgerows and trees within the site provide valuable wildlife habitats. The site is not considered to be of high geological, hydrological historic or recreational value.</p>		<p>M/L</p>	
<p>Visual value</p>	<p>Road users along Coal Pit Lane (the closest visual receptor) experience rural views into southern parts the site, which are characterised by pasture grazed by livestock. Long distance views beyond the site are limited due to the relatively flat topography and treed skyline.</p>		<p>M/L</p>	
<p><b>Mitigation potential</b></p>				
<p>Increasing tree planting along the southern site boundary will help to screen views of solar panels for road users along Coal Pit Lane. Increasing tree planting along the eastern and western edges will help to obscure views from nearby PRows. Solar panels would be better suited in northern parts of the site, away from Coal Pit Lane.</p>				
<p><b>Overall landscape sensitivity (landscape, visual and value) of the site</b></p>				
<p>The site comprises fields of pasture (grazed by livestock), divided and bounded by hedgerows with mature trees. The topography is relatively flat and there are no PRow, biodiversity designations or heritage assets within the site. The site is surrounded by farmland to the north, east and west and Coal Pit Lane runs along the southern boundary. Solar panels should not cause the loss of pasture (due to their temporary and reversible nature) which could be grazed by livestock between the panels.</p>				<p>M/L</p>

# 31 Site 316: Land at Long Lawford



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STRATEGIC - Land at Long Lawford (Residential)



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 316 - Land at Long Lawford	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_316	DATE	01/10/2024

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Site reference	316
Site name	Land at Long Lawford
Location	Long Lawford
Site size	26.3
Development type	Residential
National Character Area	Leicestershire Vales
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau
Date of site visit	17th October 2024

H	H/M	M	M/L	L
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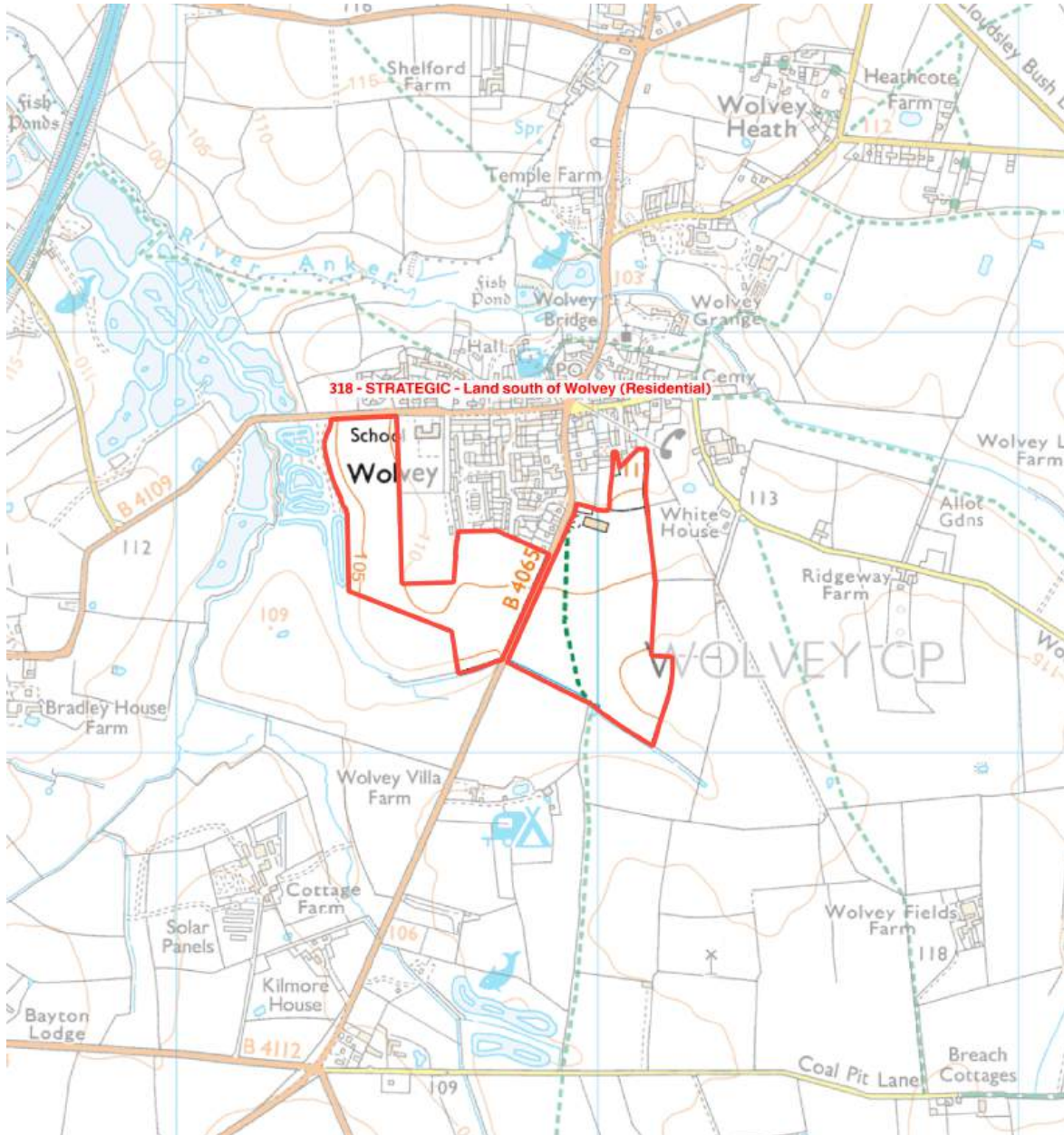
Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is comprised of large and small sized pastoral and arable fields. Fields are divided and bounded by hedgerows.					L
Landform	Gently undulating landscape, rising to the south of the site.					L
Landcover (including biodiversity)	The site comprises arable and pastoral fields. A small area of woodland is located adjacent to the north west of the site boundary. There are no areas of woodland located within the site.				M/L	
Man-made influences	A small agricultural development, Avon Lodge, is located adjacent to the north of the site boundary. Lawford Heath Lane separates the eastern and western areas of the site. The A428 runs along the northern boundary of the site. The site is located to the south of Long Lawford and less than 500m to the east of Rugby. Large warehousing developments is located approximately 900m to the east of the site. Bilton Lane is located approximately 90m to the east of the site.				M/L	
Scenic quality and character	The site is situated at the urban edge with arable and pastoral fields located to the south west and Rugby less than 500m to the east.				M/L	
Remoteness and tranquillity	The site is located at the urban edge, with the A428 running along its northern boundary. Vehicular traffic, including HGVs, along this road diminishes the aural quality, making the northern part of the site less tranquil. However, further south within the site, the level of tranquillity increases. In this southern area, vehicular traffic becomes a minor aural detractor, allowing for a more peaceful and serene environment.				M/L	
Visual						
Skylines and settings	From the south of the site, long distance views are possible including Long Lawford to the north. To the east of the site, CEMEX Rugby Cement Plant (located approximately 2km to the south of the site boundary) is a strong visual detractor from the environment. The trees along the skyline form a prominent					L

	natural feature within the landscape. Pylons are present within the surrounding landscape and skyline.			
Movement	Vehicular traffic along the A428 is likely to include HGVs as a result of the surrounding warehousing development. Lawford Heath Lane runs through the site area.		M/L	
Visibility, key views, vistas and typical receptors (both within and outside of each site)	A bridleway runs along the southern boundary of the site, with footpaths located within the surrounding landscape. Long distance, wide views from the bridleway are possible at points. Views from the A428 are largely obscured by hedgerows with trees. Wide views to the east and west from Lawford Heath Lane are visible.	M		
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are no known important landscape or cultural heritage features within the site or surrounding landscape.			L
<b>Value</b>				
Landscape value	PRoWs run along the site boundary and within the surrounding landscape which are likely of high recreational value. This landscape at the urban edge provides a high sense of tranquillity, however, warehousing development, key transport links and settlements somewhat within the surrounding landscape impact the scenic experience.		M/L	
Visual value	Views from the bridleway along the southern site boundary are long distance and wide, particularly to the north and west of the surrounding landscape.		M/L	
<b>Mitigation potential</b>				
Tree planting along the boundary of Lawford Heath Lane could obscure wide views into the site, allowing visual screening. Concentrating development to the north of the site, adjacent to the A428 and closer to Long Lawford, takes advantage of the lower topography in that area. This approach would minimise the visibility of new structures from surrounding visual receptors, helping to maintain the rural character and visual integrity of the broader landscape.				
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>				
The site consists of arable and pastoral fields situated at the urban edge, yet it retains rural scenic character. There are no known notable landscape, cultural heritage, or historic features present within the site. However, it holds recreational value due to the presence of several PRoWs in the surrounding landscape. While views into the site are possible, they are partially filtered by the surrounding transport infrastructure. The presence of transport infrastructure and HGVs detracts from the site's tranquillity. Warwickshire County Council <sup>30</sup> categorises the site as having a 'high' sensitivity to residential development. Sensitivity varies within the site, being lower to the north and higher to the south.			M/L	

<sup>30</sup> Warwickshire County Council (2016) Landscape Sensitivity Study for Binley Woods, Brinklow, Long Lawford, Ryton-on-Dunsmore, Stretton-on-Dunsmore, Wolston and Wolvey.

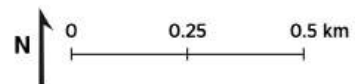


# 32 Site 318 & 96: Land south of Wolvey and Land at Coventry Road



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STRATEGIC - Land south of Wolvey (Residential)



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 318 - Land south of Wolvey	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_318	DATE	01/10/2024

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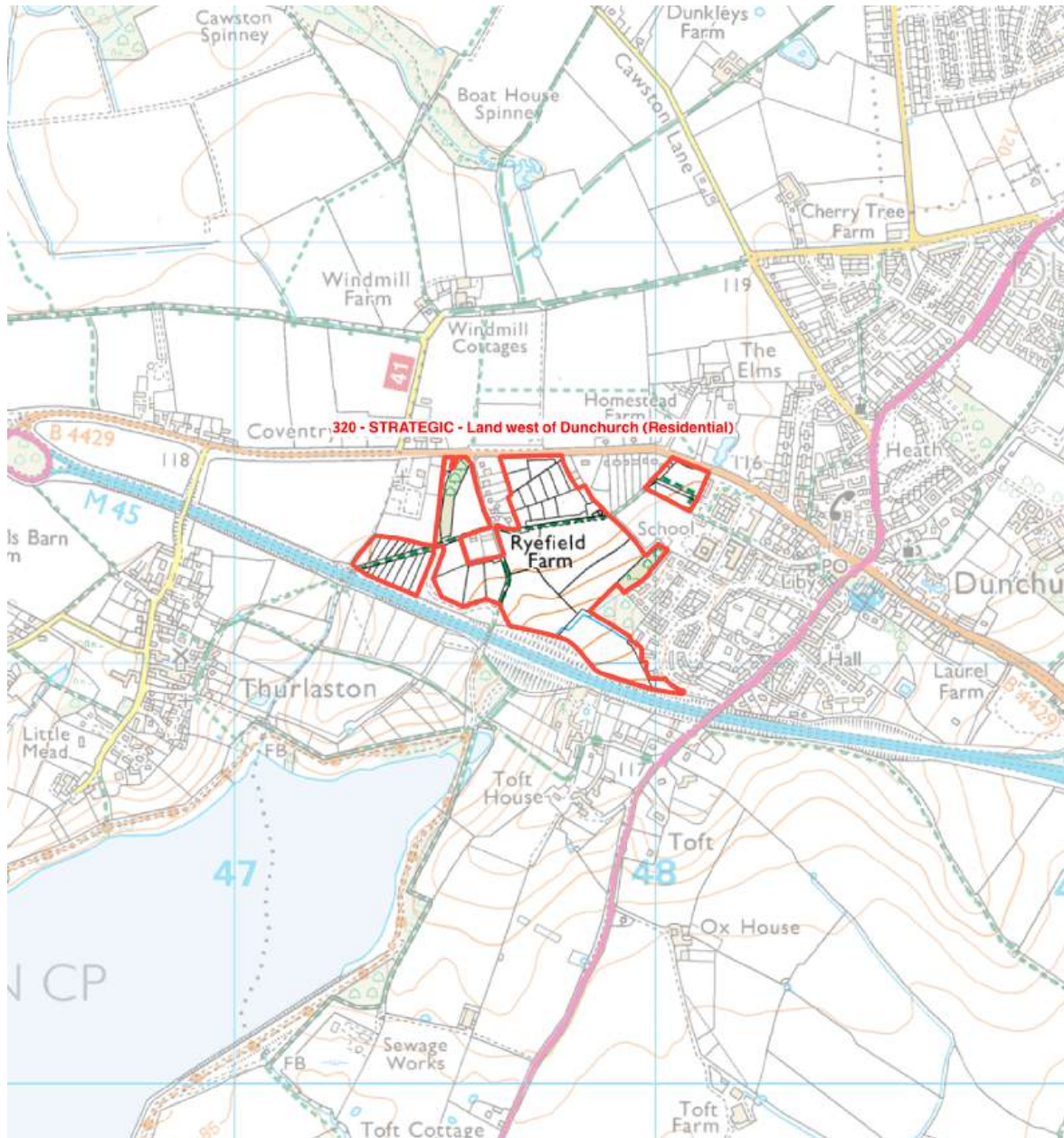
Site reference	318 & 96
Site name	Land south of Wolvey Includes: Land at Coventry Road
Location	Wolvey
Site size	27.2
Development type	Residential
National Character Area	Leicestershire Vales
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau and Village Farmlands
Date of site visit	23rd October 2024

H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is comprised of large arable fields bounded by hedgerows with trees.					L
Landform	Relatively flat and uniform landscape.					L
Landcover (including biodiversity)	The site comprises arable fields. A watercourse is located approximately 100m to the west of the site and the River Anker approximately 330m to the north.					L
Man-made influences	The site is situated to the south of the village of Wolvey, encompassing a small farm development within its boundaries. To the east, there are amenities such as a primary school and playing fields, while settlements are located to the north. The B4065 runs through the site and the B4109 borders the northern boundary. Additionally, a fishery is positioned to the west. Coventry is approximately 3.6 km to the north-west. Telephone poles with overhead wires are also located within the site.				M/L	
Scenic quality and character	The site is situated within a rural landscape, with arable and pastoral fields located to the east, west and south. Wolvey is located to the north.				M/L	
Remoteness and tranquillity	The site is located within a rural landscape on the edge of Wolvey. The presence of vehicular traffic in the vicinity, particularly along the B4065 and B4109, likely detracts from the aural quality of the environment.				M/L	
Visual						
Skylines and settings	To the north, settlements form the prominent feature of the skyline interspersed with trees. To the east, the skyline is comprised of sparse trees and telephone poles with overhead wires.					L
Movement	Vehicular traffic along the B4065 and B4109 through the centre of the site.				M/L	
Visibility, key views, vistas and typical receptors (both within and outside of each site)	A PRoW (footpath) runs north-south through the site, linking Wolvey. Therefore, this site is likely to be of recreational value to local residents. Views into the site from the B4065				M/L	

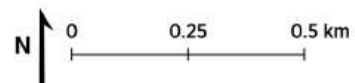
	and B4109 are filtered by hedgerow with trees. Settlements along the edge of the site boundary have views into the site.		
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are no landscape designations or cultural heritage features within the site or the surrounding landscape.		L
<b>Value</b>			
Landscape value	The site is not considered to be of high historic, cultural or landscape value. There is a rural feel to the area with largely agricultural surroundings with uninterrupted skylines, adding to the landscape value.		M/L
Visual value	A PRoW traverses the site, providing recreational value for local residents. The views from this path include settlements interspersed with trees, as well as the surrounding pastoral and arable landscape, contributing to a scenic experience.		M/L
<b>Mitigation potential</b>			
Views into the site could be further obscured by increasing planting of trees along the site boundaries. Additionally, development should align with the character and design aesthetics of Wolvey to ensure a cohesive and harmonious appearance within the area.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
The site is located to the south of Wolvey and comprises arable fields with the B4065 running through the centre. There are no known cultural heritage or historic features within the site or surrounding landscape. The site is likely of recreational value to local residents due to the location of a PRoW within the site. Views into the site from the surrounding transport infrastructure are filtered.			M/L

# 33 Site 320: Land west of Dunchurch comprising sites 41, 42 and 97



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STRATEGIC - Land west of Dunchurch (Residential)



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 320 - Land west of Dunchurch	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_320	DATE	30/09/2024

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Site reference	320
Site name	Land west of Dunchurch comprising sites 41, 42 and 97
Location	Dunchurch
Site size	18.6
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Plateau Farmlands and Plateau Fringe
Date of site visit	9th October 2024

H	H/M	M	M/L	L
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**Susceptibility**

**Landscape**

Scale and enclosure	The site is comprised of a number of (approximately 11) small arable and pastoral fields. Fields are divided and bounded by hedgerow with trees.				L
Landform	Gently sloping landscape.			M/L	
Landcover (including biodiversity)	The site comprises pastoral fields as well as a small strip of woodland to the north-west and east of the site.			M/L	
Man-made influences	The site is situated at the fringe to the west of the village of Dunchurch. Although there are settlements within the area, the site boundary does not encompass them. Equestrian infrastructure is present within the site. The M45 runs along the southern boundary, while the B4429 borders the northern edge.			M/L	
Scenic quality and character	The site is located to the west of the village of Dunchurch. Key transport infrastructure is situated to the south (M45) and north (B4027) along with smaller settlements and isolated farmhouses and residential dwellings. Despite this proximity to urban elements, the site retains a high scenic quality, offering a strong rural character.			M/L	
Remoteness and tranquillity	While noise from surrounding road infrastructure is a detractor, the site maintains a relatively high sense of tranquillity.			M/L	

**Visual**

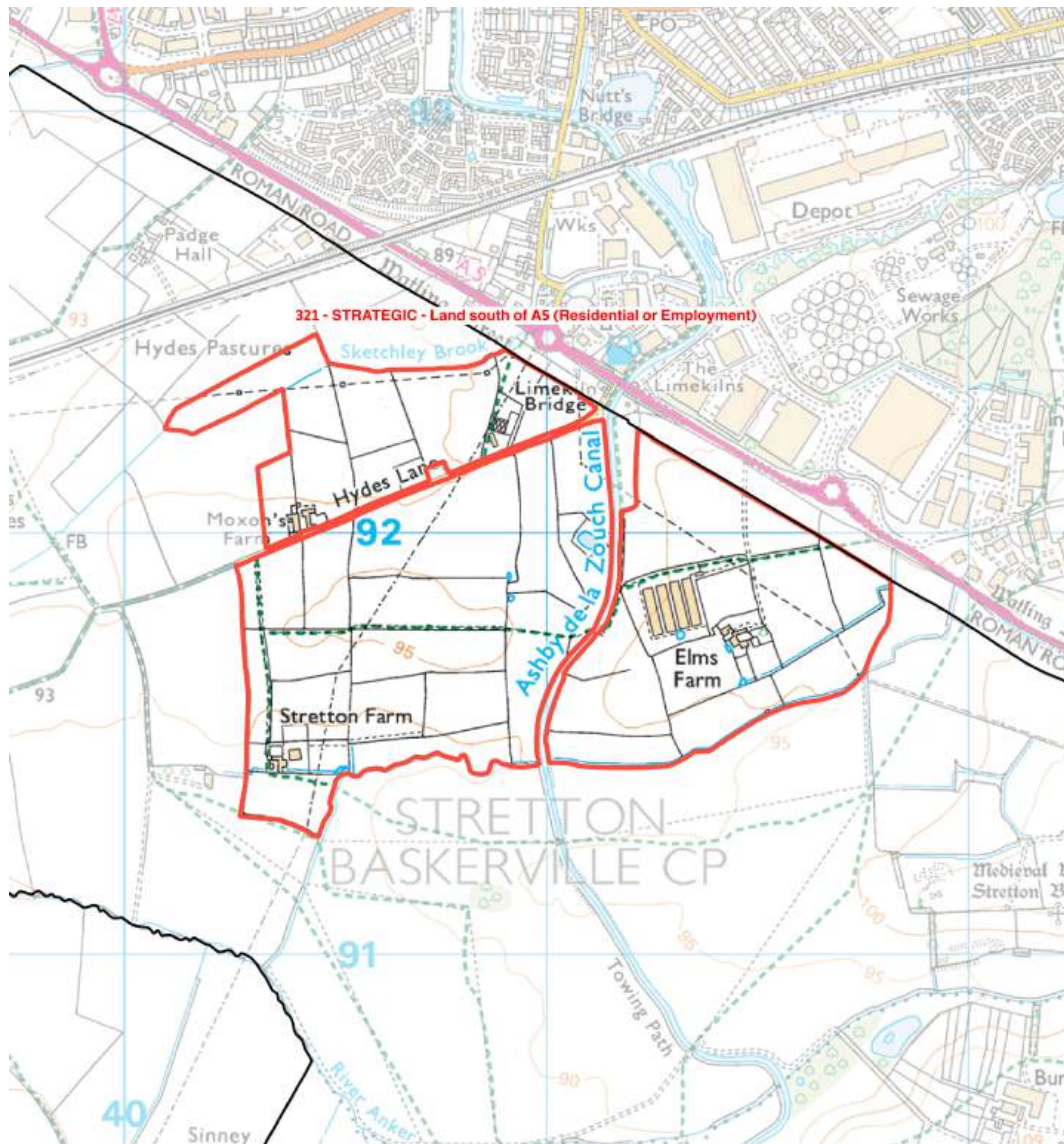
Skylines and settings	The site offers at times steep, expansive views of trees to the south, contributing to a high-quality skyline. In other locations, only the tops of trees are visible.		M		
Movement	Vehicular traffic along the M45 and B4027 is likely to include HGVs as a result of the surrounding warehousing development (e.g. Symmetry Park approximately 800m from the site).			M/L	
Visibility, key views, vistas and typical receptors (both within and outside of each site)	A PRoW footpath traverses the site, linking Thurlaston—located approximately 400m away—across the M45, to Dunchurch, suggesting recreational use by local residents from both villages. Views from the M45 are		M		



	<p>primarily obscured by hedgerows and trees, while glimpses into the site from the B4027 are possible but filtered by similar vegetation. Additionally, a PRow bridleway and National Cycle Path run north-south through the site for recreational and farming purposes. Rugby is situated about 1 km to the north.</p>		
Views to and from important landscape and cultural heritage features (both within and outside of each site)	<p>Dunchurch Lodge RPG and Bilton Grange RPG are located approximately 600m to the west of the site. However, the site and the RPGs are separated by the village of Dunchurch. Therefore, views to and from these features are unlikely to be impacted.</p>		L
<b>Value</b>			
Landscape value	<p>PRowS run through the site and within the surrounding landscape which are likely of high recreational value for local residents. The site is not considered to be of high historic, cultural or landscape value. This pastoral landscape provides a sense of tranquillity, however, transport infrastructure at the northern and southern boundaries impact the scenic experience.</p>		M/L
Visual value	<p>PRowS run through the site which are likely of high recreational value for local residents. The site features a pleasant skyline of trees. Views from designated features and landscape features are unlikely. Views from surrounding transport links are filtered and vary based on the density of tree coverage along the hedgerows, which changes with the seasons.</p>		M/L
<b>Mitigation potential</b>			
Views into the site could be further obscured by increasing planting of trees along the site boundaries.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
	<p>The site comprises arable and pastoral fields located at the fringe of Dunchurch, situated between the M45 and B4027. There are no known cultural heritage or historic features within the site and views from and into the surrounding RPGs are unlikely to be affected by development. The site holds high recreational value due to the location of a number of PRowS within and surrounding the site. Views into the site are filtered from the surrounding transport infrastructure. Views into the site are filtered by the surrounding transport infrastructure, with the M45 and B4027, however tranquillity remains relatively high.</p>		M/L
<b>Additional comments</b>			
The Rainsbrook 2017 Report <sup>31</sup> considers the eastern areas of the site at 'high' sensitivity to housing development.			

