



27 August 2020

CABINET – 7 SEPTEMBER 2020

A meeting of Cabinet will be held at 5.30pm on Monday 7 September 2020 via Microsoft Teams.

Members of the public may view the meeting via the livestream available on the Council's website.

Mannie Ketley
Executive Director

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Minutes.

To confirm the minutes of the meeting held on 6 July 2020.

2. Apologies.

To receive apologies for absence from the meeting.

3. Declarations of Interest.

To receive declarations of –

(a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;

(b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and

(c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

Note: Members are reminded that they should declare the existence and nature of their interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a prejudicial interest, the Member must withdraw from the room unless one of the exceptions applies.

Membership of Warwickshire County Council or any Parish Council is classed as a non-pecuniary interest under the Code of Conduct. A Member does not need to declare this interest unless the Member chooses to speak on a matter relating to their membership. If the Member does not wish to speak on the matter, the Member may still vote on the matter without making a declaration.

4. Question Time.

Notice of questions from the public should be delivered in writing, by fax or e-mail to the Executive Director at least three clear working days prior to the meeting (no later than Tuesday 1 September 2020).

Growth and Investment Portfolio

5. Reopening High Streets Safely Fund – Planned Key Activities and Spend.
6. Ryton on Dunsmore Neighbourhood Plan Examination Report and Approval for Referendum.
7. Further engagement public consultation on the South West Rugby Supplementary Planning Document.

Corporate Resources Portfolio

8. Finance and Performance Monitoring 2020/21 – Quarter 1.
9. Initial Review of General Fund Budget 2020/21.

Communities and Homes Portfolio

Nothing to report to this meeting.

Environment and Public Realm Portfolio

Nothing to report to this meeting.

The following item contains reports which are to be considered en bloc subject to any Portfolio Holder requesting discussion of an individual report

Nothing to report to this meeting.

10. Motion to Exclude the Public under Section 100(A)(4) of the Local Government Act 1972.

To consider the following resolution:

“under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of information defined in paragraphs 1 and 3 of Schedule 12A of the Act.”

PART 2 – EXEMPT INFORMATION

Growth and Investment Portfolio

Nothing to report to this meeting.

Corporate Resources Portfolio

1. Trading Company structure and Development Company business case (report to follow).

Communities and Homes Portfolio

Nothing to report to this meeting.

Environment and Public Realm Portfolio

Nothing to report to this meeting.

The following item contains reports which are to be considered en bloc subject to any Portfolio Holder requesting discussion of an individual report

2. Write Offs.

Any additional papers for this meeting can be accessed via the website.

The Reports of Officers are attached.

Membership of Cabinet:

Councillors Lowe (Chairman), Mrs Crane, Poole, Roberts, Ms Robbins and Mrs Simpson-Vince.

CALL- IN PROCEDURES

Publication of the decisions made at this meeting will normally be within three working days of the decision. Each decision will come into force at the expiry of five working days after its publication. This does not apply to decisions made to take immediate effect. Call-in procedures are set out in detail in Standing Order 15 of Part 3c of the Constitution.

If you have any general queries with regard to this agenda please contact Claire Waleczek, Democratic Services Team Leader (01788 533524 or e-mail claire.waleczek@rugby.gov.uk). Any specific queries concerning reports should be directed to the listed contact officer.

AGENDA MANAGEMENT SHEET

Report Title: Reopening High Streets Safely Fund – Planned Key Activities & Spend

Name of Committee: Cabinet

Date of Meeting: 7 September 2020

Report Director: Head of Growth and Investment

Portfolio: Growth and Investment

Ward Relevance: All Wards

Prior Consultation: N/A

Contact Officer: David Moore, Henry Biddington

Public or Private: Public

Report Subject to Call-In: No

Report En-Bloc: No

Forward Plan: No

Corporate Priorities: This report relates to the following priority(ies):

(CR) Corporate Resources To provide excellent, value for money services and sustainable growth

(CH) Communities and Homes Achieve financial self-sufficiency by 2020

(EPR) Environment and Public Realm Enable our residents to live healthy, independent lives

(GI) Growth and Investment Optimise income and identify new revenue opportunities (CR)

Prioritise use of resources to meet changing customer needs and demands (CR)

Ensure that the council works efficiently and effectively (CR)

Ensure residents have a home that works for them and is affordable (CH)

Deliver digitally-enabled services that residents can access (CH)

Understand our communities and enable people to take an active part in them (CH)

Enhance our local, open spaces to make them places where people want to be (EPR)

Continue to improve the efficiency of our waste and recycling services (EPR)

Protect the public (EPR)

- Promote sustainable growth and economic prosperity (GI)
- Promote and grow Rugby's visitor economy with our partners (GI)
- Encourage healthy and active lifestyles to improve wellbeing within the borough (GI)
- This report does not specifically relate to any Council priorities but

Statutory/Policy Background: None

Summary: The Government have allocated all Local Authorities a sum of money under the Reopening High Streets Safely Fund. Rugby have been allocated £96,000. The funding has been secured by the Government using European Regional Development Fund. There are restrictions on how this money can be used and a Grant Action Plan was submitted to the Department for Communities and Local Government outlining where the money will be allocated to in line with their guidance.

Once the DCLG have reviewed the Grant Action Plan a Grant Fund Agreement will be completed and signed off. RBC will then be able to utilise the funding.

Financial Implications: Additional £96,000 funding

Risk Management Implications: Risk associated with spending not meeting ERDF rules or the Grant Fund Agreement is not signed off so funds cannot be accessed but these will be managed through the additional procurement.

Risk associated with contractor delivery which will be managed through procurement and contract management process.

Spending money prior to the Grant Fund Agreement which may not be recoverable if it is not signed off. This will be managed by not spending money until the Grant Fund Agreements signed off.

A project risk register has been developed; this will be refined and updated utilising support from the Corporate Assurance

Environmental Implications:	There are no environmental implications arising from this report.
Legal Implications:	There are no legal implications arising from this report
Equality and Diversity:	EIA completed and attached at Appendix 1. Consideration needs to be taken with regard to a range of communication methods
Options:	To support the recommendation outlined in this report to approve the signing of the Grant Fund Agreement. To reject the proposals outlined in this report
Recommendation:	The signing off of the Grant Fund Agreement be approved to ensure that the allocation of £96,000 can be utilised.
Reasons for Recommendation:	To ensure that the Reopening High Streets Safely Fund can be accessed

Cabinet - 7 September 2020

Reopening High Streets Safely Fund – Planned Key Activities & Spend

Public Report of the Head of Growth and Investment

Recommendation

The signing off of the Grant Fund Agreement be approved to ensure that the allocation of £96,000 can be utilised.

1.0 Introduction

1.1 The purpose of this report is to request approval for signing off the Grant Fund agreement that will give Rugby Borough Council (RBC) access to the allocated money under the Reopening High Streets Safely Fund.

1.2 The fund has been allocated to all Local Authorities to assist in the safe reopening of high streets following the lifting of Coronavirus business restriction regulations.

1.3 The fund will provide RBC the means to give the businesses and residents of the borough additional assistance, information and guidance as well as additional measures for making Rugby Town Centre a safer place to visit and shop during the current pandemic.

2.0 Background Information

2.1 In June 2020 the Government announced that there would be an additional fund of money allocated to Local Governments following the lifting of the Health Protection (Coronavirus Restriction) Regulations and non-essential businesses reopening.

2.2 The Reopening High Streets Safely Fund is utilising European Regional Development Fund (EDRF). This creates additional procurement processes and guidance on how the funding can be utilised. The Government have also stipulated guidance on how the allocation can be utilised.

2.3 In July a Grant Action Plan was submitted to the Department of Communities and Local Government (DCLG) in relation to how the funding will be allocated around the four areas of scope for funding set out in the funding guidance.

2.4 RBC are awaiting to receive the Funding Agreement from (DCLG) which confirms that the planned allocations satisfy the guidance criteria and EDRF funding criteria. As there is a risk that the Grant Action plan will not be agreed or reflected in

the Grant Funding Agreement no spending will be undertaken until the Grant Fund Agreement is signed off.

3.0 Fours Areas of scope for funding allocations

3.1 The Grant Fund Guidance provided four areas where the fund can be utilised. I have set out these areas with a brief description of how Rugby will utilise the fund within these areas. This is not an exhaustive list of how the fund will be utilised but gives a broad idea of the spending areas

3.2 Support to develop an action plan for how the local authority may begin to safely reopen their local economies.

3.3 Continuing contingency for developing action plans in case of a second wave or a local lockdown and provision for future funds that may be needed

3.4 Communications and public information activity to ensure that reopening of local economies can be managed successfully and safely

3.5 Use of additional signage for the town centre giving information to public in relation to being COVID-19 secure. Updating town centre website to provide better communications in relation to the public and businesses and the town centre being COVID-19 secure including a communications campaign with additional information. A resident communications campaign promoting a safe return to the high street

3.6 Business-facing awareness raising activities to ensure that reopening of local economies can be managed successfully and safely

3.7 Provision of an independent website to enable local independent businesses to have an online presence making them more COVID-19 secure as they can operate click and collect, organise appointments, control table bookings and manage customers numbers. A business communication campaign promoting Covid Security and business recovery

3.8 Temporary public realm changes to ensure that reopening of local economies can be managed successfully and safely

3.9 Provision of hand sanitising units at town centre car parks and additional signage. Provision of barriers to facilitate queueing and separation for businesses utilising the new Pavement Licences

Name of Meeting: Cabinet
Date of Meeting: 7 September 2020
Subject Matter: RHSFF Grant Fund Agreement
Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

EQUALITY IMPACT ASSESSMENT (EqIA)

Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
 - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
 - advancing equality of opportunity between people who share a protected characteristic and those who do not,
 - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
 - age
 - disability
 - gender reassignment
 - marriage/civil partnership
 - pregnancy/maternity
 - race
 - religion/belief
 - sex/gender
 - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published online.
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:
Minakshee Patel
Corporate Equality & Diversity Advisor
minakshee.patel@rugby.gov.uk
Tel: 01788 533509

Equality Impact Assessment

Service Area	Environment and Public Realm / Regulatory Services
Policy/Service being assessed	Re-opening High Street Safely Fund
Is this is a new or existing policy/service? If existing policy/service please state date of last assessment	New
EqlA Review team – List of members	Henry Biddington / Minakshee Patel
Date of this assessment	25.8.20
Signature of responsible officer (to be signed after the EqlA has been completed)	

A copy of this Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Advisor.

If you require help, advice and support to complete the forms, please contact Minakshee Patel, Corporate Equality & Diversity Advisor via email: minakshee.patel@rugby.gov.uk or 01788 533509

Details of Strategy/ Service/ Policy to be analysed

<u>Stage 1 – Scoping and Defining</u>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	<p>The Government have allocated all Local Authorities a sum of money under the Reopening High Streets Safely Fund. Rugby have been allocated £96,000. The funding has been secured by the Government using European Regional Development Fund</p> <p>There are restrictions on how this money can be used and a Grant Action Plan was submitted to the Department for Communities and Local Government outlining where the money will be allocated to in line with their guidance.</p> <p>Once the DCLG have reviewed the Grant Action Plan a Grant Fund Agreement will be completed and signed off. RBC will then be able to utilise the funding.</p> <p>The fund will provide RBC the means to give the businesses and residents of the borough additional assistance, information and guidance as well as additional measures for making Rugby Town Centre a safer place to visit and shop during the current pandemic.</p>
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	<p>To provide, excellent value for money services and sustainable growth</p> <p>Enable or residents to live healthy independent lives</p> <p>Optimise income and identify new revenue streams</p> <p>Protect the Public</p> <p>Promote sustainable growth and economic prosperity</p> <p>Promote and grow Rugby's visitor economy with partners</p>
(3) What are the expected outcomes you are hoping to achieve?	<p>To ensure that the businesses, employees, residence and visitors are safe when visiting the town centre</p> <p>That businesses can continue to operate and there is not a negative economic impact</p>

Appendix 1

<p>(4) Does or will the policy or decision affect:</p> <ul style="list-style-type: none"> • Customers • Employees • Wider community or groups 	All		
<p><u>Stage 2 - Information Gathering</u></p>	As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, eg service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).		
<p>(1) What does the information tell you about those groups identified?</p>	No information used. Grant funding is based on guidance from the Department For Communities and Local Government		
<p>(2) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement? If yes, what were their views and how have their views influenced your decision?</p>	No consultation as strict guidance needs to be followed		
<p>(3) If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.</p>	No consultation as strict guidance needs to be followed		
<p><u>Stage 3 – Analysis of impact</u></p>			
<p>(1) <u>Protected Characteristics</u> From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination?</p>	<p>RACE Communication and Language of mail shots and signage needs to be considered</p>	<p>DISABILITY Access issues arising from infrastructure changes Language or understanding issues of information and communication.</p>	<p>GENDER</p>



Appendix 1

If yes, identify the groups and how they are affected.	MARRIAGE/CIVIL PARTNERSHIP	AGE	GENDER REASSIGNMENT
	RELIGION/BELIEF	PREGNANCY MATERNITY	SEXUAL ORIENTATION
<p><u>(2) Cross cutting themes</u></p> <p>(a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how?</p> <p>(b) Are your proposals likely to impact on a carer who looks after older people or people with disabilities? If yes, please explain how?</p>	<p>a) No</p> <p>b) Access issue will be considered before any infrastructure changes are put in place. Information signage will be considered and not just include wording but will use diagrammatic information.</p>		
(3) If there is an adverse impact, can this be justified?	N/A		
(4) What actions are going to be taken to reduce or eliminate negative or adverse impact? (this should form part of your action plan under Stage 4.)	N/A		
(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?	All communications will have information on how it can be obtained in different forms. Access issues will be addressed before any infrastructure changes are put in. Information signage will not just include wording but will use diagrammatic information.		
(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?	See answer 5		

(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?	No
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<u>Stage 4 – Action Planning, Review & Monitoring</u>																										
<p>If No Further Action is required then go to – Review & Monitoring</p> <p>(1) Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.</p>	<p>EqlA Action Plan</p> <table border="1" data-bbox="875 687 2116 916"> <thead> <tr> <th>Action</th> <th>Lead Officer</th> <th>Date for completion</th> <th>Resource requirements</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Action	Lead Officer	Date for completion	Resource requirements	Comments																				
Action	Lead Officer	Date for completion	Resource requirements	Comments																						
(2) Review and Monitoring State how and when you will monitor policy and Action Plan	Ongoing monitoring of communications and infrastructure changes																									

Please annotate your policy with the following statement:

‘An Equality Impact Assessment on this policy was undertaken on 25th August 200.’



AGENDA MANAGEMENT SHEET

Report Title: Ryton on Dunsmore Neighbourhood Plan Examination Report and Approval for Referendum

Name of Committee: Cabinet

Date of Meeting: 7 September 2020

Report Director: Head of Growth and Investment

Portfolio: Growth and Investment

Ward Relevance: Dunsmore

Prior Consultation: Ryton on Dunsmore Parish Council (as the Neighbourhood Plan 'Qualifying Body'), carried out the pre-submission Regulation 14 consultation between 7 January and 18 February 2019. A Regulation 16 public consultation on the submission version was carried out by Rugby Borough Council between 25 June and 6 August 2019.

Contact Officer: Martin Needham

Public or Private: Public

Report Subject to Call-In: Yes

Report En-Bloc: No

Forward Plan: Yes

Corporate Priorities: This report relates to the following priority(ies):

(CR) Corporate Resources To provide excellent, value for money services and sustainable growth

(CH) Communities and Homes Achieve financial self-sufficiency by 2020

(EPR) Environment and Public Realm Enable our residents to live healthy, independent lives

(GI) Growth and Investment Optimise income and identify new revenue opportunities (CR)

Prioritise use of resources to meet changing customer needs and demands (CR)

Ensure that the council works efficiently and effectively (CR)

Ensure residents have a home that works for them and is affordable (CH)

- Deliver digitally-enabled services that residents can access (CH)
- Understand our communities and enable people to take an active part in them (CH)
- Enhance our local, open spaces to make them places where people want to be (EPR)
- Continue to improve the efficiency of our waste and recycling services (EPR)
- Protect the public (EPR)
- Promote sustainable growth and economic prosperity (GI)
- Promote and grow Rugby's visitor economy with our partners (GI)
- Encourage healthy and active lifestyles to improve wellbeing within the borough (GI)
- This report does not specifically relate to any Council priorities but

Statutory/Policy Background:

The Localism Act 2011

The Neighbourhood Planning (General) Regulations 2012 (as amended)

The Neighbourhood Planning (Referendums) Regulations 2012

The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016

The Neighbourhood Planning Act 2017

Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020

Summary:

This report seeks approval from Cabinet to accept the contents of the independent Examiner's report for the Ryton on Dunsmore Neighbourhood Plan and to proceed to referendum at the earliest practicable opportunity. The report also seeks for a Decision Notice be published confirming acceptance of the Examiner's report and the intention to proceed to referendum.

Due to the Coronavirus crisis referendums have been postponed by the Government until at least 6th May 2021. Notwithstanding this, specific guidance has been issued stating where a Decision Statement detailing the intention to

take a Neighbourhood Plan to referendum has been published, the Neighbourhood Plan can be given significant weight in determining planning applications.

The Neighbourhood Plan has been formally examined by an independent Examiner. The Examiner concluded that subject to a series of modifications, the Neighbourhood Plan meets the necessary legal requirements and should proceed to referendum.

The recommended modifications have been considered acceptable by RBC Planning Officers in liaison with Ryton on Dunsmore Parish Council, and have been incorporated into the Neighbourhood Plan. In accordance with the recommendation in the Examiner's report, with the inclusion of these the Plan should therefore proceed to referendum. The referendum will ask "Do you want Rugby Borough Council to use the Neighbourhood Plan for Ryton on Dunsmore Parish to help it decide planning applications in the neighbourhood area?".

If the Neighbourhood Plan is supported by a majority at referendum, it will come into force and carry further weight in the determining of planning applications. The Neighbourhood Plan will be returned to Council with a recommendation that it is formally 'made' in accordance with regulations.

This report is seeking Cabinet approval to:

- a) Accept the conclusions of the Examiner's report and recommended modifications to the Neighbourhood Plan;
- b) Proceed to referendum at the earliest practicable opportunity (no earlier than 6th May 2021 in accordance with Government regulations), to take place in the Ryton on Dunsmore Neighbourhood Area; and
- c) Publish a Decision Statement confirming acceptance of the Examiner's report and modifications to the Ryton on Dunsmore Neighbourhood Plan, and the intention to proceed to referendum.

Financial Implications:	The Council has already received funding through the Neighbourhood Planning Grant in relation to the Ryton on Dunsmore Plan this funding will offset any costs associated with producing the plan alongside the costs of holding a referendum.
Risk Management Implications:	Beyond the risk of legal implications as set out below there are no Risk Management implications. A referendum would be organised by the Elections team who would utilise their own risk based approach.
Environmental Implications:	There are no environmental implications.
Legal Implications:	There could be legal implications if Cabinet were not to follow the recommendation as this would mean the Local Planning Authority was not dealing with the Ryton on Dunsmore Neighbourhood Plan in line with The Neighbourhood Planning (General) Regulations 2012 (as amended). Such a decision would be open to challenge by way of judicial review.
Equality and Diversity:	There are no implications for equality and diversity. An Equality Impact Assessment has been completed to support this document and has been appended to this Cabinet Report.
Options:	<p>Option One: Accept the Examiner's report with recommended modifications and approve the Ryton on Dunsmore Neighbourhood Plan for referendum. Publish a Decision Statement to confirm acceptance of the report and modifications, and the intention to proceed to referendum.</p> <p>Risks: There are no risks associated with this option.</p> <p>Benefits: The Neighbourhood Plan as modified will be able to progress towards being adopted or 'made'.</p> <p>Option Two: Reject the contents of the Examiner's report and do not approve the Ryton on Dunsmore Neighbourhood Plan to proceed to referendum.</p>

Risks: There could be legal implications if Cabinet were not to follow the recommendation as this would mean the Local Planning Authority was not dealing with the Ryton on Dunsmore Neighbourhood Plan in line with The Neighbourhood Planning (General) Regulations 2012 (as amended).

Benefits: There are no benefits associated with this option.

Recommendation:

- (1) The conclusions of the Examiner's report and recommended modifications to the Neighbourhood Plan be accepted;
- (2) a referendum be held at the earliest practicable opportunity (no earlier than 6th May 2021 in accordance with Government regulations), to take place in the Ryton on Dunsmore Neighbourhood Area; and
- (3) a Decision Statement confirming acceptance of the Examiner's report and modifications to the Ryton on Dunsmore Neighbourhood Plan, and the intention to proceed to referendum, be published.

Reasons for Recommendation:

To fulfil the legislative requirement and allow for the Ryton on Dunsmore Neighbourhood Plan to progress towards being 'made' in accordance with the Neighbourhood Planning (Referendum) Regulations 2012.

Cabinet - 7 September 2020

Ryton on Dunsmore Neighbourhood Plan Examination Report and Approval for Referendum

Public Report of the Head of Growth and Investment

Recommendation

- (1) The conclusions of the Examiner's report and recommended modifications to the Neighbourhood Plan be accepted;
- (2) a referendum be held at the earliest practicable opportunity (no earlier than 6th May 2021 in accordance with Government regulations), to take place in the Ryton on Dunsmore Neighbourhood Area; and
- (3) a Decision Statement confirming acceptance of the Examiner's report and modifications to the Ryton on Dunsmore Neighbourhood Plan, and the intention to proceed to referendum, be published.

1. Introduction

- 1.1 Neighbourhood planning was introduced with the Localism Act 2011. Since then communities across the country have taken up the opportunity to prepare Neighbourhood Plans. These plans enable communities to put in place a vision and policies for future local development.
- 1.2 It is normally the case that following majority support at a referendum, the policies in the Neighbourhood Plan would come into force and carry weight in determining planning applications. The Neighbourhood Plan would then be taken back to Council to be formally 'made' so that it forms part of the development plan for the local planning authority.
- 1.3 Due to the Coronavirus crisis however, referendums have been postponed until at least 6th May 2021 in accordance with the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020. In relation to this and Neighbourhood Plans, the Government has issued specific advice stating that where a Decision Statement confirming the intention for a Neighbourhood Plan to proceed to a referendum has been published, a Neighbourhood Plan will be given significant weight in the determining of planning applications.
- 1.4 Further weight would be given to the Neighbourhood Plan following a successful referendum once it takes place, and the Plan would still be taken back to Council to be formally 'made' following this.

- 1.5 Earlier this year a claim of £20,000 was awarded to Rugby Borough Council for the Ryton on Dunsmore Neighbourhood Plan through the Government's Neighbourhood Planning Grant Scheme. This sum will be offset against the costs of the referendum, independent examination and other officer time and resources.

2. Ryton on Dunsmore Neighbourhood Plan

- 2.1 Following an application by Ryton on Dunsmore Parish Council (as the qualifying neighbourhood planning body), Ryton on Dunsmore Parish was formally designated as the Neighbourhood Area on 11 October 2016, in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.2 Ryton on Dunsmore Parish Council submitted their Neighbourhood Plan to Rugby Borough Council on 1 May 2019. Following approval at Cabinet on 24 June 2019 Rugby Borough Council ran the regulation 16 public consultation between 25 June 2019 and 6 August 2019. The Neighbourhood Plan and the responses to the consultation were passed onto the appointed independent Examiner for the examination process to be undertaken. The examination was carried out by way of written representations.
- 2.3 The Examiner provided her report to Rugby Borough Council on 28 February 2020. This can be found as Appendix 1 to this report. The Examiner's report notes that the Ryton on Dunsmore Neighbourhood Plan is an effective and well written document and has been subject of a robust, effective consultation. The report states that subject to a series of modifications, the Neighbourhood Plan meets all of the necessary legal requirements and should proceed to the next stage, which is the referendum. The referendum should be held within the Neighbourhood Area.
- 2.4 A schedule of the modifications is listed in Appendix 2 of this report. The modifications include omitting a section of a policy relating to the design of barn conversions, removal of specific buffer distances around ancient woodland, alternative wording in relation to retaining garage spaces for parking, minor amendments to strengthen policy wording and clarification of aspirational objectives.
- 2.5 The Examiner's report also requested clarification that Prologis have been involved in the Neighbourhood Plan's consultation in relation to a proposed Local Green Space known as 'The Dell', which is in their ownership. Since the Examiner's report was issued, Prologis have confirmed in writing that they have been consulted during the process and are not averse to the land at the Dell being classified as Local Green Space, which the Examiner has considered sufficient to address this matter.
- 2.6 The Examiner's report notes that the resulting vision and ensuing policies in the Neighbourhood Plan reflect the findings of consultations. A summary of the consultation responses received for the examination is included in Appendix 3.
- 2.7 Rugby Borough Council Planning Officers and Ryton on Dunsmore Parish Council have been in agreement with the findings of the Examiner's report and the recommended modifications. The modifications have been incorporated

into the Neighbourhood Plan, and a referendum version, which includes all of these, is included in Appendix 4 of this report.

- 2.8 The Equality Impact Assessment for the Neighbourhood Plan has been reviewed and updated. No significant changes were identified as a result of the Examination. The Equality Impact Assessment is included in Appendix 5.

3. Next Steps

- 3.1 In order for the Ryton on Dunsmore Neighbourhood Plan to progress towards forming part of the Rugby Borough development plan, the Council will need to formally accept the recommendations of the Examiner's report, approve the document for referendum and publish a Decision Statement confirming these and the intention to proceed. The Neighbourhood Plan will carry significant weight in determining planning applications once the Decision Statement is published. The Decision Statement will be published on the Council's website and also be made available on request.
- 3.2 At referendum should more than half of those voting vote in favour of the Neighbourhood Plan, the policies within the Neighbourhood Plan would carry further weight and the Neighbourhood Plan would subsequently be reported back to Council for a decision as to whether it should be formally 'made'. The referendum will ask the question "Do you want Rugby Borough Council to use the Neighbourhood Plan for Ryton on Dunsmore Parish to help it decide planning applications in the neighbourhood area?".
- 3.3 Officers in Development Strategy will be liaising with colleagues in the Elections team in order to undertake this referendum, subject to the recommendation in this report being supported. It is anticipated that the referendum would take place as soon as reasonably practicable, no earlier than 6th May 2021 in accordance with Government regulations. The referendum would take place within the Ryton on Dunsmore Neighbourhood Plan Area. A map showing the Neighbourhood Area is included in Appendix 6 of this report.
- 3.4 A draft copy of the Decision Statement to be published is included in Appendix 7 of this report. The statement would be available to view via the Council's website and on request.

4. Conclusions

- 4.1 The Ryton on Dunsmore Neighbourhood Plan is at an advanced stage and has been through the necessary consultation and examination stages required by legislation. Cabinet is recommended to accept the conclusions and recommended modifications in the Examiner's report and to approve the Ryton on Dunsmore Neighbourhood Plan for referendum, and publish a Decision Statement to this effect in order for the document to progress to the next stage of its completion.

List of Appendices

Appendix 1 – Examiner’s Report on the Ryton on Dunsmore Neighbourhood Plan;

Appendix 2 – List of Modifications as Recommended by the Examiner;

Appendix 3 – Summary of Consultation Responses;

Appendix 4 – The Ryton on Dunsmore Neighbourhood Plan Referendum Version (with Supporting Appendices);

Appendix 5 – Equality Impact Assessment; and

Appendix 6 – A Map of the Designated Ryton on Dunsmore Neighbourhood Area

Appendix 7 - Draft Decision Statement

Name of Meeting: Cabinet

Date of Meeting: 7 September 2020

Subject Matter: Ryton on Dunsmore Neighbourhood Plan Examination Report and Approval for Referendum

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY **YES** **NO**

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink
1	Ryton on Dunsmore Neighbourhood Plan (Submission Version May 2019) https://www.rugby.gov.uk/downloads/file/2322/Ryton on Dunsmore submission ndp

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

A REPORT TO RUGBY BOROUGH COUNCIL
OF THE
EXAMINATION
OF
THE RYTON ON DUNSMORE NEIGHBOURHOOD DEVELOPMENT PLAN 2018-2031
UNDERTAKEN BY
Dr LOUISE BROOKE-SMITH, OBE, FRICS, MRTPI
INDEPENDENT EXAMINER

FEBRUARY 2020

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APPENDICES

Appendix A– Documents reviewed in the course of the Examination

Appendix B – Examiner’s use of Abbreviations

Summary and Overall Recommendation

As the Independent Examiner into the Ryton on Dunsmore Neighbourhood Development Plan, I have been requested by Rugby Borough Council to present my professional assessment of the Plan, in terms of its compliance with the 'Basic Conditions' as set out in extant legislation, regulations and guidance.

I confirm that I am independent of the Qualifying Body, namely the Ryton on Dunsmore Parish Council and the Local Planning Authority. Furthermore, I do not have any interest in any land or property that may be affected by the Plan.

I hold professional qualifications and have relevant experience of the planning regime, gained over the past 30 years in both the public and private sectors, to enable an independent judgement of the documents before me. I am also a member of the National Panel of Independent Examiners Referral Service, endorsed by the Department of Housing, Communities and Local Government.

I have undertaken a thorough examination of the Ryton on Dunsmore Neighbourhood Development Plan. This has comprised a review of all documents presented to me in electronic form by the Local Planning Authority plus a review of those documents available for public review on the Parish website. All documents, tables and figures assessed are listed at Appendix A.

*It is my considered opinion that, subject to modifications, the said Plan meets the Basic Conditions and human rights requirements, as set out in the respective legislation and guidance. My report presents some areas where I consider that a number of specific policies should be modified, and where some text could be amended to avoid duplication, and remove ambiguity, thus making the document clearer. These modifications are **set out in bold** within the text of my report. My proposed changes have been made in such a way so as not to detract from the essence of the Plan nor its aim and ambitions, but I consider they should be taken into account before it proceeds to a Referendum.*

Hence, subject to the recommended modifications being completed I consider that the Ryton on Dunsmore Neighbourhood Development Plan will; have regard to national policies and advice contained in current legislations and guidance; contribute to the achievement of sustainable development; be in general conformity with the strategic policies of the development plan for the area; not breach, but be compatible with European Union obligations and the European Convention of Human Rights; and not likely have a significant effect on a European Site or a European Offshore Marine Site either alone or in combination with other plans or projects.