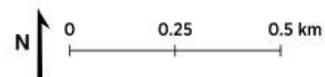
<sup>31</sup> Rainsbrook Valley Landscape Sensitivity Study (Warwickshire County Council, 2017) (covering the southern fringe of Rugby town)

# 34 Site 321, 289 & 60: Land south of A5, Land at Elms Farm and Stretton Fields Farm (plot B) & Moxtons Farm



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- Rugby Borough
- STRATEGIC - Land south of A5 (Residential or Employment)



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 321 - Land south of A5	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_321	DATE	30/09/2024

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Site reference	321, 289, 60
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Site name	Land south of A5. Includes Land at Elms Farm and Stretton Fields Farm (plot B) and Moxtons Farm
Location	South of Hinckley
Site size	115.4
Development type	Residential or Employment
National Character Area	Mease/Sence Lowlands
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau
Date of site visit	23rd October 2024

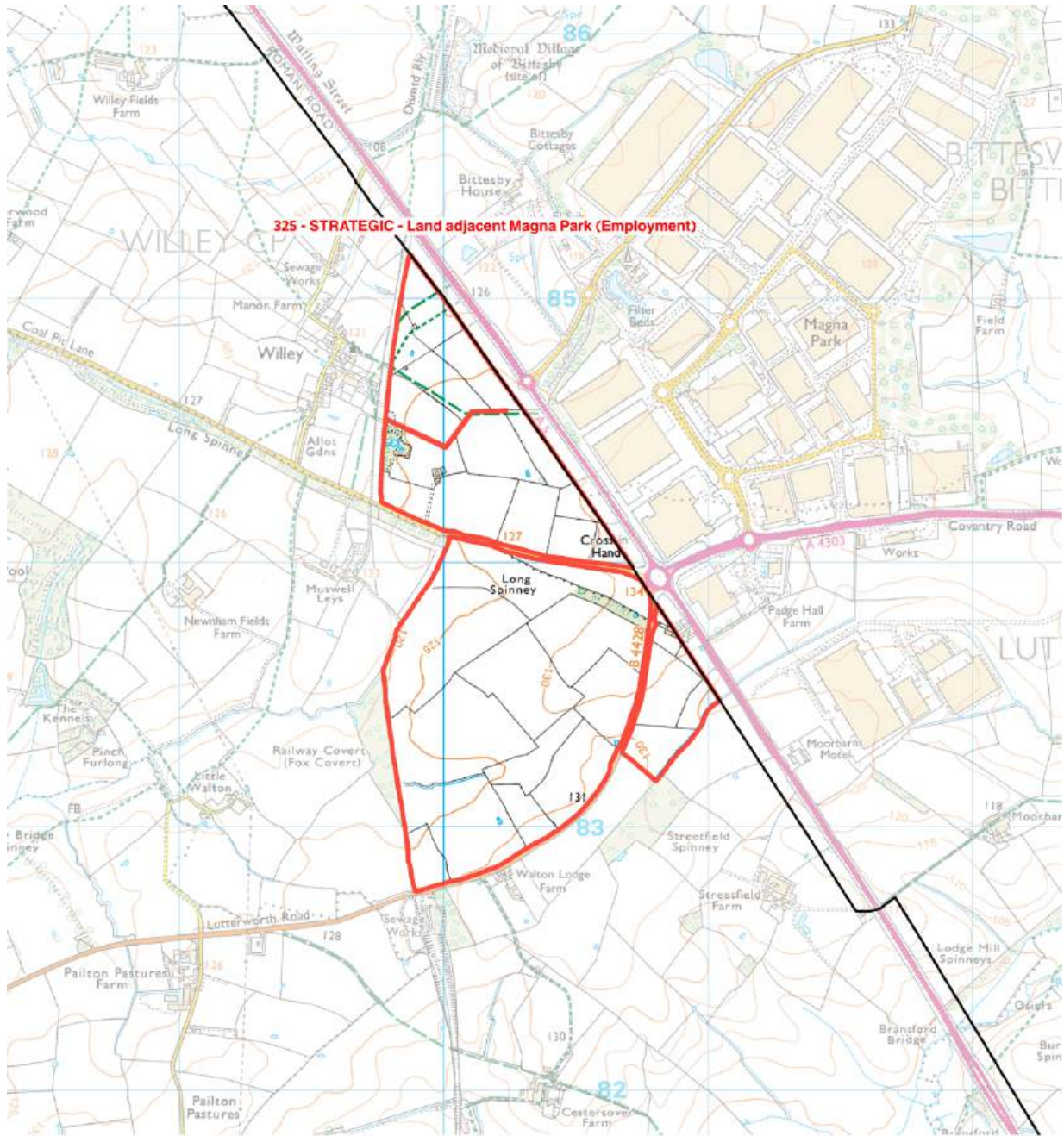
H	H/M	M	M/L	L
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Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is comprised of medium and small sized arable and pastoral fields. Fields are divided and bounded by hedgerows. The site is split into three areas, divided by the Hydes Lane and Ashby-de-la-Zouch canal.					L
Landform	Relatively flat, uniform landscape.					L
Landcover (including biodiversity)	The site comprises arable and pastoral fields alongside approximately 19.7ha of coastal and floodplain grazing marsh priority habitat to the south. A small area of deciduous woodland is located to the north. Two small waterbodies are located within the site. The Ashby-de-la-Zouch Canal flows through the site area, delineating the east and west sites. A small watercourse flows along the southern boundary of the site.			M		
Man-made influences	The site features several man-made influences, including residential development, a caravan site, and agricultural development. During the visit, the eastern area of the site was observed to be under construction. The A5 is situated approximately 70m to the north-east, while Hydes Lane, a small country lane, traverses the site, delineating the northern and southern sections. Across the A5, there are warehousing developments. Positioned at the urban fringe, the site is located between the towns of Hinckley and Nuneaton, approximately 1.5km to the west.				M/L	
Scenic quality and character	The site is set within a landscape characterised by settlements and arable fields, with the A5 running along the eastern edge. The Ashby-de-la-Zouch Canal, which traverses the site, adds recreational value for walkers and boaters. However, the nearby A5, along with warehousing developments and development in the eastern area, detracts from the overall scenic quality and character of the landscape. Despite these influences, the site maintains a somewhat rural feel.				M/L	
Remoteness and tranquillity	The site is located at the urban fringe, within a landscape that includes settlements, arable fields, and warehousing developments. The vehicular traffic along the A5 detracts from the aural quality of the landscape. However, further away from the A5, to the south of the site, the sense of tranquillity improves.				M/L	
Visual						
Skylines and settings	To the south, the skyline is characterised by arable fields interspersed with hedgerow trees, while pylons and overhead wires stand out as prominent features in the					L

	landscape. To the east, the skyline is shaped by boundary trees along the A5, occasionally revealing glimpses of warehousing developments above or through gaps in the trees.		
Movement	Vehicular traffic along the A5 is likely to include HGVs as a result of the surrounding warehousing development. Ashby-de-la-Zouch Canal offers recreational opportunities for boating. Hydes Lane, which runs through the site area, is a local road and is unlikely to generate high levels of vehicular disturbance.		M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Several PRoWs (footpaths) are located within the site and surrounding landscape. Views into the site from Hydes Lane are possible due to low hedgerows and sparse tree cover. Similarly, views into the site from the A5 can be seen at various points where gaps in the hedgerows allow for sightlines.		M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	No known cultural and heritage features are located within the site or in the proximate surrounding landscape.		L
<b>Value</b>			
Landscape value	PRoWs traverse the site, offering recreational value. The site is not of historic or cultural significance. The scenic and experiential value is adversely affected both visually and audially by the A5. Ashby-de-la-Zouch Canal enhances the character of the landscape, contributing positively to its visual appeal and providing recreational opportunities for visitors.		M/L
Visual value	PRoWs traverse the site which are of recreational value. However, the views from the site are generally limited in distance, which reduces their overall visual significance. Man-made influences including pylons and the A5 form prominent visual features of the landscape. The site is visible by boaters and walkers along Ashby-de-la-Zouch Canal.		M/L
<b>Mitigation potential</b>			
Views into the site could be further obscured by increasing tree planting along the boundaries adjacent to the A5. Additionally, views into the eastern area of the site, including ongoing construction and future development, can be observed from the canal. Tree planting along the boundary would mitigate these visual impacts. Development should not disturb the priority habitat of coastal and floodplain grazing marsh within the site.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
The site comprises arable fields and agricultural infrastructure situated at the urban fringe between the towns of Hinckley and Nuneaton. The presence of several PRoWs within and surrounding the site provides recreational value. Views into the site from Hydes Lane and the A5 are possible, with the latter impacting the visual and audial quality of the landscape. The Ashby-de-la-Zouch Canal contributes positively by offering recreational opportunities for walkers and boaters, while priority habitat located to the south of the site further underscores its ecological significance.			M/L

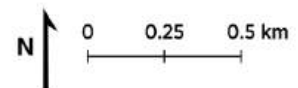


# 35 Site 325: Land adjacent Magna Park



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- Rugby Borough
- STRATEGIC - Land adjacent Magna Park (Employment)



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 325 - Land adjacent to Magna Park	SCALE@A4	1:19000
VERSION	LC-1223_Rugby Strategic Site_325	DATE	30/09/2024

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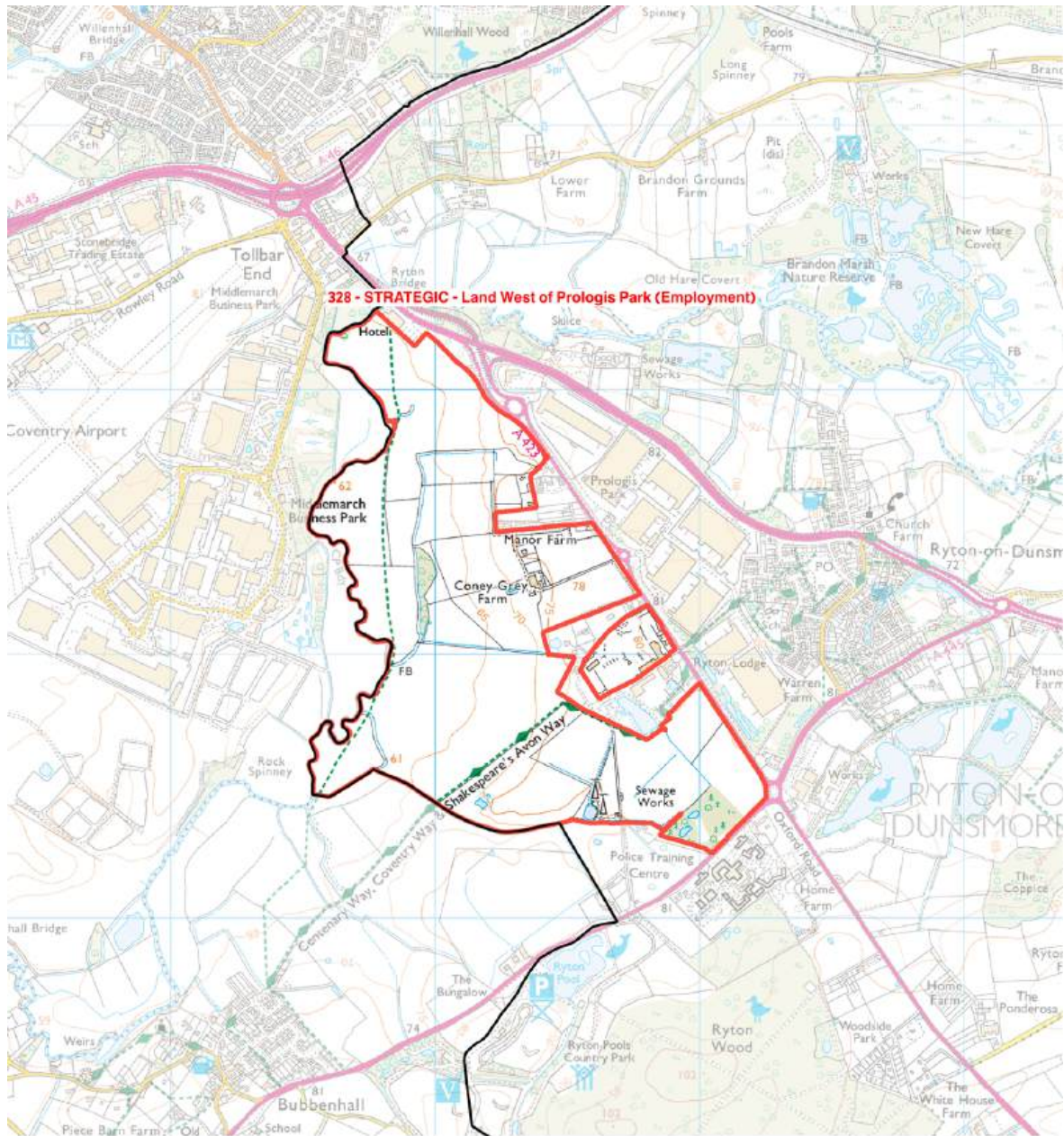
Site reference	325
Site name	Land adjacent Magna Park
Location	West of Magna Park
Site size	158.9
Development type	Employment
National Character Area	Leicestershire Vales
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau
Date of site visit	17th October 2024

H H/M M M/L L

Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is comprised of approximately 27 large, medium and small arable and pastoral fields. Fields are divided and bounded by hedgerow with trees.					L
Landform	Relatively flat landscape.					L
Landcover (including biodiversity)	The site encompasses a mix of arable and pastoral fields, with woodland areas situated along the north-western boundary and towards the east. Notably, Long Spinney, Railway Covert (also known as Fox Covert), and Streetfield Spinney lie adjacent to the site's boundaries.				M/L	
Man-made influences	The B4027 (Lutterworth Road) and Coal Pit Lane traverse the site area but are excluded from the site boundary. The A5 lies approximately 50m to the east of the site. Willey village is located to the north-west, with several isolated settlements and farms scattered throughout the surrounding landscape. To the east, beyond the A5, lies Magna Park, a large warehousing development complex. Within the site itself, there are minimal man-made features, with the exception of a small agricultural development situated off Coal Pit Lane. Coventry is approximately 11km to the west, while Rugby is 3.5km to the south.				M/L	
Scenic quality and character	The site is positioned within a predominantly rural landscape to the west, though it is situated amidst a more industrialised landscape of warehousing developments concentrated along the A5, including Magna Park. Key transport infrastructure, such as the A5 to the east and the B4027 within the site area, further influences the surroundings. The scenic quality and character of the site are disrupted by the visible and audible presence of this transport infrastructure and nearby warehousing developments.					L
Remoteness and tranquillity	The site is situated within key transport infrastructure, including HGVs, which detracts from the aural quality of the landscape. However, there is a sense of tranquillity from the PRowWs to the north of the site.				M/L	
Visual						
Skylines and settings	To the east, warehousing development comprises the majority of the skyline. To the south, the skyline consists of trees which comprise the field boundaries.					L
Movement	Vehicular traffic along the A5 and B4027 is likely to include HGVs as a result of the surrounding warehousing					L

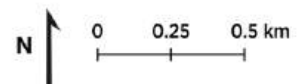
	development (e.g. Magna Park). Wind turbines are visible from the site.			
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Three PRowS (two bridleways and a footpath) run through the north of the site, connecting Willey to the A5. Therefore, this site is likely used recreationally by local residents. Views from the PRowS into the south of the site are restricted by hedgerow with trees. A footpath runs approximately 300m to the west of the site to Newnham Paddock RPG. Views from the A5 are predominantly obscured by hedgerow with trees however this is filtered and views into the site are possible. Views into the site from Willey are obscured by tall trees around the site boundary. Views from B4027 and Coal Pit Lane are filtered by hedgerow with trees.		M/L	
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Newnham Paddock RPG is located approximately 1km to the west of the site, separated by fields and interspersed farm settlements. Given the distance, views to and from these features are unlikely to be impacted.			L
<b>Value</b>				
Landscape value	PRowS traverse the northern section of the site and the surrounding landscape to the west, likely offering recreational value for local residents and visitors. The site itself is not considered to hold high historic, cultural, or landscape value. While this urban fringe landscape does provide some sense of tranquillity, the transport infrastructure along the eastern boundary and within the site area disrupts the sense of place and scenic experience. Furthermore, the warehousing developments are prominent visual detractors, diminishing the overall landscape value.		M/L	
Visual value	PRowS run through the north of the site which are likely used recreationally by local residents. However, the visual value of these recreational routes is impacted by the warehousing development located to the east at Magna Park. Views from surrounding transport links are filtered and dependent on the level of tree coverage along the hedgerow which changes with the seasons.		M/L	
<b>Mitigation potential</b>				
Views into the site could be further limited by increasing tree planting along the site boundaries, enhancing visual screening. Additionally, concentrating development in the lower fields, away from the PRowS, would help preserve the recreational value and sense of tranquillity for local residents and visitors using these routes.				
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>				
The site comprises arable and pastoral fields located within a broadly rural landscape to the west and warehousing development and transport infrastructure to the east. There are no known cultural heritage or historic features within the site and views from and into the surrounding RPGs are unlikely to be affected by the development. The site is of recreational value due to the location of PRowS within and surrounding the site. Views into the site are filtered from the surrounding transport infrastructure. The A5 and B4027 and surrounding warehousing development detracts from the tranquillity and visual value of the site.			M/L	

# 36 Site 328: Land West of Prologis Park



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- Rugby Borough
- STRATEGIC - Land West of Prologis Park (Employment)



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 328 - Land west of Prologis Park	SCALE@A4	1:19000
VERSION	LC-1223_Rugby Strategic Site_328	DATE	01/10/2024

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Site reference	328
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Site name	Land west of Prologis Park
Location	West of Prologis Park
Site size	171.9
Development type	Employment
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore
Landscape Character Type (Rugby LCA)	Plateau Fringe
Date of site visit	23rd October 2024

H	H/M	M	M/L	L
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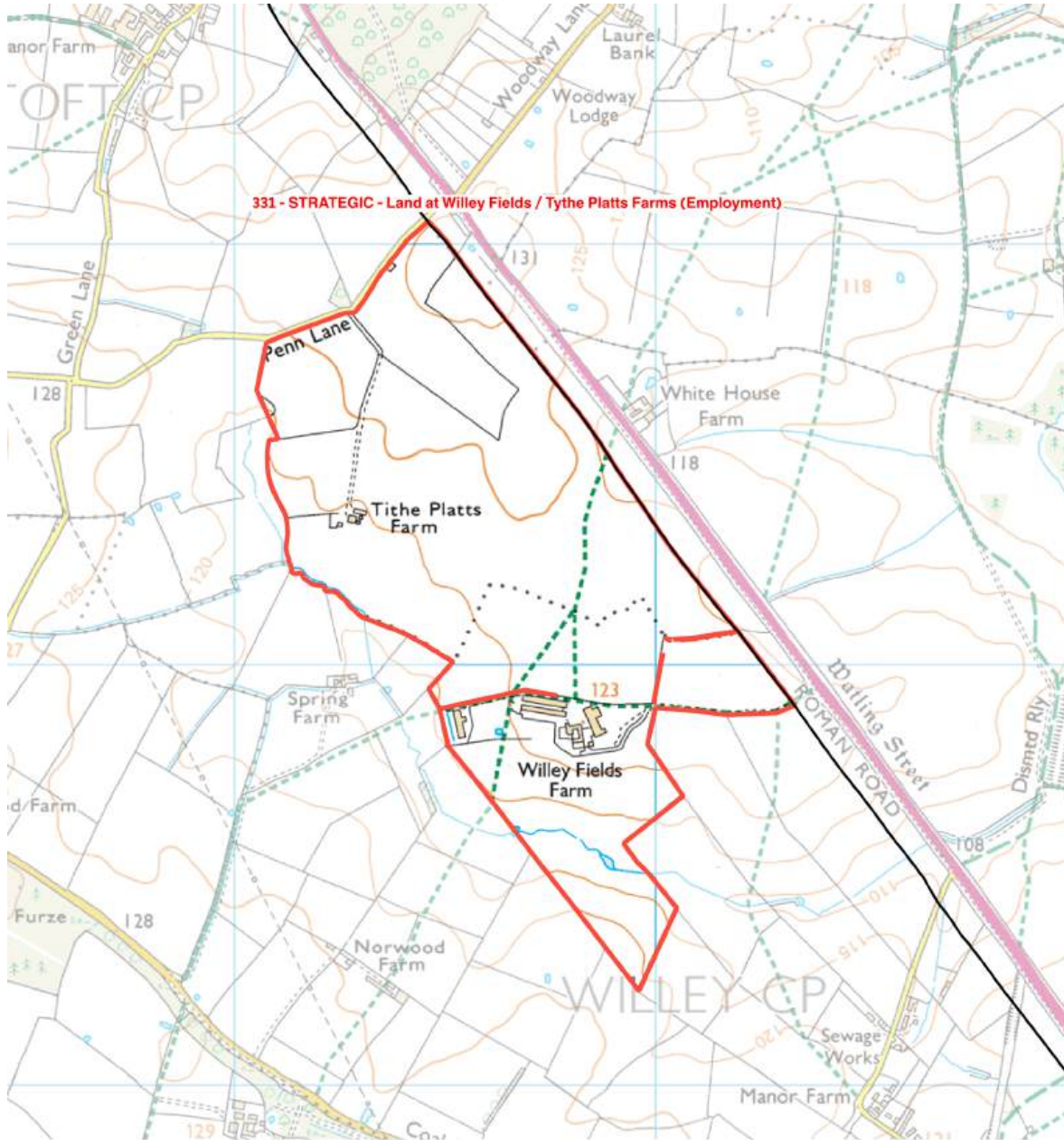
**Susceptibility**

Landscape				
Scale and enclosure	The site is comprised of large, medium and small arable and pastoral fields. Fields are divided and bounded by hedgerow with trees.			L
Landform	Gently rolling landscape, rising to the east of the site.			L
Landcover (including biodiversity)	The site encompasses a large expanse of arable and pastoral fields, with a smaller developed area situated on its eastern side. To the north, there is 7.4ha of coastal and floodplain grazing marsh priority habitat, while pockets of deciduous and mixed woodland are found in the centre and south-eastern portions of the site. The River Avon marks the western boundary, with the flood zone extending approximately 470m into the site. Ryton Wood is located less than 250m to the south of the site, beyond Leamington Road. Between the site and Middlemarch Business Park to the west is located a large area of woodland.		M/L	
Man-made influences	The site is located in a well-established and expanding concentration of warehousing development with Prologis Park to the east and Middlemarch Industrial Estate to the west. The A423 runs along the eastern boundary, and Leamington Road along a section of the southern boundary. Two small farm developments, Manor Farm and Coney Grey Farm and an industrial development are located within the site. Coventry is situated approximately 750m to the north-west of the site, with Coventry Airport to the west and Coventry and Warwickshire Gateway to the site's south-west. Citrus Hotel lies to the north east of the site.			L
Scenic quality and character	The site is situated at the urban fringe of Coventry between large warehousing developments. The A423 runs along the eastern boundary, and Leamington Road along a section of the southern boundary. Therefore, the surrounding warehousing development and key infrastructure detract from the scenic quality and character of the site.			L
Remoteness/tranquillity	Located at the urban fringe, the site is embedded within key transport infrastructure and neighbouring warehousing developments, both of which are likely to contribute to frequent HGV traffic, detracting from the landscape's aural quality. The airport to the west is likely a source of noise. However, given the site's size, tranquillity levels may vary, with areas further from the road network, particularly in the southwest which is likely to offer relatively more tranquil conditions.			L



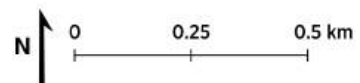
Visual		
Skylines and settings	Looking south-west from the northern part of the site, the skyline is uninterrupted and framed by dense tree cover. In contrast, the western skyline features a mix of warehousing developments which form a prominent feature, interspersed with woodland.	M/L
Movement	Vehicular traffic along the A423 includes HGVs as a result of the surrounding warehousing development. Leamington Road runs along a section of the southern boundary of the site. Coventry Airport is located approximately 400m to the west.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	A PRoW (footpath) runs north-south through the site from Citrus Hotel. Centenary Way, Coventry Way and Shakespeare's Avon Way runs south-west to east through the site. Views from the A423 and Leamington Road are filtered by hedgerow with trees.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	There are no known cultural heritage features within the site or within the surrounding landscape.	L
Value		
Landscape value	PRoWs, including the Centenary Way, Coventry Way and Shakespeare's Avon Way run through the site and within the surrounding landscape which are likely of high recreational value for local residents and visitors. The River Avon forms the western boundary, with arable fields and expansive woodlands to the south and west adding scenic quality to the site. However, the warehousing developments to the east and west, along with surrounding key transport infrastructure, detract from the overall landscape value.	M/L
Visual value	PRoWs running through the site are likely of high recreational value. Views from these PRoWs consist of vast wooded areas to the south and south-west however the warehousing development to the east and west are prominent features and detract from the visual value of the site.	M/L
Mitigation potential		
Concentrating development in the northern section of the site, between the transport infrastructure and warehousing, would position it away from key recreational routes, including the Centenary Way, Coventry Way, and Shakespeare's Avon Way. With the addition of tree boundary planting, this approach would help preserve the scenic quality of these pathways, minimising visual impact on the landscape and maintaining the area's recreational value. Development to the north should not disturb the coastal and floodplain grazing marsh priority habitat.		
Overall landscape sensitivity (landscape, visual and value) of the site		
Situated on Coventry's urban fringe between existing warehousing developments and key transport infrastructure, the site is visually and audibly influenced by surrounding infrastructure. Nevertheless, it holds recreational value due to the presence of PRoWs within the site, including the Centenary Way, Coventry Way and Shakespeare's Avon Way. Development would align with the existing landscape, filling an evident gap between current warehousing developments. However, the priority habitat to the north, woodland areas, key recreational routes, and scenic views towards the wooded landscapes to the south and southwest contribute to the site's aesthetic and recreational value.		M/L