I consider that, further to the recommended modifications, the Neighbourhood Plan complies with the legal requirements set out in Paragraph 8(1) and 8(2) of Schedule 4B to the Town and Country Planning Act 1990, as amended, and can proceed to a Referendum.

I have no concerns over the defined Plan area or the manner of its confirmation and consider that this area is appropriate as the extent of any Referendum.

Finally, I refer to a number of abbreviations throughout my Report and for the avoidance of any confusion these, are set out in Appendix B.

Dr Louise Brooke-Smith, OBE, FRICS, MRTPI,

February 2020

1.0 INTRODUCTION

1.1 NEIGHBOURHOOD PLAN REGIME

- 1.1.1 The Neighbourhood Planning regime provides local communities with the ability to establish specific land use planning policies which can influence how future development comes forward in their area. It not only provides the opportunity for local people to shape their locality, it also provides guidance for developers and landowners when considering new proposals.
- 1.1.2 Any Neighbourhood Plan should therefore be clear, not only in its goals and ambitions, but also in how any policies are presented. The background behind how policies have emerged should be easy to understand and robust in terms of supporting specific policy.
- 1.1.3 This Report provides the findings of an Examination into the Ryton on Dunsmore Neighbourhood Development Plan, which is hereafter referred to as the Plan, the Neighbourhood Plan or NDP.
- 1.1.4 The Plan was prepared by the Ryton on Dunsmore Parish Council, working in consultation with the Local Planning Authority, namely Rugby Borough Council and a range of interested parties, statutory bodies, community groups, landowners and other key stakeholders.
- 1.1.5 This Report provides a recommendation as to proceeding to a Referendum. If this takes place and the Plan is endorsed by more than 50% of votes cast, then it would be 'made' by Rugby Borough Council and would be used to assist in the determination of any subsequent planning applications for the area concerned.

1.2 APPOINTMENT AND ROLE OF THE INDEPENDENT EXAMINER

- 1.2.1 In accordance with current regulations, I was appointed by Rugby Borough Council, as the Examiner of the Neighbourhood Plan in October 2019. I was issued with the relevant documentation and formally began the examination later that month.
- 1.2.2 In examining the Plan, I am required, under Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, (TCPA) to establish whether:
- *The Neighbourhood Plan has been prepared and submitted for examination by a Qualifying Body.*
 - *The Neighbourhood Plan has been prepared for an area that has been designated under Section 61G of the TCPA as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 (PCPA).*

- *The Neighbourhood Plan meets the requirements of Section 38B of the PCPA (the Plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one Neighbourhood Area).*
 - *The policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of Section 38A of the PCPA.*
- 1.2.3 My role has also been to consider whether the Plan meets the 'Basic Conditions' and human rights requirements, as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004.
- 1.2.4 In order to meet the Basic Conditions, the making of any Neighbourhood Plan must:
- *Have regard to national policies and advice contained in guidance issued by the Secretary of State;*
 - *Contribute to the achievement of sustainable development;*
 - *Be in general conformity with the strategic policies of the development plan for the area; and*
 - *Not breach, and must be otherwise compatible with, European Union (EU) and European Convention on Human Rights (ECHR) obligations.*
- 1.2.5 Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out a further basic condition for Neighbourhood Plans, in addition to those set out in primary legislation and referred to in the paragraph above;
- *The making of the Neighbourhood Plan is not likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European Offshore Marine Site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.*
- 1.2.6 Having examined the Plan against the Basic Conditions, as set out above, and as the Independent Examiner, I am required to make one of the following recommendations:
- a) that the Plan should proceed to Referendum, on the basis that it meets all legal requirements;*
- b) that the Plan should be subject to modification but will then meet all relevant legal requirements and should proceed to Referendum;*

c) that the Plan does not proceed to Referendum, on the basis that it does not meet the relevant legal requirements.

- 1.2.7 If recommending that the Plan should go forward to Referendum, I am also required to consider whether or not the Referendum Area should extend beyond the defined Ryton on Dunsmore Neighbourhood Development Plan Area.
- 1.2.8 As noted above, the role of any Independent Examiner is to assess a Plan in terms of compliance with the Basic Conditions. While it is not to specifically comment on whether the Plan is sound, I consider that where changes can be made that would result in removing ambiguity and make the document more user friendly for all parties, this should be considered. This reflects paragraph 41 of the PPG and the first basic condition.
- 1.2.9 I have adopted this approach and have suggested some modifications which the Parish and Borough Councils should consider and which, in my opinion, need to be addressed for the Plan to be compliant.

1.3 THE EXAMINATION PROCESS

- 1.3.1 It is advised that Neighbourhood Plan examinations should proceed without a public hearing i.e. by written representations only, unless the Examiner considers it necessary to ensure adequate examination of an issue, or to ensure that any party has a fair chance to put a case. In such cases, a public hearing may be held.
- 1.3.2 A public hearing provides for the Independent Examiner to further consider matters against the Basic Conditions, as set out earlier in this report. It is specific to neighbourhood planning and is different to a planning inquiry, an examination in public or a planning appeal hearing. Invited parties are asked to consider specific parts of the Plan in more depth and to clarify points made during consultation.
- 1.3.3 In this case, and further to review and consideration of the evidence before me, I was able to consider the Plan by way of the key documents, salient background information, supporting reports and written representations. I did not consider it necessary to hold a Hearing to complete my findings.
- 1.3.4 My examination findings reflect the documents noted at Appendix A and the written submissions from interested parties and are in addition to my reference to the following documents, which set out extant legislation, regulation and guidance;
- National Planning Policy Framework (The Framework) (Revised as at 2018 and 2019)
 - Town and Country Planning Act 1990 (as amended)
 - The Planning and Compulsory Purchase Act 2004 (as amended)

- The Localism Act (2011)
- The Neighbourhood Planning (General) Regulations (2012) and additions
- The Neighbourhood Planning Act 2017 and associated guidance and regulations.

1.3.5 Finally, I confirm that I undertook a series of unaccompanied site visits to the Plan area in October and November 2019.

2.0 BACKGROUND TO THE RYTON ON DUNSMORE NEIGHBOURHOOD DEVELOPMENT PLAN

- 2.1. Rugby Borough Council confirmed Ryton on Dunsmore Parish Council as the relevant Qualifying Body in 2016 following a formal application. The NDP area, comprising the entire parish of Ryton and Dunsmore, was confirmed at the same time and I note that the area has not been the subject of any other NDP proposal.
- 2.2 I am advised that a Neighbourhood Plan Steering Committee was established by the Parish Council in 2016/17 and, with assistance from appointed consultants, engaged with the community and stakeholders with respect to the vision of the NDP.
- 2.3 Focus Groups were established in 2018 to address 'Housing, Environment and Community Sustainability' issues and to consider the perspective of different groups and ages within the community, to assist in addressing the vision for the area.
- 2.4 Subsequent to community consultation, a draft version of the Plan was prepared and was the subject of a Strategic Environmental Assessment (SEA) and HRA screening by Rugby Borough Council. Confirmation was issued on 31st May 2019 that given the nature of the policies proposed and the development that was likely to ensue, neither an SEA nor a HRA was required.
- 2.5 The consultation background to the Plan is set out in the Consultation Statement prepared in compliance with Section 15(2) of Part 5 of the Neighbourhood Plan Regulations 2012. I note that a number of different forms of community liaison with appropriate local and statutory parties, were adopted and the consultation activity was extensive.
- 2.6 I have reviewed the evidence base which supports the policies and vision of the Plan. I find the evidence base and Consultation Statement to be well presented and clear.
- 2.7 The Plan was subject to changes as a result of the consultation process and the Reg 14 submissions by third parties. A Submission Version was duly prepared and submitted to the Borough Council in May 2019. After a formal period of public consultation, it was confirmed that the Plan could proceed to Examination.

- 2.8 I have been presented with written representation to the Submission Version of the Plan. I note that this appears to be a small response from the Regulation 16 parties advised of the formal period of consultation of the Submission Version of the Plan. representations. Some of these parties had made previous representations at the Draft stage of proceedings. I can advise that few matters have been raised over and above those raised previously.
- 2.9 Nevertheless, I have reviewed the comments made and find that the majority support the approach and policies within the NDP. Some have made specific objections or have presented amendments to the proposed policies. I have received no further clarification from the QB in light of these objections but can confirm that I consider that the points made by these Regulation 16 parties, are either addressed within this report or raise issues that do not warrant modifications to the NDP proposals.

3.0 COMPLIANCE WITH MATTERS OTHER THAN THE BASIC CONDITIONS AND HUMAN RIGHTS

- 3.1 Given the above, I now report on the procedural tests, as set out earlier in this Report, and find as follows;

- **The Qualifying Body**

- 3.2 From the documentation before me, I conclude that the Ryton on Dunsmore Parish Council is a properly constituted body, i.e. a Qualifying Body for the purposes of preparing a Neighbourhood Plan, in accordance with the aims of neighbourhood planning as set out in the Localism Act (2011) and recognised in the National Planning Policy Framework (2018) and accompanying Planning Practice Guidance. Accordingly, I find this addresses the necessary requirements.

- **The Plan Area**

- 3.3 The Ryton on Dunsmore Neighbourhood Area reflects the boundary of the Ryton on Dunsmore Parish. No other Neighbourhood Plan has been proposed for this area.
- 3.4 An appropriately made application was submitted to the Borough Council and duly endorsed. The appropriate protocol and process were followed. I am satisfied this meets the requirement relating to the purposes and identification of a

Neighbourhood Development Plan under section 61G (1) of the Town and Country Planning Act 1990 (as amended) and salient regulations of the Neighbourhood Planning (General) Regulations 2012.

- **The Plan Period**

3.5 Any neighbourhood plan must specify the period during which it is to have effect. The Ryton on Dunsmore Neighbourhood Plan clearly states on its front cover and in its introductory sections that it addresses the period between 2019 and 2031. I note that this reflects the remaining plan period covered by the Rugby Borough Local Plan (adopted in June 2019). I am satisfied that this matter is clear and hence meets the statutory requirement.

- **Excluded Development**

3.6 From my review of the documents before me, the proposed policies within the NDP do not relate to any of the categories of excluded development, as defined by statute and extant regulations, or to matters outside the Neighbourhood Area. While I find there are some areas which would benefit from improved clarity or amended text, and I note these later in this report, in terms of the proposed policies, I find that the Plan meets legal requirements.

- **Development and use of land**

3.7 Any neighbourhood plan's policies, in accordance with current regulations, should only contain policies relating to development and/or use of land. While supporting text can reflect the goals and ambitions of any community, unless directly relating to development or use of land, this should not be included within or be confused with specific policies.

3.8 I note that reference is made to projects that appear to be presented as 'policies' through the Plan but which reflect activities or initiatives that will be pursued by the Parish Council, either independently or in conjunction with other bodies / organisations. These cannot be specific policies under the Neighbourhood Plan. I note that these initiatives are presented en masse in Section 8 of the Plan, but I feel that a clearer explanation needs to be provided at the start of the document. I highlight this later in this Report.

3.9 Where I consider that a policy or part of a policy is ambiguous, duplicates other policies or statutory regulations or concern matters that do not relate to the

development or use of land or property, I have recommended that it be modified or clearly explained as such within the text of the Plan.

- 3.10 In general, the Plan complies with the regulations on this matter although I have suggested some modification where necessary. These are set out in Section 5 of this Report.

- **Public Consultation**

- 3.11 Planning legislation requires public consultation to take place during the production of neighbourhood plans. Any public consultation should be open and accessible and any information presented should be easy to understand and to comment upon. It should enable all sectors of the local community the ability to comment on and hence shape the policies which may have bearing on where they live, work or spend their leisure time.
- 3.12 I have reviewed the Consultation Statement and the supporting documentation prepared and used by the QB. As a requirement of the salient regulations of the Neighbourhood Planning (General) Regulations 2012, this was submitted to the Borough Council and then presented to me.
- 3.13 All stakeholders including statutory bodies appear to have been given the opportunity to take part in proceedings. However, I note later within this Report that one landowner with a direct interest in land proposed as Local Green Space does not appear to have been directly approached or has commented on the relevant proposal. I suggest that this is clarified by the QB. Otherwise, I am of the opinion that the consultation exercise was extensive and thorough. A wide a spectrum of the community was approached through a range of initiatives. I particularly wish to commend the liaison with the local school, and the invitation to anyone over the age of 12 to participate in the consultation process.
- 3.14 I have reviewed all salient surveys and documents relating to the consultation work undertaken by the QB and consider that the various initiatives and the general approach adopted was extensive, inclusive and robust.
- 3.15 I note the concerns raised by one Regulation 16 consultee that there was a lack of evidence presented to support policy ENV1. I have reviewed the evidence and submissions made and am of the opinion that sufficient evidence exists to support the policy as presented. For the avoidance of continued concern, the matter raised by this party has been fully assessed as part of my examination.
- 3.16 In general I consider that the response to representations made to the Plan as it progressed through its draft stages were clear and an appropriate approach has been

taken. My role has not been to undertake a detailed analysis of the consultation details but moreover review the general process and approach taken. I believe changes to the draft version of the NDP were appropriately assessed, undertaken and then explained.

- 3.17 As noted elsewhere in this Report, I did not feel it necessary to hold a public hearing as the comments made by Regulation 16 parties and the stance of the LPA and QB was clear. No issues were ambiguous.
- 3.18 I conclude that an appropriate consultation exercise was undertaken and that stakeholders had the opportunity to input into the Plan's preparation and as such, Regulation 15 and 16 have been addressed.

4.0 THE BASIC CONDITIONS AND HUMAN RIGHTS

4.1 BASIC CONDITIONS STATEMENT

- 4.1.1 I have reviewed the Basic Conditions Statement and find it to be a comprehensive and well written document. It addresses the Basic Conditions in a clear and logical manner and I highlight these as follows;

4.2 NATIONAL POLICY, ADVICE AND GUIDANCE

- 4.2.1 As noted earlier, the NPPF (2018 and revised publication in 2019) explains that a presumption in favour of sustainable development means that Neighbourhood Plans should support the strategic development needs set out in Local Plans and plan positively to support local development.
- 4.2.2 The Framework is clear that Neighbourhood Plans should be aligned with the strategic needs and priorities of the wider local area, i.e. they must be in general conformity with the strategic policies of the development plan. The NPPF advises that they should not promote less development than is set out in the Local Plan or undermine its strategic policies. Neighbourhood Plans should provide a practical framework within which decisions on planning applications can be made with predictability and efficiency. It is stressed that the the examination has been of the Plan, as a whole.
- 4.2.3 The Basic Conditions Statement clearly explains how the NDP responds to specific core planning principles, as set out in the NPPF and makes appropriate cross reference to specific NDP policies.

- 4.2.4 Given the guidance found within Planning Practice Guidance (PPG) which accompanies the NPPF, I have considered the extent to which the NDP meets this first basic condition in Section 5 below. **Subject to some modifications, detailed below in Section 5 of this report, I find the Plan compliant.**

4.3 SUSTAINABLE DEVELOPMENT

- 4.3.1 Any Neighbourhood Plan should contribute to the achievement of sustainable development. The NPPF explains that there are three dimensions to sustainable development: economic, social and environmental. I consider that the approach taken in the Basic Conditions Statement is robust.
- 4.3.2 Whilst there is no legal requirement for any Plan to be accompanied by a separate Sustainability Appraisal, it is helpful for it to acknowledge and explain how its policies have reflected sustainability matters in all forms as expressed in the NPPF. I consider that the NDP has achieved this.

4.4 THE DEVELOPMENT PLAN AND STRATEGIC LOCAL POLICY

- 4.4.1 I note that the 'Development Plan' for Ryton on Dunsmore Neighbourhood Area comprises the Rugby Borough Local Plan (2011-2031) which was adopted in June 2019. I am also aware that the Development Plan also technically comprises policies of the Waste Core Strategy for Warwickshire (2013) and policies from the County Minerals Plan, currently being revised.
- 4.4.2 Table 1 within the Basic Conditions Statement presents a clear matrix of how the proposed NDP policies are in general conformity with strategic policies and highlights specific policies from the Rugby Local Plan. I note the reference in para 2.4 to 'county matters' and specific reference to minerals extraction and waste development. However, the Waste Core Strategy and Minerals Plan, provide strategic policy for the Warwickshire and completes the full suite of the Development Plans for the area. The County Council oversees highway matters and these have been highlighted within the NDP. For consistency and to avoid any confusion on the part of a reader, it would be helpful to explain this in the Basic Conditions Statement at para 2.4.
- 4.4.3 For the avoidance of doubt, I do not consider the omission of this point of clarification detracts sufficiently from the overall Statement and that complicity has not been compromised. I find the Statement of Basic Conditions well written and clear and presents an appropriate context for the proposed NDP policies.

4.4.4 **Further to a point of clarification with regard to ‘county matters’ and the minor modifications, as set out later in this report, I find that the NDP policies are in general conformity with the relevant strategic policies of the Development Plan.**

4.5 EUROPEAN UNION (EU) OBLIGATIONS AND CONVENTIONS

4.5.1 Any Neighbourhood Plan must be compatible with European Union (EU) obligations, as incorporated into UK law, to be legally compliant.

- Strategic Environment Assessment

4.5.2 Directive 2001/42/EC, often referred to as the Strategic Environment Assessment (SEA) Directive, relates to the assessment of the effects of certain plans and programmes on the environment, and has relevance here. Similarly, Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (referred to as the Habitats and Wild Birds Directives respectively) aim to protect and improve Europe’s most important habitats and species and can have bearing on neighbourhood plans.

4.5.3 I note that a screening opinion of the draft NDP was requested by the QB and subsequently undertaken by the LPA which confirmed in writing on the 31st May 2019 that a SEA was not required. This followed the preparation of a Screening Report (15th April) and consultation with the relevant statutory parties; Natural England, The Environment Agency and Historic England.

4.5.4 I am aware of various legal challenges to the need or otherwise of SEAs across England and the respective judgements passed down. Hence, I have given particular regard to how the Ryton on Dunsmore NDP was screened. I am of the opinion that the relevant work was undertaken professionally and an appropriate assessment was undertaken.

4.5.5 I therefore find that the Plan meets the legal requirements of the EU’s SEA Directive and conclude that in respect of this EU obligation, the Plan is compliant.

- Habitat Regulations

4.5.6 A Habitat Regulations’ Assessment screening was also prepared in respect to the Draft NDP and incorporated into the SEA screening assessment. Again, a full Habitat Regulation Assessment was not deemed necessary by the LPA.

4.5.7 I further note that an Environmental Impact Assessment was not considered a requirement as the proposals within the NDP do not fall under the current remit of the EIA Directive.

4.5.8 I concur with this point and find that the NDP meets the legal requirements of the EU and HRA Regulations and conclude that, in this respect, the Plan is compliant.

- **Human Rights**

4.5.9 The Basic Conditions Statement makes reference to compliance with the ECHR and Human Rights Act 1998 in para 3.13 to 3.14.

4.5.10 I am unaware of any matters proposed in the NDP that challenges issues of human rights and no evidence has been put forward through the public consultation period, to indicate that this is not the case. I conclude that the Plan does not breach and is otherwise compatible with the ECHR.

4.5.11 I am not aware of any other European Directives which apply to this particular Neighbourhood Plan, and hence am satisfied that the Plan is compatible with EU obligations.

5.0 ASSESSMENT OF THE RYTON ON DUNSMORE NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

5.1 OVERVIEW

5.1.1 The statutory context, evolution of, and future vision for Ryton on Dunsmore NDP is set out in Sections 1 through to 4 of the Plan. These acknowledge that the future development of the village, in terms of general development principles, new housing, employment provision, the protection of and support for community facilities and the protection of the natural and historic environment, is presented in the context of the Rugby Local Plan and the National Planning Policy Framework.

5.1.2 The Plan accepts that additional dwellings need to be provided and that accordingly 'growth' is reflected as part of the overall vision and presented as part of wider policies that address the character and history of the area. The context for the latter is presented in Section 5, while Section 6 explains how this context relates to the three key elements of sustainable development, as set out in the NPPF; social, environmental and economic. I find this a very readable and provides a clear introduction to the specific policies which are presented in Section 7 of the Plan.

5.1.3 In terms of evidence to support the NDP, I have been provided with formal correspondence relating to the process. I have also been able to review the technical data and surveys prepared by, or on behalf of, the QB and the questionnaire which was used to solicit views from the community and stakeholders. I have a list of the

third parties and statutory consultees who were approached during the preparation of the draft and submission version of the Plan and have reviewed the comments received by the QB. I have noted the responses to comments made through the Plan preparation, by the QB, and the changes made to the draft Plan, where appropriate, in light of the comments received.

- 5.1.4 A substantial amount of background information and a comprehensive evidence base has been used by the QB to prepare draft policies to address the vision of the NDP. I find this to be proportionate and sufficiently robust given the policies proposed. However, I note the lack of highway, parking or traffic evidence.
- 5.1.5 I further find that cross reference to the evidence base is generally good. Where this could be improved further, to make the Plan clearer and to avoid ambiguity, I have commented accordingly.
- 5.1.6 Further to the above, I now consider the NDP policies against the Basic Conditions and for ease of reference follow the structure and headings as adopted in the Plan. As I have set out above, I find that the Plan is generally compliant with Basic Conditions 4 and 5 but that the following section of my Report highlights modifications which I consider would allow the Plan to fully comply with;
- Basic Condition 1 (Compliance with National Policy);
 - Basic Condition 2 (Delivery of Sustainable Development); and
 - Basic Condition 3 (General Conformity with the Development Plan).
- 5.1.7 I wish to stress that my examination has comprised a review of the policies and supporting text in the context of their compliance with the Basic Conditions. It has not comprised a forensic review of the rationale behind each policy. However, where I am aware that the evidence base has been poorly or erroneously interpreted or proposals have been suggested that conflict with extant statute or are ultra vires, or indeed are superfluous given other policy or statutory regulations in place, then these are highlighted.
- 5.1.8 I confirm again that I have reviewed all comments made as part of the Regulation 16 process, particularly where they have raised matters relating to compliance with national policy, sustainability and general conformity with the strategic policies of the Development Plan.
- 5.1.9 I consider that some modifications are required for the Plan to comply with the Basic Conditions. In places, this has resulted in the omission of the policy or part thereof. In others it has resulted in changes to specific policies. I wish to emphasise that wherever possible these have been made to complement the tone and language of the Plan.

5.2 THE OVERALL PRESENTATION AND FORM OF THE PLAN

- 5.2.1 The NPPF advises that plans should provide a practical basis within which decisions on planning applications can be made with a high degree of predictability and efficiency. I consider that this can be interpreted as 'having a clear document'. I find the Ryton on Dunsmore Neighbourhood Plan is straightforward, well written and generally well explained and expressed. However, some matters could be addressed which would enable it to be clearer for any user and remove ambiguity. I comment on these below.
- 5.2.2 I consider that the introductory sections of the NDP, setting the context in terms of physical and economic geography, demographics, regulations, and policy are well written and the vision, objectives and strategy of the Plan are clearly expressed.
- 5.2.3 I am aware that some consultees during the preparation of the Plan suggested additional initiatives and sites that are not covered in the Submission Version of the NDP and that the document refers to a number of aspirational activity. I comment elsewhere on the aspirational projects but should stress that it not the role of the Examiner to add further detail or policies that may have been considered by the QB through the Plan preparation, but not included in the Submission Version.
- 5.2.4 I am content with the general extent and nature of Figures and Tables within the NDP and consider these have been well referenced through the Plan. However, it would assist any reader if a **List of Figures could follow the Contents page.**
- 5.2.5 In order to present a robust and unambiguous Plan and hence be compliant with the first Basic Condition, and to reflect some of the issues raised during its preparation, I now turn to Section 7 of the Plan and highlight specific policies and supporting text, that I consider require modification to remove ambiguity and ensure compliance.
- 5.2.6 I should stress that I consider that, generally, the policies are well constructed and clear. While a couple add little to the Strategic policies found in the Development Plan, I consider that these are accompanied by relevant supporting text and provide a useful context for the overall vision of the Plan. They do not breach the Basic Conditions and, accordingly, I have accepted that they should remain in the NDP. Other policies, that add little to Strategic policies or replicate the Local Plan policies or indeed other statutory regulations, are suggested to be omitted.
- 5.2.7 As noted above and reiterated below, I note the inclusion of aspirational initiatives, within the text of the NDP. These have not been assessed as formal policies and I **suggest that improved explanation / annotation to indicate that these are aspirational matters, should be included whenever they arise in the document.**

5.3 NDP Policies

A - General

5.3.1 I find the text accompanying **POLICY GD1: LIMITS TO DEVELOPMENT** and the policy itself to be clear and unambiguous. Furthermore I consider Fig 2 indicating the 'Limits to Development' to accurately and appropriately reflect the Main Rural Settlement map as contained within the adopted Rugby Local Plan.

Accordingly, I find Policy GD1 compliant and requires no modification.

5.3.2 **Policy GD2 : BUILDING DESIGN PRINCIPLES** is extensive. While the context for this policy has been set out, and the phraseology used allows for some flexibility, some elements of the policy are potentially misleading;

- **The reference to 'generous' in (g) with respect to planting of indigenous trees/shrubs is subjective and prone to misinterpretation. Hence the word 'generous' should be omitted.**
- **It is suggested that the word 'new' is inserted before the word 'dwelling' and the words 'or equivalent' should follow the reference to 'close board timber' in (k)**
- **The words 'or relevant standard as advised by statutory bodies or endorsed by current or revised Building Regulation' should be inserted after '7kW cabling' in (m)**
- **The words 'or relevant standard as advised by statutory bodies or endorsed by any revised Building Regulation' be inserted after 'M4(2) of Building Regulations 2010' in (n)**
- **While the intent of (p) is understood, Permitted Development rights allow for the conversion of agricultural property without specific attention to character, material or form. This element of GD2 is considered to be ultra vires and can be omitted.**

With these modifications, I find Policy GD2 compliant.

5.3.3 **Policy GD3: DESIGN AND ACCESS STATEMENT** is again extensive, and some elements are considered potentially misleading. It is suggested that the last sentence of the last paragraph on Page 19 be amended to read;

The following requirement for a Design and Access Statement seeks to ensure demonstrable consideration and adoption of *all statutory guidance and*

national and/or regional design guidance in relation to key aspects of such developments.

5.3.5 Furthermore, it is suggested that;

- in (1) the requirement to specifically identify a network provider is onerous and should therefore be amended to include the words ‘If possible’ to start the sentence ‘It should identify who the intended network provider(s) will be.....’

With these minor modifications, I find Policy GD3 compliant.

B – Housing and the Built Environment

5.3.6 I am aware that Ryton on Dunsmore is confirmed as one of eight ‘Main Rural Settlements’ within the Borough and policy within the adopted Local Plan advises that the settlement is to be the location for housing growth through the Plan period. I note that this growth has been specifically identified in terms of quantum and that the NDP has reinforced this through its identification of land at Coventry City Training Ground to address current needs. **POLICY H1: RESIDENTIAL SITE ALLOCATIONS** is clearly explained and presented.

5.3.7 In addition, I note that **Policy H2: SAFEGUARDED SITE** is well explained, reflecting the advice in NPPF, and consideration at **Policy H3: WINDFALL SITES** has been given to the potential for sites within the Limits of Development of the Village to come forward. I consider that the context and rationale for the specific allocation of the Coventry City Training Site, the identification of the former British Legion property for sensitive development (that would respect the setting and nature of that site) and the identification of the safeguarded land at Lamb’s Field, to address needs should the Training Site not come forward or if housing needs increase, has been well set out in the NDP.

5.3.8 The guidance with regard to occupation by those with local connections is well presented, clear and fair and makes good cross reference to the Housing Needs Study prepared on behalf of the QB.

5.3.9 **Policy H4: SUPPORT FOR BROWNFIELD SITES** is again well explained and unambiguous.

Accordingly, I consider that Policies H1, H2, H3 and H4 are compliant without modification.

5.3.10 **Policy H5: HOUSING MIX** makes good cross reference to the Housing Needs Report which I have reviewed. I consider that the ensuing policy is well presented and clear.

However, I note the cross reference to Policy GD2 (n). **In line with my comment on GD2(n), my minor suggestion to avoid any risk of future ambiguity is that the reference to Building Regulations M(4) in the text accompanying Policy H5 is expanded to include ‘or any relevant updated statutory guidance’**

With this minor modification, I find Policy H5 compliant.

5.3.11 **Policy H6: OFF-ROAD PARKING SPACES** is accompanied by substantial text that reflects the strength of feeling from the community and the nature of comments received by the QB through the consultation process.

5.3.12 In general Policy H6 is acceptable given the severity of local concerns reflected by the extensive consultation responses. **However, I consider that (d) and the imposition of a restrictive covenant, as proposed, is challengeable and could be considered ultra vires. Furthermore, in light of the commentary accompanying this Policy, clearly such covenants have not been successful to date and it might be more appropriate to consider the imposition of an appropriate condition.**

Subject to either the removal of (d) or the potential to apply an appropriate condition to reflect relevant design guidance, I find Policy H6 compliant.

5.3.13 **POLICY H7** relates to resistance to **FURTHER TANDEM AND BACKLAND DEVELOPMENT** in gardens of existing properties. While this reflects some comments made during the consultation period, the policy as presented is vague in its reference to ‘harm’ and no definition is given to the ‘local area’. This could be the immediate vicinity or the whole village and is ambiguous. Windfall development has already been addressed and endorsed through Policy H3, and it is suggested that this would address the concerns over tandem or backland development.

As such, I suggest that Policy H7 and the accompanying supporting text, unnecessarily duplicates other policy and hence is omitted.

5.3.14 **POLICY H8: EXTERNAL STORAGE** has clearly been proposed as a result of concern by some parties through the consultation process. The inclusion of specific guidance is acknowledged and that it relates to accepted space standards.

5.3.15 It is suggested, however, that an additional point of clarification is added to the supporting text to explain that this policy applies to all new residential development regardless of the availability of dedicated amenity space. The reference to the Parker Morris space standards is noted but the policy itself should include the words **‘or equivalent current industry standards’**.

With this minor modification, Policy H8 is considered compliant.

- 5.3.16 **POLICY H9: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT** is accompanied by clear text but adds little to the protection afforded by extant policy already found within the Development Plan.
- 5.3.17 I note, however that the issue of biodiversity protection has been raised by a number of local parties and reflects national policy. Hence, its inclusion within the NDP is acceptable as it reinforces the strength of feeling.
- 5.3.18 While it is at the behest of the QB as to where it sits within the NDP, logic would suggest that Policy H9 lies within the following section of policies addressing the natural and historic environment. In itself this clearly does not make the policy non-compliant but is simply an observation.
- 5.3.19 The policy sets out a number of criteria that are considered important for the protection and enhancement of local biodiversity. While many of these are endorsable, some require minor modification as follows;
- a) **Roof and wall construction should apply technical best practice for integral bird nest boxes and bat breeding and roosting sites, *where appropriate*;**
 - b) **Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs, *where this does not adversely impact upon security*;**

Further to these minor modifications I consider Policy H9 compliant.

C – The Natural and Historic Environment

- 5.3.20 I find this section of the NDP well presented and clear. It includes good cross reference to the evidence base and an explanation of how that evidence has been collated. I consider that the approach taken in compiling the ‘environmental inventory’ particularly well explained and executed and provides clear justification to the ensuing policies.
- 5.3.21 Turning to **POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE**, I have reviewed the approach and conclusions of the ‘environmental inventory’. I have also noted the advice within the NPPF and associated national guidance which is that such allocations should be only be used: Where the green space is in reasonably close proximity to the community it serves; Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and Where the green area concerned is local in character and is not an extensive tract of land.

- 5.3.22 I find the four sites named within the policy to be to appropriate allocations of Local Green Space but suggest that the following clarification be made;
- **The areas (Ha) of each allocation is included in the table accompanying Policy ENV1.**
 - **It is not clear to the reader whether the whole of Streetley Meadows Conservation Area is proposed as a Local Green Space (LGS), or whether the LGS classification applies to only part of this. This matter should be addressed with more clarity on the relevant map within the table accompanying Policy ENV1.**
- 5.3.23 I should stress that I acknowledge that the whole of the Streetley Meadows Conservation Area extends to a large area and hence could conflict with the advice within the NPPF. However, given the ownership and nature of the land in question, no pun intended, I find the allocation of the land as a LGS appropriate.
- 5.3.24 My only remaining comment on this policy is that The Dell is annotated as being held in private ownership by Prologis. I note that the land in question has previously been available for the community's access but only through permissive rights. Reference is made to the potential for this area to be made 'open' by Prologis but **I have no evidence before me that Prologis have taken part in the consultation process while the NDP was being prepared and hence whether the organisation has commented directly upon the proposed LGS allocation. I suggest that this matter is clarified and that the relevant reference within Table 2 (The Dell) is confirmed or deleted. If full clarification on this is not forthcoming from Prologis, reference could be made to a continuation of permissive rights, but this would need to be clearly expressed in the text.**
- Further to these modifications, I find Policy ENV1 compliant.**
- 5.3.25 With respect to the section addressing 'Sites of environmental significance' and given the nature and extent of the subsequent text, **I suggest that subheading would be clearer if it were amended to read 'Sites of environmental and historic significance'**
- 5.3.26 The approach taken in **POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE** is well explained in the accompanying text and reflects the strength of local feeling. However, nothing in the policy adds to the protection of the specifically highlighted sites that isn't afforded by other policies found within the extant Development Plan or further to statutory classification.
- 5.3.27 While I find that the policy is therefore potentially superfluous, I accept that it provides an indication of specific sites of value to the local community and hence there is merit in its retention within the NDP. If this is to be the case, it would assist

if a table were included that specifically sets out the sites in question, in addition to their identification within Fig 10.1 and Fig 10.2. This could equally be clarified by a cross reference to the Environmental Inventory.

Further to these modifications, I find Policy ENV2 compliant

- 5.3.28 I now turn to **POLICY ENV 3: IMPORTANT OPEN SPACES** and the identification of sites that are proposed for specific protection. I note that the policy identifies a series of play areas (which already have protection from inappropriate development as afforded by extant policies within the Rugby Local Plan), plus two additional sites; Ryton community orchard and the Parish burial ground and remainder of the historic churchyard. These latter two sites again have already been proposed for specific protection through Policies elsewhere in the NDP.

As such I find that Policy ENV3 duplicates guidance and control already in place or covered by other NDP proposed policies and hence is superfluous. Accordingly, I suggest it is omitted.

- 5.3.29 **COMMUNITY ACTION ENV 1: IMPORTANT OPEN SPACES and COMMUNITY ACTION ENV 2: HOLLY DRIVE AND CEDAR AVENUE GREEN SPACE** reflects aspirational activity on the part of the Parish Council. I am of the opinion that they should not comprise formal policies within the NDP.
- 5.3.30 I fully accept that the activity proposed is laudable and clearly endorsed by the community and hence I see no problem with including such aspirations within the NDP as they clearly reflect the consultations undertaken. **However, I recommend that clear explanatory text is added to the NDP to avoid any doubt on the part of a reader that this activity forms a formal part of the NDP or constitutes any policy within the NDP. Additionally, reference to ENV3 should be removed as this policy will no longer form part of the Plan.**
- 5.3.31 Turning to 'Buildings and structures of local significance', again I find the accompanying text clear and well written. I have reviewed the evidence base and particularly the consultation process that specifically invited property owners to confirm their agreement for their assets to be added to a 'Local Heritage List'.
- 5.3.32 I find the rationale for **POLICY ENV 4: NON-DESIGNATED HERITAGE ASSETS** to be reasonable but the wording of the policy invites ambiguity in terms of how the impact of any new development on a 'non-designated heritage assets' will be judged. The accompanying text does not explain how this will take place. **It is suggested therefore, that the last sentence of this policy is omitted or amended to make reference to Paragraph 197 of the NPPF and readers are therefore made aware that a 'balanced judgement' would take place in accordance with national guidance.**

With this modification, I find Policy ENV4 compliant

- 5.3.33 In contrast, I find policy **POLICY ENV 5: RIDGE AND FURROW to be unambiguous and hence compliant.**
- 5.3.34 With respect to ‘Biodiversity and habitat connectivity’ I note the further reference to **Community Activity ENV1 and ENV2.** My comments, already set out above, remain applicable and **further clarification is required to endorse the fact that these are not formal policies within the NDP.**
- 5.3.35 I note that **POLICY ENV6 BIODIVERSITY, WOODLAND, HEDGES AND HABITAT CONNECTIVITY** acknowledges a need to protect and enhancing the habitats and species in the Living Landscape Area. **I find the Policy clear and required no modification to be compliant.**
- 5.3.36 However, the accompanying text refers to natural buffers between development and ancient woodland. It cites specific minimum distances of 15m and 50m but fails to reference these or provide a source for such guidance. **This should be addressed through cross referencing to a suitable source, or the relevant sentences removed.**
- 5.3.37 I now turn to **POLICY ENV7: IMPORTANT VIEWS** and the proposal to protect views into and out from the village. I note the extent of consultation on this matter and the evidence presented, particularly within the ‘environmental inventory’. I also note that much, if not all, of the tracts of land identified in Fig 17 lie within the statutory Green Belt and hence is already protected by extant Development Plan policy and national guidance. As such inappropriate development is already the subject of considerable control.
- 5.3.38 **Notwithstanding that the reference to ‘significant harm’ in Policy ENV7 is subjective and hence ambiguous, I consider that the policy is superfluous when considering other policies in place.**
- Accordingly, I suggest that Policy ENV7 does not need to be a formal policy within the NDP and can be omitted.**
- 5.3.39 However, I accept that the text supporting the proposed policy is helpful in that it reflects the strength of feeling of the local community and I see no problem with it being retained within the supporting text for this section of NDP with appropriate cross reference made to extant Development Plan and national policy.
- 5.3.40 Turning to ‘Renewable energy generation infrastructure’ and **POLICY ENV 8: RENEWABLE ENERGY GENERATION INFRASTRUCTURE**, there appears to be some conflict with the extant policies within the Rugby Local Plan and the Landscape Character analysis which confirms that the parish of Ryton lies in an area of high sensitivity for wind turbine activity.

- 5.3.41 I accept, however, that as written, Policy ENV8 relates to general ‘renewable energy generation’ which would therefore support all other forms of energy generation if compliant with the elements as set out.

Accordingly, I find Policy ENV8 compliant

D - Community Sustainability

- 5.3.42 I find this section of the NDP again well-presented and clear in how policies relate to the overall vision of the area. I further acknowledge how community and third party consultation and evidence base have shaped the ensuing policies relating to community facilities, business activity, retail and traffic impact.
- 5.3.43 I find that the text and the proposed policies present a positive and pragmatic approach to how the area can protect what is important and support new growth. I consider that the supporting text and proposals with **POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES** are compliant with the exception of the last paragraph which reads;
- The Facilities and Amenities which need protecting and enhancing are as follows: St Leonard's Church, Church Centre and burial ground, The Parish Burial Ground, the Village Hall, the Post Office, Provost Williams Primary School, the two pubs, the Malt Shovel and the Blacksmiths Arms, the hairdresser's, the Co-op, the Farm Shop, the Take-Away, New Leaf Gym, Five Acre Community Farm; Ryton Organic Gardens, Village Allotments and the Connexion Sports Centre.*
- 5.3.44 While the rationale of protecting local facilities is understandable, many of these are commercial operations in private ownership and the imposition of the policy could be considered ultra vires.
- 5.3.45 I see no issue with moving this paragraph to sit within the supporting text where it could present emphasis and reflect the strength of local feeling but would not comprise formal policy.
- 5.3.46 I turn now to ‘new community facilities’ and find that **POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES**, is compliant without modification
- 5.3.47 However, as noted earlier in this report the activity contained within the COMMUNITY ACTION proposals, namely **CF1: POST OFFICE** and **CF2: HEALTHCARE FACILITIES** are aspirational and relate to operational matters. **These should not form part of the formal NDP planning policies and for the avoidance of any confusion on the part of the reader, they should be clearly annotated as such.**

5.3.48 With respect to 'School expansion' I find the supporting text clear and the concerns of the local community and evidence base reflected in **POLICY CF3: SCHOOL EXPANSION**. I am however aware that subsequent policies in Section D.2 of the NDP promote means of transport other than by car and yet this has not been replicated in Policy CF3. This is merely an observation and clearly the extent and nature of any policy within the NDP is at the discretion of the QB, having regard to the basic conditions.

Hence, as presented, I find Policy CF3 compliant without modification.

5.3.49 I note the relevance of section D.2 Transport within the NDP and the strength of feeling presented through the consultation process on matters relating to traffic and parking. However, policies within the NDP need to relate directly to land use issues and sometimes it is difficult to distinguish between the operation of traffic management schemes and the imposition of landuse based policy to reduce potential traffic impact.

5.3.50 In this light, while I fully acknowledge the context for **POLICY T1: TRAFFIC MANAGEMENT HIGHWAY SAFETY** my concern lies with the very broad approach presented, the lack of any specific evidence and the enforceability of a Traffic Routing Agreement. I have reviewed Regulation 16 comments and the submissions to the consultation period of the NDP preparation. I am not able to confirm whether such an Agreement has been supported by the County Highway Department.

5.3.51 Given the sensitivity of the downgrading of the classification of the highway in the vicinity of the village, I am concerned that this proposal lies at the discretion of the County Council. **Without confirmation that this element of the policy is enforceable or even endorsed by the County Highway Department, I suggest that its reference is moved to the accompanying text and presented as a suggestion to mitigate any potential traffic impact, rather than an obligation.**

Subject to this modification, I find the remainder of Policy T1 compliant

5.3.52 **POLICY T2: FOOTPATHS AND CYCLEWAYS** has been well presented and justified through the accompanying text.

I find Policy T2 compliant without the need for modification.

5.3.53 My comments regarding **COMMUNITY ACTION T1: CYCLE LANES, T2: FOOTPATH MAINTENANCE and T3: COMMUNITY TRANSPORT** reflect earlier comments on Community Action proposals. These are aspirational and relate to operational activity. **While they can remain within the NDP to reflect the strength of local feel, they should be clearly annotated so readers are not led to believe they form part of the formal policies within the NDP.**

- 5.3.54 Turning to D.3 Businesses and Employment, I find this section of the NDP well-presented and provides a clear context for the area. The recent changes in employment opportunities and the replacement of a major regional employer with a number of new companies and enterprises has clearly impacted upon the Parish in various ways. While there is understandable concern about increased traffic through the village, and there is equal concern about the loss of further employment opportunities, I note that no traffic studies, accident figures or traffic count figures have been referenced within the evidence base. Nevertheless, as written, **POLICY BE1: SUPPORT FOR EXISTING BUSINESSES and EMPLOYMENT OPPORTUNITIES** is sufficiently well written.
- 5.3.55 I would advise however that (b) is amended to remove the typographical error and so should read 'The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses, as demonstrated through a valuation report.'
- 5.3.56 On a point of accuracy, I would suggest that the words 'valuation report' be replaced with 'an appropriate market report' as this is the normal approach to such matters. This latter point does not make Policy BE1 non-complaint but is merely offered as a suggestion for consideration.

Subject to corrected last sentence, Policy BE1 is considered compliant

- 5.3.57 I find **POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT** clear but consider that;
- (a) **duplicates another policy within the NDP, namely GD2 and hence could be omitted.**
 - (f) **duplicates extant statutory environmental regulations which take precedence and hence could be omitted**

Subject to these minor modifications, I find Policy BE2 compliant

- 5.3.58 The NDP proposals with respect to 'Home working' reflects a number of comments received through the consultation period, demographic changes, the flexibility in working arrangements, and the support for improved IT services across the country.
- I note that in POLICY BE3: HOME WORKING, (b) again duplicates extant statutory environmental regulations and hence could be omitted.**
- 5.3.59 The general support for suitable space for home working also appears to conflict with another policy within the NDP, namely Policy H6(d) which proposes covenants on new developments to restrict the use of garage space to that of accommodating only

vehicles. I have commented on this policy earlier in my report and have suggested that H6(d) is omitted.

With this ambiguity addressed, and the omission of elements (b) for the reasons cited above, I consider that POLICY BE3: HOME WORKING is compliant.

- 5.3.60 With regard to 'Broadband infrastructure' I am aware that technological improvements can be rapid and to ensure that **POLICY BE4: BROADBAND INFRASTRUCTURE** remains relevant, I suggest the minor amendment of the second to last point to read '**Any new building should make allowance for fibre, or equivalent technology, to be installed using underground ducting or relevant appropriate means.**

With this minor modification, I consider BE4 compliant

- 5.3.61 Turning to Section 8 of the NDP and Community Actions, I have already commented on the aspirational nature of these and that, as such, they cannot be considered to comprise policies for the purposes of the NDP. As such, I have not assessed these proposals in light of the Basic Conditions.
- 5.3.62 However I fully acknowledge that they reflect local feeling local as indicated during the consultation exercise. Providing clear annotation to this effect is included within the NDP I consider that the seven Community Action initiatives can remain within the document to provide context and an indication of the strength of feeling by the community.
- 5.3.63 Section 9 of the NDP relating to 'Infrastructure Requirements' helpfully provides the context for potential CIL contributions and Section 106 payments by parties pursuing new development in the Parish.
- 5.3.64 **POLICY INF 1: DEVELOPER CONTRIBUTIONS** provides an indication of where the local community considers that appropriate funds could be directed. It is advised that these elements are presented to the Local Planning Authority and assessed for addition to the updated CIL schedule. As an indication of local priorities, and supported by evidence compiled during the preparation of the Plan, I find the Policy clear and unambiguous.

As such, I consider Policy INF1 compliant without modification.

5.4 PLAN DELIVERY, IMPLEMENTATION, MONITORING AND REVIEW

- 5.4.1 Reference is made, at the end of the NDP, to the future review of the Plan. I note that this is clearly explained and in addition to a review in 5 years, an annual monitoring exercise will be undertaken by the Parish Council. This is welcomed.

6.0 REFERENDUM

- 6.1 Further to my comments above, I recommend to Rugby Borough Council that, subject to the recommended modifications being undertaken, the Ryton on Dunsmore Neighbourhood Plan should proceed to a Referendum. I am required, however, to consider whether the Referendum Area should reflect the approved Neighbourhood Area or whether it should extend beyond this, in any way.
- 6.2 As noted earlier, the Neighbourhood Area reflects the whole of the Ryton on Dunsmore Parish and am content that this should also reflect the area for any forthcoming Referendum.

7.0 SUMMARY AND RECOMMENDATION

- 7.1 I find that the Ryton on Dunsmore Neighbourhood Plan is an effective and well-written document and has been the subject of a robust, effective consultation. The resulting vision and ensuing policies reflect the findings of those consultations and drafts of the NDP have been the subject of appropriate amendments to take on board relevant comments from statutory consultees and key stakeholders.
- 7.2 While I have suggested modifications to some of the proposed policies and explanatory text, to remove ambiguity and ensure that policies are clear and do not duplicate extant policy or other regulations, I consider that the document is well written and justified with a clear evidence base. My modification have been suggested to reflect the tone and language of the document and if addressed, would provide for a robust and compliant document.
- 7.4 In summary, subject to the suggested changes, the Plan would comply with the legal requirements set out in Paragraph 8(1) and 8(2) of Schedule 4B to the Town and Country Planning Act 1990 and the relevant regulations relating to the preparation of a Neighbourhood Development Plan.
- 7.5 I do not have any concerns over the defined Plan Area nor with that area forming the basis for any Referendum.
- 7.6 Hence further to the modifications proposed within this submission, I recommend that the Ryton on Dunsmore Neighbourhood Development Plan should proceed to a Referendum.

Louise Brooke-Smith, OBE, FRICS, MRTPI

February 2020

Appendix A - Documents reviewed by the Examiner

- National Planning Policy Framework (The Framework) (2018) and subject to MHCLG clarification in 2019
- Town and Country Planning Act 1990 (as amended)
- The Planning and Compulsory Purchase Act 2004 (as amended)
- The Localism Act (2011)
- The Neighbourhood Planning (General) Regulations (2012) and additions
- The Neighbourhood Planning Act 2017 and associated guidance and regulations.
- Rugby Local Plan (2019-2031)
- **Draft Version** of the Ryton on Dunsmore Neighbourhood Plan and associated documents as follows:
 - Regulation 14 Letter to Stakeholders
 - Pre-Submission Flyer
 - Pre Submission Responses
- **Submission Version** of the Ryton on Dunsmore Neighbourhood Plan and supporting appendices as follows:
 - Appendix 1 Statement of basic conditions
 - Appendix 2 Consultation Statement
 - Appendix 3a Ryton Census 2011 Profile
 - Note - Appendix 3b) Ryton Land Registry Data 1995-2016 was not accessible through public channels and hence has not been reviewed
 - Appendix 4 Housing Needs Report
 - Appendix 5 Site Sustainability Assessments
 - Appendix 6 Environmental Inventory
 - Appendix 7 Non-Designated Heritage Assets

Further documents / tables / figures within the NP relating to its preparation, as follows:

- Relevant Parish Council Minutes confirming acceptance of Submission Version

- Designation of Area as defined by Rugby Borough Council (Map)
- Designation of Area as defined by Rugby Borough Council (Decision Notice)
- Figure 1: Designated Area
- Figure 2: Limits to Development
- Figure 3: Residential Site Allocation at Coventry City Training Ground
- Figure 4: Residential Site Allocation at former British Legion
- Figure 5: Safeguarded Site
- Figure 6.1: Topography
- Figure 6.2: Geology
- Figure 7: Mineral Resources
- Figure 8: Zones of Proximity
- Figure 9: Local Green Spaces
- Figure 10.1: Sites of Historical Environmental Significance
- Figure 10.2: Sites of Natural Environmental Significance
- Figure 11: Important Open Spaces
- Figure 12: Non-Designated Heritage Assets
- Figure 13: Aerial Photograph of Ryton circa 1950
- Figure 14: Surviving Ridge and Furrow
- Figure 15: Dunsmore Living Landscape
- Figure 16: Highly Valued Views
- Figure 17: Important Views
- Figure 18: Footpath Map
- Figure in Appendix 5: Site Sustainability Analysis Site Map
- Figure in Appendix 6: Open Spaces References
- Neighbourhood Plan Progress (Dec 2018) Report
- Drop-in Event (November 2018) Report
- Flyer for Drop-in Event held at the Village Hall November 2018 to present the policies
- Focus Group Invite to Event at Village Hall

- Young People Consultation Report
- Neighbourhood Plan Questionnaire Results Report
- Neighbourhood Plan Questionnaire distributed to the Village (November 2017)
- Open Event November 2017 Report
- Open event held at Provost Williams School November 2017 (Flyer)
- Neighbourhood Plan Steering Committee Minutes and Agendas
- Introductory Village Flyer September 2017
- Launch Event Flyer May 2017

Appendix B – Examiner’s use of Abbreviations

- Ryton on Dunsmore Neighbourhood Development Plan; NDP
- The Plan / The Neighbourhood Plan; NDP
- Ryton on Dunsmore Parish Council; PC
- Qualifying Body; QB
- Rugby Borough Council; RBC
- Local Planning Authority; LPA
- National Planning Policy Framework; NPPF
- National Planning Practice Guidance; NPPG

Appendix 2 - List of Modifications as Recommended by the Examiner

Examiner Report Page	Neighbourhood Plan Page	Policy/Para	Modification	Reason
18	18	GD2 (g)	Remove "generous"	Subjective and prone to misrepresentation
18	18	GD2 (k)	Add "new" before dwelling	Potentially misleading
18	18	GD2(k)	Add "or equivalent" after 'close board fencing'	Potentially misleading
18	19	GD2(m)	Add "or relevant standard as advised by statutory bodies or endorsed by current or revised Building Regulation" after '7kw cabling'	Potentially misleading
18	19	GD2(n)	Add "or relevant standard as advised by statutory bodies or endorsed by any revised Building Regulation" after '7kw cabling' after M4(2) of 'Building Regulations 2010'	Potentially misleading
18	19	GD2(p)	Omit section.	Ultra vires
18	19	GD3	Amendment of last sentence to read "The following requirement for a Design and Access Statement seeks to ensure demonstrable consideration and adoption of good practice <u>all statutory guidance and national and/or regional design guidance</u> in relation to key aspects of such development.	Potentially misleading
18	20	GD3	If possible it should identify who the intended network provider(s) will be.	Potentially misleading
19	30	H5	Nevertheless, our Design Principles incorporate encouragement for all new-build homes to comply with requirement M4 (2) <u>or any relevant updated statutory guidance</u> through Policy GD2 (n)	Minor suggestion to reduce ambiguity
20	31	H6	Amend wording to "Condition" and associated text, otherwise removal of (d)	Considered to potentially be ultra-vires
20	32	H7	Omit Policy H7.	Unnecessarily duplicates other policy.
20	33	H8	Insert text to explain that this policy applies to all new residential development regardless of the availability of dedicated amenity space.	For additional clarification
20	33	H8	Insert "or equivalent current industry standards" in policy itself	For additional clarification
21	33	H9	a) Roof and wall construction should apply best practice for integral bird nest boxes and bat breeding and roosting sites, <u>where appropriate</u> ; b) Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs, <u>where this does not adversely impact upon security</u> ;	Minor modification to make compliant
21	33	H9		Minor modification to make compliant
22	42	ENV1	Insert areas (Ha) of each allocation is included in the table accompanying ENV1	For clarification
22	42	ENV1	Clarification of Part of Streetley Meadows Conservation Area LGS. Amend relevant map.	For clarification
22	42	ENV1	May need amending depending on clarification from Prologis of involvement with consultation and access rights.	Clarification required
22	43	ENV2	Amend subheading to read "Sites of environmental <u>and historic</u> significance"	For clarification
22	42	ENV2	Include Table that specifically sets out sites in question or cross reference to Environmental Inventory (in addition to their identification in Fig 10.1 and 10.2).	For clarification
23	46	ENV3	Omit Policy ENV3	Duplication
23	46	CA ENV1	Recommend clear explanatory text re: aspirations.	For clarification
23	48	ENV 4	Remove last sentence of policy. The structures and buildings listed here (and mapped in Figure 12) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the Parish, and their features will be protected wherever possible. The benefits of a development proposal, or of a change of land use requiring planning approval, will need to be judged against their significance as heritage assets. Refer to NPPF para 197 to give clearer context.	Text does not explain how this would take place.
23	51	ENV5	Compliant	
23	51	CA ENV1 and CA ENV2	Further clarification required to endorse the fact these are not formal policies within the NP	For clarification
24	52	ENV6	Re: Buffer distances 15m and 50m cross referencing to a suitable source should be given.	For clarification
24	57	ENV7	Omit Policy ENV 7, although supporting text can be retained subject to clarification not policy.	Superfluous.
25	62	CF1	Move last paragraph of policy to the supporting text - "The Facilities and Amenities which need protecting and enhancing are as follows: St. Leonards Church, Church Centre and burial ground, The Parish Burial Ground, the Village Hall, the Post Office, Provost Williams Primary School, the two pubs, the Malt Shovel and the Blacksmiths Arms, the hairdresser's, the Co-op, the Farm Shop, the Take-Away, New Leaf Gym, Five Acre Community Farm; Ryton Organic Gardens, Village Allotments and the Connexion Sports Centre."	Many in commercial operations in private ownership and imposition of policy could be ultra-vires.
25	61	CA CF1 CA CF2	Include annotation to explain these are aspirations and not policy.	For clarification
26	63	T1	Move to supporting text and present as a suggestion: "Any new commercial development which is likely to generate HGV traffic should be subject to a Traffic Routing Agreement, prohibiting any associated HGV traffic from using the Leamington Road in line with principles agreed and set down by the Local Planning Authority."	Concerned proposal lies at discretion of County Council. Not confirmed as enforceable or endorsed by County Highways.
26	66	CA T1 CA T2 CA T3	Annotate to make clear not part of formal policy.	For clarification
27	67	BE1	The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses, as demonstrated through the a valuation report.	Typographical error.
27	68	BE1	Suggestion: Change to "as demonstrated through a valuation report an appropriate market report."	Suggestion for clarification
27	68	BE2	Omit (a) and (f)	Duplicates other policy and regulations
27	69	BE3	Omit (b)	Duplicates regulations
28	70	BE4	Any new building should make allowance for fibre, <u>or equivalent technology</u> to be installed using underground ducting or <u>relevant appropriate means</u> .	To ensure policy remains relevant
General			Where appendices referred to, signposting or hyperlink to source.	For clarification
General			Consider amending naming conventions for Community Actions such as ENV to avoid confusion with Policy ENV.	For clarification

(and modification of policy references/general text where necessary to achieve consistency with the modifications.)

Appendix 3 - Summary of Consultation Responses

Respondent	Comment
The Coal Authority	No specific comments to make
Environment Agency	No objections
Framptons (on behalf of Millboard)	Supports plan in safeguarding employment sites under Policy BE1.
	Object to Policy GD1 and Fig 1 (Limits to Development). Some forms of development may be acceptable in the context of national planning policy. In the case of Millboard, the occupied site comprises Previously Developed Land. Request amendment to policy to read 'GD.1: Settlement Boundary Limits - Within the Settlement Boundary as defined in Figure 2 ...'
Gladman	Concerned that the plan in its current form does not comply with basic condition (a) in its conformity with national policy and guidance and is contrary to (d) the making of the order contributes to the achievement of sustainable development. Recommend number of modifications to ensure compliance with basic conditions.
	Policy GD2: Building Design Principles. Suggest more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by aesthetic requirements alone. Could impact on viability of proposed residential developments.
	Policy H5 - Housing Mix. Suggest wording is added to allow flexibility for changing needs.
	Policy ENV1: Protection of Local Green Space - Suggest evidence for LGS is reviewed to ensure compliance. Recommend that particular attention is given to providing evidence of whether the sites selected are considered to be extensive tracts of land.
	Policy ENV7: Protection of important views - New development can be located in areas without eroding views. Without more evidence to demonstrate why the views and landscapes are considered special, policy will lead to inconsistencies in decision making.
Highways England	Policy T1: Traffic Management Highway Safety - potential to impact on Strategic Road Network. Request discussions are held with Highways England to ensure schemes do not negatively impact on operation of roundabout.
	Support commitment to sustainable development contained within the plan.
Wood on behalf of National Grid	No record of National Grid's electricity and gas transmission apparatus within the Neighbourhood Plan area.
Natural England	No specific comments to make.
Network Rail	No comments on the Neighbourhood Plan
Severn Trent	GD2: Building Design Principles - Supportive of policy, in particular in relation to incorporating sustainable design and construction techniques.
	H1: Residential Site Allocations - Recommend reference to the use of SuDS and the Drainage Hierarchy are incorporated for clarity.
	H9: Biodiversity Protection in New Development - Supportive of policy particularly in relation to incorporating measures for habitat creation. Encourage use of blue/green infrastructure to manage surface water at source.

RYTON-ON-DUNSMORE



Neighbourhood Plan 2018 - 2031 Referendum Version



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Cover photograph courtesy of David Kenning

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Foreword

The process of creating the Ryton on Dunsmore Neighbourhood Plan has been driven by Parish Councillors and members of the community and is part of the Government's approach to planning contained in the Localism Act of 2011. Local people now have a greater say about what happens in the area in which they live by preparing a Neighbourhood Plan that sets out policies that meet the needs of the community whilst having regard for local, national and EU policies.

The aim of this Neighbourhood Plan is to put forward the wishes of the community regarding future development and to deliver local aspirations within the context of the strategic planning framework.

Ryton on Dunsmore Parish Council has overseen the development of the Neighbourhood Plan but has delegated its preparation to a Steering Committee.