# 37 Site 331: Land at Willey Fields/Tythe Platts Farms



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- Rugby Borough
- STRATEGIC - Land at Willey Fields / Tythe Platts Farms (Employment)



PROJECT	Rugby Borough Local Plan Landscape and Visual Sensitivity Assessment	DRAWN	MS
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 331 - Land at Willey Fields / Tythe Platts Farms	SCALE@A4	1:12000
VERSION	LC-1223_Rugby Strategic Site_331	DATE	30/09/2024

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Site reference	331
Site name	Land at Willey Fields / Tythe Platts Farm
Location	Between Willey and Wibtoft
Site size	98ha
Development type	Employment
National Character Area	Leicestershire Vales
Landscape Character Area (Rugby LCA)	High Cross Plateau
Landscape Character Type (Rugby LCA)	Open Plateau
Date of site visit	23rd October 2024

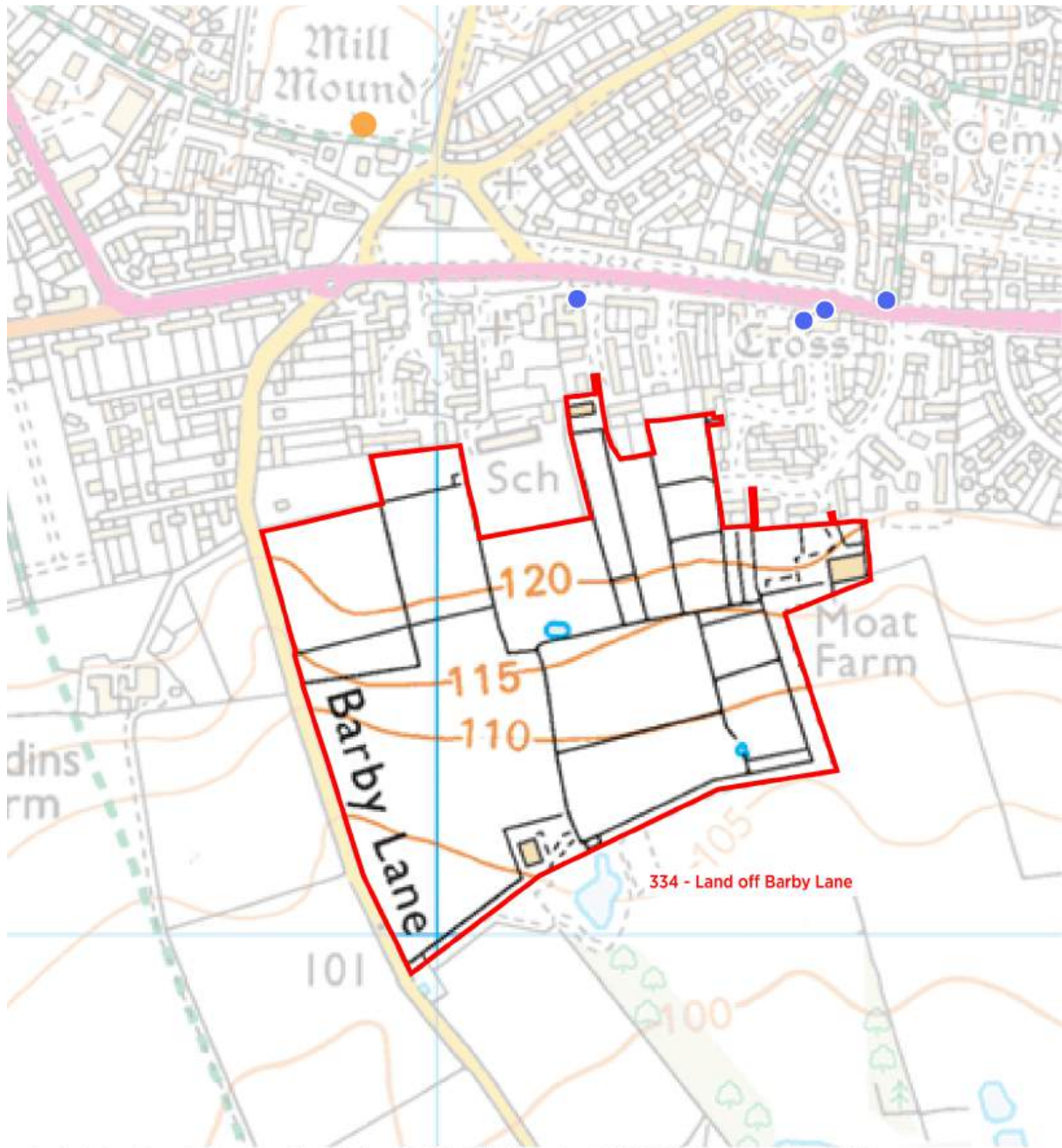
H H/M M M/L L

Susceptibility		H	H/M	M	M/L	L
Landscape						
Scale and enclosure	The site is comprised of large, medium and small arable fields. Fields are divided and bounded by hedgerow with trees, however this is not present for all fields and boundaries.					L
Landform	Gently rolling landscape, to the north of the site. Gently undulating topography at the south of the site.				M/L	
Landcover (including biodiversity)	The site comprises arable and pastoral fields as well as a small strip of woodland to the north-west of the site.					L
Man-made influences	Willey Fields Farm (a car body shop) and Tithe Platts Farm are located within the site. Penn Lane runs along the northern boundary and the A5 (Watling Street) along the eastern. To the west of the A5, large warehousing development parks are situated in the surrounding landscape. The village of Willey is located approximately 600m to the south-east of the site and isolated farmhouses are located within the surrounding landscape. Rugby is located approximately 7.5km to the south of the site.				M/L	
Scenic quality and character	The site is situated at within a rural landscape, with arable fields to the west and the A5 and warehousing development to the east. These developments, alongside the car body shop within the site and transport infrastructure with HGVs, detract from the scenic quality and character of the site. However, the site retains some rural qualities.				M/L	
Remoteness and tranquillity	Heavy HGV traffic is present along the A5. Penn Lane runs along the northern boundary. Levels of tranquillity likely increase with distance from the A5.				M/L	
Visual						
Skylines and settings	Views of the skyline across the site is predominantly defined by trees interspersed with warehousing development to the south-east. Hedgerows with trees limits views to the west.					L

Movement	Vehicular traffic along the A5 is likely to include HGVs as a result of surrounding warehousing development. There is an access road through the centre of the site. Penn Lane runs along the northern boundary.	L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Several PRowS (footpaths) traverse the site, connecting the village of Willey and Newnham Paddock RPG, which likely enhances the site's recreational value for local residents and visitors. Views from the A5 and Penn Lane are partially filtered by hedgerows and trees.	M/L
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Newnham Paddock RPG is located approximately 1.1km to the south-west of the site. Areas of woodland are located between the site and RPG and therefore views to and from the RPG to the site are unlikely.	L
<b>Value</b>		
Landscape value	PRowS traverse the site and the surrounding landscape, offering recreational value for local residents and visitors. The site is not considered to be of high historic, cultural, or landscape value. While this rural landscape generally provides a sense of tranquillity, the presence of transport infrastructure along the eastern boundary and adjacent warehousing developments detracts from the overall sense of place and scenic experience.	M/L
Visual value	Views from the surrounding transport links are largely filtered by hedgerows and trees, limiting visibility into the site. From within the site, views are dominated by warehousing developments and agricultural fields that characterise the surrounding landscape. As a result, both the visual value of the site and the views it offers are considered low, with limited scenic appeal and a lack of notable landscape features.	L
<b>Mitigation potential</b>		
Increasing the planting of trees along the site boundaries, particularly adjacent to the A5, could effectively further obscure views into the site.		
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>		
The site features arable fields positioned to the west of the A5, warehousing development is located to the east. Its recreational value is highlighted by the presence of PRowS that traverse both the site and the surrounding area. Views into the site from the A5 and Penn Lane are available in certain locations, though these are partially filtered by hedgerows and sparse trees.		M/L

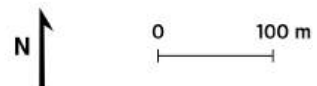


# 38 Site 334: Land off Barby Lane



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- 334 - Land off Barby Lane
- Grade II listed building
- Scheduled Monuments



PROJECT	Rugby Landscape Sensitivity Assessment	DRAWN	WE
CLIENT	Rugby Borough Council	CHECKED	ND
TITLE	Strategic Site Option 334 - Land off Barby Lane	SCALE@A4	1:5000
VERSION	LC-1223_Site_334_1	DATE	18/03/2025

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Site reference	334
Site name	Land off Barby Lane
Location	Hillmorton
Site size	19.14
Development type	Residential
National Character Area	Dunsmore and Feldon
Landscape Character Area (Rugby LCA)	Dunsmore and Feldon
Landscape Character Type (Rugby LCA)	Dunsmore - Plateau Fringe and Feldon - Vale Farmlands
Date of site visit	9th October 2024

H	H/M	M	M/L	L
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**Susceptibility**

Landscape				
Scale and enclosure	The site comprises a patchwork of small-scale fields, divided and bounded by intact hedgerows with trees which create a sense of enclosure.		M	
Landform	The topography rises from south to north, from approximately 105m AOD to 120m AOD.		M	
Landcover (including biodiversity)	Land cover across the site is mostly pastoral with some arable areas. Fields are divided and bounded by hedgerows with trees. Small ponds are present within the site.		M	
Man-made influences	The site is at the urban edge of Hillmorton, to the south of residential dwellings and a school (English Martyrs Catholic Primary School). Barby Lane runs along the western boundary of the site. A private driveway runs along the southern and eastern site boundaries. The A428 is located approximately 100m to the north of the site. Commercial/agricultural buildings are present within the site.		M	
Scenic quality and character	The site is situated at the urban fringe with development at Hillmorton to the north. Despite the presence of nearby roads and urban areas, the site retains scenic qualities due to the presence of open countryside to the south.		M	
Remoteness and tranquillity	The site is located on the urban fringe and remoteness levels are limited. However, tranquillity levels are generally good with hedgerows and trees creating a sense of enclosure from surrounding roads and built form.			M/L
Visual				
Skylines and settings	The skyline within and surrounding the site is defined by trees along field boundaries.			M/L
Movement	Movement levels within and surrounding the site are low. Views of moving vehicles along Barby Lane are substantially obscured by hedgerows and trees.			M/L
Visibility, key views, vistas and typical receptors (both within and outside of each site)	Views into the site from Barby Lane are filtered by hedgerows and trees. Residential properties and the English Martyrs Catholic Primary School to the north are likely to experience views into the site. There are no PRoWs within the site. A footpath is located approximately 200m to the west and a bridleway is located approximately 250m to the east. Views into			M/L

	the site from these PRoWs are likely to be substantially obscured by intervening hedgerows and trees.		
Views to and from important landscape and cultural heritage features (both within and outside of each site)	No known cultural heritage features are located within the site. A cluster of Grade II listed buildings are located at High Street in Hillmorton to the north of the site. Scheduled monuments are present within Hillmorton including 'Round mound at Hillmorton' and 'Hillmorton Village Cross'. Views into the site from these heritage features are obscured by intervening buildings.		L
<b>Value</b>			
Landscape value	There are no biodiversity designations or heritage assets within the site. The network of hedgerows and trees within the site hold biodiversity value.		M/L
Visual value	The site is not publicly accessible. Views into the site from surrounding PRoW networks are likely to be substantially obscured by intervening vegetation. Views into the site from Barby Lane to the west are filtered by hedgerows and trees.		M/L
<b>Mitigation potential</b>			
Development would be better suited to the northern half of the site, to integrate with existing residential development at Hillmorton. Increasing tree planting along site boundaries can help to further reduce the visual impact of new residential buildings.			
<b>Overall landscape sensitivity (landscape, visual and value) of the site</b>			
This site is located at the settlement edge of Hillmorton and comprises a patchwork of small fields, divided and bounded by hedgerows and trees. Land cover is mostly pastoral with some arable areas. The site also includes small ponds and commercial/agricultural buildings. The topography rises across the site by approximately 15m from south to north. The site is bordered by Barby Lane to the west and a private driveway to the south and east. Residential properties and a school border the site to the north. The site retains scenic qualities despite its proximity to urban areas. Surrounding hedgerows and trees help to create a sense of enclosure. The landscape to the south is characterised by open countryside. The site lacks public access and views from surrounding PRoWs are likely to be substantially obscured by intervening vegetation. Views into the site from Barby Lane are filtered by hedgerows and trees. There are no biodiversity designations or heritage assets within the site, though the network of hedgerows and trees hold biodiversity value. Views into the site from nearby listed buildings and scheduled monuments in Hillmorton are obscured by intervening buildings.			M
<b>Additional comments</b>			
The Rainsbrook 2017 Report <sup>32</sup> considers the northern area of the site a 'high-medium' sensitivity and the central/southern area of the site at 'high' sensitivity to housing development.			

<sup>32</sup> Rainsbrook Valley Landscape Sensitivity Study (Warwickshire County Council, 2017) (covering the southern fringe of Rugby town)

## 39 Conclusion

### 39.1 About this report

39.1.1 This report comprises a LSA of strategic site options to support the preparation of the new Rugby Local Plan. The proposed development uses at the strategic site options cover residential, employment, mixed use and solar.

### 39.2 Landscape Sensitivity Assessment

39.2.1 LSA is the process of assessing the resilience, or robustness of landscape character and the visual resource (and valued characteristics) to defined change or changes arising from development proposals. It can help decision makers to understand likely changes and the nature of change should the development scenarios be taken forward.

39.2.2 The methodology for this study has been derived principally from: Natural England (2019) *'An approach to landscape sensitivity assessment – to inform spatial planning and land management'*<sup>33</sup>

### 39.3 Overall sensitivity of the landscapes of the strategic sites

39.3.1 A total of 34 strategic sites/contiguous groups of strategic sites have been evaluated as part of the LSA, which range in size from approximately 14ha to 382ha. Informed by the susceptibility of the landscape and visual baseline to change and the values of the landscape and visual characteristics, the overall landscape sensitivity of each strategic site have been systematically assessed and described using the five point scale (high, high/medium, medium, medium/low and low). No sites have been assessed as being of high sensitivity overall. The distribution of strategic sites across the borough are focussed around the urban edges of the town of Rugby and the city of Coventry and along the A5 corridor.

39.3.2 The overall landscape sensitivity scores for each strategic site are listed in **Table 39.1** and shown on **Figure 39.1**. Annotated photos of each strategic site are presented in **Appendix A**.

#### Low sensitivity sites

39.3.3 Sites assessed as having low overall landscape sensitivity comprise sites: 2, 14, 20/58/77, 25, 68, 130, 141 and 253. These sites are typically located in close proximity to main roads and urban areas with minimal positive landscape characteristics. Sites with low overall landscape sensitivity are considered to be robust with high thresholds for change.

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<sup>33</sup> Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/817928/landscape-sensitivity-assessment-2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf) [Accessed: 20/09/24]



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### **Medium/low sensitivity sites**

39.3.4 Approximately half of all sites have been assessed as being of medium/low overall landscape sensitivity (17 sites in total). These sites are typically located in close proximity to main roads and urban areas but contain some elements which contribute positively to the landscape or visual baseline including PRow, biodiversity or proximity to cultural heritage features. In general, these sites are considered have ability able to accept change without severe adverse effects on landscape.

### **Medium sensitivity sites**

39.3.5 A total of seven sites have been evaluated as being of medium sensitivity. These sites include site 121 (to the north of Coombe Country Park), sites 31 and 142 (adjacent to the A5 near Lutterworth), sites 73 and 146/334 (to the south of Rugby town) and 238 (at Clifton upon Dunsmore). These sites are considered to be susceptible to change but may have some limited potential to accommodate sensitively designed development.

### **High/medium sensitivity sites**

39.3.6 Two sites have been evaluated as being of high/medium overall landscape sensitivity. These are site 22 which lies to the south of Dunchurch and site 91 which lies to the east of Dunchurch. Thresholds for significant change at these sites are considered to be low. These sites are primarily considered to be of high/medium overall landscape sensitivity due to the elevated topography and southern aspect which allows for long distance panoramic views towards the Northamptonshire hills on the horizon, from PRow within the sites. Additionally, site 91 partially overlaps with Bilton Grange RPG.

**Table 39.1:** Overall sensitivity of the landscapes of the strategic sites

Site ref	Site name	Overall landscape sensitivity
2	Ryton Fields Farm, Ryton on Dunsmore	L
8	Land East of Ansty Park, Ansty, Coventry	M/L
14	Land north of Ansty Park, Ansty, Coventry	L
18	Barnwell Farm, Thurlaston	M/L
20, 58 & 77	Blue Boar Farm, Thurlaston, North of A45, Dunchurch and Land west of Symmetry Park	L
22	Land south of the M45, Dunchurch	H/M
25	Land South of A45, Dunchurch	L
31	Land at Streetfields Farm, Watling Street,	M
68	M69 Junction 1	L
71	London Road, Ryton on Dunsmore	M/L
73	Lodge Farm, off Daventry Road, Rugby	M
86	Grange Farm, Ryton	M/L
91	Inwoods Farm and Lower Rainsbrook Farm	H/M
94	Land adjacent to Hinckley Park, south of A5	M/L
95	Land at Crouner Fields Farm, Ansty	M/L
109	Land at Hopsford Farm, Ansty	M/L
114	Land at M6 Junction 1, Newbold on Avon and Long Lawford	M/L
121	Land at Walsgrave Hill	M
130	Land north of Houlton	L
132	Land north of M6 J1	M/L
141	Land off Hinkley Road, South side of M69 A5 Junction	L
142	Land off A5, Churchover	M
146	Land off Barby Lane	M
238	Land off Rugby Rd, Clifton upon Dunsmore	M
253	Lawford Fields Farm, Long Lawford	L
288	Land north of Coal Pit Lane, Willey,	M/L
316	Land at Long Lawford	M/L
318 & 96	Land south of Wolvey & Land at Coventry Road	M/L
320	Land west of Dunchurch comprising sites 41, 42 and 97	M/L
321, 289 & 60	Land south of A5 & Land at Elms Farm and Stretton Fields Farm (plot B) & Moxtons Farm	M/L
325	Land adjacent Magna Park	M/L
328	Land West of Prologis Park	M/L
331	Land at Willey Fields/Tythe Platts Farms	M/L
334	Land off Barby Lane	M

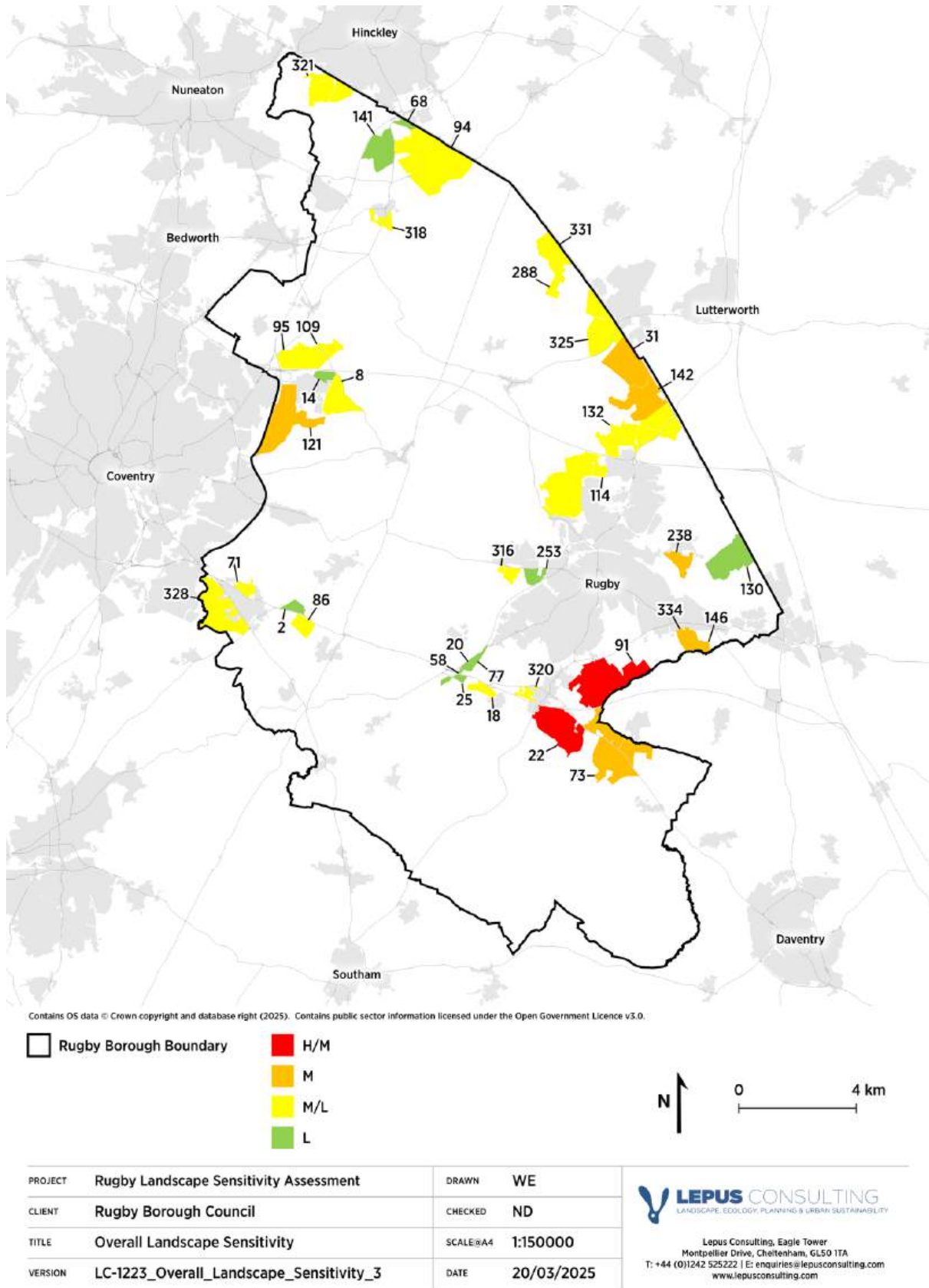


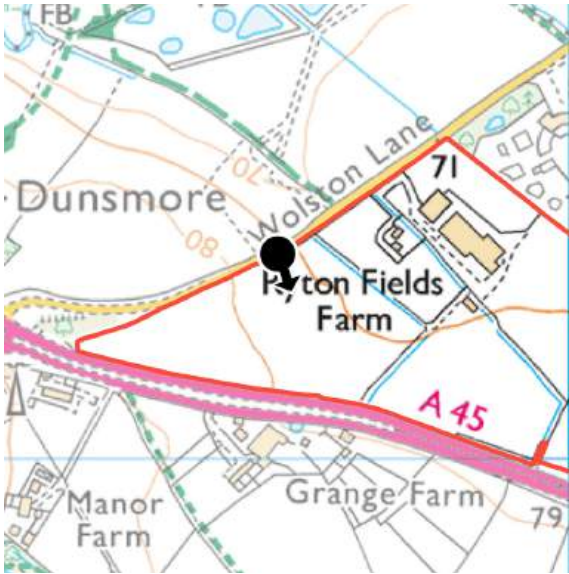
Figure 39.1: Overall landscape sensitivity score for each strategic site

# Appendix A Site photos



Ryton Fields Farm, Ryton-on-Dunsmore  
(Site ref: 2)

## View from Warwick Road



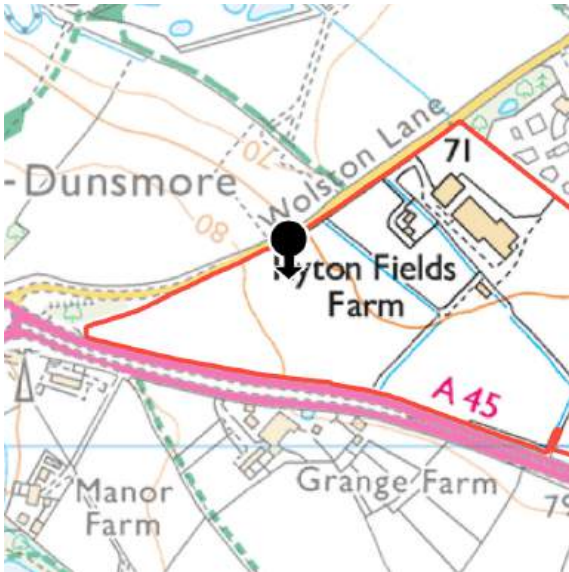
Boundary hedgerow with trees  
is sparse at points

Warwick Road



Ryton Fields Farm, Ryton-on-Dunsmore  
(Site ref: 2)

## View from Warwick Road



Agricultural  
development

Long distance views to  
the south

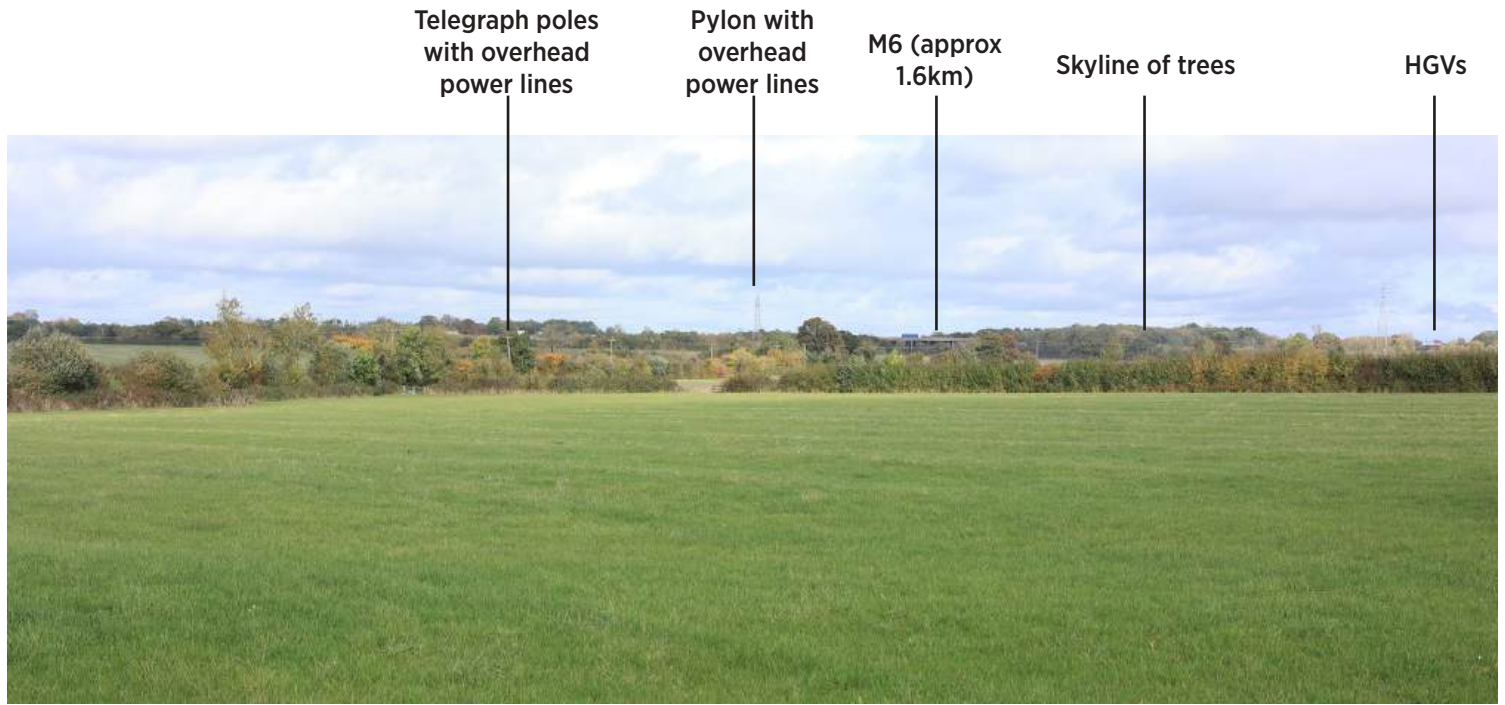
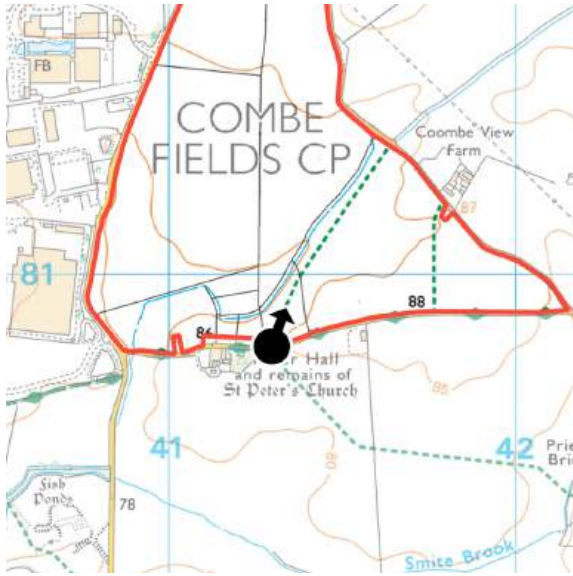
Boundary hedgerow with trees  
is sparse at points





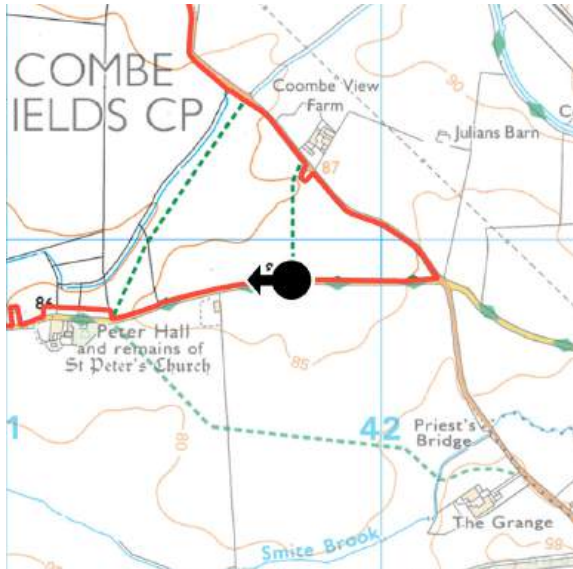
Land east of Antsy Park, Antsy, Coventry  
(Site ref: 8)

## View from Peter Hall Lane



Land east of Antsy Park, Antsy, Coventry  
(Site ref: 8)

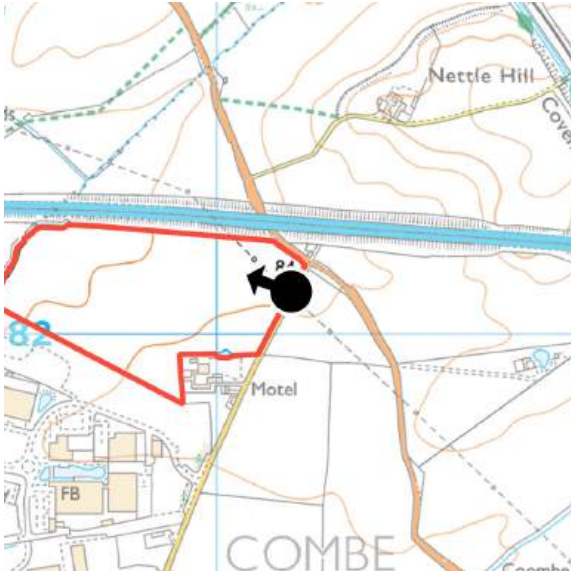
## View from Peter Hall Lane





Land north of Antsy Park, Antsy, Coventry  
(Site ref: 14)

## View from Combe Fields Rd



Land north of Antsy Park, Antsy, Coventry  
(Site ref: 14)

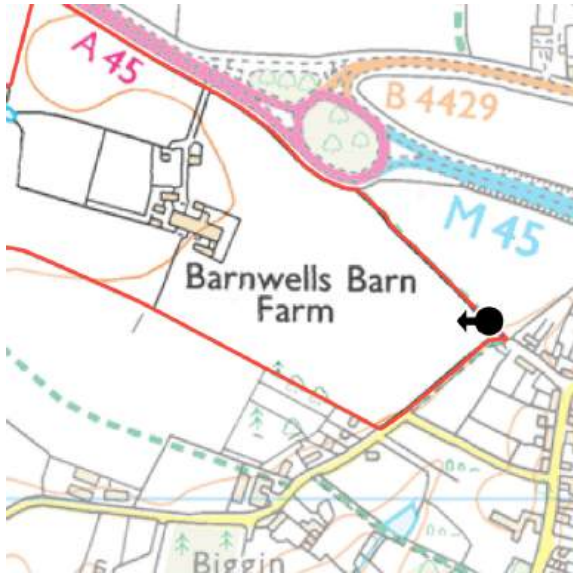
## View from Combe Fields Rd





Barnwell Farm, Thurlaston (Site ref: 18)  
PRoW: 284/R185a/1

## View from footpath



Hedgerow with trees

Barnwells Barn Farm (c. 380m)

Hedgerow with trees

Telegraph pole with overhead power lines



Barnwell Farm, Thurlaston (Site ref: 18)

## View from Draycote Hotel



Hedgerow with trees

Topography rises towards the south

Telegraph pole with overhead power lines

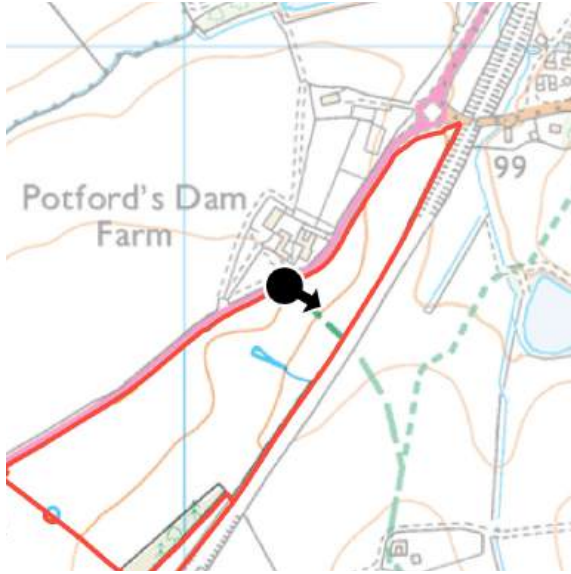
Hedgerow with sparse trees





Blue Boar Farm, North of A45 and Land west of Symmetry Park (Site ref: 20, 58 & 77)  
PRoW: 168/R168x/1

### View from bridleway



Blue Boar Farm, North of A45 and Land west of Symmetry Park (Site ref: 20, 58 & 77)  
PRoW: 168/R168x/1

### View from bridleway



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Cawston Greenway      Bluebell Woods including ancient woodland      Gently undulating topography      Warehousing development - Symmetry Park (c. 750m)



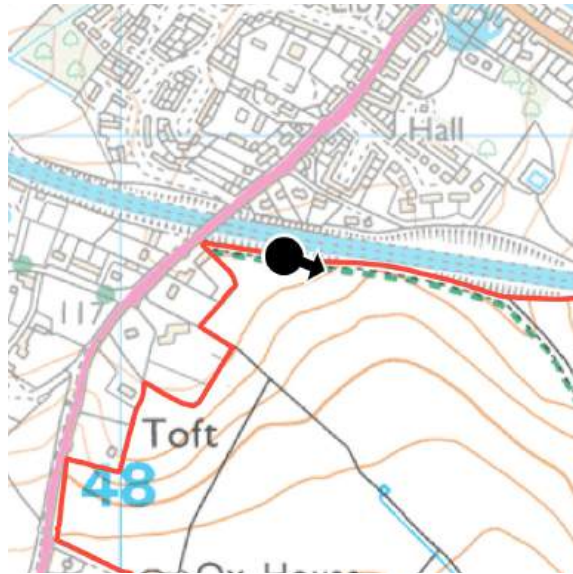
Woodland      Telegraph pole with overhead power lines      Dunchurch Trading Estate (c. 680m)      Hedgerow with trees





Land south of the M45, Dunchurch (Site ref: 22)  
PRoW: 168/R235c/1

### View from footpath



Hedgerow with large trees adjacent to M45

Footpath

Fields bounded by hedgerows with trees

Gently undulating topography

Wide, long distance views to the east and south

Woodland

Willoughby (c. 4.5km)  
Radio tower

Draycote Fields Industrial Estate (c. 9.5km)



Land south of the M45, Dunchurch (Site ref: 22)  
PRoW: 168/R235c/1

### View from footpath



Draycote Fields Industrial Estate (c. 9.4km)

Gently undulating topography

Willoughby (c. 4.5km)

Radio tower

Hedgerow with trees

Agricultural development

Wide, long distance views to the east and south towards the Northamptonshire Uplands

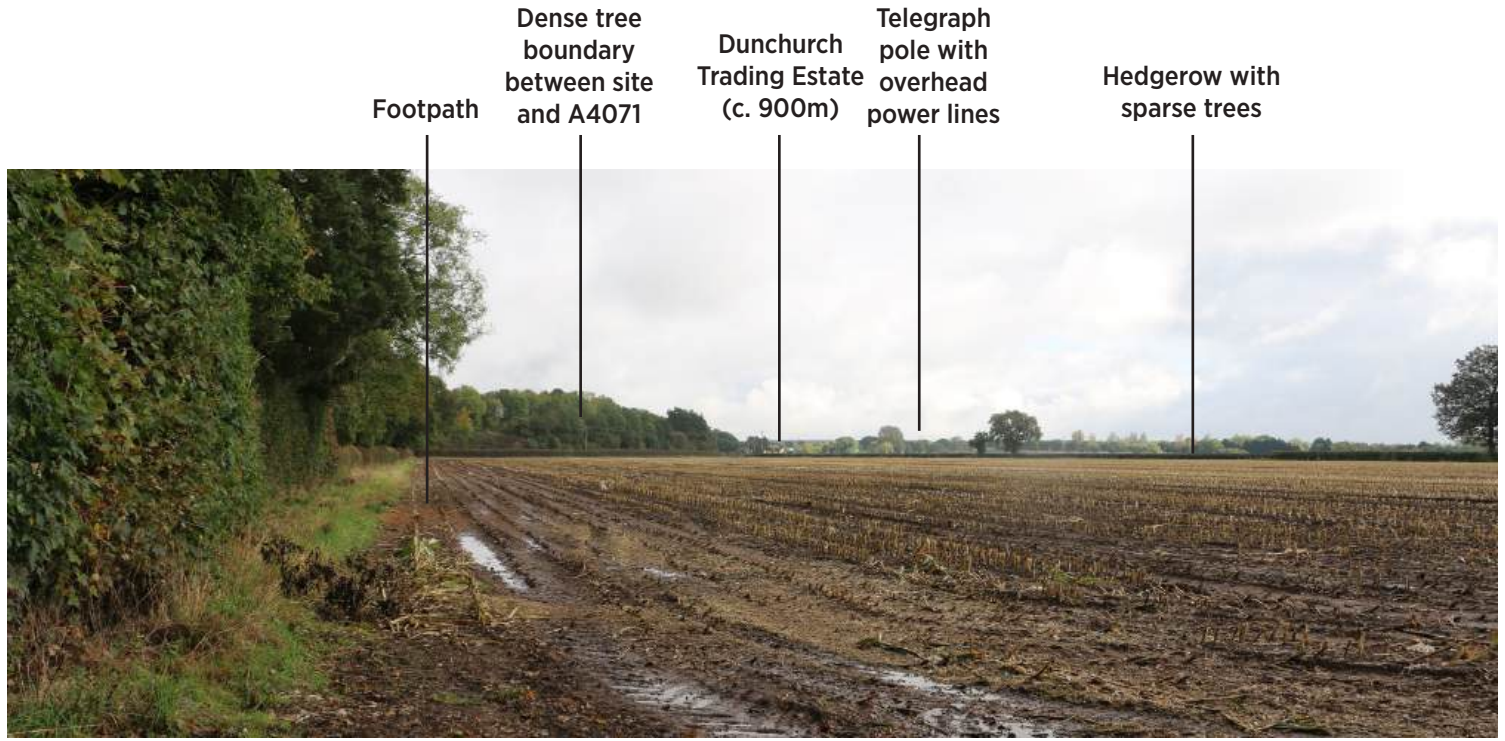
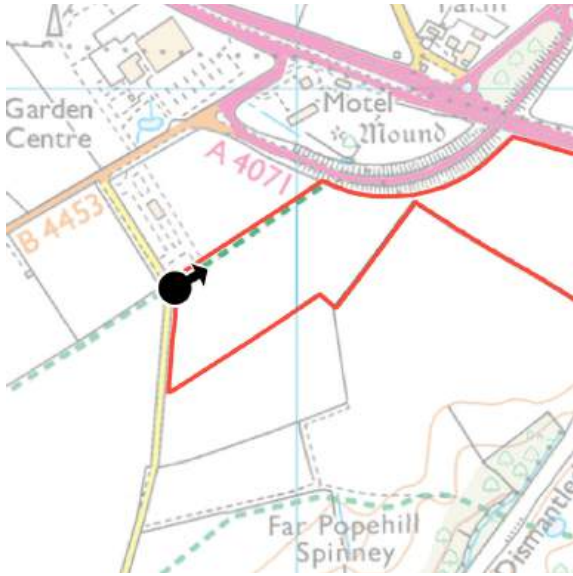


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Land south of A45, Dunchurch (Site ref: 25)  
PRoW: 133/R186/2

## View from footpath



Land south of A45, Dunchurch (Site ref: 25)  
PRoW: 133/R186/2

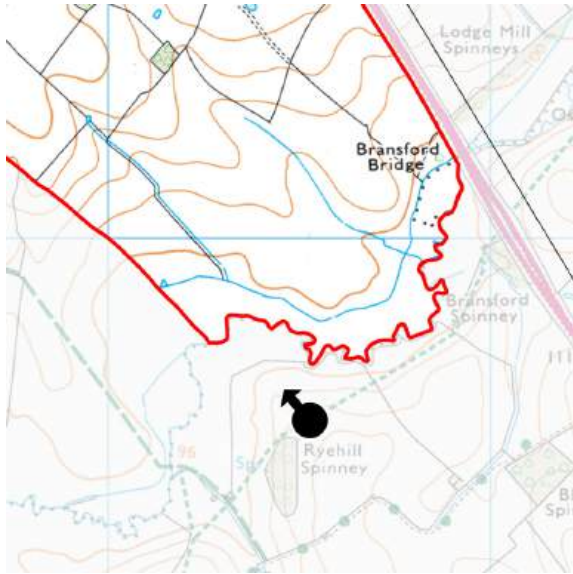
## View from footpath





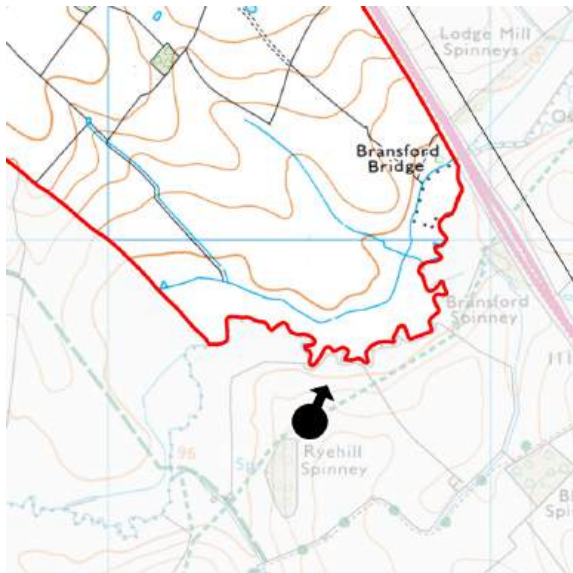
Land at Streetfields Farm, Watling Street (Site ref: 31)  
PRoW: 151/R63/3

## View from footpath



Land at Streetfields Farm, Watling Street (Site ref: 31)  
PRoW: 151/R63/3

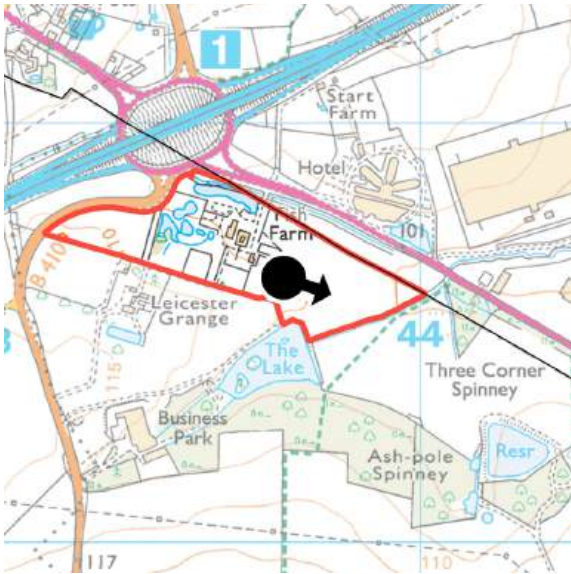
## View from footpath





M69 Junction 1 (Site ref: 68)

## View from Barnacles Bistro



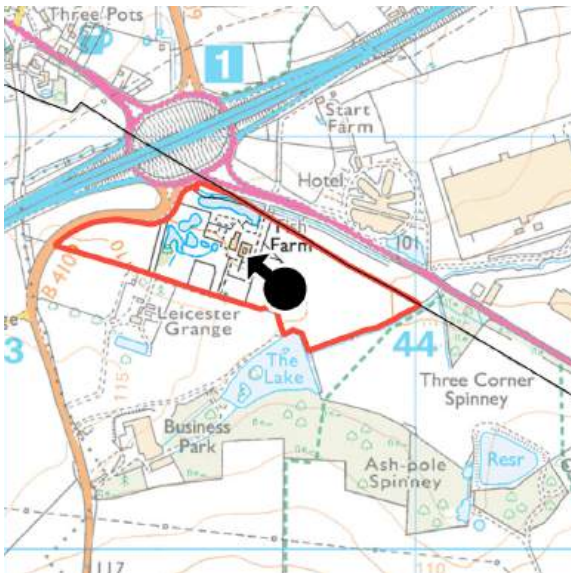
Warehousing development

Skyline of trees - Three Corner Spinney, Ashpole Spinney and Crab-tree Spinney



M69 Junction 1 (Site ref: 68)

## View from Barnacles Bistro



Waterbody

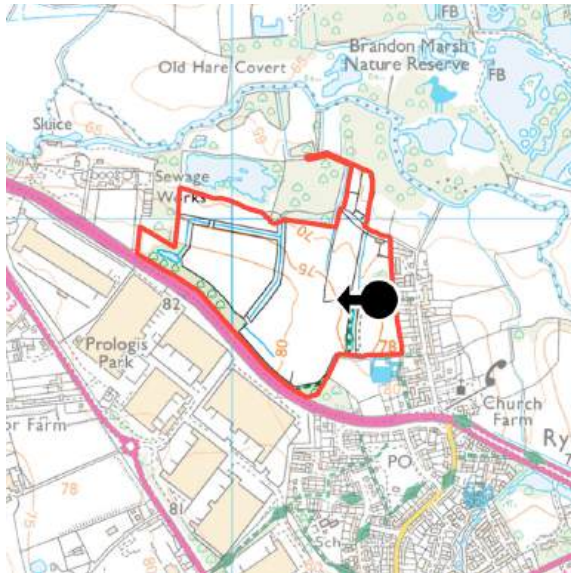
Access road to Barnacles Restaurant & Bar Bistro





London Road, Ryton-on-Dunsmore (Site ref: 71)