The Neighbourhood Plan contains a number of policies, including some areas where the Parish Council will support development activity, and other areas such as 'Local Green Spaces' that the community wish to protect. These policies have been drafted following engagement with the residents and landowners of Ryton on Dunsmore Parish.

During the development of the Plan and the dialogue with residents and other stakeholders, it became evident that there were opportunities to improve the Parish in a variety of ways, in addition to the policy requirements for a Neighbourhood Plan. These aspirational opportunities would help to realise our Vision Statement. These are included as Community Actions. The aspiration is to progress these Community Actions, which are not formal policies, whilst acknowledging that the ability to do so will in many cases depend upon residents volunteering their time, energy and skill to convert them into action. The Parish Council may in some cases be the appropriate body to provide some oversight.

We are grateful to Officers from Rugby Borough Council who have supported us through the process and to our community for engaging so enthusiastically in the process. Many hours of volunteer time and expertise have made this plan possible. The Parish Council wishes to express sincere thanks to all the Parishioners who kindly contributed to the development of the Neighbourhood Plan.

Ryton on Dunsmore is an attractive and popular place in which to live and the contribution from people who care about their community and want to make it better for generations to come is greatly appreciated.

Cllr Geoffrey Marsh – Chair
Ryton on Dunsmore
Neighbourhood Plan Steering
Committee

Cllr Steve Witter - Chair
Ryton on Dunsmore Parish Council

1. Introduction

This is the Referendum Version of the Neighbourhood Plan for Ryton on Dunsmore Parish. It has been prepared by the Ryton on Dunsmore Neighbourhood Plan Steering Committee together with the support of three Focus Groups. This organisation has brought together members of the local community and Parish Councillors and has been led by the Parish Council.

A Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops and evolves. It is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live or work in that community, or who visit it.

As the Plain English Guide to the Localism Act 2011 states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.

It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level to realise this vision. This includes, for example, where new homes, shops and industrial units should be built, what new buildings and extensions should look like and which areas of land should be protected from development.

Neighbourhood Plans can be general or more detailed, depending on what local people want. They must, however, be in general conformity with Borough-wide planning policies, have regard for national planning policies and must be prepared in a prescribed manner.

Comments received through the pre-submission and submission consultation process have been taken on board as have the comments made at Examination, and the Neighbourhood Plan amended where appropriate.

The Plan will now be put forward to referendum, where those on the electoral register in Ryton on Dunsmore Parish will be invited to vote on whether or not they support it. At least 50% of those voting must vote yes for it to become a ‘Made’ statutory planning document.

After being ‘Made’, each time a planning decision has to be taken by Rugby Borough Council, or any other body, they will be required to refer to the Neighbourhood Plan (alongside the Borough’s own Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

2. How the Neighbourhood Plan fits into the Planning System

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

A Neighbourhood Plan is not prepared in isolation. It also needs to be in general conformity with relevant national and Borough-wide (i.e. Rugby) planning policies.

For Ryton on Dunsmore, the most significant planning document is the Rugby Local Plan, due to be adopted in 2019. This sets out the strategic planning framework for the District's future development up to 2031. It contains a number of policies and objectives which are relevant to Ryton on Dunsmore and which the Plan must be in general conformity with. These policies and objectives span issues such as the provision and location of new housing; providing strong and sustainable communities; protecting and enhancing historic character and local distinctiveness whilst protecting and enhancing natural habitats; and providing transport systems that reduce the need to travel. The Neighbourhood Plan is in general conformity with the policies contained in these documents.

Also important is the National Planning Policy Framework (NPPF) updated in July 2018. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to promote sustainable development and details three dimensions to that development: an economic dimension – they should contribute to economic development; a social dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high quality-built environment with accessible local services and an environmental dimension – they should contribute to protecting and enhancing the natural, built and historic environment.

In addition, Neighbourhood Plans must be compatible with European Union (EU) legislation. Relevant EU obligations in relation to the neighbourhood planning process are those relating to Strategic Environmental Assessments, protected European Habitats and Human Rights Legislation.

This Plan and the policies it contains are consistent with the NPPF, Rugby Local Plan and relevant EU legislation. Full details of how the Plan complies with these legislative requirements are set out in the Basic Conditions Statement (Appendix 1). Furthermore, these policies are specific to Ryton on Dunsmore and reflect the needs and aspirations of the community.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development will still take place, but without the policies in this Plan, which set out the type of development that is in keeping with our area's character having any effect. Decisions will instead be primarily based on the Borough's policies rather than local criteria.

3. The Plan, its vision, aims and what we want it to achieve

The Plan area encompasses the whole of the Parish of Ryton on Dunsmore and covers the period up to 2031, a timescale which deliberately mirrors that for the 2019 Rugby Local Plan.

Our Vision is as follows:

The policies in this Plan aim to ensure that Ryton-on-Dunsmore will retain its distinct 'village' feel and identity as it grows and evolves up to 2031. It will be a thriving, attractive and safe place to live, work, visit and move around. Its countryside setting, green spaces, flora and fauna and other community assets will have been preserved and enhanced as far as possible. The redevelopment of disused commercial sites and other sites with buildings that are derelict will be local priorities as will improvements to the communications infrastructure.

New housing developments will be sustainable with a balanced mix in the sizes of homes reflecting the local need for affordable starter homes, small to medium family homes and housing for older people. The number of dwellings on any development will be appropriate to a rural village.

Any new building in the Parish will be high quality, environmentally friendly, have exterior building styles that are sympathetic to the village character and have thoughtful and imaginative approaches to street scenes, parking, landscaping and boundary structures.

Appropriate new business developments and land use which encourage local employment will be supported subject to due consideration of any potential negative impacts of increased commercial activity on neighbouring residents in general and existing traffic issues in particular.

The initial draft of the Vision was based heavily on community feedback contained in the Parish Plan 2012. The draft Vision received very high levels of support through the initial consultation processes and only minor amendments were necessary in response to the feedback received from the Neighbourhood Plan Questionnaire. The Steering Committee felt that the Vision comprised a sufficient number of detailed individual aims which could be allocated as appropriate amongst the Focus Groups to underpin their work in developing policies.

4. How the Plan was prepared

The Parish Council decided to undertake the formulation of a Neighbourhood Plan for Ryton on Dunsmore and appointed a Steering Committee to take the process forward. The Parish Council appointed neighbourhood plan consultants 'Yourlocale' to advise and assist the Steering Committee.

The mandate was to drive the process, consult with the local community, gather evidence to support the development of policies and deliver the plan.



The whole of the Parish was designated as a neighbourhood area by Rugby Borough Council on 11 October 2016.

All Parishioners were invited to an initial Open Event which was held in November 2017 in the Village School. The purpose of the consultation

was to find out which aspects of life in the village were important and highly valued, and which, if any, needed to change. A series of display boards and large-scale village maps were set out in the school hall with each focussing on a topic relating to planning and development.



A logo competition amongst local school children was judged at the event and a logo chosen.



The turnout was good, with 68 attendees participating, providing important input into the future development of the plan. A summary of the responses is contained in the Open Event Report on the Village Website



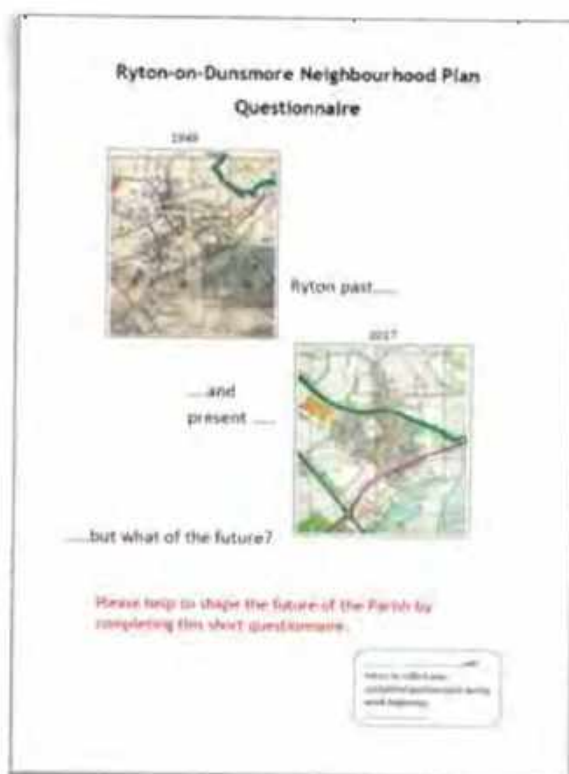
A comprehensive questionnaire was produced in late 2017/early 2018 to obtain further information from the community. The questionnaire was distributed to every household in the Parish with an invitation to all householders, including children aged 12 and over to respond. Responses were received from over 500 householders representing 34% of the target audience and provided very clear direction for the Plan and the future of the Parish. Many

households chose to return a single questionnaire representing the views of more than one person, so the response rate figures are arguably higher than those stated.

An independent analysis of the questionnaire was distributed to each household and all comments in the completed Questionnaires were published on the Parish Council website.

In order to involve younger members of the community in the consultation process, it was decided to focus on two age groups, the year 5 class at the local Primary School and a focus group of young people aged between 11 and 17.

The Primary School children were challenged in an exercise to consider and prioritise facilities and amenities for the village, while the older group held a discussion considering what they like or do not like about living in Ryton and what features they felt would be important to develop as the village grows. A report detailing the two events is included in the Consultation Statement (Appendix 2).

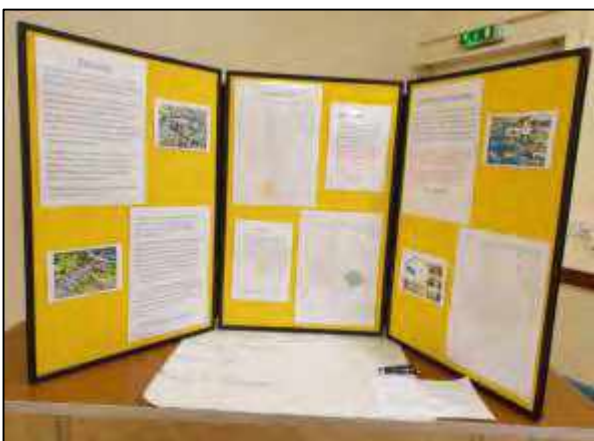


Focus groups were established in January 2018 which looked in detail at the draft Vision and considered the development of the Neighbourhood Plan from the perspective of Housing, Environment and Community Sustainability. These groups continued to meet until the autumn of 2018 and it was through this process that the draft policies and supporting evidence emerged.

On 10 November 2018, a Drop-in Event was held in the Village Hall to allow Parishioners to view draft policy statements and make their comments on the Plan.

A total of 30 people attended this session. There was overwhelming support for the policies on display and the session was lively and interactive. Members of the Steering Committee and various focus groups were on hand for clarification and to answer any questions.

Throughout the process parishioners were kept informed through the Parish newsletter and the Parish Council website. Appendix 2 summarises all the steps taken to consult and communicate during the preparation of the Plan.

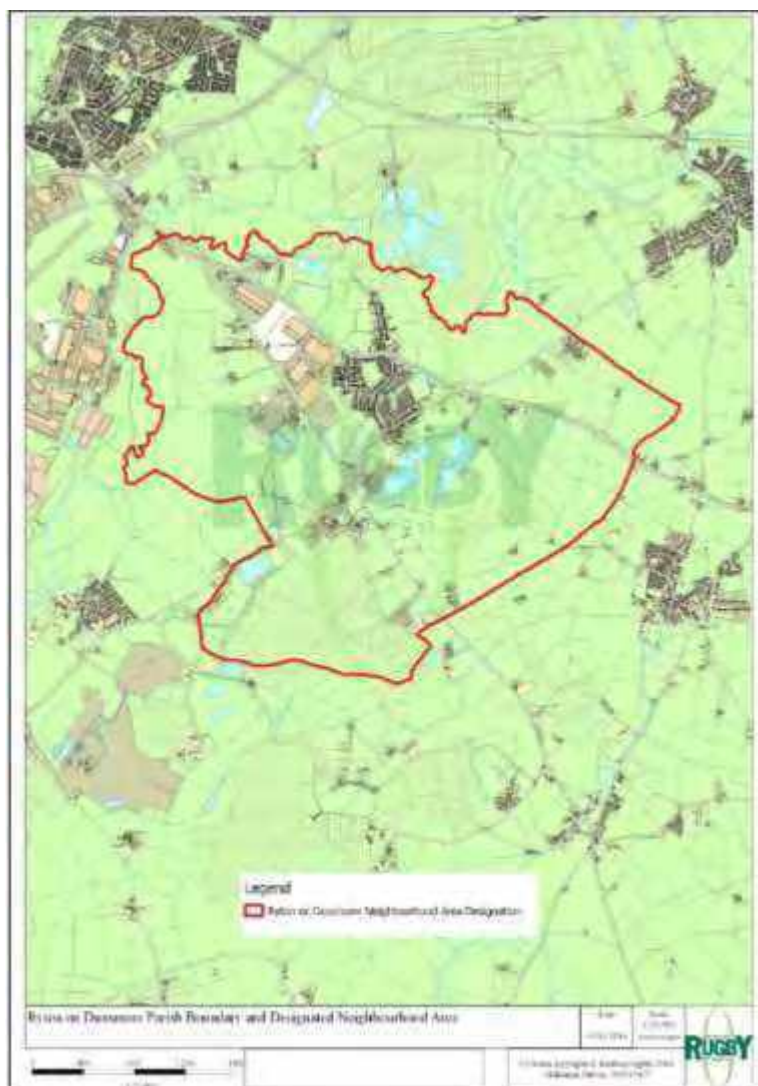


5. Our Parish

The Plan area comprises the whole of the Parish of Ryton on Dunsmore, within the Borough of Rugby, as shown in Figure 1. (High resolution versions of all figures are available in 'Supporting Documents and Information' on the Village Website.)

The area was formally designated by Rugby Borough Council on 11 November 2016.

Figure 1 – Parish of Ryton on Dunsmore – Designated Area



5.1 History of Ryton on Dunsmore

The name 'Ryton' is derived from the old English 'Ryge Tun', meaning 'Rye Farm' thus firmly establishing the Village's credentials as a rural community. 'Dunsmore' is the adjacent heath land which once was home to the 'Dun Cow', and original breed of wild British cattle with dun coloured hair. It was one of these wild bulls which legend has it was killed by Guy of Warwick after terrorising the local countryside.

Ryton is mentioned in the Domesday Book of 1086 as 'Rietone' with a stated value of 60 shillings. The earliest parts of Ryton Church St Leonard's, date from this time having been completed in 1080.

Ryton is home to the Wroth Silver Ceremony, Britain's oldest annual ceremony, which records indicate as 'ongoing' in 1170 and is still held every year on Martinmas Eve (11th November) before sunrise. At this time, representatives of each of the 25 parishes which made up the 'Knightlow Hundred' meet at Knightlow Cross to pay their annual dues to the Duke of Buccleugh. A total of nine shillings and four pence is collected but the Ryton Parish, being the host of the event, is exempt from payment.

We know that in the early part of the 17th century the village consisted of 24 cottages and six small farmhouses with a population of 150. By the early 1800s the population had grown to around 500, where it remained until after the Great War. Ryton saw rapid growth during the Second World war with the construction of a large 'shadow factory' to build and test aero engines. After the War this site became the Rootes Motor company car assembly plant. Car production continued here until 2006 when the then owner, Peugeot, closed the plant with the loss of 2,300 jobs. The site has since been acquired by Prologis who have developed a high-quality business park with a mixture of warehousing and distribution and light industrial activities.

The village also saw significant growth in the 1990's with the addition of over 150 homes (a 25% increase) in less than a decade. Although at a slower pace, Ryton has continued to grow to the present day.

5.2 Ryton on Dunsmore today

Ryton-on-Dunsmore is a village situated in the heart of the Warwickshire countryside, protected from the Coventry conurbation by Green Belt. It is also adjacent to Rugby, Leamington Spa, Warwick and Kenilworth. Ryton is very conveniently located for commuting to the nearby towns and cities, as the A45 dual carriageway is on the doorstep - indeed it bisects the village.

However, these facts tell you little about the community which lives in Ryton today. Yes, the A45 does bisect our village - but a pedestrian subway provides a link between the two sides and villagers, recognising this as an opportunity, have chosen to make a feature of this to encourage the connection between the two halves of the village. In collaboration with a local artist, over 150 people of all ages came together to decorate the subway, creating a mural depicting many different scenes relating to Ryton's past and present.

Ryton is fortunate to have a primary school, a church, a Village Hall, two pubs and

many green spaces within its parish. These provide a range of opportunities for many different groups to meet and enjoy a variety of activities and hobbies, both indoor and outdoor. Ryton is a caring community. There is a minibus, driven by volunteers which is in regular use to ensure that as many people as possible are able to access the different clubs and groups and a taxi service, again run by volunteers, to ensure patients can get to the local doctors' surgery.

There is a well-attended annual fete and football competition held on the Recreation Ground to raise funds for St Leonard's Church. The school children are involved, both in playing football and maypole dancing as well as enjoying the many games and challenges offered by the different stalls. The fete leads into an evening community event which is greatly enjoyed by many parishioners.

There are people living in Ryton today who can recall the village in the past when there was a village pump on the Leamington Road, and cars were very few and far between - a far cry from today when the speed of cars and the increase in congestion along that same road are now a very real source of concern.

5.3 Ryton on Dunsmore statistical analysis

At the time of the 2011 Census, Ryton on Dunsmore was home to around 1,813 residents living in 728 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 8% (141 people). During this period, the number of dwellings rose by 5% (36). At 19% the parish had a higher propensity of older residents (aged 65+) and evidence of an ageing population with the share of residents aged 65 and over increasing from 15% in 2001 to 19% in 2011.

Home ownership levels were relatively high with around 79% of households owning their homes outright or with a mortgage or loan. At 6% the share of households living in private rented accommodation was relatively low and social rented housing accounted for just 12% of tenure. Land Registry price paid, and Council Tax data indicate evidence of a relatively high volume of new build housing in the parish over the past 20 years.

Deprivation is not a significant issue in the parish. However, the high price of housing in the area makes it difficult for those on lower and middle incomes to enter the local housing market.

6. Meeting the requirement for sustainable development

The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated.

a) Social

We have sought, through the neighbourhood plan, to safeguard existing open space for the future enjoyment of residents.

We are also seeking to protect existing community facilities and to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

b) Environmental

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing historic character of the area in order to:

- Protect the village identity and conserve the rural nature of its surroundings;
- Recognise the need to protect and, where possible, improve biodiversity and important habitats; and
- Provide for improved pedestrian facilities.

c) Economic

Whilst the built-up parts of the parish of Ryton on Dunsmore are primarily residential, there is a significant commercial element within the parish and a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. We therefore wish to encourage employment opportunities in our area by:

- Supporting appropriate existing business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
- Encourage start-up businesses and home working.

This document sets out local considerations for delivering sustainable development across Ryton on Dunsmore Parish. Development proposals should meet the requirements of all relevant policies in the Local Development Plan.

7. Neighbourhood Plan Policies

A. General

One of the key ways in which the planning system can ensure sustainable development is to direct residential and employment growth to the most sustainable locations.

This is a core principle of the NPPF, which seeks to “focus significant development in locations which are or can be made sustainable”. It is also at the heart of the Rugby Local Plan which seeks to direct growth to the most sustainable settlements based on a Settlement Hierarchy.

Ryton on Dunsmore, classed as a ‘Main Rural Settlement’ along with eight other settlements, is second in the Rugby Borough Council Settlement Hierarchy, behind Rugby but ahead of Rural Villages. The Local Plan states that ‘Main Rural Settlements play an important role locally and the settlement hierarchy is intended to support the sustainability and maintenance of existing services, such as schools, by enabling development which will support the local community. Main Rural Settlements have a sufficient level of services, or access to services to allow for development within the existing settlement boundaries.’

Consultation shows that the community do not wish to see significant housing and other growth in the Parish but are generally sympathetic to development that helps meet local needs, supports local services and facilities, and fosters diverse and mixed communities. Consultation responses clearly favoured smaller developments of up to 25 dwellings although there was also significant support for larger development sites of up to 75 dwellings (with only 31% Disagreement, compared to 76% Disagreement for larger developments of 75-100 dwellings). Any development will also need to respect the distinct character of the Parish and not have an adverse impact on the amenity of this predominately rural area.

The community also recognised that by focusing development in the main settlement and encouraging the re-use of previously developed buildings or sites, the open countryside can be protected.

Limits to Development

Limits to Development are a commonly used tool in planning documents such as Neighbourhood Plans and Local Plans. They are used to define the extent of a built-up part of a settlement. They distinguish between areas where, in planning terms, development would be acceptable in principle (such as towns and villages) and where it would not be (generally in less sustainable locations, such as in the open

countryside). As a general principle, suitable development proposals should be directed towards sites within Limits to Development.

The purpose of Limits to Development is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations that will avoid impinging into the local countryside. Limits to Development have been defined by Rugby Borough Council in the Local Plan for Villages such as Ryton on Dunsmore that is seen as a suitable location for development.

The Neighbourhood Plan adopts the same Limits to Development for Ryton on Dunsmore as those defined in the Rugby Local Plan (Policy GP2 and accompanying map). Within the Limits to Development, new development proposals should be suitably designed, taking into account the local design guidance and should avoid those areas that are safeguarded from development.

POLICY GD1: LIMITS TO DEVELOPMENT - Within the Limits to Development as identified in Figure 2, development proposals will be viewed positively where they are in accordance with the other policies of this Neighbourhood Plan, in particular policy H2, Safeguarded Site, and relevant Borough and National planning policies and subject to accessibility, design and amenity considerations.

Figure 2 - Limits to Development



Design

There is a very wide variety of housing styles in the Parish which reflect the different prevailing styles of private and local authority construction over time. Traditional ‘village’ style cottages and houses are very much in the minority and whilst there are some single storey dwellings, the vast majority of homes are two storey. The housing styles of recent major developments have tended to be drawn from a relatively narrow speculative portfolio and the Bellway Estate housing in the Parish, for example, can be found replicated in an urban area of the Borough (Aqua Place, Rugby CV21).

The Neighbourhood Plan seeks to ensure that future design in residential or commercial/community buildings is more consistently reflective of and sympathetic to both the rural context of the Village and the existing buildings nearby. Additionally, the materials used in any new development must not only be aesthetically pleasing but also high quality and therefore durable in the long term. Community feedback overwhelmingly supported the key design features below which, in the interests of simplicity and consistent application, have been combined into a single set of design principles applicable to all new development in the Parish, including extensions.

Recent residential developments have failed to maximise some additional storage opportunities which can easily be undertaken at the build stage and at relatively low cost. This Plan seeks to encourage more thoughtful approaches to internal storage by developers.

Another storage issue is an external one relating to refuse bins. The Local Plan includes a generalised requirement for off-street storage for wheeled bins to serve all new residential properties (Policy SDC1). In the context of a rural area and the anticipated types of future housing, that requirement should be met by hard standing suitably located within all rear gardens and screened hard standing in any shared amenity area and detailed provisions relating to this are included in the Principles below.

Policy GD2: BUILDING DESIGN PRINCIPLES – All commercial and residential development, including one or more houses, replacement dwellings and extensions, should ensure the following design principles are incorporated as appropriate and relevant to the development concerned:

- a)** High quality materials and architectural design incorporating variety, detail and craftsmanship that enhances the street-scene. Care should be taken to ensure that the development does not disrupt the visual amenities of the street-scene and impact negatively on any significant wider landscape views;

- b)** The development relates well to the topography of the area, with existing trees, hedges and streams preserved whenever possible;
- c)** The development should be of a similar density to properties in the immediate surrounding area;
- d)** Development should respect the shape, massing, form and character of dwellings in the immediate vicinity in order to maintain a consistent character and enhance it where possible. Three-storey houses are unlikely to suit the scale and mass of existing development.
- e)** A reasonable size frontage is provided to each dwelling with an adequate balance of soft landscaping and high-quality hard landscaping;
- f)** A reasonable rear garden or apartment amenity space is allocated for the size of each property which is at least equal to the ground floor footprint of the dwelling;
- g)** There is provision for the planting of indigenous trees and large shrubs to dwelling frontages and open spaces;
- h)** High quality boundary treatments such as close board timber fencing and/or brick walling should be specified. Particular attention should be paid to the detail and visual appeal of site perimeter boundary treatments;
- i)** Any existing boundary walls and other boundary structures (such as isolated gate piers) that are significant from either an architectural or heritage point of view, should be retained where practicable. Plans should indicate any improvement works and/or other alterations that would be necessary to bring any such structure up to both a physically sound and visually appealing standard;
- j)** Thoughtful approaches to the maximisation of useful storage space in all new dwellings are encouraged. These might include, amongst other things:
 - boarding of loft spaces and incorporating roof lights and/or electrical lighting;
 - installation of loft ladders for safe access;
 - provision of full height utility storage cupboards in kitchens and utility rooms.
- k)** Provision is made for dedicated hard standing within the rear garden of each new dwelling which is accessible without entering the building. It should be capable of accommodating 3 x 240 litre double wheeled bins each measuring 1100x585x740mm (HxWxD) and, in the case of shared amenity areas, screened (with close board timber or equivalent) so as to minimise the visual impact of the

bins from the dwellings and garden. Paved pathways at least 650mm wide should be incorporated into plot and site layout as necessary to provide a continuous flat connection between the dwelling, the hard standing and the nearest bin collection point;

- l)** Development incorporates sustainable design and construction techniques to meet high standards for energy and water efficiency. The inclusion of any of the following features in particular will be viewed positively:
- Discreet solar energy/water heating panels;
 - Rainwater harvesting for toilet flush/washing machine/garden irrigation/vehicle cleaning;
 - Shower/bath grey water collection for toilet flush.
- m)** 7kW cabling or relevant standard as advised by statutory bodies or endorsed by current or revised Building Regulation is provided to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point;
- n)** In order to better promote the incorporation of accessible, flexible and adaptable living into house design to meet the changing requirements of occupiers throughout their lives, developers are specifically encouraged to adopt the optional requirement M4(2) of Building Regulations 2010 or relevant standard as advised by statutory bodies or endorsed by any revised Building Regulation in relation to all new- build homes in the Parish;
- o)** All house extensions or conversions should follow or relate well to the style and vernacular of the original building, paying particular attention to details such as roof shapes and pitch angles, fenestration, brickwork and tile colour. The combined building (the original and extension) should not detrimentally change the form, bulk and general design of the original or harm its landscape character or setting;

Whilst any development must comply with all relevant Design Principles and wider policies in the Neighbourhood Plan, large housing developments by their very nature raise some specific concerns. The following requirement for a Design and Access Statement seeks to ensure demonstrable consideration and adoption of all statutory guidance and national and/or regional design guidance in relation to key aspects of such developments.

Policy GD3: DESIGN AND ACCESS STATEMENT Any proposal for a major housing development (one involving 10 or more dwellings or development of a site of more than 1 hectare) must be accompanied by a Design and Access/Planning Statement which clearly shows how the plans respond to the above Design Principles and the wider policies in the Neighbourhood Plan.

The Statement should:

(1) Include a section on broadband connectivity to support the Neighbourhood Plan Vision and to comply with RBC Local Plan Policy SDC 9. If possible, it should identify who the intended network provider(s) will be and how the connection will be secured to each property in the context of taking every opportunity to future-proof broadband provision and infrastructure;

(2) Clearly show how the plans demonstrate imaginative and thoughtful best practice on parking such that resident and visitor parking is well integrated and does not dominate streets;

(3) Clearly indicate how the plans reflect relevant guidance in the latest version of Building for Life 12 (BfL12) and in particular should indicate how the plans:

- a) Integrate the development in the best way possible into the existing neighbourhood rather than create an inward-looking cul-de-sac development;
- b) Contribute toward creating a more walkable and cycle friendly neighbourhood;
- c) Create streets that are pedestrian, wheelchair and pushchair friendly and that encourage cars to be driven more slowly and carefully;
- d) Offer good natural surveillance opportunities to impact positively on the safety, security and vitality of the street and open spaces;
- e) Provide a management and maintenance plan to include a sustainable way to fund public or shared communal open spaces.

B. Housing and the Built Environment

Devising a land use plan for residential development is an important element of the Neighbourhood Plan.

The 2019 Rugby Local Plan identifies an overall development need to 2031 of 12,400 additional homes with seven of the nine Main Rural Settlements identified for residential allocations. Policy DS3 identifies site allocation DS3.9 in Ryton on Dunsmore off Leamington Rd for around 75 dwellings but notes that implementation can only occur when adequate replacement of pitch provision is made in accordance with the NPPF.

In embracing the NPPF requirement for the planning system to contribute to sustainable development and to control and shape development over the plan period, this Neighbourhood Plan both supports the residential allocation in the Rugby Local Plan and also identifies a further residential development to exceed the minimum requirement through the Local Plan. A Safeguarded site is also identified to be brought forward in the event that the allocated sites fail to deliver the required volume of new housing, or housing need increases during the Plan period.

In this way, the Neighbourhood Plan meets the requirements of the NPPF (2018) para 14 which confirms that with further housing applications where Rugby BC cannot demonstrate a 5-year supply of housing, nonetheless ‘the adverse impact of allowing development that conflicts with the Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits’.

Residential Site Allocations

In progressing the Neighbourhood Plan, the Ryton on Dunsmore Neighbourhood Plan Steering Committee established three ‘Focus Groups’ to develop specific policy areas. One of these was the Housing Focus Group which was tasked with assessing potential sites put forward by landowners, developing key design principles and other housing related policies.

Landowners in the Parish with sites adjacent to the built-up area were written to and asked whether they had plans to develop their land over the Plan period. All sites were subject to an independent Sustainability Assessment. The process followed a formula that measured 27 criteria covering a wide range of issues including capacity, current use, topography, visual impact, wildlife considerations, vehicular access, flooding, heritage and distance to community facilities. The results are shown in Appendix 5 and have enabled the Group to recommend the following Allocated Sites and a Safeguarded Site. Where appropriate, conditions are attached to the development. The conditions include provision for affordable housing that reflects the local situation.

Affordable housing provision in the Parish has increased significantly following the recent approvals of a substantial exception site (Warren Field) and the redevelopment of the Old Coal Yard.

The type of preferred affordable housing was specifically raised in the Neighbourhood Plan Questionnaire and there was very high support expressed for more discounted starter homes (86%) and for making affordable housing available to people with a local connection to the Parish.

Another key outcome of consultation was that there was a desire for more affordable housing for local younger people so that they have the opportunity to stay in the village. An affordability analysis in the Housing Needs Report (see Appendix 4) cites an entry level property in the Parish as costing on average £176,875 which is significantly above the national average and indicates how financially challenging that price point would be for youngsters seeking to enter the housing market.

Historic England raised concerns in relation to the former British Legion site (Site 2) involving a Grade II a listed building set within a Registered Historic Park and Garden. The initial Site Allocations policy was amended following a comment raised through Regulation 14 consultation to remove reference to specific development numbers and to ensure that development does not take place until the impact on the designated heritage assets is mitigated to the satisfaction of Historic England. The site is currently in disrepair and it is considered that sympathetic and appropriate development would represent a significant enhancement.

POLICY H1: RESIDENTIAL SITE ALLOCATIONS - The Neighbourhood Plan makes provision for a minimum of 75 new dwellings in Ryton on Dunsmore up to 2031. This is met by land being allocated at the following locations as shown in Figures 3 and 4.

Site 1 - Development at the Leamington Road (Coventry City Training Ground) site will be supported subject to the following criteria:

- a) The development will provide for around 75 dwellings;
- b) Development will only occur when adequate replacement of the pitch and training facility has been made to the satisfaction of Rugby Borough Council and Sport England and in accordance with national planning policy;
- c) Affordable housing is to be provided in line with Rugby Borough Council policy H2;
- d) The affordable housing tenure mix is to be 60% for ownership models (shared ownership/starter homes) and 40% for affordable rent unless viability or other local factors show a robust justification for a different mix. Different tenures should be fully integrated into the development ('tenure blind');
- e) All new affordable housing will be prioritised for local people meaning that people

with a strong local connection to the Parish and whose needs are not met by the open market will be offered the tenancy or shared/discounted ownership of the home before it is opened up across the Borough. In this context a strong local connection is defined as someone:

- who has a minimum period of five continuous years permanent residence in the Parish or adjoining parishes (Brandon and Bretford, Wolston, Stretton-on-Dunsmore, Bubbenhall, Baginton); or
- has resided permanently in the Parish, or an adjoining parish, for five years or more within the previous 20 years; or
- is required to live close to another person who satisfies the above criteria in order to provide or receive essential frequent attention and/or care due to age, infirmity or disability.

Only where no such individual can be found that meets the above criteria within a three-week period from advertising the vacancy shall affordable housing within the plan area be allocated to other eligible residents from elsewhere across Rugby Borough.

If it is not possible to provide affordable housing on site, in exceptional circumstances it will be acceptable to provide funding in lieu of affordable housing on-site if this leads to the provision of additional affordable housing in the Parish.

Figure 3 – Residential Site Allocation at Coventry City Training Ground, Leamington Road



Site 2 - Sympathetic limited development on the Leamington Road (former British Legion) site will be supported where it allows restoration of the listed building and registered garden. Proposals will need to avoid harm to the designated heritage assets to the satisfaction of Historic England.

Figure 4 – Residential Site Allocation at the former British Legion.



Aerial photograph showing the current state of the former British Legion building. There is strong village support for a sympathetic limited development of the site to enable the building and garden to be restored.

Safeguarded site

Although Ryton on Dunsmore as a parish has met, and exceeded, its housing requirement for the Plan period through the housing allocations identified in Policy H1, it is recognised that circumstances change and that there may be a need for additional new housing over the timeframe of the Neighbourhood Plan.

In the event that the allocations identified in the Neighbourhood Plan fail to deliver the required housing target, or there is a recognised increase in housing need, the following Safeguarded Site will be considered. The period of five years as set out in the Policy reflects the initial housing trajectory period used in the Local Plan. After this five year period has expired, factors including whether permission has been granted and works have started on site will be considered when assessing whether the allocation has failed.

Policy H2: SAFEGUARDED SITE – the area of land known as Lamb’s Field (see Figure 5 below) is to be safeguarded in relation to future development. It will be considered for residential development but only where either:

- a) It is required to remediate a substantial shortfall in the supply of housing land due to the failure of the Leamington Road (Coventry City Training Ground) Site (allocated under Policy H1 in this Plan and Policy DS3 in the Rugby Local Plan) to deliver the anticipated scale of development required. Any assessment as to whether or not the site has failed can only be made after the first five years from the date of Local Plan adoption;

or:
- b) It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the 2019 Rugby Local Plan or any updated version of this Neighbourhood Plan.

Figure 5 – Safeguarded Site



Windfall sites

A windfall site is defined in the NPPF as one which has not been specifically identified as available through the local or neighbourhood plan process. The sites often comprise previously developed land that has unexpectedly become available. Any such sites that do emerge can make a valuable contribution to new housing provision over the lifetime of this Plan.

To help protect the nature of the Village character, development beyond the housing allocation described in H1 above (or development of the Safeguarded site in Policy H2 should this be necessary) will be restricted to windfall sites within the Limits to Development in Policy GD1.

Policy H3: WINDFALL SITES - Small residential development proposals will be supported subject to proposals meeting all relevant requirements set out in other policies in this Plan and where such a development:

- a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Ryton on Dunsmore or where the site is closely surrounded by buildings.
- b) Does not involve the outward extension of the built-up area of Ryton on Dunsmore;
- c) Provides for safe vehicular and pedestrian access;
- d) Respects the shape, massing, form and character of dwellings in the

immediate vicinity of the development in order to maintain a consistent character and enhance it where possible;

- e) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or on the amenity of neighbours and the existing and future occupiers of the dwelling where relevant;
- f) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and
- g) If it involves two or more dwellings, provides for at least one small dwelling with three or fewer bedrooms for every one larger dwelling (i.e. four or more bedrooms).

Support for brownfield sites

Economic derelict sites (brownfield sites) remain across the Plan area and these often create a drag on its vibrancy and attractiveness.

This is also a core principle of the NPPF (paragraph 118) which gives ‘substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support(s) appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land’.

Development that addresses these issues will be supported.

POLICY H4: SUPPORT FOR BROWNFIELD SITES – Within the Limits to Development, proposals for the redevelopment or change of use of redundant land or buildings will be supported over non-brownfield sites, where opportunities exist to remediate despoiled, degraded, derelict, contaminated or unstable land.

Housing mix

The Housing Needs Report (Appendix 4) indicates that the highest proportion of dwellings type at the last census was semi-detached (40%), well above the district level and nearly 10% above the national average. Detached homes were nearly 5% above district level and 10% above England as a whole. Terraced housing was 3 - 4% below comparative averages whilst flats/maisonettes/apartments were significantly below and accounted for just 3% of household spaces. That hierarchy of type was replicated in the responses to the Neighbourhood Plan Questionnaire with 87% wanting to see more semi-detached, 72% more detached, 61% more terraced and 48% more flats/ apartments.

The Warren Field site of affordable housing will adjust the current mix of type given the inclusion of apartments and terraced housing within the predominant semi-detached provision of the development. The recently approved Old Coal Yard development of affordable housing will also add some semi-detached houses within the predominant terraced provision. Whilst it is not thought to be helpful to include specific proportions of house type as a matter of policy, there is an expectation that there will be a suitable and balanced variety of house types on any development.

In relation to the mix of house size, the Housing Needs Report shows that the proportion of homes in the Parish with 4+ bedrooms is high (28%) when compared to rates at district (23%), regional (18%) and national (19%) levels. There is also a significant under-representation of homes for single people or couples with just 3% of dwellings having one bedroom (a quarter of the national average) and 2 bed properties being 3-5% below comparative averages. Such a housing size profile means that the supply of less expensive homes is particularly restricted in a Parish where housing is relatively expensive given that the overall annual average house price from residential resales in the 12 months to August 2018 was £329,167 (Rightmove data from 21 sales).

There is also some evidence of under-occupancy with just under half of all occupied households having two or more spare bedrooms and 36% having one spare. The Housing Needs Report suggests that older person households are more likely to under-occupy their dwellings. From census data, it concludes that around 57% of pensioner households in the Parish have at least two more bedrooms than is technically required by the household. This is 13% higher than the non-pensioner household rate. This under-occupancy is above district, regional and national rates and also 2% higher than the overall England rural estimate and would support a policy aimed at providing more smaller homes of up to two bedrooms which would be suitable for older householders needing to downsize, small families and those entering the housing market. Providing potentially suitable accommodation for elderly local residents in particular will enable them to remain in the local community and also release under-occupied larger properties onto the market which would be suitable for growing families. This is particularly important given that all the local and national demographic trends cited in the Housing Needs Report indicate that there will be an increasing need for housing provision for the elderly people in Ryton on Dunsmore. The number of residents aged 65+ at the last census was 2-3% higher than district, region and national levels having risen by 40% since the previous census. Rugby's 65+ age group is projected to grow by around 55% between 2014 - 2034.

A policy commitment to encourage a varied housing provision whilst emphasising smaller homes was strongly supported by responses to the Neighbourhood Plan Questionnaire. 95% wished to see more bungalows or accommodation suitable for

older people or people with disabilities whilst the preference for more medium sized 3 bed homes was 92% and for more small 1-2 bed homes it was 87%. Support for more large family homes (4+ beds) was far lower at 57% overall, with only 10% wishing to see a lot more and 43% wanting to see no more. The Warren Field development, with 15No. 2 bed houses, 10No. 3 bed houses and 4No. 1 bed flats, will contribute to increasing the proportion of smaller homes in the Parish as will the Old Coal Yard development with 8No. 2 bed and 13No. 3 bed houses.

The Neighbourhood Plan seeks to continue the above trend towards smaller homes in the context of the Local Plan SHMA recommended strategic mixes for each of market housing and affordable housing. The key neighbourhood variances are:

- (a) Any specific commitment to single-bed dwellings is avoided due to the limited flexibility of such accommodation in adapting to future household change.
- (b) The common use of small apartments to meet single bed targets in urban areas of the Borough would not be appropriate in Ryton on Dunsmore given not only a rural setting but also the existing mix of house types.
- (c) In order to meet the identified local need for increased housing provision for elderly people, encouragement is given to a proportion of bungalows being delivered on larger developments. Opportunities in the regard have notably been overlooked in both of the most recent affordable housing proposals in the Parish.

Policy H5: HOUSING MIX - Any new housing development proposals other than Windfall Sites should provide a mixture of housing types and sizes to meet the identified local needs of Ryton on Dunsmore. Any such new development overall should:

- a) Give priority to dwellings of 2 and 3 bedrooms. The inclusion of four-bedroom houses will only be supported where they are subservient in number to 1, 2 and 3 bedroom accommodation unless there is a robust justification for an alternative mix based on site specific constraints or considerations.
- b) Seek to meet the needs of older residents and those with disabilities by including, wherever practical and viable, a small proportion of single level 2 bed bungalows with modest rear gardens. 2 and 3 bed dormer style bungalows would also be welcome provided that the ground floor is readily adaptable to single level living.

In seeking to meet local housing need, a key related consideration is the extent to which new housing of any type and size addresses changing needs. Current Building Regulations optional requirement M4(2) relates to accessible and adaptable dwellings and seeks to ensure that a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it immediately, or by adaptation, suitable and functional for a wide range of

occupants including young families, older people, those with reduced mobility and some wheelchair users.

Building to M4(2) or any relevant updated statutory guidance standards inevitably increases build costs which the Department for Communities and Local Government, (Housing Standards Review: Cost Impacts 2014) projects as follows:

Construction cost of detached dwelling (extra over usual industry standard) £520

Additional space cost (after space cost recovery via additional sales revenues) £866

Process costs per dwelling on a development of 5 dwellings £235

50 dwellings £48

100 dwellings £46

Such additional costs are relatively modest in terms of overall development viability and are considerably less than the potential costs of later adaptation of industry standard built homes. On balance therefore, it is felt that there is an opportunity for new housing delivered during the Neighbourhood Plan period to better meet the accessibility needs of an ageing local population and the potential changing needs of all residents over time in a cost-effective way. Whilst the Local Plan broadly supports proposals which provide homes designed to meet the needs of older people and those with disabilities (Policy HS1), Rugby Borough Council have not undertaken to apply the new optional technical standards on accessibility as a matter of policy and therefore this Plan cannot be used to apply them. Nevertheless, our Design Principles incorporate encouragement for all new-build homes to comply with requirement M4(2) through Policy GD2 (n).

Residential car parking

The provision of sufficient off-road parking spaces attracted the highest level of support of all the new-build features tested in the Neighbourhood Plan Questionnaire with 98% agreement and is therefore deserving of a specific policy. From the car ownership-per-household data in the 2011 Census, the percentage of Parish households with no cars or vans is low at around a third of the national average whilst those with 2 or more cars is 20% higher than the national average. The rural context of the Parish clearly puts increased pressure on parking provision and justifies a higher level of recommended minimum parking spaces than provided for in the Local Plan.

Further pressure comes from the widespread use of garages for storage rather than parking and the conversion of garages into additional living space. On the Bellway/Barrett estate for example, one garage space has been converted in each of 26 dwellings (18% of all dwellings) despite a restrictive covenant to maintain

such spaces as parking. One further application for conversion is currently approved.

Photographs showing On-Street Parking Issues in the Village



High Street



High Street

Many residents have expressed concern about on-street parking in the village.

In High Street, vehicles are routinely parked on the pavements and heavy vehicles including buses, are sometimes obstructed.

The number and configuration of parking spaces in Church Close are clearly unsuitable for the volume of car ownership with footpaths and green verges compromised as a result.

Holly Drive and Cedar Avenue have widespread on-pavement parking issues despite the parking provision being broadly in line with our proposed policy H6.



Holly Drive



Church Close

Policy H6: OFF-ROAD PARKING SPACES

- a) Development proposals of one or more dwellings should provide one residential off-road parking space per bedroom unless otherwise justified having regard to site specific constraints;
- b) In meeting that target, allocated spaces on driveways within a plot boundary should not be in tandem;
- c) Where a development includes garage provision, each single garage space will count as one off-road parking space provided that it is of a sufficient size to accommodate a modern family car. Garage sizes less than those scheduled below will not be classed as off-road parking as they are too small to allow drivers to exit their cars once parked in the garage:
 - Single garages (with internal spaces less than 6m x 3m, with a minimum door width of 2.3m);
 - double garages (with internal spaces less than 6m x 6m with a minimum door width of 4.2m).

External storage

The provision of secure sustainable outside storage is now a necessity for home occupiers. Pastimes now include: gardening, food production, alfresco eating, barbecuing, sitting out, entertaining, the recreational use of bikes and other sports equipment.

All these activities generate equipment which, when not in use, needs to be stored securely. When storage is inadequate or non-existent, this equipment tends to go into the garage, thereby eliminating car parking spaces. This is one of a number of transport related issues in Ryton on Dunsmore, alongside on-road parking and pavement obstruction where there are many narrow streets which are quickly prone to congestion.

The following external storage standards are based on an update to Parker Morris Standards that were established some 55 years ago. It will apply to all new residential development regardless of the availability of dedicated amenity space.

It will be the responsibility of the applicant to demonstrate that providing these elements is not viable.

POLICY H7: EXTERNAL STORAGE - New residential development shall include provision for secure external storage at the following minimum standard or equivalent current industry standards:

Size of dwelling	External storage area
1 and 2 bedroomed dwellings	3 sqm
3 bedroomed dwellings	3.5 sqm
4+ bedroomed dwellings	4.0 sqm

Building for biodiversity

Residents in the Plan Area want their communities to play their part in the sustainable development of Rugby Borough. As noted in the National Planning Policy Framework, Planning Authorities should, through their policies, contribute as fully as possible to the aims of *Biodiversity 2020* DEFRA, 2011. New development in Ryton should be designed to incorporate the current (at time of every Planning Application) best practice standards and methods for biodiversity protection and enhancement.

POLICY H8: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT – Proposals for new development should incorporate measures for the protection and enhancement of local biodiversity, as follows:

- a) Roof and wall construction should apply technical best practice for integral bird nest boxes and bat breeding and roosting sites, where appropriate;
- b) Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs, where this does not adversely impact upon security;
- c) Security lighting should be operated by intruder switching, not on constantly. Site and sports facility lighting should be switched off during ‘curfew’ hours between March and October, following best practice guidelines in *Bats and Lighting* (Leicestershire and Rutland Environmental Record Centre 2014). Maximum light spillage onto bat foraging corridors should be 1 lux;
- d) Existing trees and hedges of ecological or arboricultural value on and immediately adjacent to new development sites should be retained and protected whenever possible. Where this is demonstrably not practicable, the developer should be responsible for arranging new plantings on a one-for-one (or better) ratio, using native species, either on-site or elsewhere in suitable locations in the Plan Area;
- e) Sustainable drainage and landscaping schemes should be designed to incorporate measures for habitat creation and biodiversity enhancement and should include a resourced management plan to maintain the designed biodiversity value of these features.

C. The Natural and Historic Environment

Introduction

The environment in sustainable development

This section of the Plan deals with the environmental component of *sustainable development*, as described in the National Planning Policy Framework. It balances the requirement for appropriate development in Ryton against the value of environmental features that are both *special* – appreciated, in their own right and as community assets, by local people - and *significant* for their wildlife and history. It also deals with the broader environmental issues of concern to the community, including biodiversity in new development and renewable energy generation.

The MAPS in this chapter have been reduced to fit the document page size. Full-size versions are available in 'Supporting Documents and Information' on the Village Website

Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan's lifetime. Only 24% (approximately) by area of all the open, potentially developable land in the Parish has been earmarked for environmental protection at any level in the planning system. Excluding the statutory protection afforded by existing national designations (SSSI, Listing, Scheduling), this Plan identifies 108 ha (11.4%) for protection of locally-significant environmental features.

Total area of Ryton parish = 947 ha
 Area of undeveloped land in Ryton parish = 867 ha
 Area of sites designated or notified for environmental protection in this Plan = 108 ha
 (11.4%)
 (excludes existing statutory protection in SSSIs and Scheduled Monuments etc. 118ha)

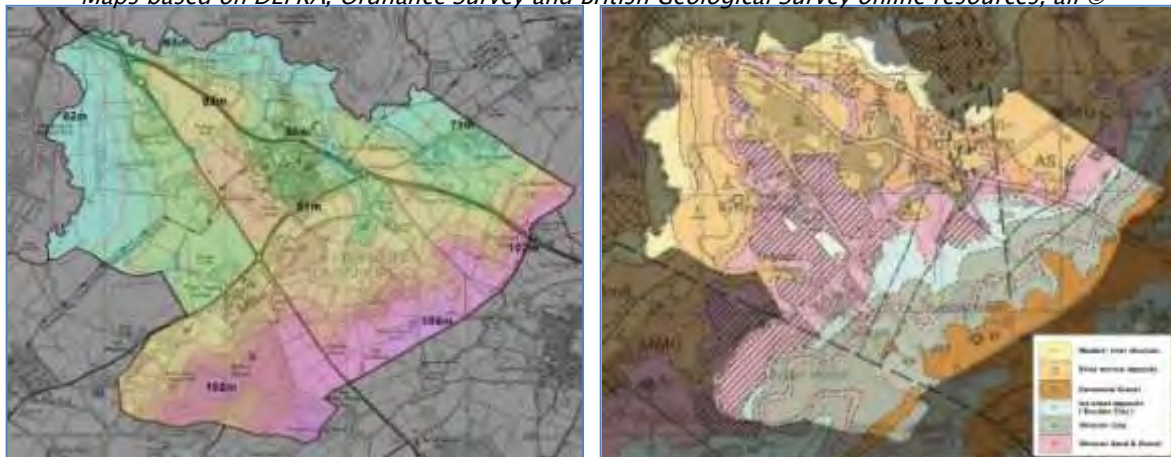
Landscape, geology and setting

The Plan Area (which coincides with the Civil Parish of Ryton on Dunsmore) is, topographically, a dissected plateau that falls gently from southeast (106 metres above sea level) to northwest (about 60metres above sea level). The northern and western boundaries are largely defined by the valley of the River Avon, whose ancient terraces (shaped by a much larger river flowing here during the ice ages) provide the stepped and gently rolling landscape of the northern half of the Parish, including the old part of the Village. (See Figures 6.1 and 6.2)

Figures 6.1 Topography (left) and 6.2 Geology (right) of the Plan Area

Cross-hatching on the geology map indicates the extent of historic and working quarries

Maps based on DEFRA, Ordnance Survey and British Geological Survey online resources, all ©



The southern half is a relatively high, flat area whose sand and gravel subsoil is the remains of an ice age feature where the debris (unsorted clay and rock) dropped here by ice sheets about 300,000 years ago became an area of tundra that was degraded by long exposure to freezing and weathering, leaving only a 4-metre thick layer of the sand and gravel fraction. This Dunsmore gravel, and the river terraces, are important both as an economic resource and as the basis for the historically and ecologically significant 'Dunsmore' area.

Historic environment

Like every parish in the Midlands, Ryton has its own unique version of English history. But one result of the Ryton version, with its particular complexities and overlays, is that while there is plenty of documentary evidence for local history there are only a few visible extant sites and features of historical significance for local people to appreciate.

Humans were here in prehistoric times, as shown by occasional finds of worked flints, but there are no earthworks from this period. The church is Norman (started about 1043), and there are other earthworks representing parts of the medieval village at a time when it extended further into the fields, and fishponds associated with the presumed manor house. While many Midlands villages retain the ridge and furrow earthworks that represent the open fields of medieval agriculture to modern residents, Ryton has few remaining. The viable arable land, away from the Dunsmore heath, was partly enclosed (for conversion to pasture or parkland, by the Order of St John of Jerusalem) considerably earlier than elsewhere, and while the Parliamentary Enclosure Award (1760) preserved some of what remained, subsequent quarrying and modern farming techniques has removed much of the rest. Finally, economic and social developments through the 18th to 21st centuries have continually redeveloped the Village and its surroundings, with industries coming and going and new generations of workers' (and more lately commuters') houses being built on the sites of older structures or out in the fields.

Consequently, the few surviving historical environment sites and features have been evaluated as being of high local significance partly because of their local rarity, bearing in mind that a Neighbourhood Plan only needs to be concerned with local importance. What survives here is disproportionately precious, and any further loss should be avoided by the Planning system.

Natural environment

As a rural Parish, Ryton's local biodiversity is evident, with a number of sites existing within and adjacent to the settlement boundary. There are also several sites of national importance, separated by farmland, restored quarry land and industrial/employment zones. As with historical environment sites, the identified biodiversity sites are precious locally because of their 'last survivor' status and several are still threatened. This Plan aims to protect these survivors, and to re-establish species and habitats connectivity between them.

Existing environmental designations

The Plan Area is located in National Character Area (NCA) 96 *Dunsmore and Feldon* as defined by Natural England for planning purposes. It is in the Rugby section of the West Midlands *Green Belt*, but this has low intrinsic ecological value and almost no visible expression in the local environment (see below).

Three *SSSIs* (Ryton Wood; Ryton and Brandon Gravel Pits; Brandon Marsh) are either entirely or partially located in the Plan Area. There are six potential *Local Wildlife Sites* (LWS) and one validated LWS (in Warwickshire CC Phase 1 Habitat Survey, 2015)

The Plan Area also includes one *Scheduled Monument*, five *Listed Buildings*, one *Registered Park/Garden*, three further sites and features of historic significance with expression in the modern landscape, and the historically significant medieval or older Ryton Wood.

Mineral resources

About half of the Plan Area is (or was) underlain by potential sand and gravel resources, as mapped in 2009 by the British Geological Survey for Warwickshire County Council (extract showing Ryton section; Figure 7).

<https://www.bgs.ac.uk/downloads/start.cfm?id=2624>

The geological map (figure 6.2) indicates their extent in Ryton, while noting areas already completely or partially worked out. The potential national and local economic

Figure 7: Ryton extract from *Mineral Resources* map (British Geological Survey, for Warks CC); Pink = sand and gravel. Hatched = worked out



value of this resource is such that the remaining areas, where not already built upon, are included in Warwickshire CC's designated *Mineral Safeguarding Areas* (maps and policies) in conformity with NPPF paragraph 204.

Note: the remaining areas of sand and gravel may not be developable for reasons other than mineral safeguarding. This Plan also acknowledges that (except for Local Green Space designations) its environmental protections would be superseded in planning decisions by Mineral Safeguarding and other strategic minerals policies.

Green Belt

The Plan Area, except for the built-up area of the Village, is all within the *West Midlands Green Belt*. This Green Belt was reviewed jointly in 2015 (*Stage 1 Final Report for Coventry City Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council and Warwick District Council*, LUC, June 2015) by the Local Planning Authorities (LPAs) within whose boundaries it lies. The review was initiated largely in response to pressure on the LPAs to relax the boundaries of and protection afforded by the Green Belt to permit required strategic developments in the region.

In Ryton, substantial areas of the Green Belt land are, for historical and more recent reasons, already developed (industry, quarrying, warehousing, etc.). Residents are not confident that Green Belt status can be relied on to effectively protect the rural character of the remaining undeveloped areas of the Plan Area.

This Plan therefore pays particular attention to identifying key features and sites of environmental and community significance to ensure their protection in the event of further dilution of the effectiveness of Green Belt protection. It is noted that, although Green Belt protection theoretically supersedes Neighbourhood Plan designations (except Local Green Space, which is equivalent), site-by-site protection of the best of Ryton's environment, even within Green Belt land, is now an important consideration.

Environmental inventory

An environmental inventory (Appendix 6) was carried out between March and July 2018. The work comprised two complementary elements:

A desk study, based on information sources including:

- DEFRA
- Natural England
- Historic England
- Warwickshire Historic Environment Records
- Environment Agency
- British Geological Survey
- Old maps (Ordnance Survey, manuscript)

- British History Online
- Local history and archaeology publications

Fieldwork, reviewing all open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, earthworks and other extant features were recorded.

Fieldwork data, along with all relevant site-specific information from the desk based sources, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the NPPF.

Table 1. Environmental inventory scoring system used in the Plan

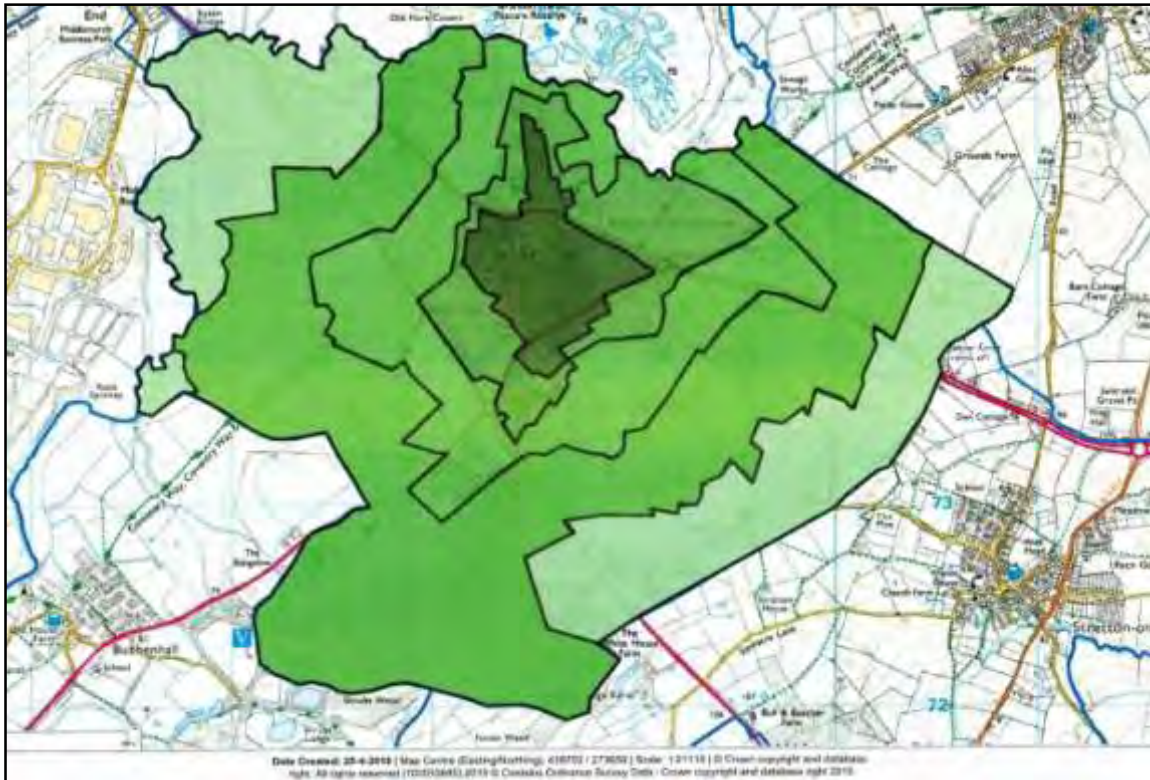
Criterion (NPPF 2019)	Score range			Notes
ACCESSIBILITY	0	1-3	4	e.g. private, no access (0) – visible from public place – accessed via PRoW – fully open to the public (4)
PROXIMITY / LOCAL	0	1-3	4	Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement
BOUNDED	0	1-3	4	Individual parcel of land (not an undefined or large area)
SPECIAL TO COMMUNITY	0	1-3	4	Opinion of local people e.g. via questionnaire or at consultation events
RECREATIONAL / EDUCATIONAL USE	0	1-3	4	Actual or potential, informal sports, dog-walking, Forest School use, informal or official open space, etc.
BEAUTY (including views)	0	1	2	Subjective, relative (give justification); use consultation map results
	0	1	2	
TRANQUILITY	0	1-3	4	Subjective, relative (give justification)
HISTORICAL SIGNIFICANCE	0	1-3	4	Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records)
	0	1-3	4	
WILDLIFE SIGNIFICANCE, GEOLOGY	0	1-3	4	Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites / site of geological/industrial history significance)
[Maximum possible score]			32	

Proximity

The criterion of ‘proximity’ is derived, as are the others in Table 1, from NPPF. In evaluating and scoring sites, the Environment Focus Group were aware that, in terms of the community value of Local Green Spaces and other environmental features, proximity is more complex than a simple measure of distance from a central point. It is influenced by perceptions of ease of access, of distance from where most people live, and of closeness to roads, footpaths and viewpoints. In an attempt to represent this, a map of *zones of*

proximity (Figure 8) was produced by the Environment Focus Group and used to score each parcel of land for this criterion.