## View from footpath



Prologis Park warehousing development

Hedgerow with trees



London Road, Ryton-on-Dunsmore (Site ref: 71)  
PRoW: 258/R146a/1

## View from footpath



Footpath

Brandon Marsh Nature Reserve

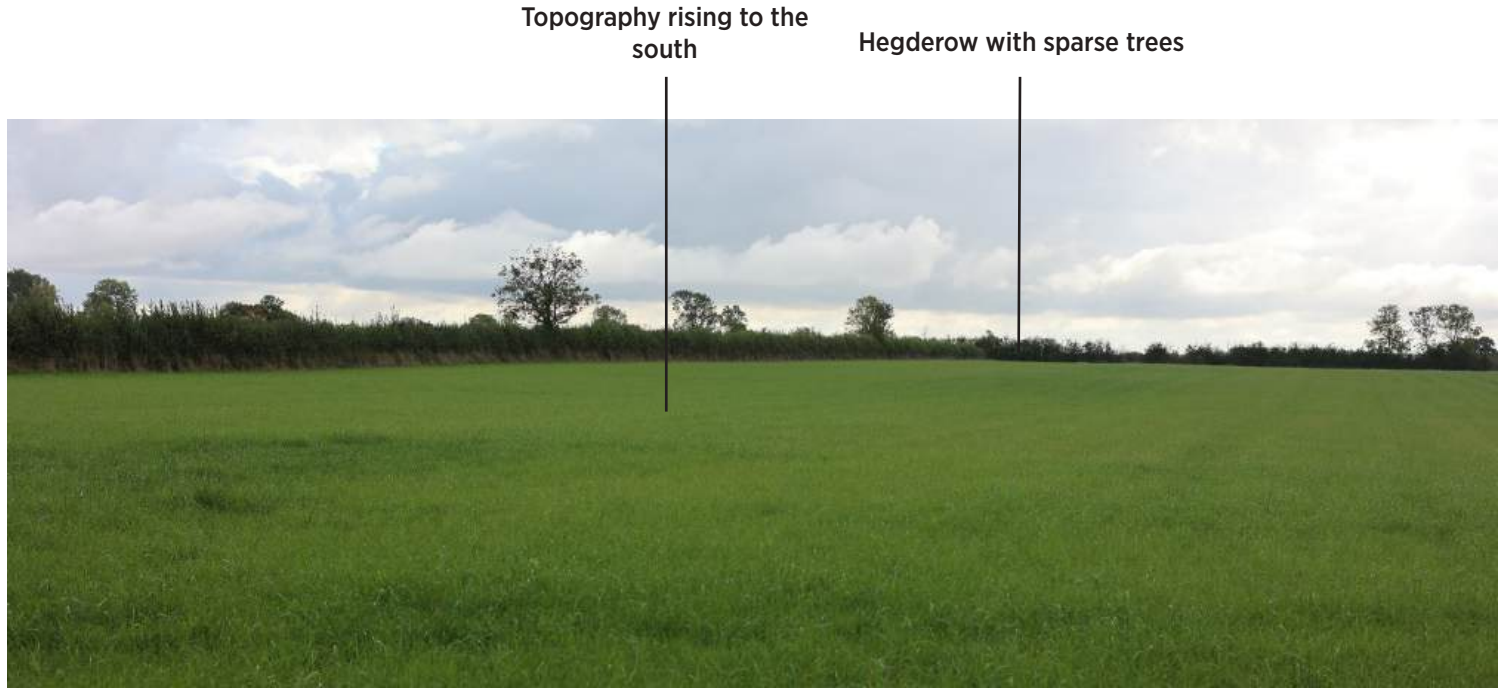
Settlement back gardens





Lodge Farm, off Daventry Road, Rugby  
(Site ref: 73)  
PRoW: 308/R242/1

### View from footpath

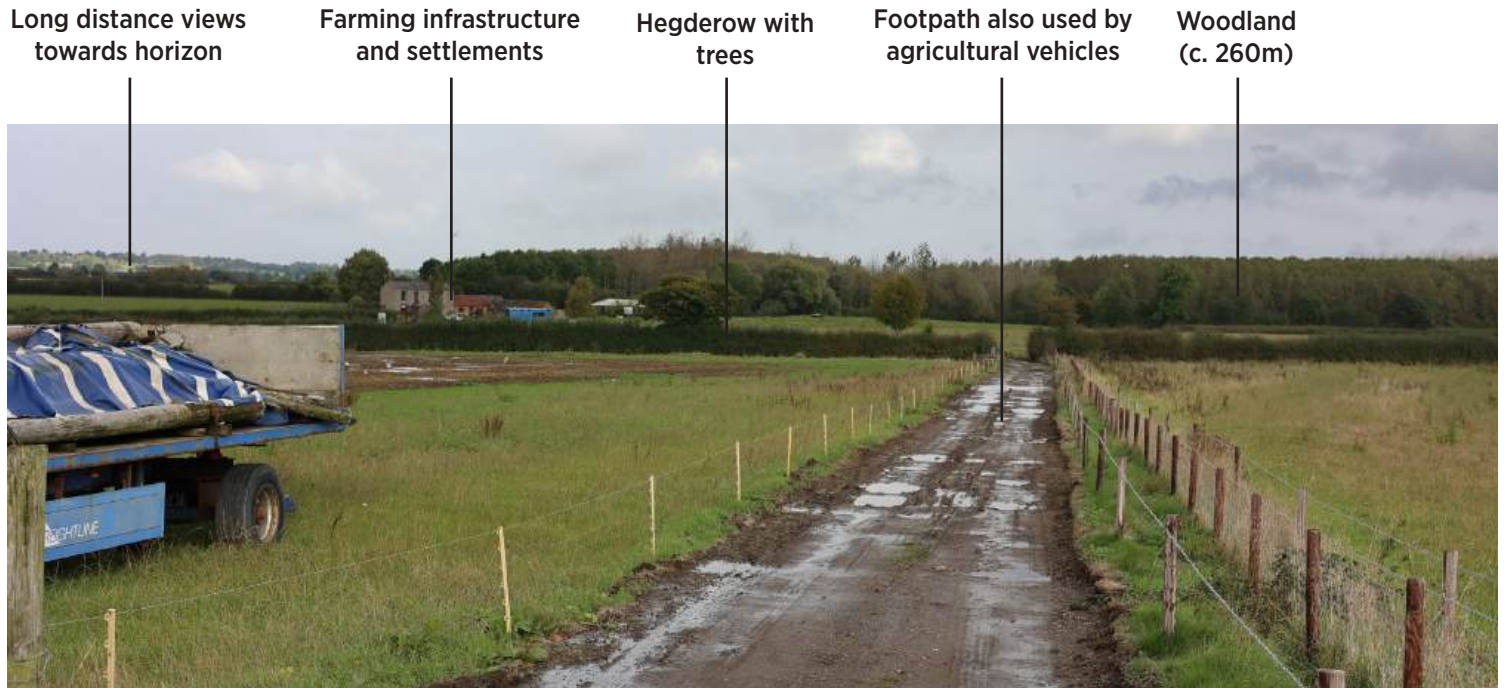
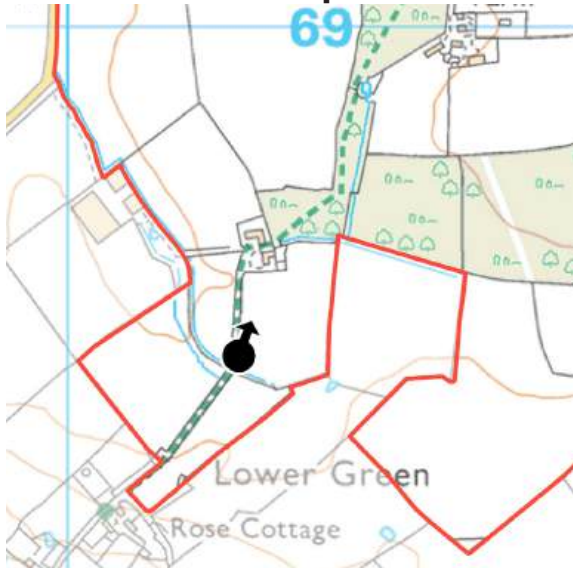


Topography rising to the south

Hegderow with sparse trees

Lodge Farm, off Daventry Road, Rugby  
(Site ref: 73)  
PRoW: 179/R241/1

### View from footpath



Long distance views towards horizon

Farming infrastructure and settlements

Hegderow with trees

Footpath also used by agricultural vehicles

Woodland (c. 260m)



Grange Farm, Ryton (Site ref: 86)  
PRoW: 258/R154/2

## View from footpath



Brandon Wood  
(approx 3.2km)

Long distance views  
to the north

HGVs along  
the A45



Grange Farm, Ryton (Site ref: 86)  
PRoW: 258/R154/2

## View from footpath



Coventry (approx. 5km)

Coventry Cathedral (approx. 8.5km)

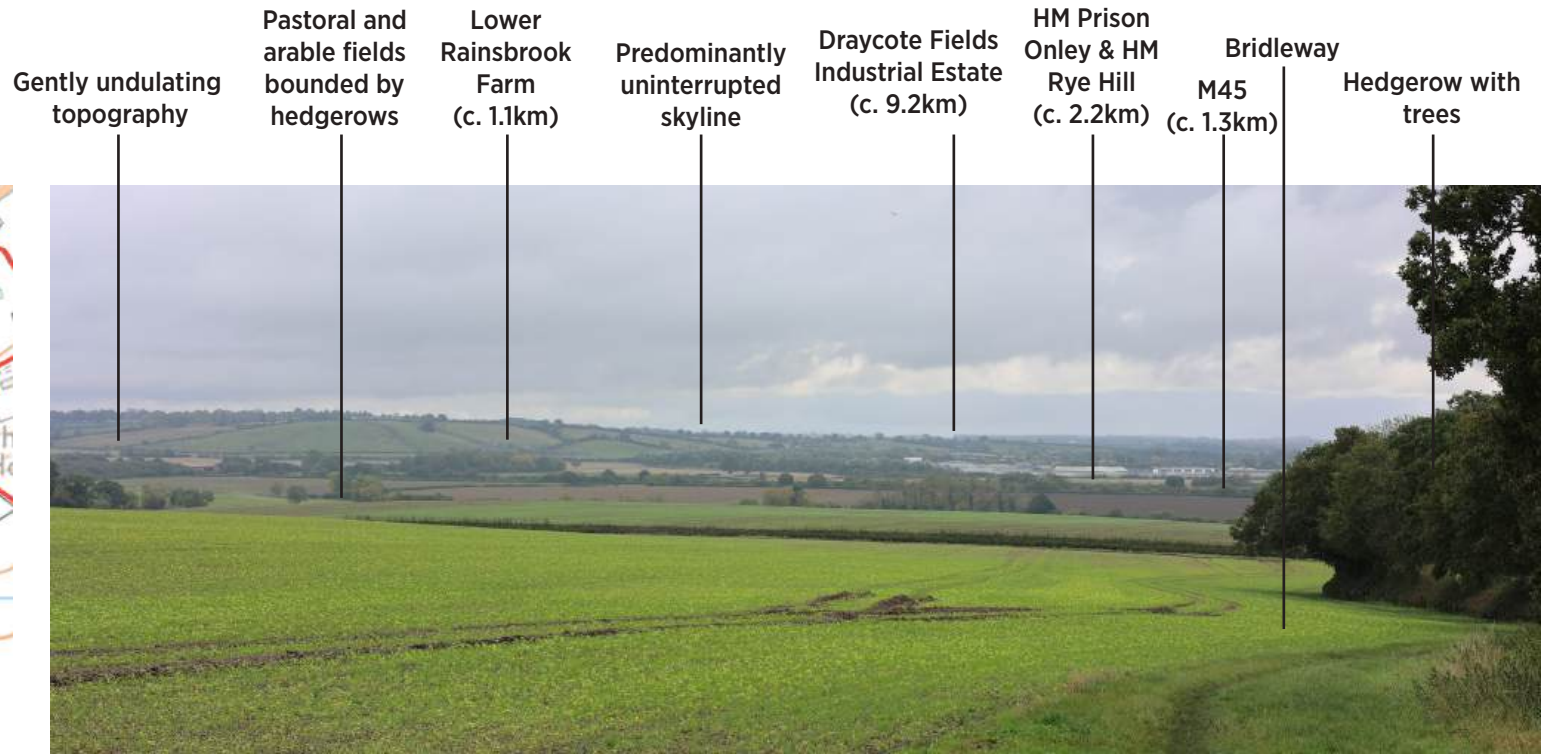
Footpath





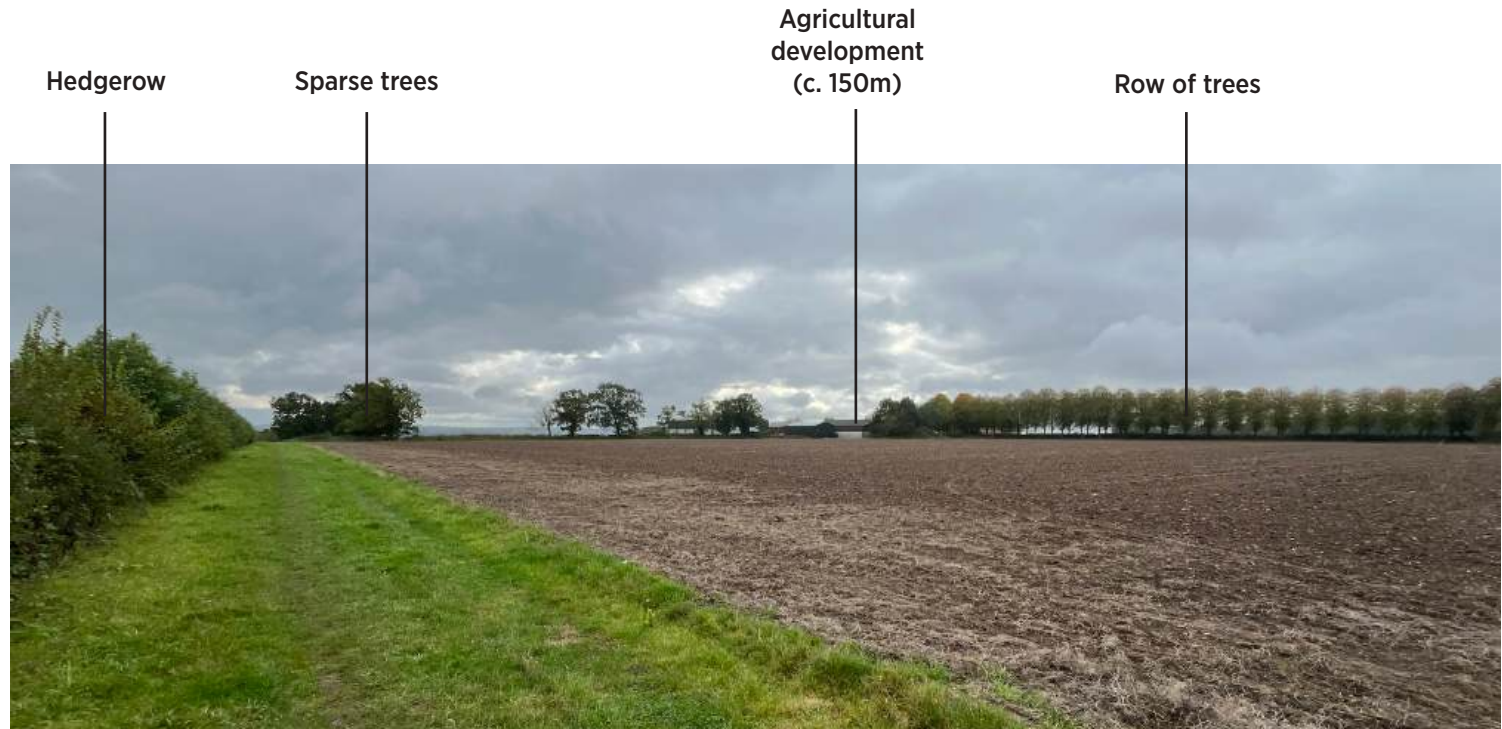
Inwoods Farm and Lower Rainsbrook Farm  
 (Site ref: 91)  
 PRoW: 168/R177/1

### View from bridgeway



Inwoods Farm and Lower Rainsbrook Farm  
 (Site ref: 91)  
 PRoW: 333/RB31/1

### View from bridgeway



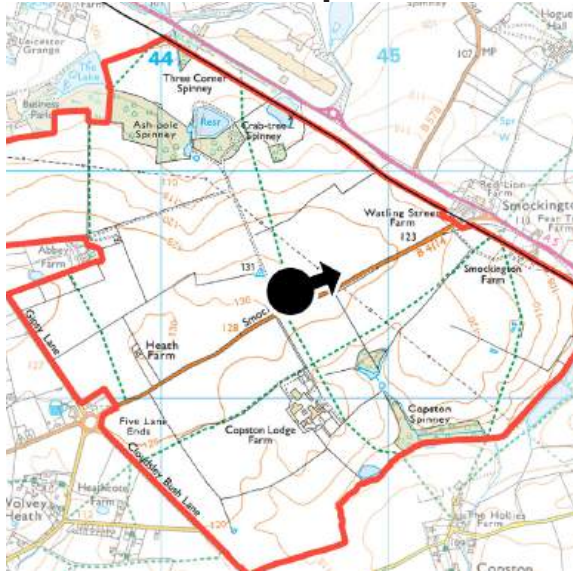


Land adjacent to Hinckley Park, south of A5

(Site ref: 94)

PRoW: 315/R13/4

### View from footpath

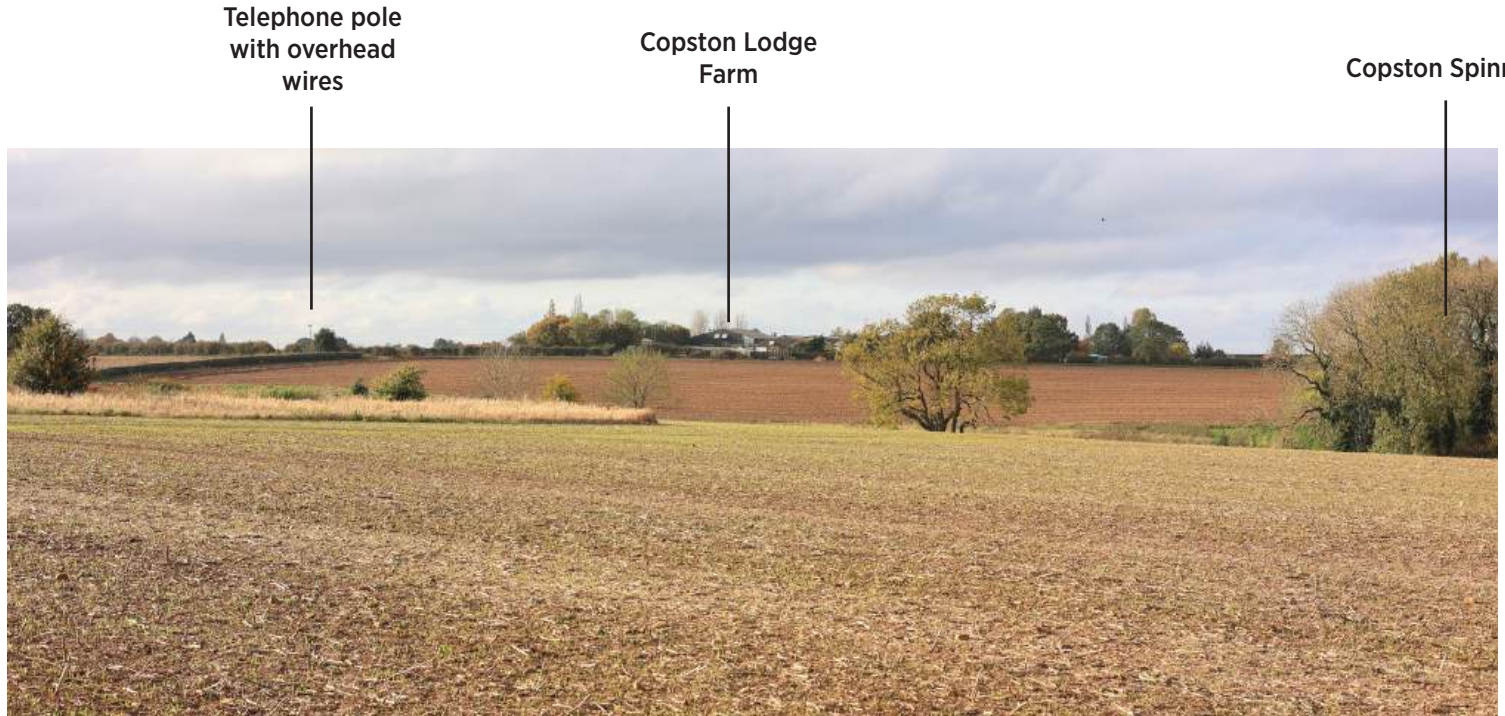
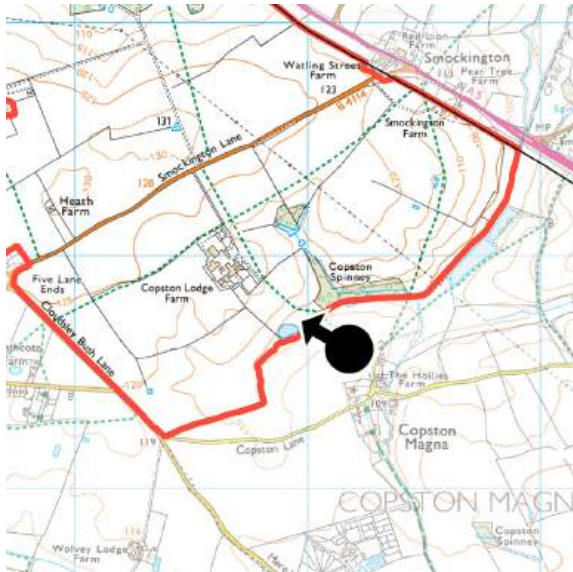


Land adjacent to Hinckley Park, south of A5

(Site ref: 94)

PRoW: 160/R13/1

### View from footpath

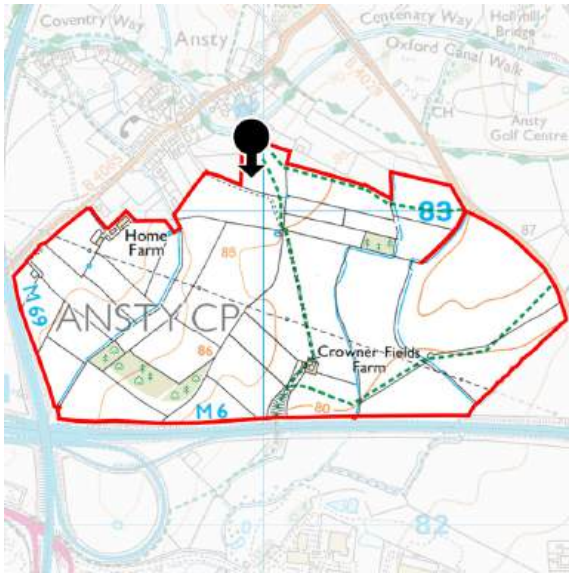


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Land at Crowner Fields Farm, Ansty (Site ref: 95)  
PRoW: 104/R31a/1

## View from footpath



Grassland with  
scattered scrub

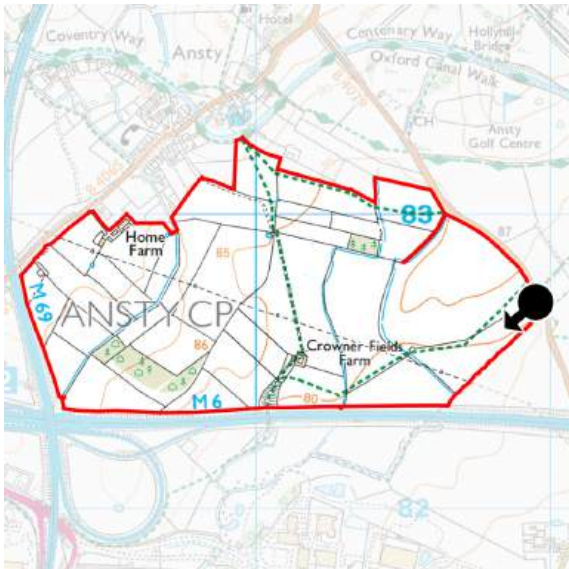
Commercial buildings  
at Ansty Park

Electricity pylon



Land at Crowner Fields Farm, Ansty (Site ref: 95)