Figure 8: Zones of proximity (see Table 1) used for scoring inventory sites











Local Green Space

Of the 203 inventoried parcels of open land in the Parish, some 30 were identified (using the criteria in Table 1) as having notable environmental (natural, historical and/or community) features.

Four sites identified during preparation of the Neighbourhood Plan meet the criteria for designation as Local Green Space (as outlined in National Planning Policy Framework paragraph 100). These are described in Table 2. The additional designation of these four sites will ensure that the most important places in Ryton's natural and human environment are protected for the enjoyment of future generations.

Table 2: Local Green Spaces: details from environmental inventory (Appendix 6)

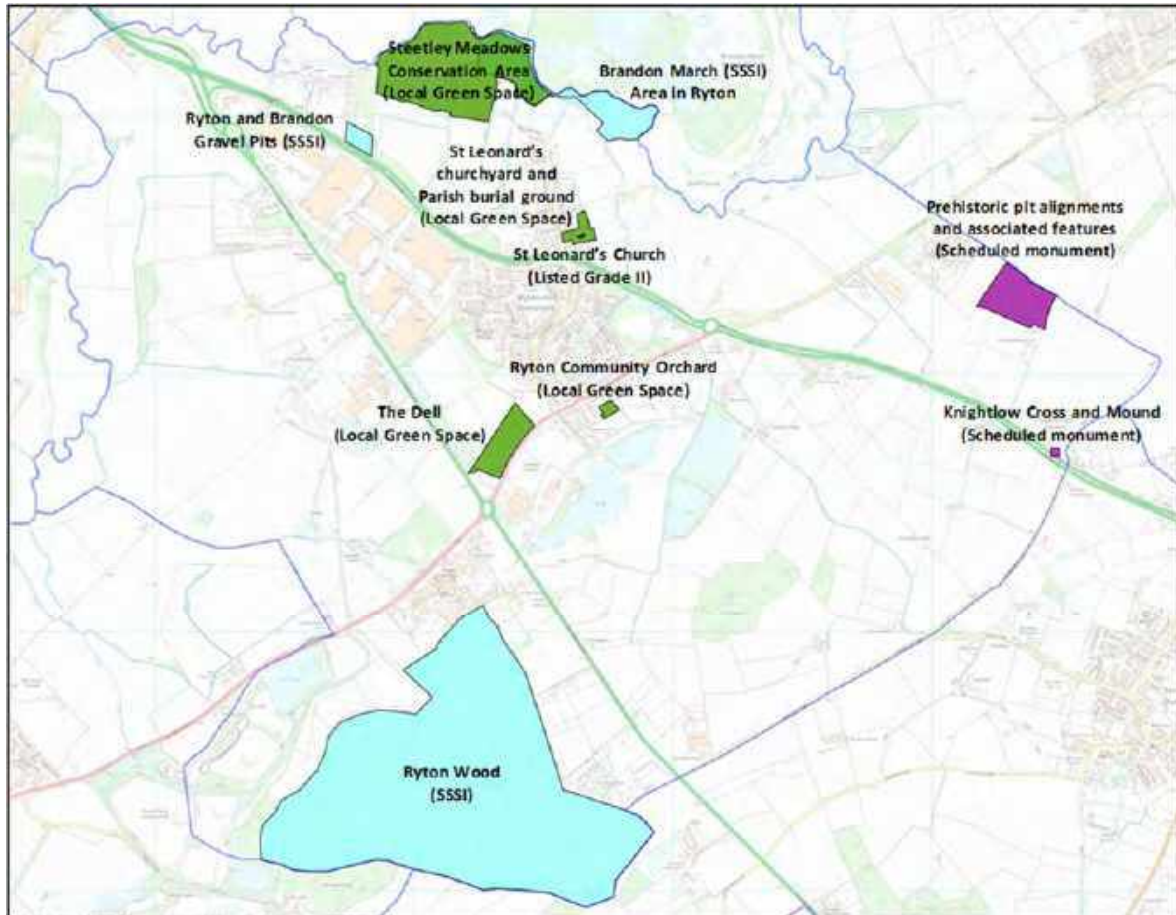
Ref.	EVIDENCE	NPPF (2012) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL
203/ 192	St Leonards Churchyard and Parish burial ground (1 Ha)	4	3	4	4	2	2	2	3	3	27
	<p>Grounds of the 11th century church (Listed Grade II*). Mounded site, with stone retaining walls, in elevated position (providing views away from the Village from the site's southern boundary and toward the church from the east), presumably on a pre- or early-Christian sacred site. Managed grass, shrubs and ornamental and native trees (including large old yews). Headstones date back to the second half of the 18th century. Adjacent extension burial ground is a contemporary addition of equivalent or potential value.</p> <p>Biodiversity significance includes invertebrates associated with the grass and trees, lichens, birds (4 Species of Conservation Concern), mammals, including bats.</p>										
	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>St Leonard's churchyard, summer 2018</p> </div> <div style="text-align: center;">  </div> </div>										
010/ 012/ 013/ 014/ 024	Steeley Meadows Conservation Area (14.2 Ha)	4	2	4	4	4	2	2	2	3	27
	<p>Dense deciduous wet woodland, scrub, wet grassland, marsh and open water, includes part of Brandon Marsh SSSI. Several habitat studies completed in area. Permissive access to network of footpaths from the end of Redland Lane.</p> <p>Owned and managed by Ryton Conservation Trust (Charity).</p> <p>Identified on Open Event Map as Special to the Community for views and recreation = 4. Supported by Questionnaire response as open space to protect and 69% thought it "Highly Important" to protect 'Mature trees and hedges in and around the Village'.</p> <p>Econet Woodland. Rich biodiversity with records of invertebrates, amphibians, grass snake, birds (6 Species of Conservation Concern), mammals including bats.</p>										
	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Steeley Meadows woodland walk, spring 2018</p> </div> <div style="text-align: center;">  </div> </div>										

154	Ryton Community Orchard (0.09 Ha)	4	4	4	4	3	1	2	1	2	25
<p>Established 2011, managed by a constituted community organisation</p> <p>Grassed area with 50 heritage and popular variety apple trees.</p> <p>Bounded by residential fences to north, hedges, trees and fences to other boundaries. Identified on Open Event Map as Special to the Community for views = 3. Supported by questionnaire result - 84% thought it "Highly Important" to protect 'Open green spaces in the Village'.</p>											
		<p>Ryton Community orchard, 2015</p>									
149	The Dell (2.8 Ha)	4	3	4	3	4	1	1	3	3	26
<p>Part of the Prologis site adjacent to Leamington Road. Considered special to community and was a permissive Open Space until Peugeot closed it off for security reasons shortly before they ceased operations. Identified on Open Day Map as Special to the Community for recreation = 3 (wanting to use for recreation rather than current use). Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3, Warwickshire EWA9255, MWA9642</p> <p>The site is currently closed and Prologis have indicated an intention restore access later in 2020</p>											
		<p>The Dell in 2001 when it was a permissive community open space</p>									

POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details above; map Figure 9) will not be permitted other than in exceptional circumstances.

- St Leonards churchyard and Parish burial ground (inventory reference 203/192)
- Steetley Meadows Conservation Area (010/012/013/014/024)
- Ryton Community Orchard (154)
- The Dell (149)

Figure 9: Local Green Spaces and other Statutorily Protected Sites
The other sites shown have existing statutory protection



Sites of environmental and historic significance

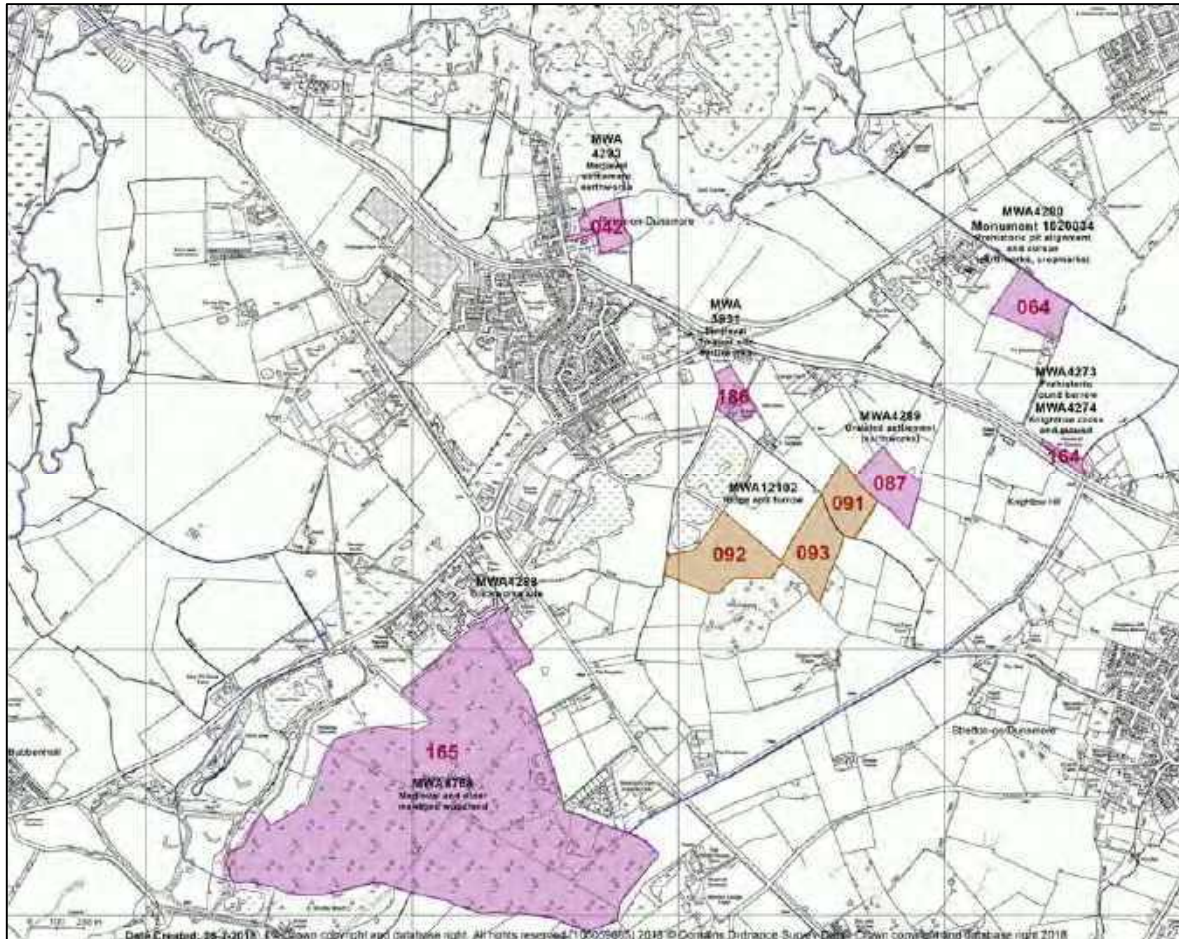
A group of inventory sites scores highly for 'history' or 'wildlife' (scoring at least 3/4 under either of these criteria) but, because their community value scores are not high, they are not eligible for Local Green Space designation and (except those sites already designated as SSSI or Scheduled Monument) not statutorily protected. The features for which the identified sites have been selected and notified are detailed in the Environmental Inventory (Appendix 6). The maps (Figures. 10.1, 10.2) show their locations.

The selection of these sites has been rigorous and based on the demonstrable presence of: a) existing, visible historical features; or b) existing, living habitats with their associated species. Neither is amenable to mitigation, replacement or compensation as a condition of development – development means the history and wildlife will be gone for ever or reduced to remnants of low significance. For this reason, Policy ENV 2, below, expects future development in Ryton to avoid these sites, and for alternative sites with low (or no) extant historical or natural significance to always be preferred.

The historical environment sites comprise: a) sites with *extant and visible* archaeological or historical features recorded in the Warwickshire Historic Environment Records database

and mapped by Historic England; and b) other sites of historical and social significance identified in local records and during the inventory process. Areas of ridge and furrow (medieval field systems) are also of high historic environment significance; they are covered by Policy ENV 5.

Figure 10.1: Sites of Historical Environment Significance



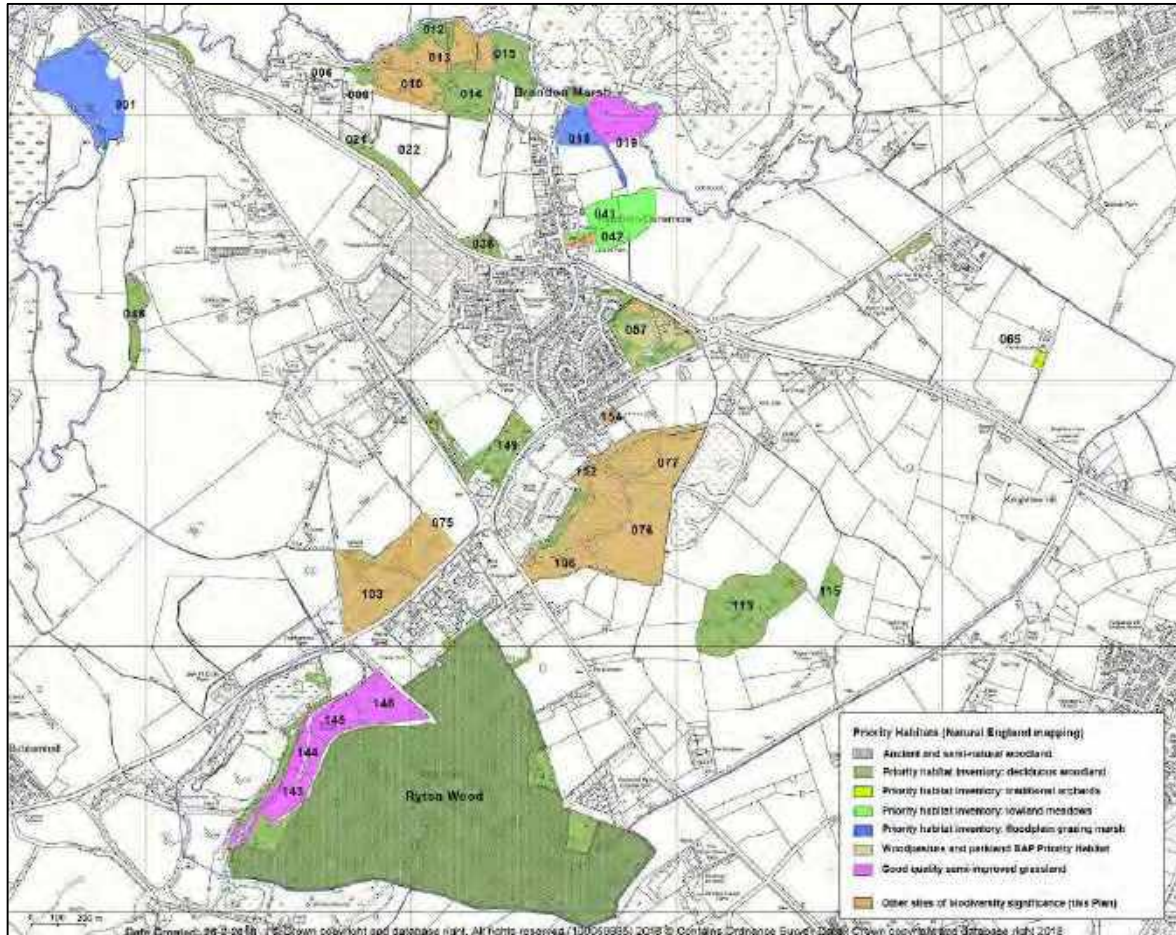
The natural environment sites comprise: a) Sites of Special Scientific Interest (SSSI); b) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; c) sites identified as ecologically significant by Warwickshire County Council and Rugby Borough Council, including *Local Wildlife Sites*; and d) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.

Destruction of or significant harm to these sites should be avoided and failure to do so would be effective non-compliance, at parish level, with the relevant sections of the *Wildlife and Countryside Act 1981*, the *Conservation of Species and Habitats Regulations 2010* and European Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

It might be argued that parish-level biodiversity makes such a small contribution to national biodiversity that it can be ignored when individual development proposals are

under consideration. But the biodiversity of England consists *only* of the sum of all the significant wildlife sites in its parishes. Destruction of any one of these sites in Ryton will reduce national, as well as local, biodiversity. The community is determined that inappropriately located development proposals do not contribute inadvertently to further loss of England's threatened natural heritage.

Figure 10.2: Sites of Natural Environment Significance



POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL AND HISTORIC SIGNIFICANCE – The sites listed in the Environmental Inventory (colour coded tan and olive in Appendix 6) and mapped (figures 10.1, 10.2) are of local or higher significance for their historical and/or natural environment features. Their historical features are extant and have visible expression, their species and habitats are ecologically important in their own right, and they are locally valued.

Development proposals affecting these sites will only be supported where the need for, and benefits of, the development in that location clearly outweigh the impact on the site and the identified features.

Important Open Spaces

A group of sites scored highly in the inventory (scoring at least 75% of the possible total under the relevant criteria) for their outstanding community value. They have been

identified in fieldwork, community consultations and in Parish records; a majority are existing Rugby Borough Council designated Open Space, Sport and Recreation (OSSR) sites, but community consultation and fieldwork for this Plan has identified two additional sites for designation.

Their value as open space within and close to the built-up areas and/or their current, or potential, value, as community resources are recognised in this Policy and Community Action.

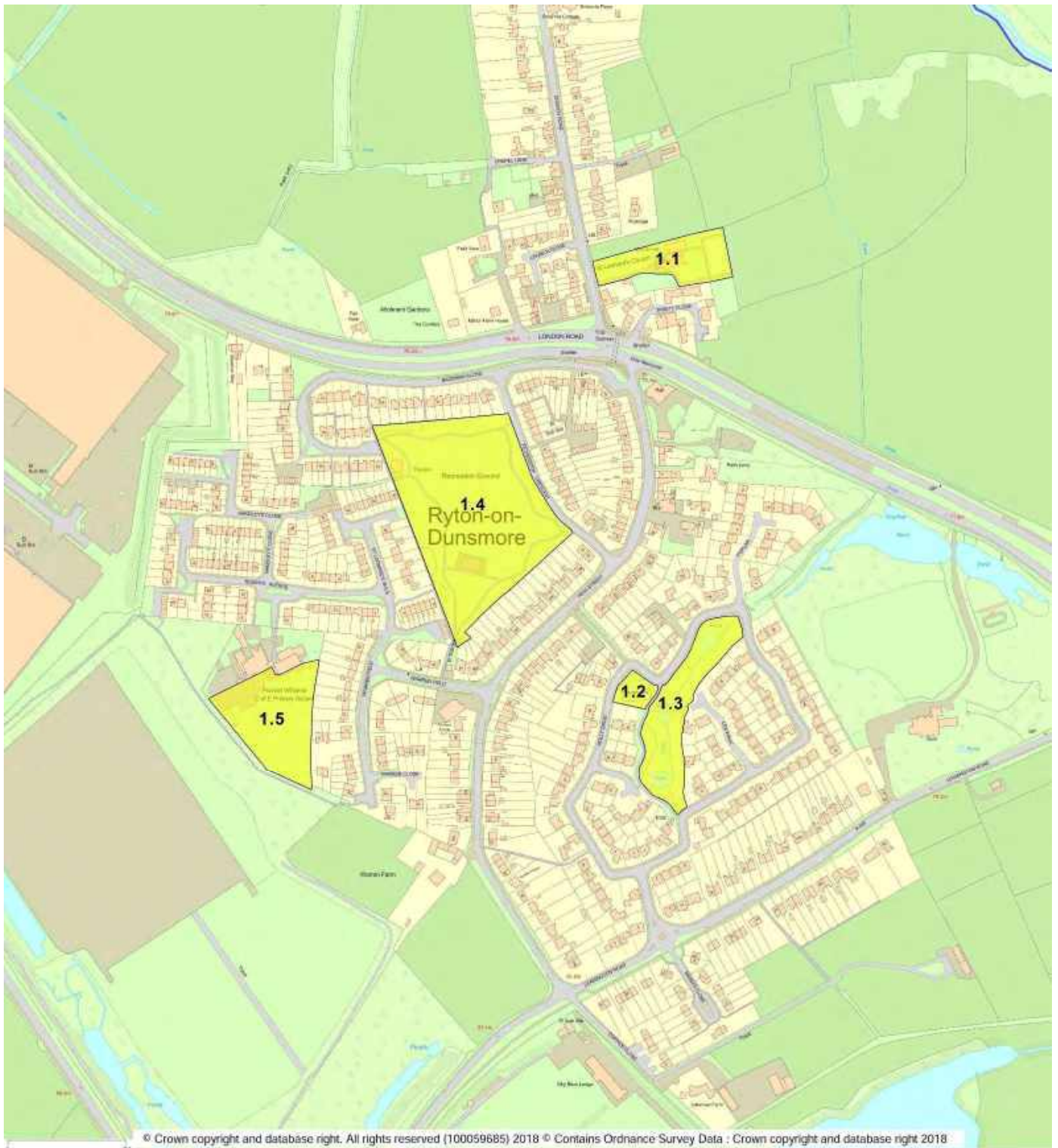
The following Community Actions are not planning policies but are aspirational activities as described in the Foreword to this Neighbourhood Plan on page 5

COMMUNITY ACTION E 1: IMPORTANT OPEN SPACES - The Parish Council will actively work with Rugby Borough Council, landowners, the community and other partners to secure the protection of the locations and features of all sites designated as, Open Space, Sport and Recreation (OSSR) sites.

COMMUNITY ACTION E 2: HOLLY DRIVE AND CEDAR AVENUE GREEN SPACE

- Immediate action to resolve the current overgrown areas and clearance of debris in water features.
- Review and assess waterways for general debris.
- Open communication channels with Warwickshire Wildlife Trust to identify steps to improve the wildlife habitat.
- Develop a long-term maintenance schedule for the entire space.

Figure 11: Important Open Spaces



Buildings and structures of local significance

Statutory Protection

Seven buildings and structures in the Plan Area have statutory protection through Scheduled Monument status or Listing at Grade II* or II. The Neighbourhood Plan lists them for reference, and to note that new development will be required to take into

account their *settings* as determined on a case by case basis by Historic England. Their location within, or close to, sites designated or noted for protection in the Plan's Policies and aspirational Community Actions contributes to these sites' evidence of significance.

Statutorily protected historic environment features in the Plan Area

SCHEDULED MONUMENTS

KNIGHTLOW CROSS AND MOUND

List Entry Number: 1020302

PREHISTORIC PIT ALIGNMENTS AND ASSOCIATED FEATURES 160m NORTH OF THE BARBELLOWS

List Entry Number: 1020034

LISTED BUILDINGS

RYTON HOUSE

List Entry Number: 1034887

Heritage Category: Listing

Grade: II

Location: LEAMINGTON ROAD,

REMAINS OF KNIGHTLOW CROSS

List Entry Number: 1365114

Heritage Category: Listing

Grade: II

Location: London Road (A45), Knightlow Hill,

WAR MEMORIAL

List Entry Number: 1393914

Heritage Category: Listing

Grade: II

Location: HIGH STREET,

CHURCH OF ST LEONARD

List Entry Number: 1034875

Heritage Category: Listing

Grade: II*

Location: CHURCH ROAD,

REGISTERED PARKS and GARDENS

RYTON HOUSE

List Entry Number: 1001343

Heritage Category: Park and Garden

Grade: II

Location: LEAMINGTON ROAD.

Local Heritage List

The Neighbourhood Plan identifies a number of other buildings and structures in the built environment of Ryton that are considered to be of local significance for architectural, historical or social reasons (details in Appendix 7). Their inclusion here records them in the Planning system as non-designated heritage assets.

POLICY ENV 3: NON-DESIGNATED HERITAGE ASSETS – The structures and buildings listed here (and mapped in Figure 12) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the Parish, and their features and settings will be protected wherever possible.

1. 88 High St	9. 3 High St	14. The Old Post Office, Church Road	19. The Old Flour Mill (Site of)
2. 86 High St	10. 1 High St	15. 15 Church Road	20. The Old Vicarage London Road
3. 84 High St	11. Manor Cottage, Church Road	16. 17 Church Road	
4. 82 High St	12. The Malt Shovel, Church Road	17. 66 Church Road	
5. 80 High St	13. 7 Church Road	18. 70 Church Road	
6. 79 High St			
7. 77 High St			
8. The Blacksmiths Arms, High St			

Figure 12 Non-Designated Heritage Assets



Ridge and furrow

Like other parishes in the English Midlands, Ryton was farmed using the open field system from (probably) around 800AD. Centuries of ploughing of the arable lands, using ox-teams and non-reversible ploughs, produced deep furrows with ridges between them. When these fields were 'inclosed' – in Ryton's case in 1517, again in the early 17th century and finally in 1760 – to be taken out of cultivation in favour of permanent pasture, the ridges and furrows were 'fossilised' to form a record of a medieval way of village life. This ridge and furrow then survived until the 20th century, when a combination of intensive arable production, sand and gravel quarrying and industrial sites resulted in the destruction of most of this feature of Ryton's historical heritage. (See Figures 13 and 14)

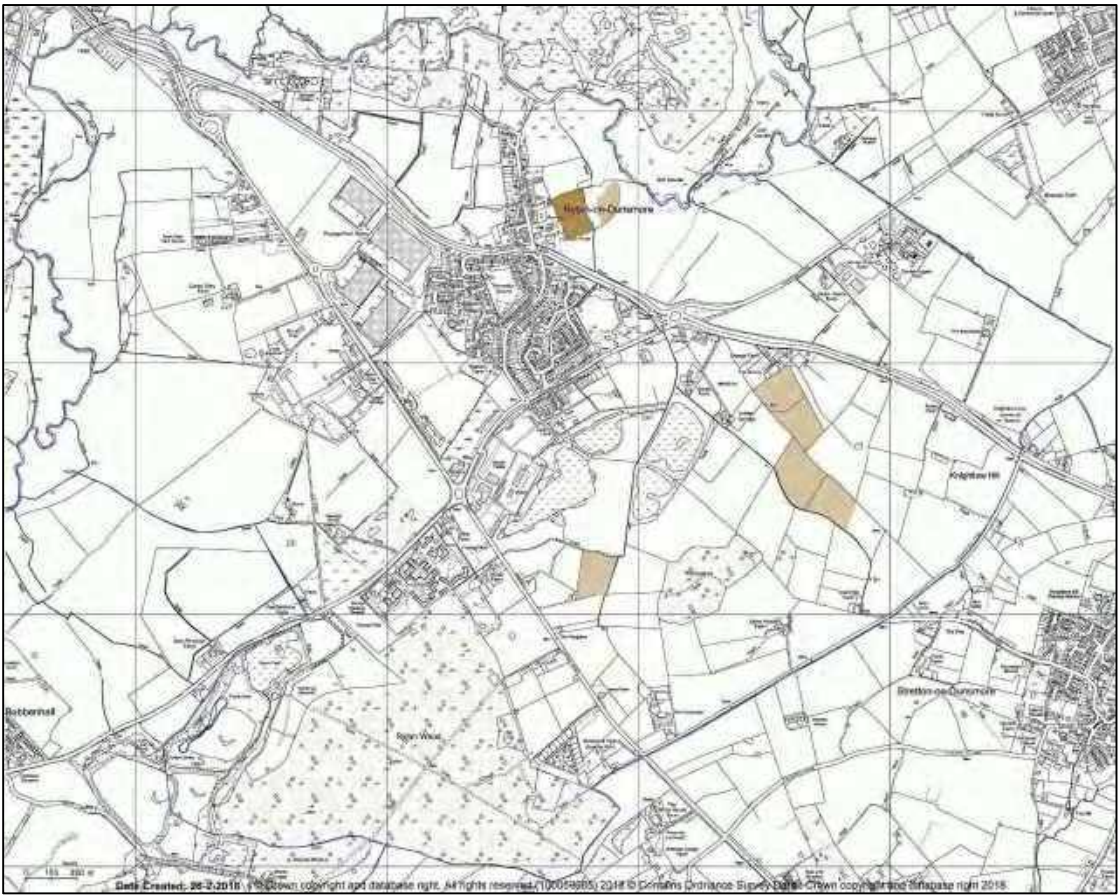
In most parishes the loss has been between 70% and 90% since 1950. In recognition of the threat to what still remained, English Heritage (now Historic England) instigated a mapping programme and made recommendations for protection of ridge and furrow via the Planning system. The situation in Ryton is that only seven fields (just 1.8% by area of the open land) still show any trace of ridge and furrow.

Following Historic England's recommendation and practice, this Plan recognises all of these survivors as *non-designated heritage assets*. Every effort should be made to ensure that new development is located so that none of these few surviving areas is damaged or destroyed.

Figure 13: Aerial photograph of Ryton about 1950, showing extent of surviving ridge and furrow and other earthworks at that time. Compare with figure 14



Figure 14: Surviving Ridge and Furrow in Ryton, 2018
Dark shading= reasonable preservation; light shading = indistinct or cropmarks only



POLICY ENV 4: RIDGE AND FURROW - The areas of ridge and furrow earthworks (map, Figure 14) are non-designated heritage assets.