## View from B4029 road



Arable field

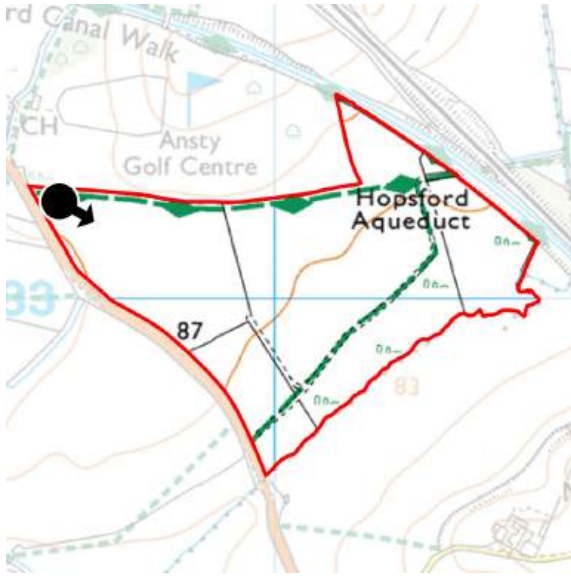
Electricity pylon





Land at Hopsford Farm, Ansty (Site ref: 109)  
PRoW: 104/R40/1

## View from Coventry Way

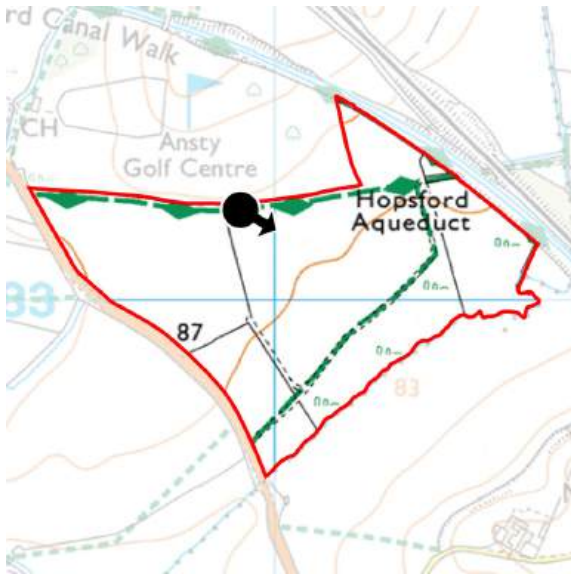


Arable field



Land at Hopsford Farm, Ansty (Site ref: 109)  
PRoW: 104/R40/1

## View from Coventry Way



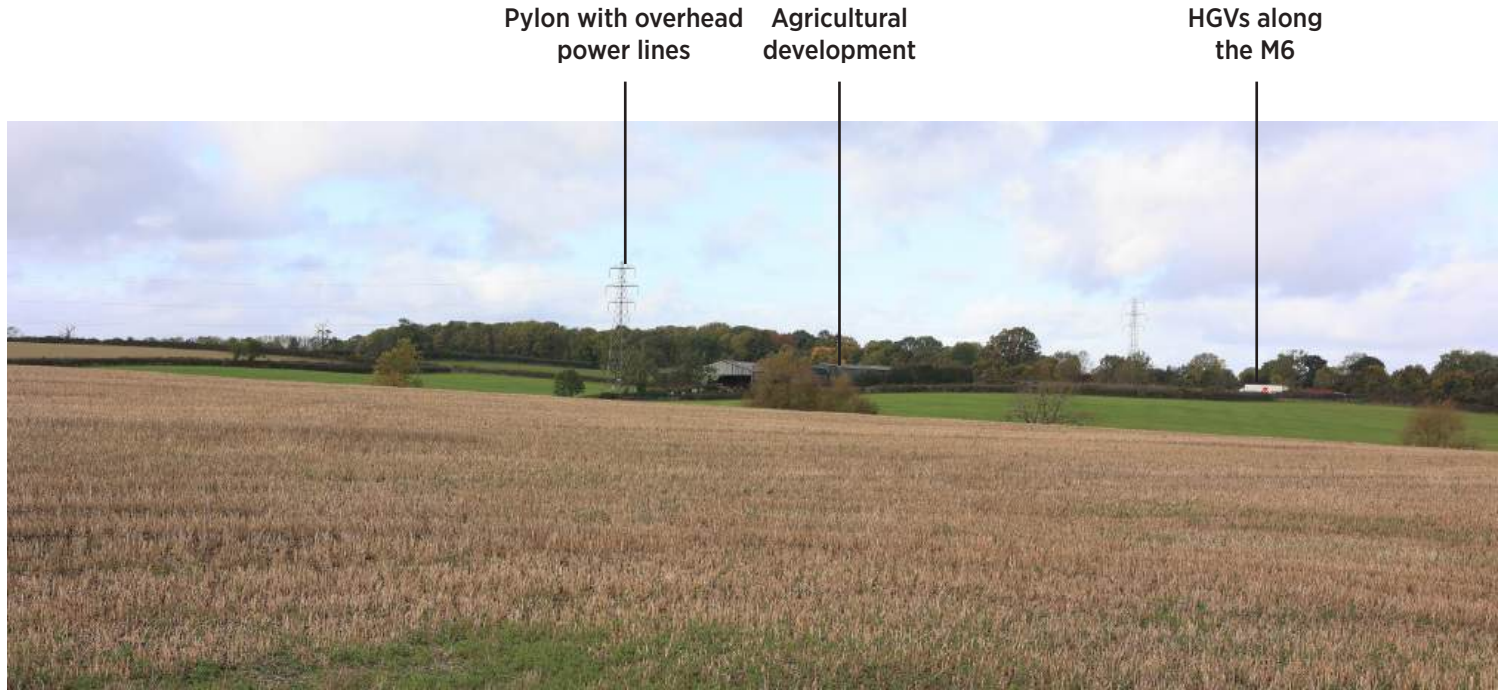
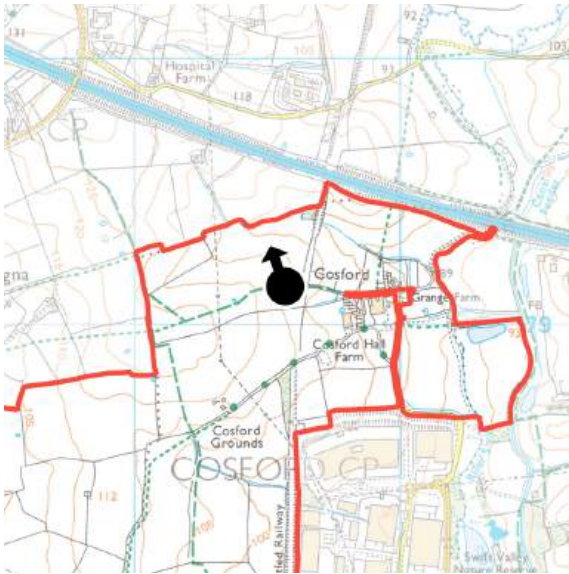
Railway line





Land at M6 Junction 1, Newbold on Avon and Long Lawford (Site ref: 114)  
 PRoW: 162/R96x/1

### View from bridleway



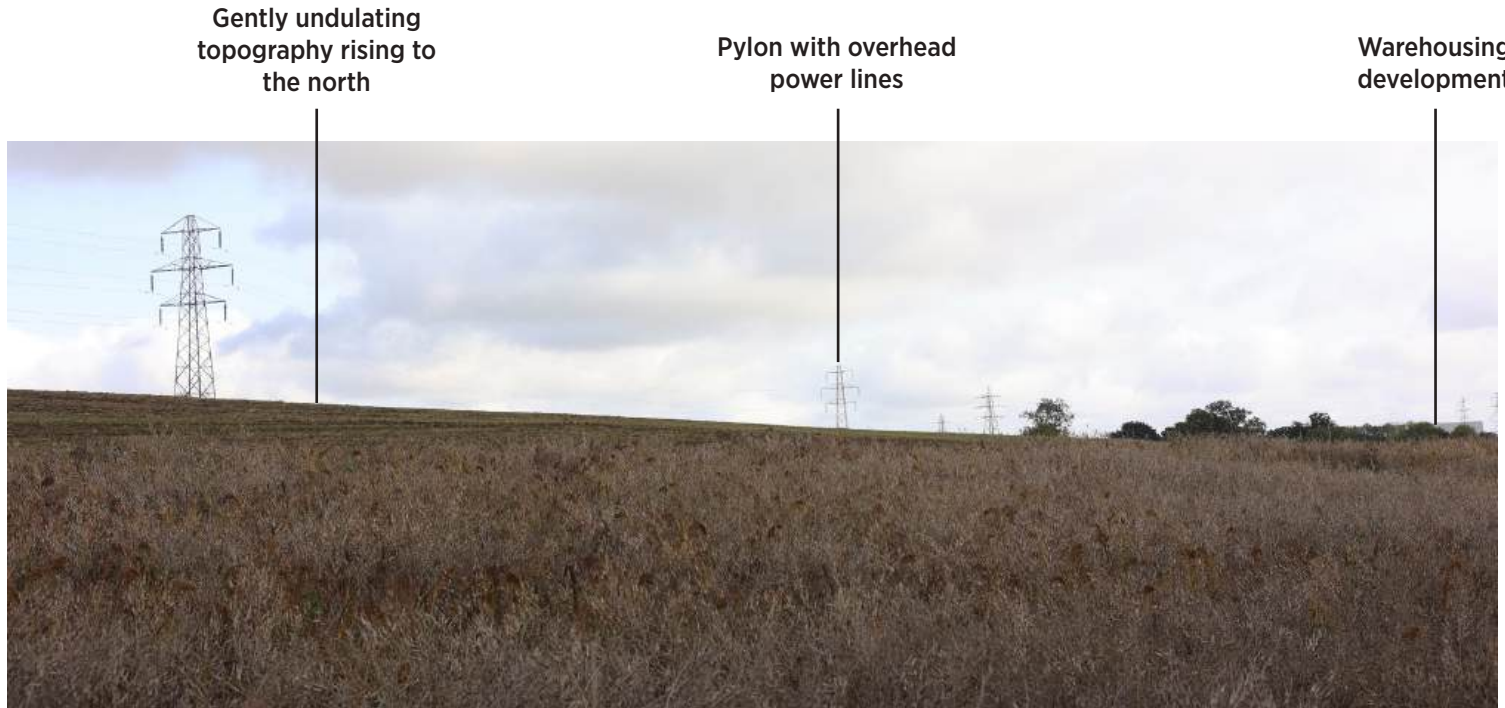
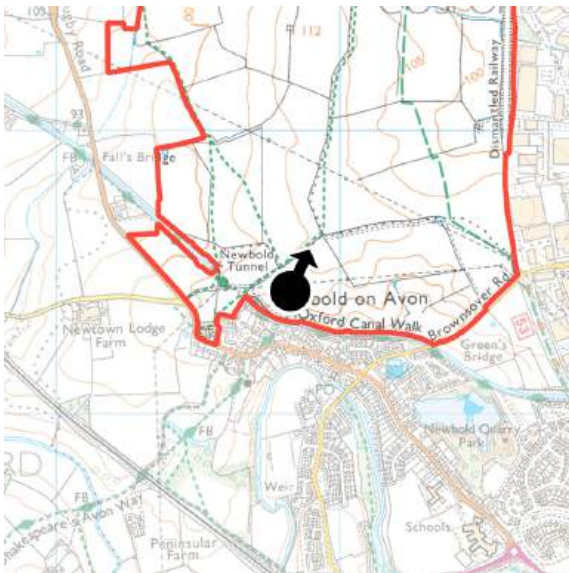
Pylon with overhead power lines

Agricultural development

HGVs along the M6

Land at M6 Junction 1, Newbold on Avon and Long Lawford (Site ref: 114)  
 PRoW: 333/RB10/1

### View from footpath



Gently undulating topography rising to the north

Pylon with overhead power lines

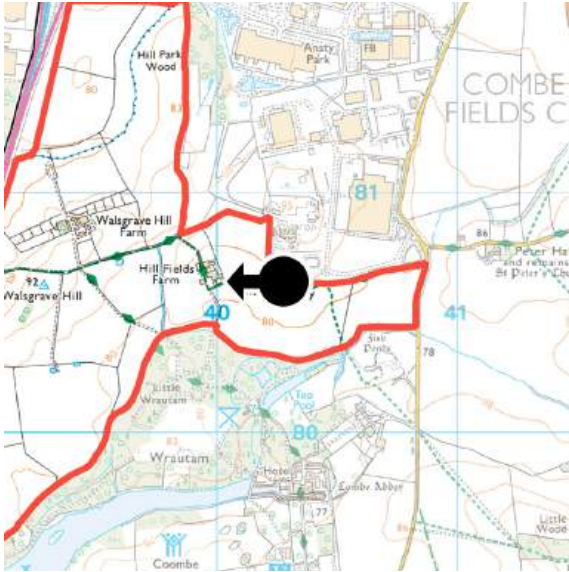
Warehousing development



Land at Walsgrave Hill, Newbold on Avon and Long Lawford (Site ref: 121)

PRoW: 156/R75b/1

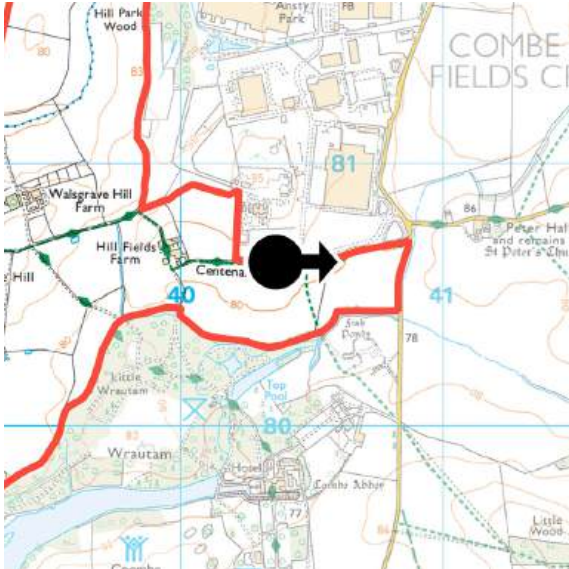
## View from Centenary Way



Land at Walsgrave Hill, Newbold on Avon and Long Lawford (Site ref: 121)

PRoW: 156/R75b/1

## View from Centenary Way



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Woodland - Coombe Country Park and Registered Park and Garden

Coventry Cathedral (approx. 7km)

Warehousing development

Agricultural development

Centenary Way



Centenary Way

Long distance views to a skyline of trees

Telephone pole with overhead wires



Photograph taken 23/10/24



Land north of Church Road, Church Lawford  
(Site ref: 127)  
PRoW: 150/R117c/1

## View from footpath



Telegraph pole with  
overhead power lines

Settlement

Church Road

Scrub



Land north of Church Road, Church Lawford  
(Site ref: 127)  
PRoW: 150/R117c/1

## View from footpath



Settlement

Telegraph pole with  
overhead power lines

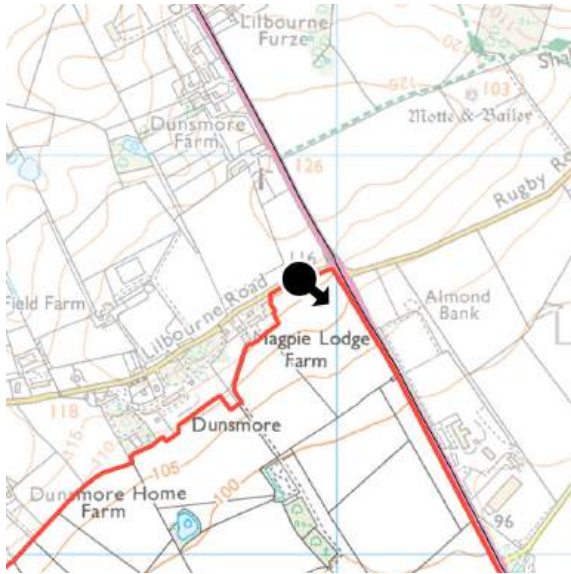
Scrub





Land north of Houlton (Site ref: 130)

## View from Lilbourne Road



M1

HGVs along A5

Yelvertoft wind farm (approx. 2km)

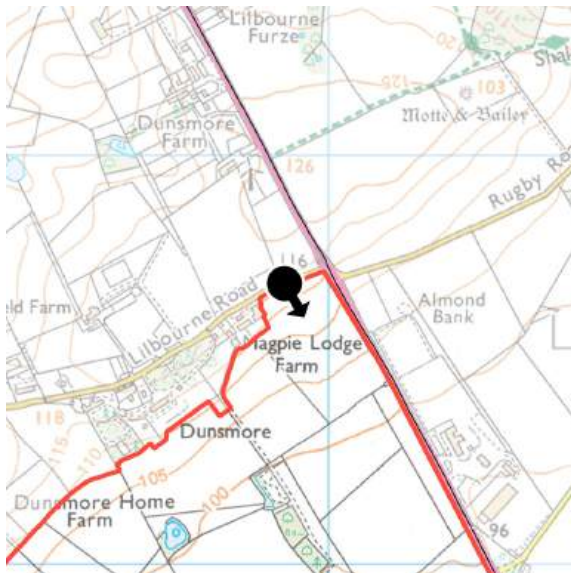
Long distance views with sloping topography to the south

Warehousing development



Land north of Houlton (Site ref: 130)

## View from Lilbourne Road



Yelvertoft wind farm (approx. 2km)

Warehousing development

Long distance views

Houlton School

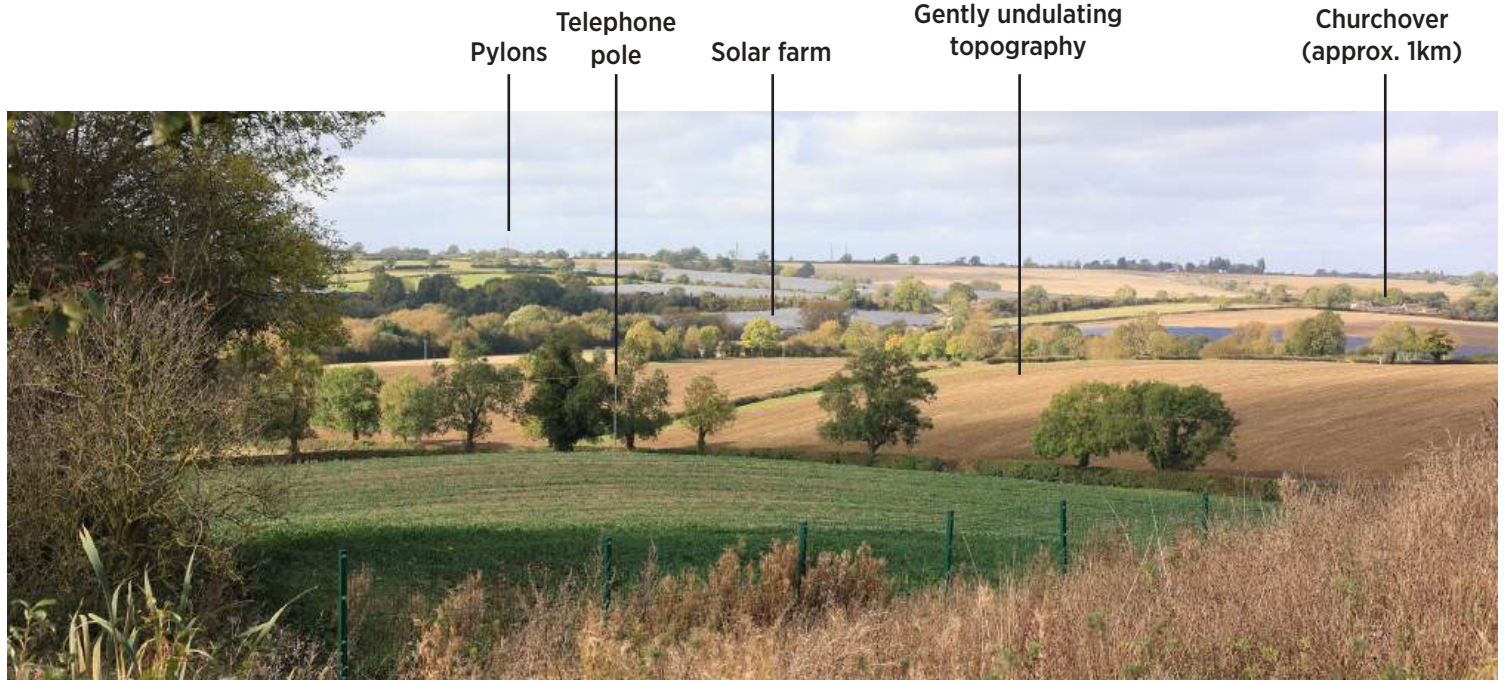
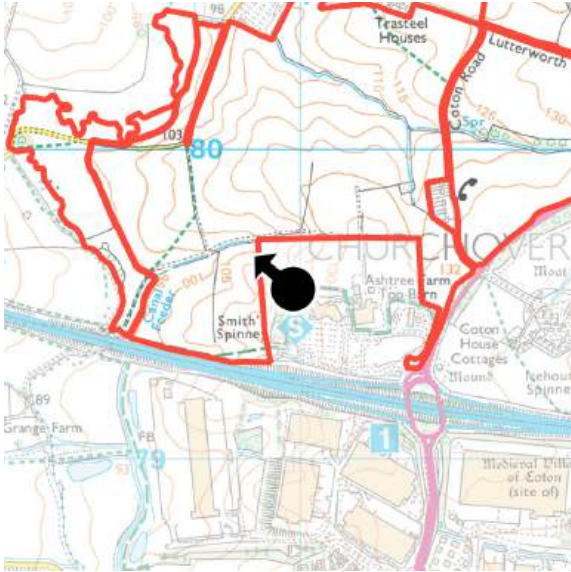
(approx. 2.5km)





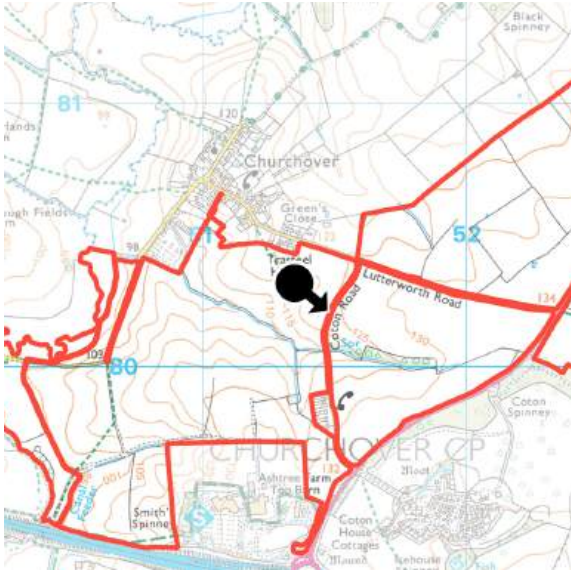
Land north of M6 Junction 1 (Site ref: 132)  
PRoW: 151/R102/4

### View from bridleway



Land north of M6 Junction 1 (Site ref: 132)  
PRoW: 151/R311/1

### View from footpath

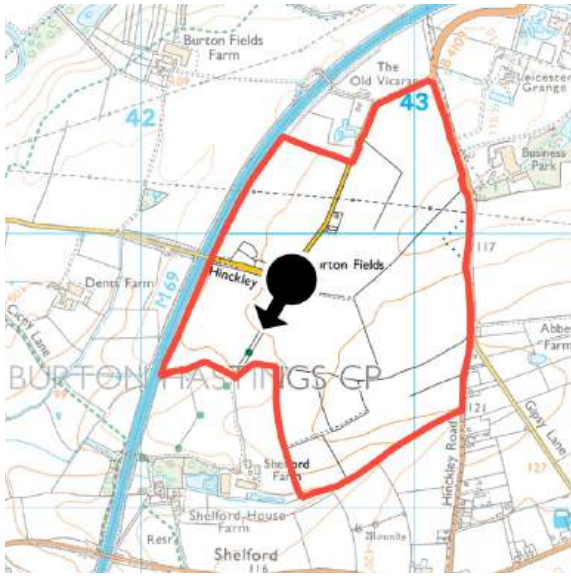


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Land off Hinckley Road, south side of M69 A5 Junction (Site ref: 141)

## View from Hinckley Road



Other route with public access

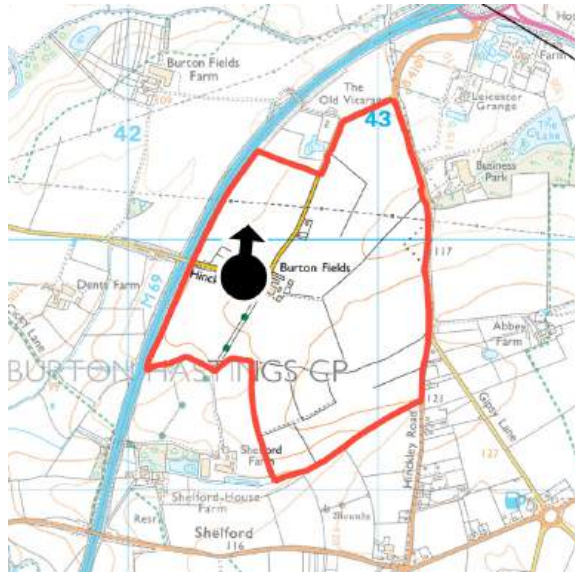
Mature oak tree

HGVs along the M69



Land off Hinckley Road, south side of M69 A5 Junction (Site ref: 141)