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

Biodiversity and habitat connectivity

Ryton's history and location means that, from an ecological point of view, it has areas of high biodiversity value, including two SSSIs but otherwise only a limited amount of the Plan Area is available for wildlife. Of the (approximately) 900 hectares in the Parish, 115 is housing, commercial and industrial development. Of remaining (undeveloped) land, 110 hectares is woodland and 10 is open water; most of the rest (some 600 hectares) is farmland. The community wishes to protect and enhance what land remains for wildlife and to increase the area whenever possible. This Plan recognises three opportunities, in conformity with the letter and spirit of relevant sections of the *Wildlife and Countryside Act 1981*, the *Conservation of Species and Habitats Regulations 2010* and European Council Directive *92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora*, for improving the Ryton situation:

- Conserving the remaining areas of natural and semi-natural habitat
- Welcoming local farmers' adoption of diversification, lower-intensity management regimes and Countryside Stewardship agreements
- Encouraging and taking part in biodiversity enhancement through habitat creation.

The Parish lies within Natural England *Natural Character Area 96 Dunsmore and Feldon*. NCA 96 is a DEFRA guidance document for local Planning in England, and includes the following *Statement of Environmental Opportunity*:

SEO 3 Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands, particularly ancient and semi-natural woodlands, together with sustainable management of agricultural land, and new planting of woodland and heathland, where appropriate...

As a response to this statement of opportunity, Community Actions ENV 1 and ENV 2 (aspirational activities and not planning policies) record a community aspiration to protect and enhance local biodiversity in the longer term (see page 46) .

Dunsmore Living Landscape

Dunsmore Living Landscape is a Lottery funded Warwickshire Wildlife Trust led project working to restore important wildlife habitats in an area to the east of Coventry which includes Ryton (see Figure 15). The current Parish Council scheme to restore the water meadow adjacent to Steetley Meadows is part funded by this project. Ryton Wood is identified in the Living Landscape Project as one of Warwickshire's largest surviving ancient woodlands covering 25 hectares.

The Dunsmore scheme aims to "restore this ancient landscape to one rich in wildlife and accessible to all"

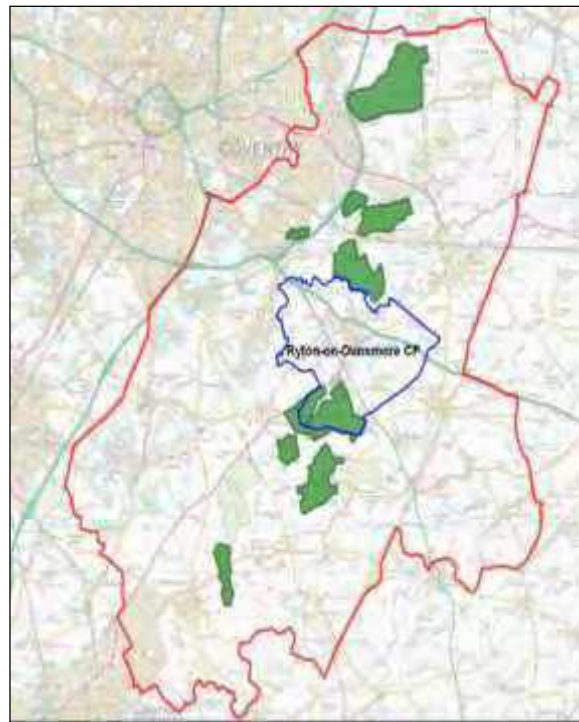


Figure 15: Dunsmore Living Landscape Area

Policy ENV 5 acknowledges the particular importance of protecting and enhancing the habitats and species in the Living Landscape Area.

POLICY ENV 5: BIODIVERSITY, WOODLAND, HEDGES AND HABITAT CONNECTIVITY-

Development proposals will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.

Ancient woodland will be protected and where appropriate enhanced. Development proposals which directly or indirectly harm ancient woodland will not be supported. Where development is proposed adjacent to ancient woodland, a natural buffer will be required to protect the ancient woodland.

Wherever possible hedgerows will be retained and enhanced. Proposals which are accompanied by a Hedgerow Survey will be supported when the designs demonstrate sympathetic development around hedges of high or moderate quality. This should include a management plan for the hedgerow to allow it to develop into a high value habitat, including a grassland buffer.

New developments will maintain and enhance habitat corridors for the wildlife using them. Where surveys show that bats are using these corridors, lighting will be controlled to exclude or minimise light spill onto the habitat. Water courses will be buffered by a minimum of 8m of vegetation from the top of the bank, in line with the Local Plan.

Important views

Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect what remains of Ryton's rural setting and its relationship with the rolling countryside on the edge of the Dunsmore plateau overlooking the Avon Valley. Although extensive panoramas are limited to the views westwards from Knightlow Hill, there are a number of closer vistas into and around the north, east and south of the Village that establish the settlement in its wider landscape.

One of the main ways in which residents expressed this wish was by identifying a number of highly-valued views from the built-up area and in the surrounding countryside on a map displayed at the November 2017 Open Event (Figure 16).

Figure 16: Map Produced by Residents at the November 2017 Open Event to Show Highly Valued Views



These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sight-lines of the suggested views and mapped them (below, figure 17).

Figure 17: Important views.



IMPORTANT VIEWS



VIEW A1: East from St. Leonard's churchyard



VIEW A2: East from St. Leonard's church burial ground



VIEW B: Northeast from footpath to Wolston



VIEW C: East from Jubilee Pools



VIEW D: West from Knightlow Hill



VIEW E: Northwest from Knightlow Cross



VIEW F: Southeast from the corner of village orchard



VIEW G: South from the corner of Jubilee Pool (North fishing pool)



VIEW H: South from the corner of Jubilee Pool (South fishing pool)

Renewable energy generation infrastructure

Ryton is in Rugby Borough Council Landscape Character Type (LCT) 2 *Dunsmore Plateau Fringe*, which is judged to be unsuitable ('high' sensitivity) for commercial wind turbine development.

POLICY ENV 7: RENEWABLE ENERGY GENERATION INFRASTRUCTURE - Renewable energy generation infrastructure should:

- a) Not have an adverse impact (such as noise, visual impact, reflections, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions) on the health, wellbeing or amenities of residents and visitors;
- b) Not have an adverse impact on the area in relation to views or the character of the surrounding landscape;
- c) Be of an appropriate scale for its location;
- d) Where practicable, incorporate designed-in features to enhance biodiversity in the built environment.

D. Community Sustainability

Introduction

In any rural community, the availability, quality and balance of local services and amenities is vital. In Ryton, we recognise that, as our community grows, it is important to ensure that the infrastructure grows with it, and the facilities, amenities and environment are not only retained and protected but also enhanced. This is integral to sustaining a healthy community, its cohesion, vitality, safety and general wellbeing.

Through the questionnaire and other events, the villagers of Ryton have expressed their views and concerns on the following subjects relating to Community Sustainability:

Village Community

'One of the best things about Ryton is the great community spirit, with the Village Hall, School and Church at the centre of activities, including many clubs and groups'. (Rebecca Lucas)

The value of being part of a village community is clearly important; it was highlighted by parishioners during the consultation process (54 specific comments*). There are many examples of the Village community working together.

- The painting of the subway mural in 2011 involved more than 150 people of all ages giving up their time to help design and paint it.
- The response to the Parish Plan research in 2012 was remarkable - with nearly 70% of the households returning their questionnaires and over 50 people then volunteering to address the different issues raised, many of which have now been resolved.
- There is also the Church Fete and evening community event which involves many different groups and is enjoyed by villagers of all ages.
- A team of volunteers drives the Village minibus to provide transport for less mobile members of the community.

In their responses to the questionnaire, people used expressions such as 'the heart and soul' 'charm' or 'flow and feel' of the Village community. People also referred to the 'much loved identity' or the 'individuality' of our Village and 'the importance of community spirit'

Facilities and Amenities

The community facilities and amenities that exist in Ryton make a significant contribution to this special sense of 'community'. They have a positive impact on our sustainability; enhancing the quality of life for residents and providing the potential for social interaction. Our community consultations showed that many villagers were most concerned about the

importance of ensuring that, as the Village grows, the facilities and amenities are upgraded and developed accordingly. (166 comments*). Many people commented on the importance of maintaining and, if possible, improving the local bus service as a vital link with nearby towns and facilities.

The fact that Ryton, despite lying close to Coventry, is surrounded by Warwickshire countryside, may in part account for the considerable value the villagers place on the surrounding green spaces both within and around the Village - recreation ground, community orchard, fields, woodland, ponds, lakes and associated footpaths, trees, hedgerows, flowers and wildlife. (100 comments*)

These green spaces are all invaluable community amenities, which have been separately covered in the Environment section

Traffic Concerns

The majority of respondents expressed concerns about the potential impact that additional housing will have on the levels of traffic congestion and road safety in the village. (185 comments*) Comments focused mainly on road safety issues, linked to the volume and speed of traffic on the Leamington Road, Warren Field, High St and Church Rd. Parking issues at Provost Williams CE Primary School and the Co-op were also raised.

Businesses and Employment

A thriving local economy is an important factor in a healthy community. Ryton already has the benefit of many sizeable employers such as Keller, Marshalls/Stonemarket, UK Mail, Network Rail and JLR, which help to explain why 78% of respondents to the questionnaire are against further larger industrial developments within the Parish. However, a similar proportion (73%) is supportive of further development of individual shops and offices. A number of parishioners also work from home in a variety of different fields.

In the following pages we present policies that are intended to sustain and develop our infrastructure as expressed in our Vision.

** Comments received either at the November 2017 Open Event or in the Neighbourhood Plan Questionnaire responses. Reports of both these are available on the Village website and referenced in Appendix 2*

D.1 Community Facilities and Amenities

Ryton-on-Dunsmore has a range of community facilities and amenities which all play an important part in the life of the village. These include the following:

Provost William's Church of England Primary School



Provost William's School (OFSTED Rating GOOD) is a valuable resource for the community, providing education for over 200 children, together with a Nursery, sessional day care, 'Stay and Play' sessions and Baby Clinic. The extensive school grounds include two outdoor classrooms, a Forest School area, an orchard and a wildlife area.

A recent inspection noted that:

"Relationships within the school are strong, characterised by Christian care and concern". The School reaches out to the wider community by inviting parishioners to key annual events, such as school plays and the crowning of the May King and Queen.

St Leonard's Church and Church Centre

St Leonard's is a listed building dating from 1080 set in a well loved and maintained churchyard. As well as a range of services the church fosters a number of valuable community activities such as bell-ringing, choir and the Annual Fete and football competition. The Church Centre is a valued venue for group events such as the volunteer Lunch Club, Morris Men and Twirls (Women's Institute Lite)



The Village Hall

The Village Hall is a well maintained, flexible resource for the Village, centrally positioned and offering a good-sized hall, committee rooms and kitchen. It is well used by both regular groups, such as the 'Over 50's, line dancers and dog training and for one off functions like birthday parties or weddings.



The village hall also houses the outreach part-time Post Office. There is a desire for the Post Office to be open more often. One of the three defibrillators is sited here too.

Village Pubs

The Parish is served by two pubs, The Malt Shovel and The Blacksmiths Arms. Both pubs are assets to community and are supported by both locals and passing trade. The Malt Shovel houses a defibrillator.

Shops and other amenities

The Village has a Co-operative shop, which is open 7 days a week and offers a wide range of products. In addition, there is a free to use cashpoint. The third Parish Defibrillator is sited in the Co-op. Other valued Village facilities and amenities include a Parish Burial Ground, Manor Farm Shop, 'Summie's', a Chinese Take-away, 'Solutions', a hairdresser's, 'New Leaf' Gym and Connexion Sports Centre.

The parishioners of Ryton have many different opportunities and venues for outdoor recreation. These include the



Allotments

Recreation Ground, with pavilion, football pitch, children's play area and multi-use games area, the Holly Drive Children's Playground, Village Allotments, Community Orchard, Steetley Meadows Conservation Area and Water Meadow, Jubilee Pools, Ryton Pools Country Park, linked to Ryton Wood, Five Acre Community Farm and local footpaths.

The retention and enhancement of these important community facilities and amenities has been identified as a priority for the Plan. The Facilities and Amenities which need protecting and enhancing are as follows: St Leonard's Church, Church Centre and burial ground, The Parish Burial Ground, the Village Hall, the Post Office, Provost Williams Primary School, the two pubs, the Malt Shovel and the Blacksmiths Arms, the hairdresser's, the Co-op, the Farm Shop, the Take-Away, New Leaf Gym, Five Acre Community Farm; Ryton Organic Gardens, Village Allotments and the Connexion Sports Centre.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development proposals that result in the loss of, or have a significant adverse effect on, an existing community facility will not be supported, unless it can be demonstrated that

- a) There is no longer any need or demand for the community facility; or
- b) The community facility is, demonstrably, no longer economically viable, or able to be supported by the community, including the potential use of fundraising and volunteering by parishioners or others; or
- c) The proposal makes alternative provision for the relocation of the community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

New community facilities

As a community we are keen to develop and enhance our community facilities to meet the growing needs of the residents; for example, the village does not have its own Doctor's surgery or pharmacy. Instead residents generally attend a surgery either in Wolston, Stretton-On-Dunsmore or Chase Avenue, Willenhall. Due to the capacity of these existing surgeries, Ryton-on-Dunsmore does not merit its own doctor's surgery. It is acknowledged, however, that with the further development of the Village, the residents would desire additional health care services. (45 Comments from November 2017 Open Event and Questionnaire responses)

We also aspire to develop the following areas as suggested and supported by members of the community: outdoor gym activity stations, year-round access to the Water Meadow, increased days/hours of Post Office, cycle racks at key points in the village.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

- a) Meets the design principles stated in PolicyGD2;
- b) Will not result in unacceptable traffic movements or other disturbance, to residential properties;
- c) Will not generate a need for parking that cannot be adequately catered for;
- d) Is of a scale appropriate to the needs of the locality;
- e) Is conveniently accessible for residents of the village wishing to walk or cycle;
- f) Takes into full account the needs of people with disabilities;

The following Community Actions are not planning policies but are aspirational activities as described in the Foreword to this Neighbourhood Plan on page 5.

COMMUNITY ACTION CF1: POST OFFICE - The Parish will seek ways to increase the number of days/hours the outreach Post Office is open.

COMMUNITY ACTION CF2: HEALTHCARE FACILITIES - The Parish will explore ways to achieve the provision of healthcare facilities within the Parish as its population expands.

School expansion

The School has, in recent years, installed bike stands and launched campaigns to encourage both pupils and staff to cycle or walk to and from School. The County also adapted an area outside the School gates to improve parking. Despite these measures, there continues to be a serious problem with cars parking outside the School, on both sides of the nearby roads, particularly at drop off and pick up times. This is a particular worry for parents, with the risk of children running into the road between parked cars etc. and for residents, unable to access their driveways at these times. It is not unusual for access to be so compromised that, in the event of an accident or fire, an emergency vehicle would be unable to reach the scene.

The number of children attending the School is likely to increase following the building of additional houses. There is therefore a pressing need to address this issue to ameliorate the impact of further pressure on car parking around the School.

POLICY CF3: SCHOOL EXPANSION - Proposals for the expansion of Provost William's C of E Primary School will be supported where it can be demonstrated that:

- a) expansion would not exacerbate existing access related or traffic circulation problems, unless suitable mitigation measures are brought forward as part of the proposal;
- b) the development would not result in a significant loss of amenity to local residents or other adjacent users and is in character, scale and form to the current building;
- c) Safe Routes to Schools' schemes and similar initiatives are introduced wherever possible utilising developer contributions where appropriate.

The provision of onsite parking for staff and appropriate parking/drop off/pick up points for parents and children will be supported.

D.2 Transport

Despite being bisected by the A45 dual carriageway, Ryton remains essentially a rural Parish and it is this 'country village' quality, which residents have repeatedly stated they wish to see protected.

The NPPF encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures, which promote a decrease in the number of journeys made by car, and there are several actions that can be taken by individuals and by the public and private sectors to support this objective.

The policies relating to transport therefore focus on those areas where they can have an influence on highway safety, parking provision and the reduction of the need to travel by car.

The large majority of respondents are exercised by the potential impact that additional housing will have on the current and future levels of traffic congestion and road safety in the village. 83% of respondents to the Neighbourhood Plan Questionnaire indicated that if the Village expands they would rate traffic management/calming as 'Highly Important' or 'Important'.

Traffic Management Highway Safety

Particular areas of concern are:

In spite of a traffic restrictor, speed humps, parked cars and restricted road width, some vehicles still do not observe the speed limit. Residents have very real fears of an accident involving the elderly or children. The danger is exacerbated by narrow pavements or, in some areas of Church Road, no pavement at all. For this reason we would like to ensure that there is provision in the Plan for steps to be taken to mitigate the impact of any increased volume of traffic in the village.

Leading off the dual carriageway, the A445 Leamington Road runs through the Village. This road is a source of particular concern to the residents of Ryton from the aspect of road safety. (54 Questionnaire comments relate to traffic and congestion on Leamington Rd)

Speed restrictors and speed warning signals have been installed, with the aim of reducing the speed and also the numbers of HGVs. In spite of Warwickshire Police prioritising Leamington Road for mobile speed camera surveillance, they have conceded that they are unable to make a significant impact on excessive average speeds.

In addition, at times of congestion on the nearby major road networks, Leamington Road experiences considerable additional traffic leading to serious congestion.

The Parish has secured transport routing agreements with all the occupants of the Prologis site and with Marshalls/Stonemarket and Wolston Quarry, prohibiting HGV traffic associated with these businesses from using Leamington Rd.

Despite many representations over a long period, Warwickshire County Highways have consistently refused to approve either a downgrading of the road classification or a lorry weight restriction.

It is suggested that any new commercial development which is likely to generate HGV traffic should be subject to a Traffic Routing Agreement, prohibiting any associated HGV traffic from using the Leamington Road in line with principles agreed and set down by the Local Highways Authority.

POLICY T1: TRAFFIC MANAGEMENT HIGHWAY SAFETY - With particular regard to the highway network of the Parish and the need to minimise any increase in vehicular traffic, all housing and commercial development must be designed to minimise additional traffic generation and movement through the Village. Mitigation measures to avoid additional road safety concerns will be strongly supported e.g. a pedestrian controlled crossing facility on Leamington Road.

Footpaths and Cycleways

Figure 18: Footpath Map



At peak times, at the Co-op, Church, School or Village Hall for example, cars overspill on surrounding roads - and can be inappropriately parked increasing the risk to pedestrians. Therefore, any measures which reduce car use and encourage walking or cycling for making journeys in and around the Parish will be encouraged.

Some parishioners currently make use of bicycles to get about the Village or for leisure purposes. Increased bicycle use will lead to the need for bicycle racks at key points in the Village such as at the Village Hall or Co-op. These, in turn, will raise the profile of cycling within the Village.

Outside the Village, apart from the cycle lane along the A45 towards Coventry, there are no dedicated cycle routes around the area. With the increase of traffic and the consequent deterioration of the road surface, cycling is becoming increasingly hazardous. There is an increasing need to provide safe cycling routes both around the Village and along surrounding roads to connect Ryton to nearby villages and towns. This will entail negotiation with the appropriate bodies of neighbouring parishes.

Many villagers mention the importance of footpaths and walking for leisure. Ryton is fortunate to have many footpaths (see Figure 18). As the Village grows it will be important to establish a means by which these can be maintained and enhanced.

POLICY T2: FOOTPATHS AND CYCLEWAYS - Development proposals should include measures to facilitate and encourage safe access by cycle and on foot and the protection of, connection to, and extension where practicable of existing pedestrian and cycle routes.

Where the diversion of a footpath or cycleway is necessary, or where a route is absorbed into a development proposal, the route should be designed and bounded to retain its character.

The creation of new footpaths, or the enhancement of existing footpaths, to encourage walking from the new developments to the village amenities for leisure and wellbeing, is supported.

The following Community Actions are not planning policies but are aspirational activities as described in the Foreword to this Neighbourhood Plan on page 5.

COMMUNITY ACTION T1: CYCLE LANES - The Parish will seek to increase the number of dedicated cycle lanes to link Ryton to surrounding villages, stations etc. where possible enhancing/developing cycle lanes within the Parish and negotiating with appropriate bodies outside of the Parish.

COMMUNITY ACTION T2: FOOTPATH MAINTENANCE - The Parish will work with the community and appropriate bodies to ensure the ongoing maintenance and enhancement of footpaths within the Parish.

Community transport

Many residents are reliant on the bus service to reach nearby towns and find the service restricted. (26 comments in Questionnaire responses). There is a village minibus which, through volunteers, provides regular visits to a local shopping centre and transport for the different activities that take place in the Village. There is the potential to develop a community transport system to support villagers who do not have cars with transport to opticians, dentists, hospital appointments etc.

COMMUNITY ACTION T3: COMMUNITY TRANSPORT - The Parish will seek to develop its own voluntary community transport scheme for residents without transport as a means to increase mobility and reduce isolation.

D.3 Businesses and Employment

Ryton has seen a huge change in the local employment scene in the recent past. The Parish was home to a major car assembly operation from the Second World War until 2006 when the then owner, Peugeot, closed the plant with the loss of 2,300 jobs.

The site has since been completely redeveloped and is now home to a mixture of smaller manufacturing and distribution operations. Compared with surrounding parishes, Ryton already has the benefit of many sizeable employers such as Keller, Marshalls/Stonemarket, UK Mail, Network Rail and JLR.

While we recognise that these companies provide valuable employment opportunities - vital for a thriving community such as Ryton - it has to be understood that an increase in traffic congestion within the Village has been a significant negative consequence of the large-scale redevelopment of the commercial sites in and around the Parish. This in part explains the result from the Neighbourhood Plan Questionnaire where 78% of respondents were against further larger industrial developments within the Parish.

However, there was a much more positive response with regard to further development of individual shops and offices with 73% people being in support (31 specific comments relating to needing additional shops).

For economic activity to thrive in the Parish, it is important that the necessary infrastructure exists. Consequently, in order to protect and strengthen the economic base within the Parish, where there are buildings dedicated to business use in the Parish they should be protected against being lost to other uses.

POLICY BE1: SUPPORT FOR EXISTING BUSINESSES and EMPLOYMENT OPPORTUNITIES - There will be a strong presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:

- a) The commercial premises or land in question has not been in active use for at least 12 months; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through an appropriate market report.

New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities.

Parishioners have been clear that any new employment initiatives should be small-scale, such as individual shops and offices. Employment proposals should only be approved if they avoid harmful impacts on other matters agreed to be locally important. For example, over 90%, of

respondents to the Neighbourhood Plan Questionnaire felt that any commercial development should only be allowed if it could be shown not to increase heavy goods traffic, not to be detrimental to visual amenity and not to have a negative environmental impact on neighbouring properties.

POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT - In supporting additional employment opportunities, new development will be required to:

- a) Not generate unacceptable levels of traffic movement and on-road parking and make appropriate off-road parking provision;
- b) Fall within the boundary of planned limits of development for Ryton-on-Dunsmore Parish, unless it relates to small scale leisure or tourism activities, the sensitive extension of existing commercial premises or other forms of commercial/employment related development appropriate to a countryside location;
- c) Where possible, be sited in existing buildings or on areas of previously developed land;
- d) Not involve the loss of dwellings;
- e) Contribute to the character, the design of the local built environment and the vitality of the local area.

Home working

There is an increasing trend for residents to work from home, either whole or part time. A targeted survey revealed that home workers in the village include hairdressers, book keeper, beautician, furniture restorer, project manager, business consultant, Borough Councillor.

With improving internet connectivity locally and changing employment patterns nationally, this trend is likely to continue, making the Parish a place where a greater percentage of the population are spending more of their time within the Parish. This could create opportunities for joint working, business hubs, support groups and room hire for meetings.

A key benefit of supporting home working is that it helps to promote local employment activities whilst reducing dependency on the car for journeys to employment sites outside the Parish. This, in turn, can help to reduce traffic volume within the Parish.

However, it is recognised that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living spaces. The construction of extensions, the conversion of outbuildings, and the

development of new freestanding buildings in gardens from which businesses can operate will be supported. This is intended to maximise the opportunities for entrepreneurial activity and employment in the Parish.

POLICY BE3: HOME WORKING - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) Any extension or free-standing building is designed having regard to policies in this Plan and does not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

Broadband infrastructure

The modern economy is ever evolving and increasingly requires a good communications infrastructure to maximise technological advances. High-speed Internet connectivity is driving business innovation and growth, helping people access services, and opening up new opportunities for learning. This is important for the Parish, where better broadband enables improved access to an increasing number of on-line applications and services, provided by the public and private sector. This can help to significantly reduce social exclusion and create business and employment opportunities. 90% of those responding to the Neighbourhood Plan Questionnaire felt that good broadband coverage and speed is important as the Village expands.

Responses to a question about supporting infrastructure for home workers included the following comments:

- 'Poor mobile coverage and broadband speeds - this is how I do a lot of my admin and marketing'
- 'Unfortunately, our connection is very poor (2mbps, 3 on a good day, worse if the weather is wet or windy.)'
- 'Project manager and need to connect to the work servers which is a nightmare.'
- 'As the internet crashes so often..... I lose work.'

It is crucial that all efforts are made to enable all businesses and households in the Parish to access superfast broadband. Additionally, communications technology is progressing at pace with new developments over the life of this Plan being inevitable. The Parish wishes to take advantage of these developments for the benefit of its Parishioners.

POLICY BE4: BROADBAND INFRASTRUCTURE - Proposals to provide access to superfast broadband for all commercial and domestic developments in Ryton-on-Dunsmore Parish will be supported.

Improvements to the mobile telecommunication network that will serve all businesses and households within the Parish will be supported.

Where new masts are installed, these should be shared where possible by more than one provider.

Any infrastructure improvements, possibly requiring above ground network installations, must be sympathetically located, designed to integrate into the landscape and not be in or near to open landscapes.

Any new building should make allowance for fibre or equivalent technology, to be installed using underground ducting or relevant appropriate means.

All new buildings must provide the capability specified by the Government for above and below ground access and mobile radio.

8. Community Actions

The Community Actions identified in the preparation of this Plan are presented in context through the document and are listed here as a summary.

The aspiration is to progress these Community Actions, which are not planning policies, whilst acknowledging that the ability to do so will in many cases depend upon residents volunteering their time, energy and skill to convert them into action. The Parish Council may in some cases be the appropriate body to provide some oversight.

COMMUNITY ACTION E 1: IMPORTANT OPEN SPACES - The Parish Council will actively work with Rugby Borough Council, landowners, the community and other partners to secure the protection of the locations and features of the following sites (listed in Policy ENV 3, mapped in Figure 10 and detailed in Appendix 6) through the confirmation as existing, or designation as new, Open Space, Sport and Recreation (OSSR) sites in appropriate typologies.

COMMUNITY ACTION E 2: HOLLY DRIVE AND CEDAR AVENUE GREEN SPACE

- Immediate action to resolve the current overgrown areas and clearance of debris in water features.
- Review and assess waterways for general debris.
- Open communication channels with Warwickshire Wildlife Trust to identify steps to improve the wildlife habitat.
- Develop a long-term maintenance schedule for the entire space.

COMMUNITY ACTION CF 1: POST OFFICE - The Parish will seek ways to increase the number of days/hours the outreach Post Office is open.

COMMUNITY ACTION CF2: HEALTHCARE FACILITIES - The Parish will explore ways to achieve the provision of healthcare facilities within the Parish as its population expands.

COMMUNITY ACTION T1: CYCLE LANES - The Parish will seek to increase the number of dedicated cycle lanes to link Ryton to surrounding villages, stations etc. where possible enhancing/developing cycle lanes within the Parish and negotiating with appropriate bodies outside of the Parish.

COMMUNITY ACTION T2: FOOTPATH MAINTENANCE - The Parish will work with the community and appropriate bodies to ensure the ongoing maintenance and enhancement of footpaths within the Parish.

COMMUNITY ACTION T3: COMMUNITY TRANSPORT -The Parish will seek to develop its own voluntary community transport scheme for residents without transport as a means to increase mobility and reduce isolation.

9. Infrastructure Requirements

All development has the potential to impact on the environment and place pressure on local infrastructure and services. It is recognised that the planning system should be used to ensure that new development contributes positively to the local environment and helps to mitigate against any adverse impacts on infrastructure.

Appropriate infrastructure is therefore critical to support the provision of development. This is not only to ensure that the new development is properly served in respect of essential day-to-day infrastructure required by the occupants of any new development but also to minimise the impact upon existing infrastructure.

However, the NPPF stresses that the need for infrastructure accompanying development must have regard for the viability of that development. Planning Practice Guidance (PPG 46) also recognises the ability of Neighbourhood Plans to identify the need for new or enhanced infrastructure but requires them to prioritise the infrastructure requirements.

Provision of the necessary physical and community infrastructure arising from proposed development is therefore a critical component of the Plan, which has identified a range of potential infrastructure requirements through its production.

Funding for new infrastructure is currently provided through a legal agreement (often referred to as a Section 106 Agreement) between the Borough Council and the applicant, along with other parties involved in the delivery of the specific infrastructure improvement (such as the County Council Education Department in relation to the impact on school places).

The potential introduction of what is known as a Community Infrastructure Levy (CIL) introduces charges to be applied according to the scale and type of development, and these funds are then used to contribute towards the infrastructure requirements of development.

The provision of these diverse elements of infrastructure needs to be timely if deficiencies are to be avoided. The infrastructure requirements identified and detailed within The Plan are summarised in the policy below:

POLICY INF 1: DEVELOPER CONTRIBUTIONS – Where policies in this Plan require contributions to community infrastructure, they will be made through contributions through Section 106 agreements or the Community Infrastructure Levy (CIL) where applicable.

The following projects are identified as priorities for investment in local community infrastructure:

- Outdoor gym activity stations,
- Year-round access to the Village Water Meadow (adjacent to Steetley Meadows),
- Cycle Racks at key points in Village e.g. Co-op, Church, Village Hall
- Conversion/fitting out of appropriate space for use as surgery/clinic in the event of a Health Care Facility being set up.
- Extra provision of cycle lanes.

10. Monitoring and Review

The Neighbourhood Plan will last until 2031. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Ryton on Dunsmore Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan in 2023 or to coincide with the review of the Rugby Local Plan if this cycle is different.