## View from Hinckley Road



HGVs along the M69

Burton Fields Farm

Pylon with overhead wires

Warehousing development

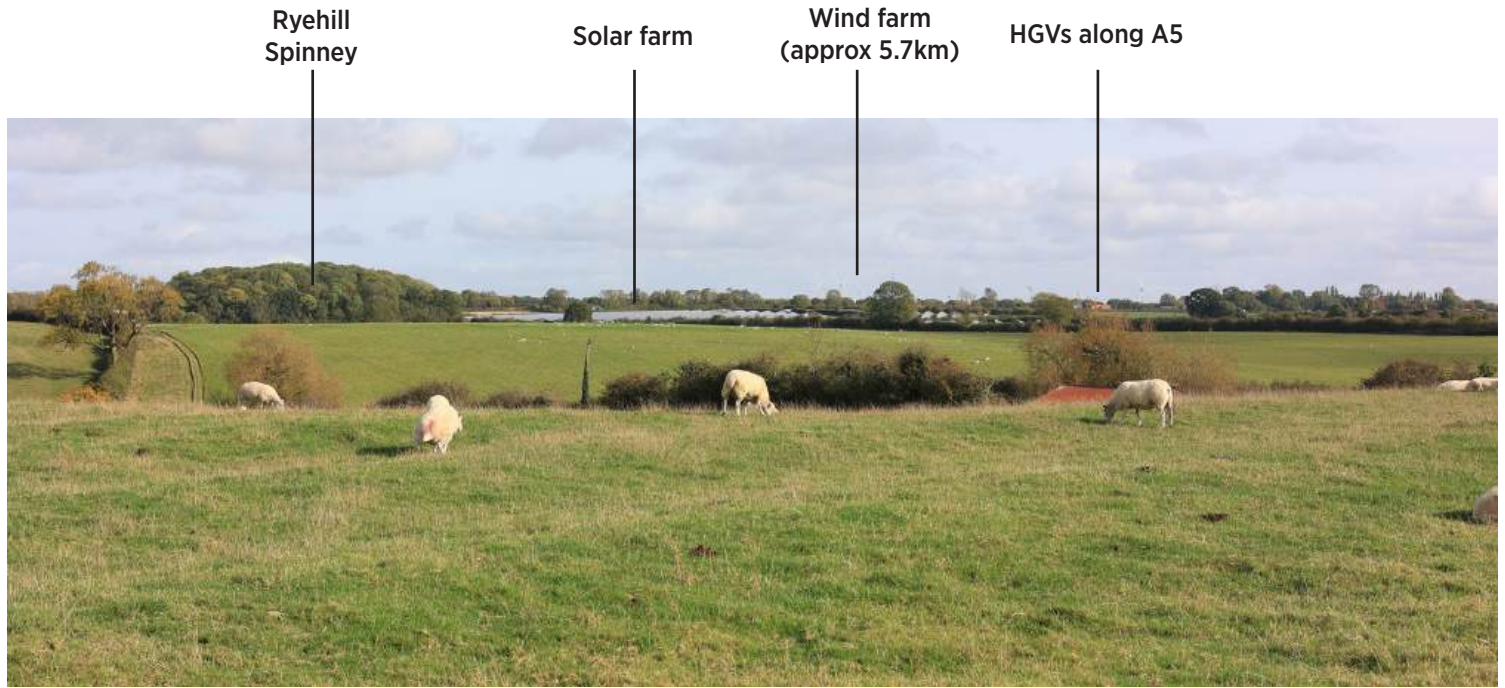
Telephone pole with overhead wires





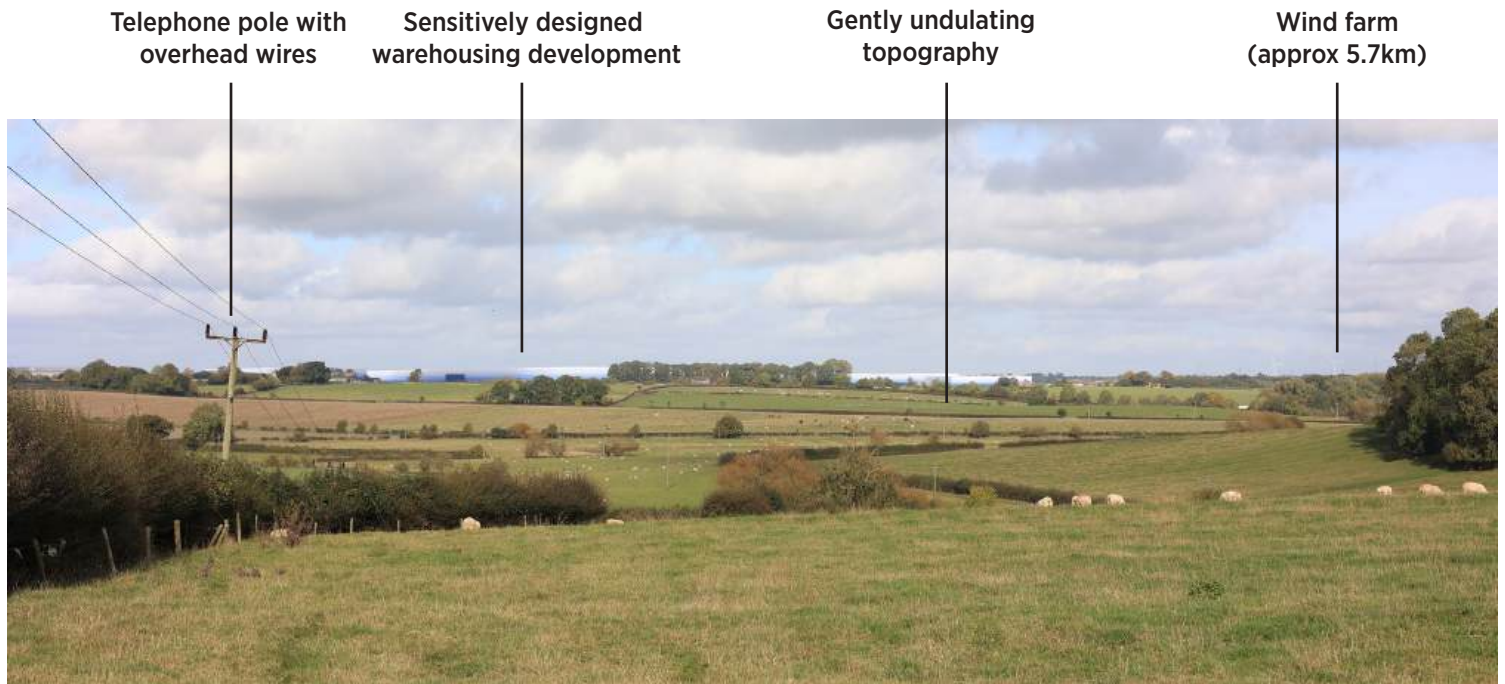
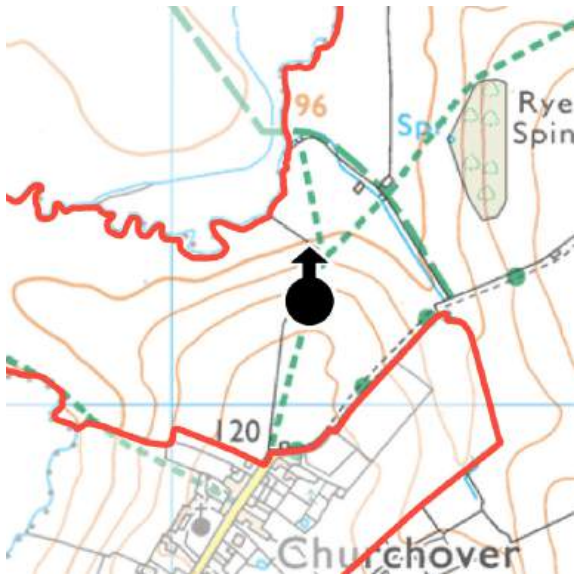
Land off A5, Churchover (Site ref: 142)  
PRoW: 151/R63/2

## View from footpath



Land off A5, Churchover (Site ref: 142)  
PRoW: 151/R63/2

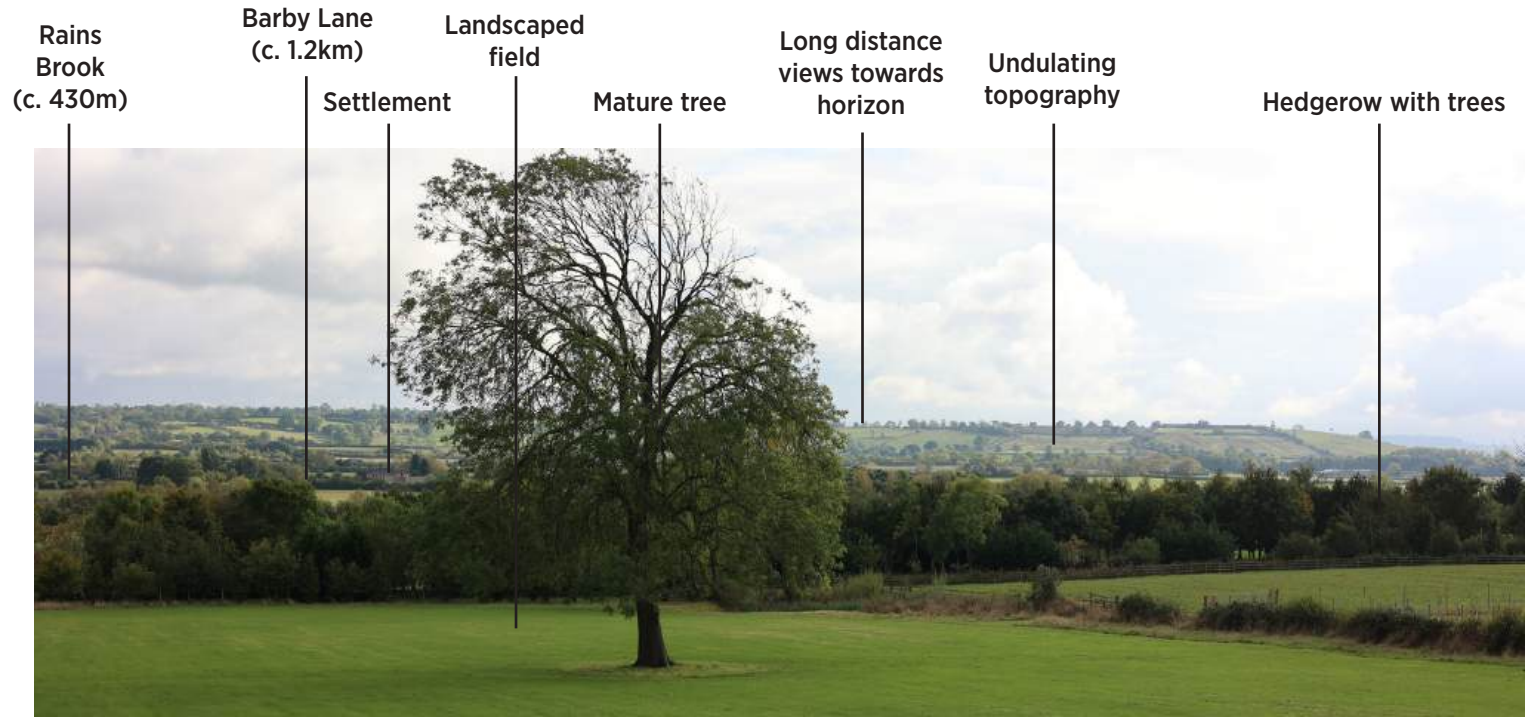
## View from footpath





Land off Barby Lane (Site ref: 146 and 334)

### View from car park



Land off Barby Lane (Site ref: 146)  
PRoW: 333/RB28/1

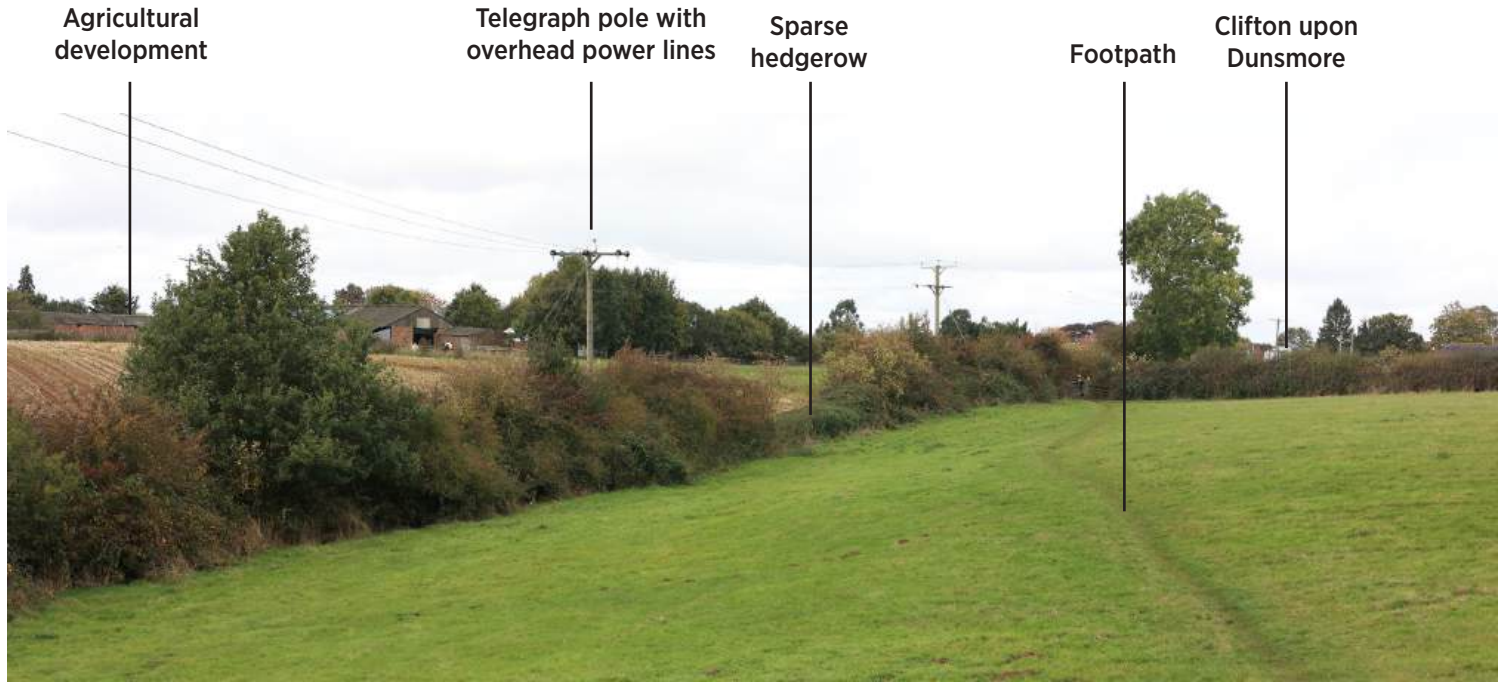
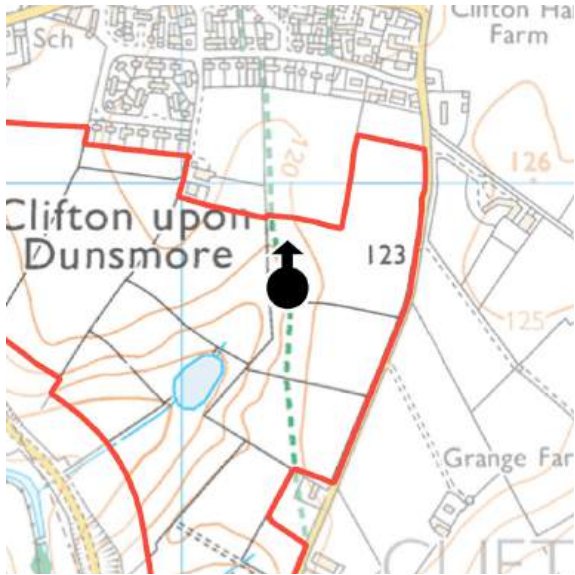
### View from bridleway





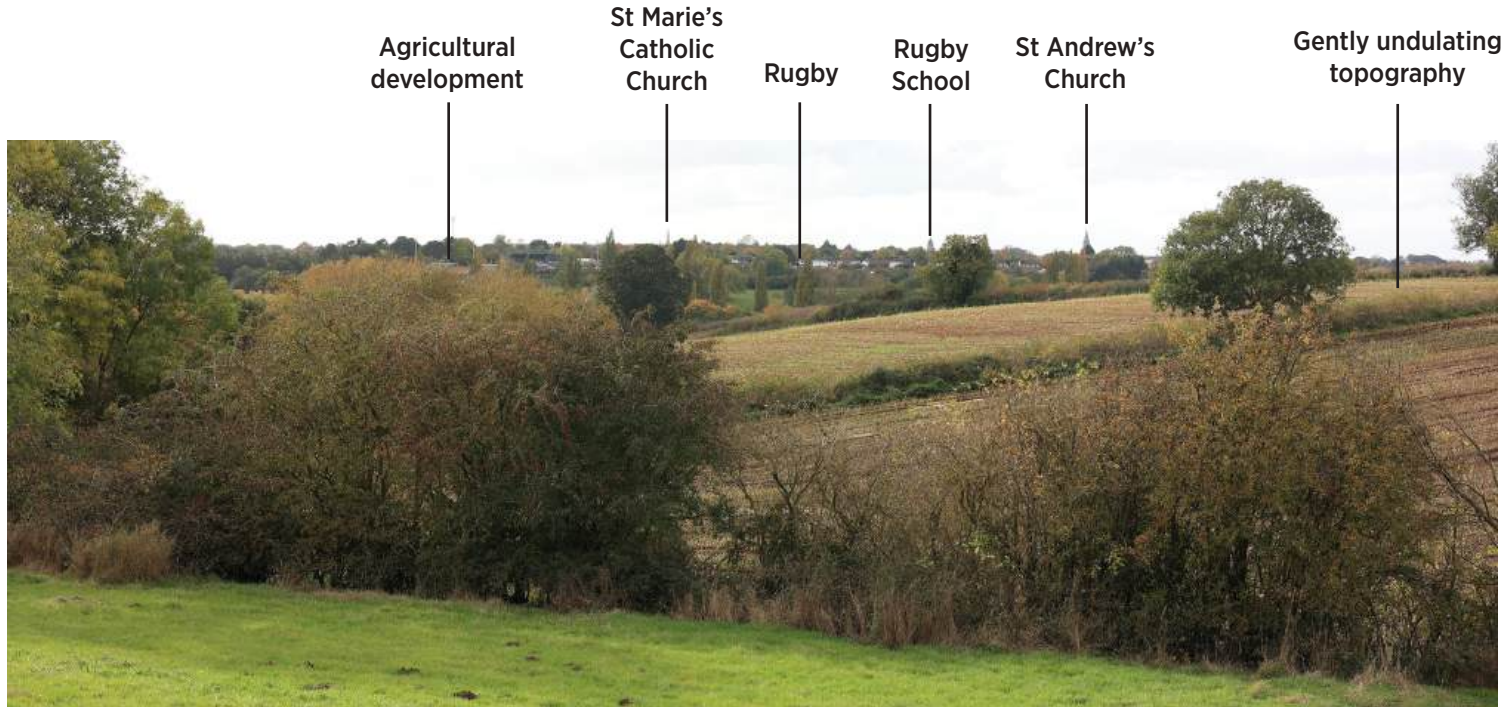
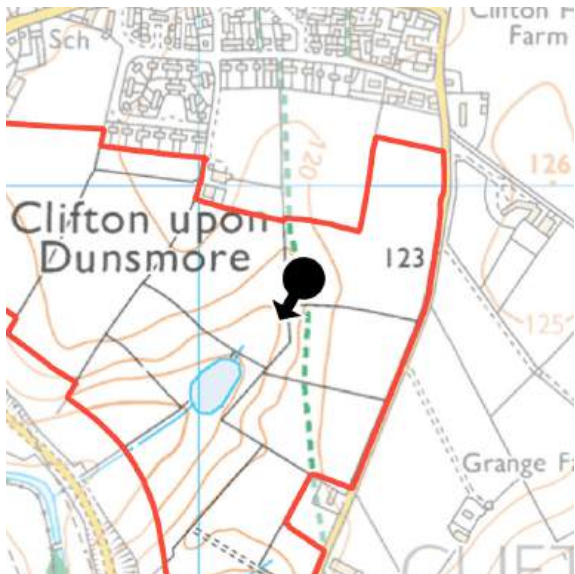
Land off Rugby Road (Site ref: 238)  
PRoW: 154/R116/1

## View from footpath



Land off Rugby Road (Site ref: 238)  
PRoW: 154/R116/1

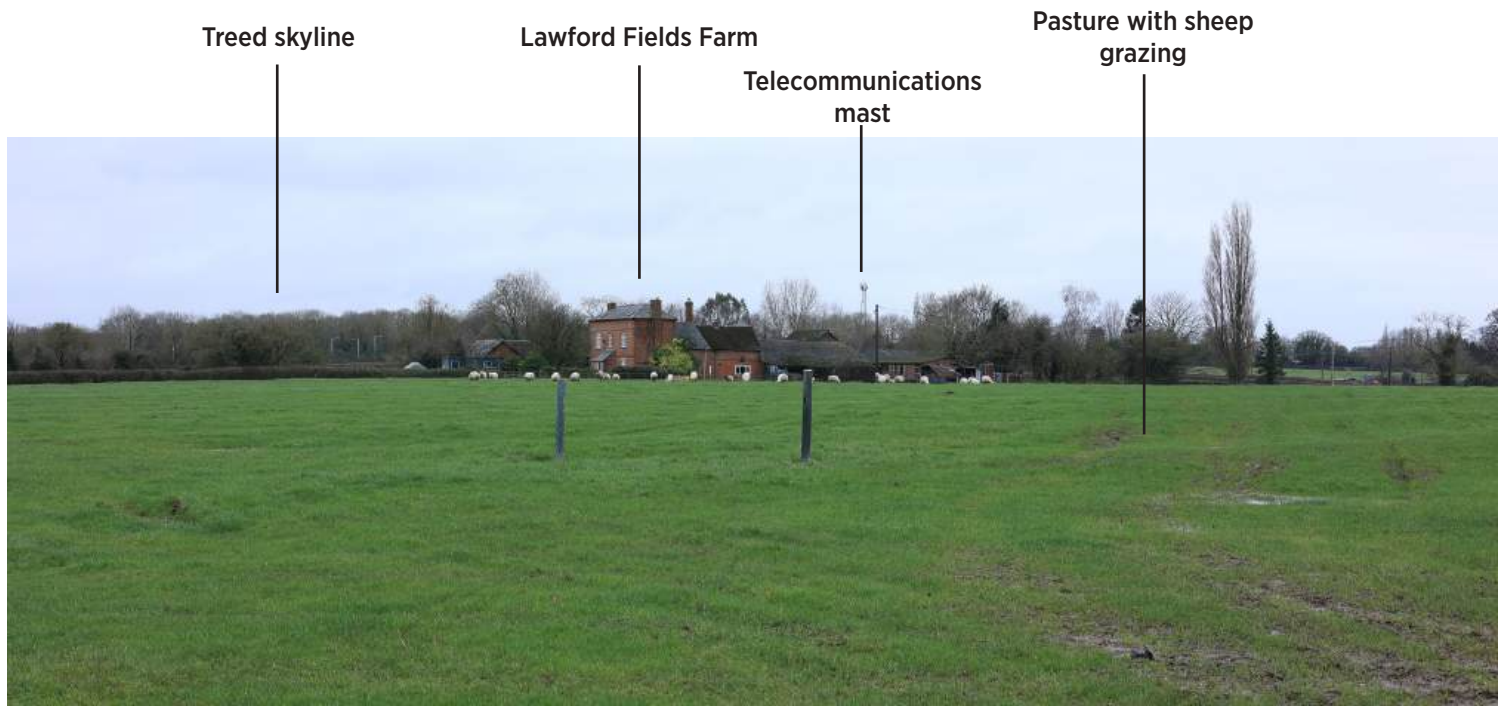
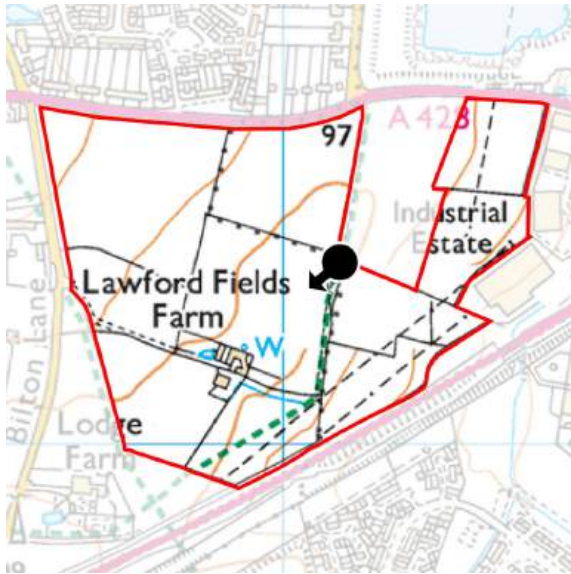
## View from footpath





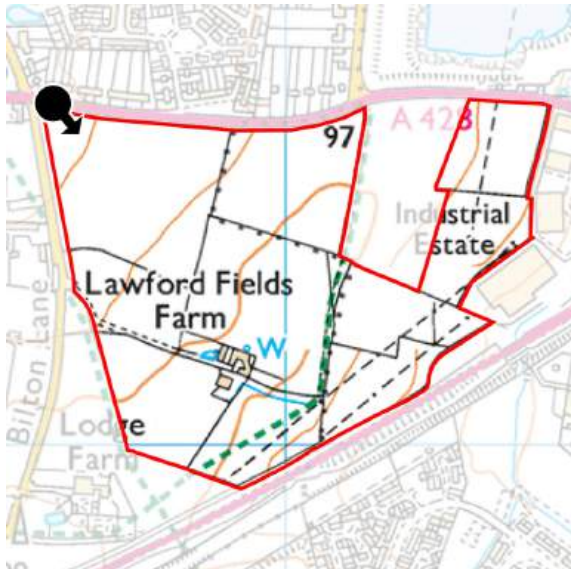
Lawford Fields Farm, Long Lawford (Site ref: 253)  
PRoW: 216/R127/2

## View from footpath



Lawford Fields Farm, Long Lawford (Site ref: 253)

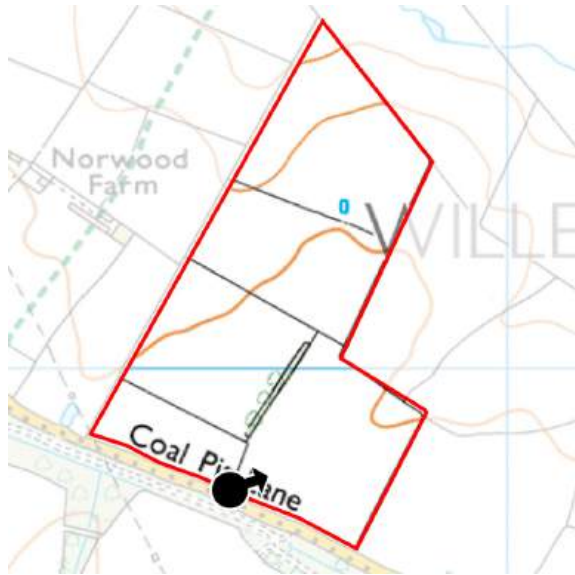
## View from A428 road





Land north of Coal Pit Lane, Willey (Site ref: 288)

## View from Coal Pit Lane



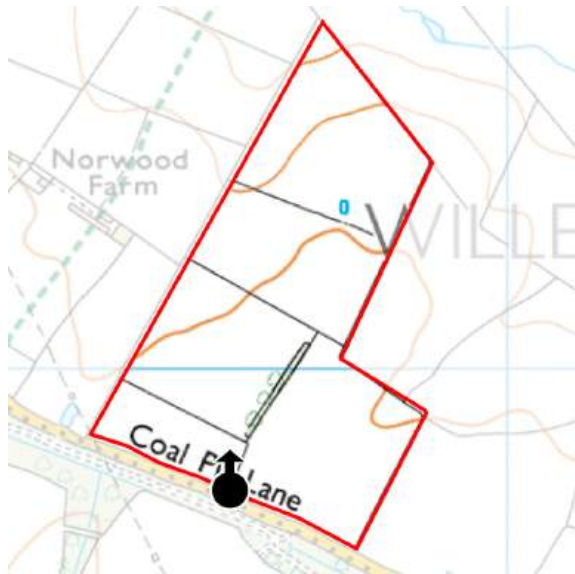
Wind turbine

Commercial buildings  
at Magna Park



Land north of Coal Pit Lane, Willey (Site ref: 288)

## View from Coal Pit Lane



Pasture with sheep  
grazing

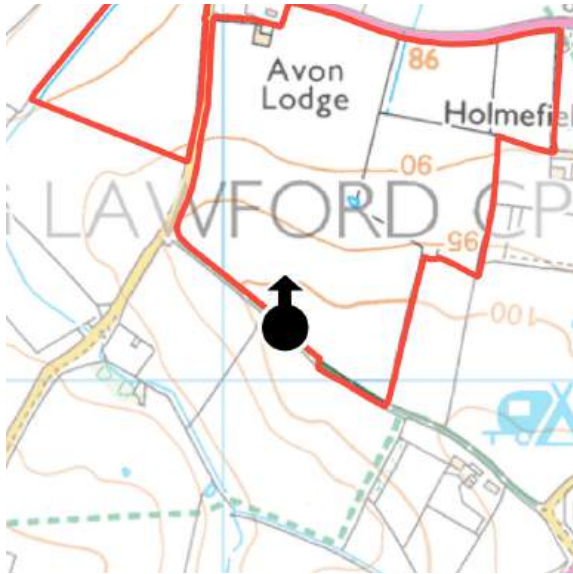
Deciduous tree line





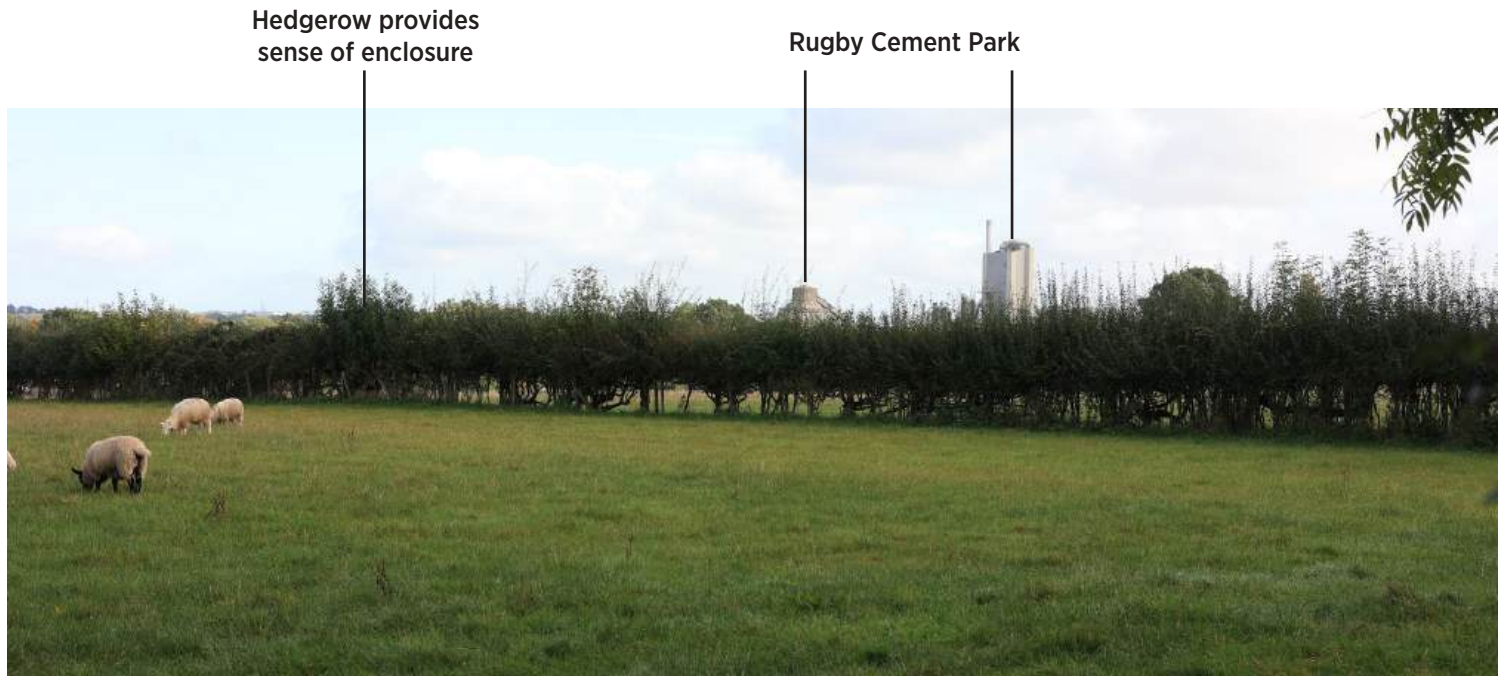
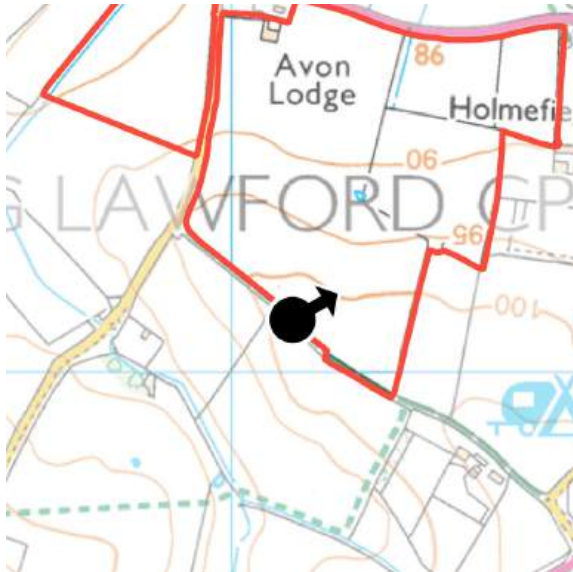
Land at Long Lawford (Site ref: 316)  
PRoW: 216/R128/2

### View from bridleway



Land at Long Lawford (Site ref: 316)  
PRoW: 216/R128/2

### View from bridleway



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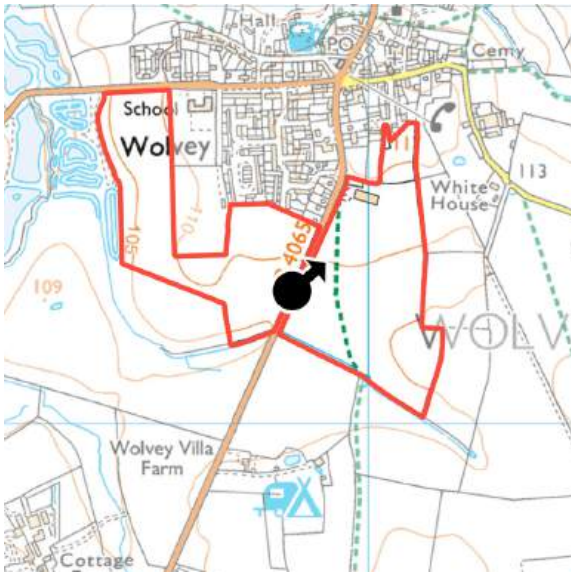
Land south of Wolvey and Land at Coventry Road (Site ref: 318 & 96)

## View from B4065



Land south of Wolvey and Land at Coventry Road (Site ref: 318 & 96)

## View from B4065





Land west of Dunchurch (Site ref: 320)  
PRoW: 168/R174/2

## View from footpath



Equestrian infrastructure      Ryehill Stables      Settlement      Settlements      Site bounded by trees



Land west of Dunchurch (Site ref: 320)  
PRoW: 168/R175b/1

## View from bridleway



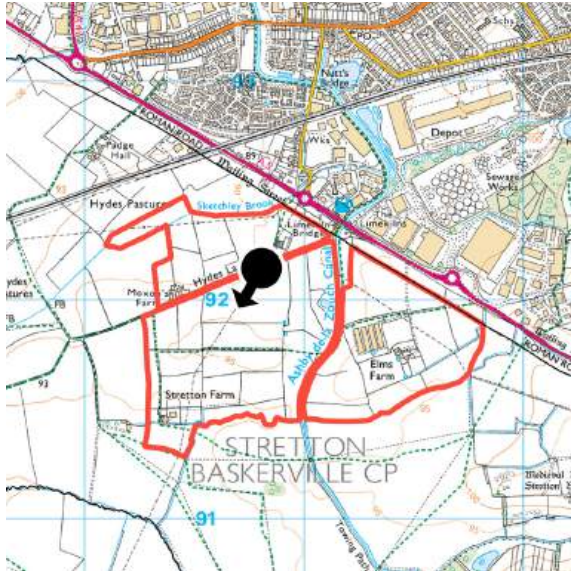
Settlement      Equestrian infrastructure      Hedgerow with trees      Scrub





Land south of A5, Land at Elms Farm and Stretton Fields Farm (plot B) and Moxtons Farm (Site ref: 321, 289 & 60)

## View from Hydes Lane



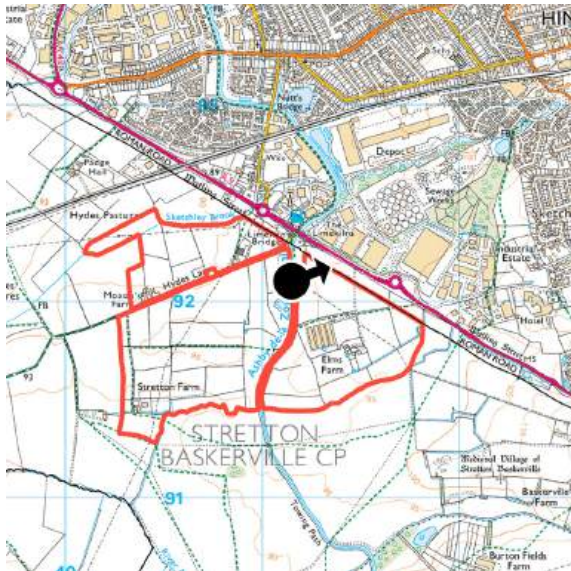
Agriculture

Mature tree

Telephone pole with overhead wires

Land south of A5, Land at Elms Farm and Stretton Fields Farm (plot B) and Moxtons Farm (Site ref: 321, 289 & 60)

## View from Hydes Lane



Ashby-de-la-Zouch Canal

Warehousing development

HGVs along A5

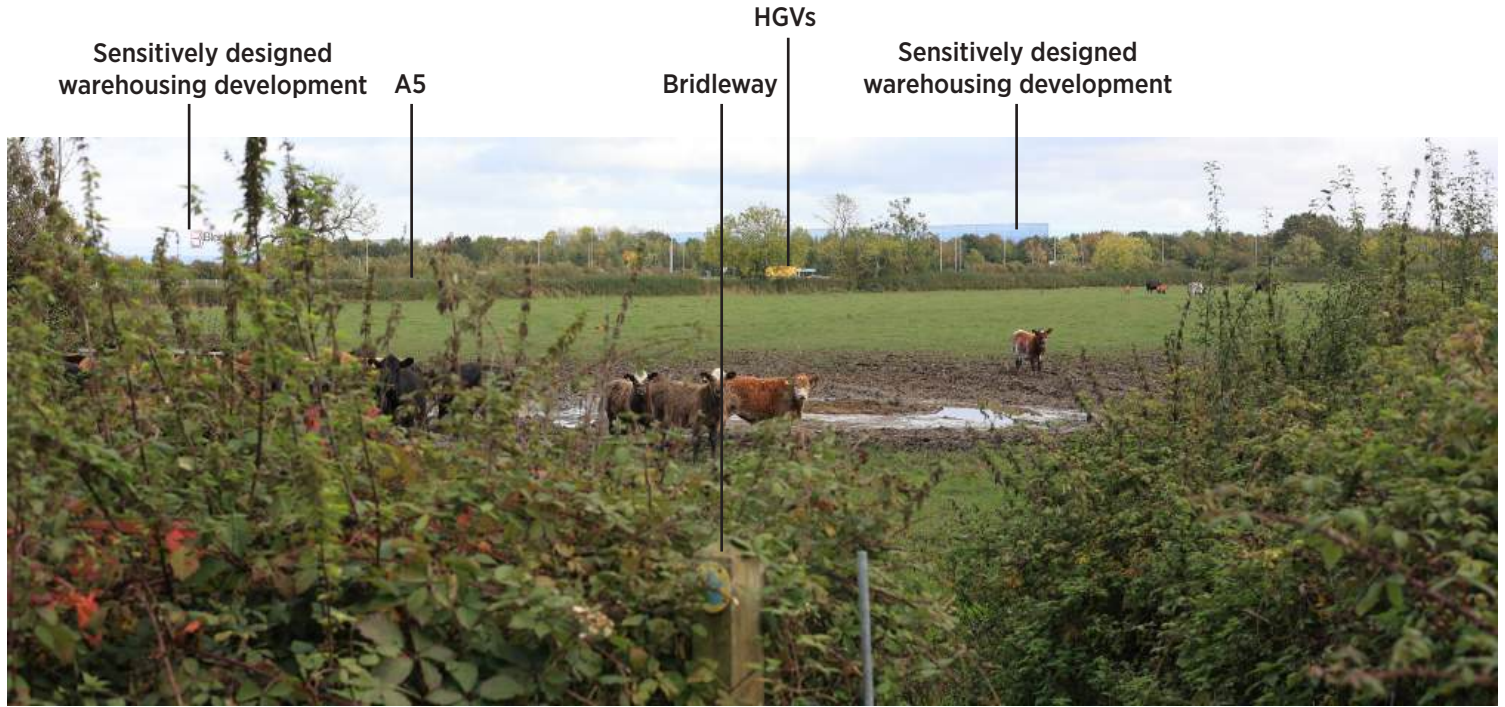
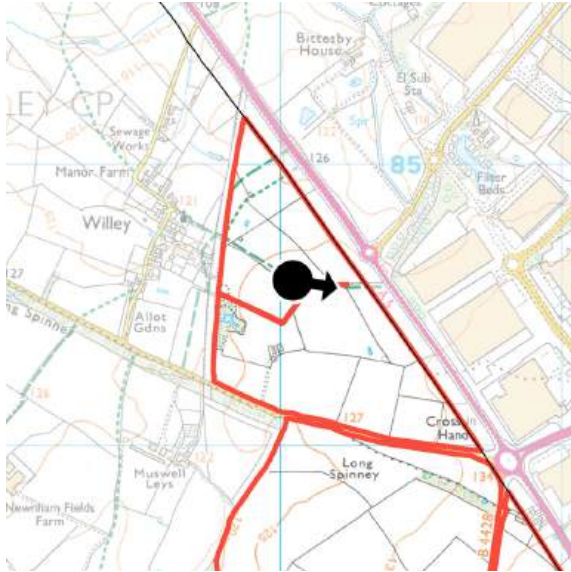
Construction infrastructure

Warehousing development



Land adjacent Magna Park (Site ref: 325)  
PRoW: 307/R52/2

## View from bridgeway



Sensitively designed  
warehousing development

A5

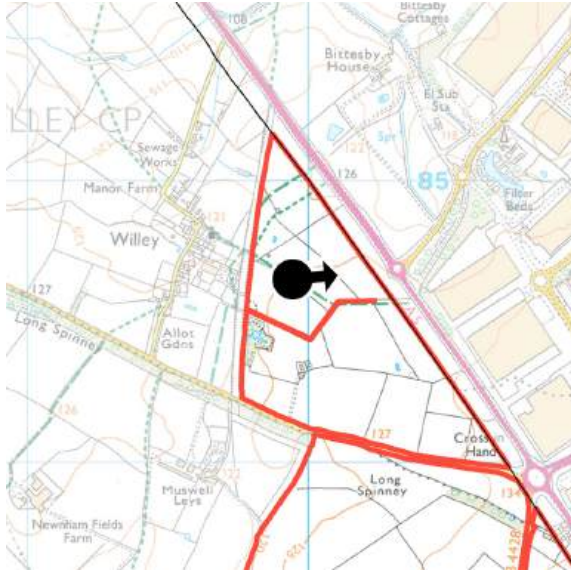
Bridgeway

HGVs

Sensitively designed  
warehousing development

Land adjacent Magna Park (Site ref: 325)  
PRoW: 307/R52/2

## View from bridgeway

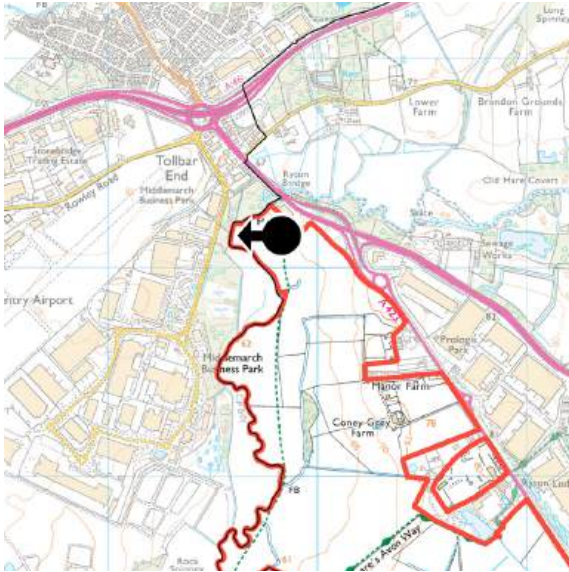


Sensitively designed warehousing development



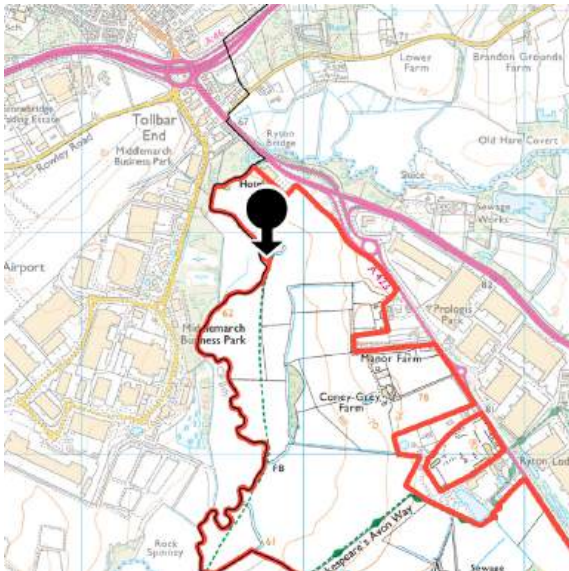
Land west of Prologis Park (Site ref: 328)  
PRoW: 258/R152/1

## View from footpath



Land west of Prologis Park (Site ref: 328)  
PRoW: 258/R152/1

## View from footpath

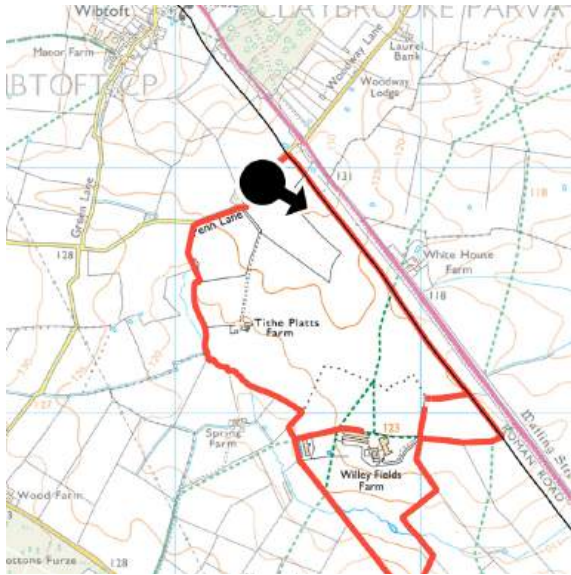


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Land at Willey Fields/Tythe Platts Farm  
(Site ref: 331)

## View from Penn Lane



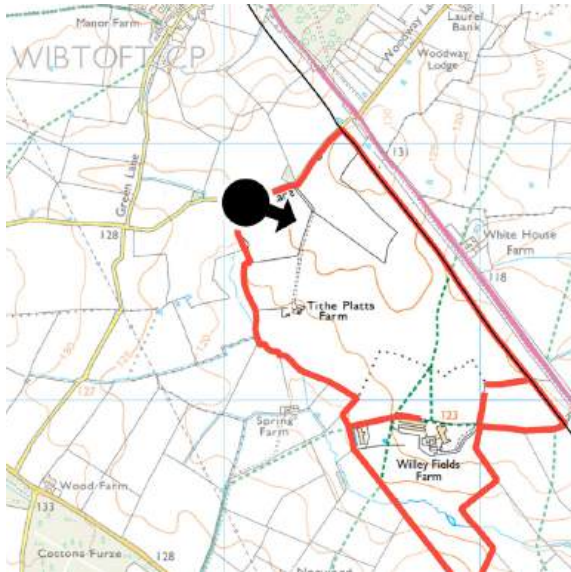
Sensitively designed warehousing development -  
Magna Park (approx. 2.7km)

A5



Land at Willey Fields/Tythe Platts Farm  
(Site ref: 331)

## View from Penn Lane



Hedgerow with sparse trees



Habitats Regulations Assessments

Sustainability Appraisals

Strategic Environmental Assessments

Landscape Character Assessments

Landscape and Visual Impact Assessments

Green Belt Reviews

Expert Witness

Ecological Impact Assessments

Habitat and Ecology Surveys



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