Ryton on Dunsmore Neighbourhood Plan 2018-2031 Statement of Basic Conditions

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1.0 Introduction

- 1.1 The Basic Conditions Statement has been prepared to accompany the Ryton on Dunsmore Neighbourhood Plan (“the Neighbourhood Plan”) under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council, as the ‘qualifying body’ must include a statement explaining how the proposed neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
- 1.3 Paragraph 8 (1) states that the examiner must consider the following:
 - (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2))
 - (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L, as amended by s38C(5)(b)
 - (c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates and
 - (d) such other matters as may be prescribed.
- 1.4 Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:
 - (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan
 - (b) the making of the neighbourhood development plan contributes to the achievement of sustainable development
 - (c) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
 - (d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations and
 - (e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

- 1.5 Section 2 of this Statement sets out how the Neighbourhood Plan complies with the legal requirements of sub-paragraphs 1 (b), (c) and (d). Section 3 of this Statement sets out how the Neighbourhood Plan meets the basic conditions contained in sub-paragraph 1 (a) and sub-paragraph 2.

2.0 Legal Requirements

- 2.1 The Plan complies with the provisions of sub-paragraph 1(b) as described below.

The Plan is being submitted by a qualifying body

The Neighbourhood Plan has been submitted by Ryton on Dunsmore Parish Council, which is a qualifying body and entitled to submit a Neighbourhood Plan for the designated Plan area.

What is being proposed is a neighbourhood plan

- 2.2 The Neighbourhood Plan contains policies relating to the development and use of land within the Neighbourhood Plan area and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect

- 2.3 The Neighbourhood Plan states that the period which it relates to is from 2018 until 2031. The period has been chosen to align with that of the Daventry Local Plan.

The policies do not relate to excluded development

- 2.4 The Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990. The Waste Core Strategy and Minerals Plan provides the strategic policy for Warwickshire. The County Council also oversees highway matters.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood plan area and there are no other neighbourhood plans in place within the Neighbourhood Plan area.

- 2.5 The designated Plan area was approved by Rugby Borough Council on 11 November 2016. The Plan does not relate to more than one neighbourhood plan area. There are no other neighbourhood plans in place within the Neighbourhood Plan area.

2.6 In relation to sub-paragraph 1(c), it is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Plan Area.

2.7 In relation to sub-paragraph 1(d), there are no other prescribed matters.

3.0 The Basic Conditions

3.1 This section addresses how the Neighbourhood Plan fulfils the basic conditions set out in sub-paragraph (2). The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF) and to the saved strategic policies contained in the Charnwood Core Strategy adopted in 2009.

Having regard to national policies and advice

3.2 The Neighbourhood Plan has been developed having regard to the NPPF (2018). An explanation of how each of the Neighbourhood Plan policies have shown regard to the NPPF are outlined in table 1 below.

3.3 In broad terms the Plan:

- process has empowered the local community to develop the plan for their neighbourhood and has undertaken a creative and thorough exercise in identifying ways to enhance and improve the area;
- policies are based on robust evidence and provide a practical framework within which decisions on planning applications can be made, with a high degree of predictability and efficiency;
- seeks to deliver locally appropriate homes, businesses and infrastructure through housing allocations, a windfall policy and employment policies;
- seeks to actively manage patterns of growth in the most sustainable locations through the designation of a Limits to Development;
- supports local strategies to deliver sufficient community facilities and services, to meet local needs;
- contributes to conserving and enhancing the natural environment through the protection of Local Green Spaces, biodiversity and a range of environmental protections.

General conformity with the strategic policies of the development plan for the area

- 3.4 The Neighbourhood Plan has been prepared in general conformity with the Rugby Core Strategy adopted in June 2011 and the Local Plan Part 2.
- 3.5 Table 1 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the Rugby Development Plan and have regard for the National Planning Policy Framework (2018).

<i>Ryton on Dunsmore Neighbourhood Plan policies</i>	<i>NPPF para</i>	<i>Regard to National Planning Policy (NPPF 2018)</i>	<i>General Conformity with Rugby Development Plan</i>
Policy GD1: Limits to Development	9, 11, 79,	One of the core principles of the NPPF is to recognise and protect the intrinsic character and beauty of the countryside. Actively managing patterns of growth, within the Limits to Development seeks to support existing services and facilities and protect the countryside and setting of the settlements. Further, Limits to Development facilitate the use of sustainable modes of transport with both benefits to the environment and the health of the community, both underlying premises of the NPPF.	The Rugby Local Plan includes 'settlement boundaries, within which, subject to certain criteria, a general presumption in favour of development will be applied. The Neighbourhood Plan seeks to update this boundary to reflect housing allocations and thus is in general conformity with the Local plan. Policy GD1 is in general conformity with the Core Strategy and the Local Plan which identifies Settlement Boundaries to prevent the unregulated encroachment of development into the countryside.
Policy GD2: Design & GD3 Design and Access Statement	8, 28, 110, section 12	The policy outlines several design principles and supports the NPPF principle of requiring good design; and the need to respond to local character and history of the local surroundings. Importantly the policy does not impose architectural styles and hence does not stifle an innovative approach.	Local Plan policy SDC1 requires development to demonstrate high quality design
Policy H1: Residential Site Allocations & H2 Reserve Site	7, 10, 11	Inclusion of a housing target supports 'the presumption in favour of sustainable development' by providing for the strategic development needs set out in the Core Strategy and updated in the evidence being gathered for the emerging Local Plan.	The Local Plan identifies Ryton on Dunsmore as a Main Rural Settlement where development is permitted within settlement boundaries. Policy DS3 allocates a site for up to 75 dwellings which is reflected in the Neighbourhood Plan.
Policy H3: Windfall Sites	68, 70,	The policy for small scale windfall sites has regard to the NPPF; by seeking to meet any future housing requirements for the area and maintain the vitality of the settlements, whilst protecting their character and setting. This is a positive policy for future housing provision given that this type of development has a proven track record in providing a good source of new housing over recent years in the Parish.	The support of the Neighbourhood Plan for small scale windfall development is in general conformity with the Local Plan which supports small-scale development in Main Rural Centres (paras 4.13 nd 11.2).
Policy H4: Support for Brownfield Sites	84	The NPPF says that 'the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'.	Local Plan Policy GP3 supports the redevelopment of previously developed land.

Policy H5: Housing Mix	62, 91	The policy seeks to support a mix of housing that meets an identified need in the community. The NPPF advocates for inclusive and mixed communities, which will require a mix of housing types based on current and future demographic trends.	Local Plan Policy H1 identifies a need for new residential development to contribute to the overall mix of housing in the locality, taking local need into account, amongst other issues. Policy GP5 recognises the use of neighbourhood plans to inform identified need.
Policy H6: Off-Road Parking Spaces	102	The NPPF recognises that parking is integral to the design of schemes	Local Plan Policy D2 requires ‘adequate and satisfactory’ parking facilities to be provided.
Policy H7: Further Tandem and Backland Development	70	The NPPF Glossary excludes residential gardens from the definition of ‘previously developed land’. Para 70 says ‘Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area’.	Local Plan Policy GP4 safeguards development potential in a range of areas, and identifies in the narrative to the ‘sterilisation of areas of land ... with the development of ‘backland’ ...’ Policy SDC1 states that ‘proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent sites where there is potential for conflict between the uses ...’
Policy H8: External Storage	8, 83	The provision of external storage aligns with the NPPF’s aim of good design, and in particular the need to ensure development will function well and create safe and accessible environments.	Local Plan Policy SDC1 requires the provision of adequate off-street storage space.
Policy H9: Building for Bio-Diversity	184	The policy seeks to protect and enhance local biodiversity features in new development. The policy has regard to the NPPF, which states that the planning system should contribute to enhancing the natural and local environment by minimizing impacts on biodiversity and providing net gains where possible.	The Local Plan seeks to support developments that protect and enhance biodiversity (policy NE1 and NE2).
Policy ENV 1: Protection of Local Green Space	99 - 101	Protection of Local Green Spaces identified as being special by the community is advocated through the NPPF. Proposed designations meet the criteria set out in the NPPF.	The principles underpinning the protection of Local Green Spaces are in general conformity to the Local Plan Policies contained in Chapter 10 of the Local Plan on the Natural Environment.
Policy ENV 2: Protection of sites of environmental significance	Section 15, 178	These policies seek to protect other open space with environmental and historic value on account of their natural and/or historical features. This has regard to the NPPF principles conserving and enhancing the natural and historic environment. It takes into account the designation hierarchy and the protection is commensurate with their status.	The Local Plan seeks to support developments that protect biodiversity (policy NE1 and NE2).
Policy Env 3: Important Open Spaces			The Neighbourhood Plan in identifying locally significant sites for protection, adds further detail and value at the neighbourhood level and is in general conformity with the Local Plan overarching principles

Policy Env 4: Non-designated heritage assets	79, 184, 185	The NPPF requires Plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets	The Local Plan seeks to protect its heritage assets (Policy GP3) by considering the impact of development on any heritage asset. Policy SDC3 is specifically related to protecting and enhancing the historic environment.
Policy Env 5: Ridge and Furrow	187	This policy seeks to protect ridge and furrow fields and has regard for the NPPF, which considers that non-designated heritage assets of archaeological interest, of equivalent significance to scheduled monuments should be subject to the policies for designated heritage assets.	
Policy ENV 6: Biodiversity, Hedges and Habitat connectivity.	184	The policies seek to protect and enhance local biodiversity features and habitats. The policy has regard to the NPPF, which states that the planning system should contribute to enhancing the natural and local environment by minimizing impacts on biodiversity and providing net gains where possible.	The Local Plan seeks to support developments that protect biodiversity (policy NE1 and NE2). The Neighbourhood Plan in identifying locally significant sites for protection, adds further detail and value at the neighbourhood level and is in general conformity with the Local Plan overarching principles
Policy ENV 7: protection of Important Views	20, 127, 141	The policy seeks to protect views identified as being significant to the community. In accordance with the NPPF, the planning system should contribute to and where possible; enhance the landscape. Views are a key component of the landscape	Whilst there is no explicit policy regarding the protection of views, the Local Plan (policy NE4) supports the protection of the character the landscape. Important views are an important element of the character of the landscape and thus their identification and protection is consistent with the broad aims for the countryside and natural environment in the Local Plan.
Policy ENV 8: Renewable Energy Generation Infrastructure	148, 151, 154	The policy supports the NPPF aim of meeting the challenge of climate change by supporting the delivery of renewable energy development while ensuring that adverse impacts are addressed satisfactorily.	Policy Env8 is in conformity with Local Plan Policy SDC8 which is concerned with delivering renewable energy and low carbon technology.
Policy CF1: Retention of Community Facilities and Amenities	20, 28, 83, 92, 182,	This policy seeks to protect key community facilities. This has regard for the NPPF principle of promoting healthy communities through amongst other things, planning positively for community facilities and guarding against their unnecessary loss.	Policy CF1 is in general conformity with Local Plan which recognises the importance of community facilities in the provision of sustainable development.
Policy CF2: New and Improved Community Facilities	8, 91, 117	In seeking new or improved community facilities, the policy supports the NPPF principle of promoting healthy communities.	Local Plan Policy HS3 seeks to protect and provide local shops, community facilities and services.

Policy CF3: School Expansion	94, 121	Policies to support expansion of schools will help deliver the local services required to enhance the sustainability of the community. The NPPF notes the importance the Government attaches to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.	Policy DS6 references the need for development proposals to provide or contribute to facilities such as schools.
Policy T1: Traffic management Highway Safety	Section 9	The policies seek to manage potential traffic issues arising from development and has regard for 'promoting sustainable transport' and supporting reductions in greenhouse gas emissions.	Local Plan Policy HS5 requires development to take account of the cumulative impact on traffic generation.
Policy T2: Footpaths and Cycleways	8, 91,117	The policy safeguards existing networks of footpaths and bridleways and in so doing, supports the NPPF aims of promoting sustainable transport and promoting healthy communities.	Local Plan Policy D3 is concerned with additional or improved infrastructure and the narrative recognises the value of cycling s a sustainable mode of transport. Similarly D4 on Planning Obligations recognises the need for cycling and walking facilities.
Policy BE1: Existing Employment & BE2 New Business & Employment	20, 72, 104, 121	The policy supports new employment opportunities through small scale employment premises. Promoting access to employment is a key element in the pursuance of sustainable development as outlined in the NPPF. The policy aims to support a prosperous rural economy, to grow and where possible, diversify the local economy.	The Spatial Vision recognises the importance of high-quality employment opportunities whilst Policy ED3 sets the criteria against which employment opportunities will be considered.
Policy BE3: Home Working	104	This policy supports the use of part of a dwelling for office or light industrial use in order to facilitate working from home. Working from home further supports employment activities; thus, contributing to a prosperous rural economy. It also supports the transition to a low carbon future by reducing the dependency of the car for journeys to employment sites outside of the Parish.	The general development principles of Policy BE3 conform with those of ED3.
Policy BE4: Broadband Infrastructure	Section 10	The NPPF advocates planning that supports high quality communications infrastructure.	Policy BE4 is in general conformity with Local Plan Policy SDC9 on Broadband and mobile internet, which requires the provision of broadband infrastructure.

Achieving sustainable development

- 3.7 The Neighbourhood Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development. In this regard, the Plan supports the strategic development needs in the Development Plan, shaping and directing development in the area that is outside of the strategic elements of the Core Strategy and Local Plan.
- 3.8 The NPPF defines sustainable development as having three dimensions; economic, social and environmental. The Neighbourhood Plan has been developed with regard to these principles and has jointly sought environmental, economic and social gains.
- 3.9 The policies contained in the Neighbourhood Plan contribute to achieving sustainable development by seeking positive improvements to the quality of the natural, built and historic environment, as well as in people's quality of life, including:
- supporting strong, vibrant, healthy and inclusive communities by facilitating the right mix of housing to meet local need;
 - supporting the transition to a low carbon future through actively managing patterns of growth within existing settlements, supporting sustainable modes of transport, renewable energy generation and local employment opportunities;
 - protecting and enhancing the distinctive character of the built and natural environment through high quality design, protection of important local green space and protection of important views;
 - conserving and enhancing the natural environment by protecting and supporting a net gain in biodiversity and important habitats;
 - supporting a strong economy through the protection of existing employment sites, support for new businesses including home working and encouragement of superfast broadband;
 - safeguarding and enhancing existing open space, community facilities and pedestrian and cycling facilities for the health, social and cultural wellbeing of the community.

EU obligations

Strategic Environmental Assessment (SEA)

3.10 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment under the relevant EU Directive. DCLG planning guidance suggests that, whether a neighbourhood plan requires a strategic environmental assessment and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development;
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

3.11 A Screening opinion was issued by Rugby Borough Council which determined that a full SEA would not be required. The statutory consultees concurred with this conclusion.

Habitats Directive

3.12 Rugby Borough Council undertook a Habitat Regulation Assessment (HRA) screening of the Neighbourhood Plan and concluded that an HRA was not required. The statutory consultees concurred with this conclusion.

Convention on Human Rights

3.13 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. Considerable care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.

3.14 There was extensive consultation and engagement in identifying issues and objectives and the community has been consulted on the draft Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as per the schedule

set out in the appendices to the Statement of Consultation. The Statement of Consultation has been prepared by the Advisory Committee and meets the requirements set out in Paragraph 15 (2) of the Regulations.

4.0 Conclusion

- 4.1 The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 are considered to have been met by the Ryton on Dunsmore Neighbourhood Plan.
- 4.2 The Plan has regard to national policy, will contribute towards the achievement of sustainable development, is in general conformity with the saved strategic policies in the Charnwood Local Plan 2015 and meets relevant EU obligations.
- 4.3 It is therefore respectfully suggested to the Examiner that the Ryton on Dunsmore Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

Appendix 2



Ryton on Dunsmore Neighbourhood Plan 2018-2031

Consultation Statement

Ryton-on-Dunsmore Neighbourhood Plan 2018-2031

Consultation Statement

This Consultation Statement has been prepared to comply with the requirements of Section 15(2) of Part 5 of the Neighbourhood Plan Regulations 2012

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Items referenced as being available on the Village Website can be found at: www.ryton-on-dunsmore.org.uk under 'Parish Council', 'Our Neighbourhood Plan'

Getting Started

The Parish Council resolved at its September 2016 meeting to proceed with the preparation of a Neighbourhood Plan.

This meeting also resolved to apply to Rugby Borough Council (RBC) for the designation of the Plan area to be the whole civil parish of Ryton-on-Dunsmore. This area designation was confirmed by RBC on 11th October 2016.

Initial Engagement

The decision to proceed with the Plan was communicated to the Village in the October 2016 Village Newsletter (which is distributed to every household). The article is reproduced in **Attachment 2** together with articles in subsequent editions which have been used to update the Village on progress with the Plan's development.

The April 2017 meeting of the Parish Council resolved to:

- a) appoint YourLocale to act as consultants for the preparation of the Plan
- b) launch the Plan process at the Annual Village Meeting on 17th May 2017.

Advertising this launch event was through posters on village notice boards together with a flyer which was distributed to every household. This is shown in **Attachment 3** together with the relevant Parish Council meeting minutes. At the event, attended by 25 residents and Councillors, a presentation was given describing the process of preparing the Neighbourhood Plan. Eight residents indicated that they were interested in helping with the preparation of the Plan in addition to six Councillors.

Setting Up the Steering Committee and Initial Consultation

The June 2017 Parish Council Meeting resolved to establish a Neighbourhood Plan Steering Committee as a sub-committee of the Parish Council. The introductory meeting was held on 26th June 2017 and the Steering Committee was formed with seven residents and seven councillors and Terms of Reference agreed. The Committee met 16 times up to Plan Submission. The dates of these meetings are shown in **Attachment 4**.

The agendas and minutes of all the meetings can be found on the **Village Website**.

The initial key objectives of the Committee were determined as:

- Communication with the Village
- Preparation of a Vision Statement
- Design of a Village Questionnaire

The initial communication objective was met with a professionally produced flyer (**Attachment 5 and Village Website**) delivered to all households in September 2017 with the title:

"So what's all this about a Neighbourhood Plan for Ryton?"

This flyer aimed to:

- explain the purpose and benefits of a Neighbourhood Plan
- describe the process
- answer key questions
- seek additional volunteers.

Vision Statement

The initial draft of the Vision for the Village was prepared based on the community feedback in the Parish Plan published in 2012. This draft Vision was presented at the November 2017 Open Event and included in the Village Questionnaire (see below).

Respondents were asked if they would support the use of this vision in the Neighbourhood Plan and were invited to comment/suggest changes. 98%(491) of respondents indicated support.

However, there were a number of comments made which were analysed in detail leading to some proposed amendments to the Vision. This analysis of the Vision feedback and the resulting changes approved by the Steering Committee at their 13.03.18 meeting are shown in **Attachment 6**.

Neighbourhood Plan Questionnaire

The Neighbourhood Plan Questionnaire was prepared by a sub-group of the Steering Committee. The version as delivered to every household is on the **Village Website**.

The Questionnaire sought the Villagers' views on the type, scale, location and designs of future housing and commercial development in the Village together with questions on what aspects of the Village need protecting and what amenity improvement should be prioritised as the Village grows. All residents from the age of 12 were invited to complete a questionnaire. The process ran from mid November through December 2017.

In order to maximise engagement, each household was visited by a member of the Steering Committee to deliver their copies, explain the importance of the process and answer any questions.

Villagers could respond on a paper copy (which we called to collect) or online. The process is detailed in **Attachment 7**.

We received 531 returned Questionnaires from 731 households, 114 online and 417 paper copies. Of the total target population of aged 12 and above this strictly represents a 34% return. However

we are aware that many households chose to send in a single collective response rather than one per member so the actual percentage return is arguably considerably higher.

The Questionnaire results were independently analysed by the Performance, Consultation and Insight Unit of Stratford-on-Avon District Council. A copy of their report can be found on the **Village Website**.

A booklet was also prepared showing the analysed results in full and this was distributed to every household. The covering note for this booklet is shown in **Attachment 8**.

The results of the Questionnaire were then taken forward by the three Focus Groups (see below) to determine the policies to be put in place to deliver the Vision and address the preferences expressed regarding the future development of the Village.

November 2017 Open Event

All Parishioners were invited to an initial consultation event which was held at Provost Williams School and advertised by a flyer delivered to every household:



The event was well attended by 68 villagers several of whom indicated a willingness to consider participating in future Focus Groups. The flyer and report of the event (which includes a summary of all the responses) are on the **Village Website**.

Focus Groups

All those who had expressed an interest at the Open Day were invited to a Focus Groups Launch Event on 18th January 2018 (**Attachment 9**). The event was also advertised in the Village Newsletter.

Three Focus Groups were established at this meeting:

- Housing
- Environment
- Community Sustainability

They were tasked with taking all the information obtained from the Questionnaire and Open Event and developing policies for the Plan which addressed the identified needs, ambitions and preferences.

Site Sustainability Assessment

An assessment of all potential development sites in the Parish was carried out in conjunction with local landowners. All sites with boundaries adjoining the Village Limits to Development were included together with some remote brownfield sites.

The landowners were identified by a Land Registry search and asked by letter to complete a questionnaire describing their site and indicate if they would like it to be included in the assessment. The list of landowners contacted is shown in **Attachment 10**.

Twenty-four potential sites were assessed using a standard methodology with criteria determined by the Housing Focus Group.

The full results of each assessment were fed back by letter to the relevant landowner who was invited to comment. Responses were received from two landowners which, following consideration by the Housing Focus Group, resulted in minor revision to the site scores in both cases. The results of this assessment led to the recommendation to allocate three sites in the Plan:

- The Sky Blues Training Ground site (in line with the Rugby Local Plan)
- The former British Legion site (for limited development to enable the restoration of the listed building and registered garden)
- Lamb's Field as a Safeguarded site.

Meetings have been held with the owners or representatives of these three sites all of whom have confirmed their support for our allocation proposals. Notes of the meetings are in **Attachment 11**.

Discussions have also been held with Historic England regarding the former British Legion site to ensure that the provisions of this allocation address the concerns to avoid harm to the designated heritage assets. RBC has also been consulted to ensure that the proposed housing strategy is in conformance with the Local Plan.

Engagement of Young People

At the first Steering Group meeting it was decided to involve the children at the Village primary school in a competition to design a logo for the Neighbourhood Plan. The idea was enthusiastically taken up by the Head Teacher and we received over a hundred entries depicting the children's ideas of what the Village means to them and the areas they cared about. This was judged by those attending the first Open Event and the winning entry used as our logo.

We then held two further events:

- A practical activity held over two afternoons, involving Year 5 children at the school to enable and encourage them to focus on which amenities and facilities would be most important to them as the Village grew. (See **Attachment 12a**)
- An informal discussion with a group of young people aged between 12 and 17 who live in the Village. The discussion was based around a small number of questions, starting with a conversation about features that make for an ideal community and leading on to how they felt about living in a village and considerations of the kinds and numbers of houses they felt would be appropriate for the Village in the future. (See **Attachment 12b**)

The views of the young people made a valuable contribution to the development of the policies in the Plan.

November 2018 Open Event

Once the Focus Groups had completed their work and produced a set of proposed policies, these were presented to the Village for feedback at an Open Event in November 2018. A flyer advertising this event was delivered to all households.



All the policies proposed for the plan, together with the list of Community Actions were presented at the event with a feedback form allowing participants to indicate whether they agreed or disagreed with each of them.

A total of 30 people attended this event and there was overwhelming support for the policies presented.

The session was lively and interactive and several constructive comments were received which have been incorporated in the plan.

A flyer and full report of the event are available on the **Village Website**.

Liaison with Rugby Borough Council

General contact has been maintained with RBC throughout the process. The meetings held at key stages in the preparation of the Plan are described below:

- Presentation of the Results of the Site Sustainability Assessments (19th September 2018)
Present: For RBC: Sophie Leaning, Martin Needham
For Ryton: Victor Collinson, Geoff Marsh
Generally supportive response received to our draft housing policy proposals.

- Review of the Draft of the Pre-Submission Version of the Plan (7th November 2018)

Present: For RBC: Sophie Leaning, Martin Needham

For Ryton: Victor Collinson, Gary Kirk, Geoff Marsh

Comments received from RBC on twelve of our proposed Policies which we have endeavoured to incorporate in the revised document.

- Review of Regulation 14 Comments (28th February 2019)

Present: For RBC: Sophie Leaning, Martin Needham

For Ryton: Gary Kirk, Geoff Marsh

Historic England were also invited to this meeting to discuss the former British Legion site allocation but were unable to attend. They did however provide written advice on revised wording for the allocation to address the concerns they had expressed in their comments. This has now been incorporated.

It was agreed that all the other comments required only minor revision to the Plan. RBC also confirmed that our inclusion of a limit of 'less than five dwellings' in the Windfall Sites Policy was in conflict with the Rugby Plan. This has since been removed.

Local Listing of Heritage Assets

A total of 26 buildings/sites were identified from discussion with various residents for possible inclusion on a local listing of Heritage Assets.

The owners of all these sites were contacted by letter for their feedback (see **Attachment 13**).

We received eight responses with six owners requesting that their properties were not included in the list. These have subsequently been removed. (The owner responses are included in the Pre-Submission Consultation Responses document on the **Village Website**)

Regulation 14 Consultation

The Pre-Submission version of the Plan was completed in November 2018 and approved at the Parish Council meeting on 5th December. It was then submitted for Regulation 14 Consultation from 7th January to 18th February 2019.

All villagers were made aware of this process through posters on Village notice boards and the flyer below, delivered to all households: (Copy on **Village Website**)



Neighbourhood Plan

HAVE YOUR SAY ON THE DRAFT PLAN!

The first full draft of our Neighbourhood Plan (Pre-Submission Version) is now complete but we need your feedback before it is finalised and submitted to Rugby Borough Council. All Village residents (and other interested parties) now have six weeks to comment on the proposed Plan which we have developed with your help over the last 12 months. All the comments received will be carefully reviewed by the Steering Committee and the draft will be modified where appropriate in the light of these.

You can see the draft Plan by:

- Going online to the Parish Website (Ryton-on-Dunsmore.org.uk) and clicking the link on the Neighbourhood Plan page on the Home Page.
- Requesting a paper copy. Simply phone/leave a message for the Parish Clerk, Lindsay Foster on 02476 307334 giving your name and address, and we'll get a copy delivered to you as soon as possible.

You can send your feedback on the Draft Plan to Lindsay either by:

- email to: rytonandunsmore@btconnect.com
- letter posted to: The Clerk to the Council, Ryton-on-Dunsmore Parish Council, The Village Hall, High Street, Ryton-on-Dunsmore, Coventry, CV8 3EY or hand delivered to the Parish Council letterbox at the Village Hall.

PTC

Seventy pages may look a bit daunting! So here's a guide to what's in the Plan to help you find the parts that might interest you most:

Page 1 - 14 : What the Plan's about and how we've prepared it.
 Page 7: The VISION for Ryton
 Page 15 - 21: GENERAL POLICIES on any new development (protecting the countryside/design principles)
 Page 22 - 33: HOUSING POLICIES (proposed sites for new housing/mix of housing/parking spaces)
 Page 34 - 56: ENVIRONMENT POLICIES (areas and views we want to protect)
 Page 57 - 69: COMMUNITY SUSTAINABILITY POLICIES (amenities, traffic and businesses)
 Page 70: COMMUNITY ACTIONS - some important issues which can't be covered by Policies, to be progressed separately.

We would particularly welcome your thoughts on:

- anything you feel we have omitted
- any sections which are not clear
- aspects which you think may be wrong
- what you like about the Plan

Comments must be received by 18th February 2019

Anonymous comments cannot be accepted so please include your name and address (which will not be made public)

Please feel free to contact any member of the Steering Committee if you need help or any more information:

Vic Collison	07791 846545	viccollison@gmail.com
Ian Grime	07901 190190	ian.grime@yahoo.com
Colin Harrow	02476 939666	paulco21@talktalk.net
Jayne Lloyd	02476 504625	jayne@jayne.org.uk
Ra & Geoff Marsh	07785 241293	geoffandra@gmail.com
Jake Overton		jake_overton_50@hotmail.com
Ian Spiers	07737 721598	ian.spiers@gmail.com
Stuart Yelow	07779 558120	stuart.yelow@gmail.com

The Flyer described the various sections of the Plan and explained how residents could access a copy either online or by requesting a hard copy to be delivered to their homes. It also detailed how to comment on the Plan and asked particularly for residents' thoughts on:

- anything you feel we have omitted
- any sections which are not clear
- aspects which you think may be wrong
- what you like about the Plan

Other stakeholders were informed by letter (copy available on **Village Website**). A list of those contacted is given in **Attachment 14**.

We received 17 comments. These are recorded in full in the Pre-Submission Consultation Responses document together with our responses and any required amendments to the Plan. This document is available on the **Village Website**.

All respondents were sent a letter explaining how they could view our responses to their comments and comment further if they wished.

Conclusion

We believe that the focus on broad consultation has resulted in a Plan which has identified and addressed the key needs and preferences of the Village and other stakeholders during the Plan period.

The Neighbourhood Plan Steering Committee would like to thank all those residents who helped with the preparation of this Plan through participation in meetings and open events, responding to the questionnaire, commenting on the pre-submission draft and general informal discussion.

Attachment 1

Neighbourhood Plan Documents available on the Village Website

www.ryton-on-dunsmore.org.uk

under 'Parish Council', 'Our Neighbourhood Plan'

Submission Version of our Neighbourhood Plan:

- Plan Document
- Appendix 1 Statement of Basic Conditions
- Appendix 2 Consultation Statement
- Appendix 4 Housing Needs Report
- Appendix 3 Ryton Census 2011 Profile
Ryton Land Registry Data 1995-2016
- Appendix 4 Housing Needs Report
- Appendix 5 Site Sustainability Assessments
- Appendix 6 Environmental Inventory
- Appendix 7 Non-Designated Heritage Assets

Supporting Documents and Information:

- Parish Council minutes confirming acceptance of the Submission Version
- Designated Neighbourhood Plan Area - Map and Decision notice
- Other Maps and Figures

Pre-Submission Version of our Neighbourhood Plan:

- Plan Document
- Regulation 14 Letter to Stakeholders
- Pre-Submission Flyer
- Pre-Submission Responses

Key Documents from Plan Preparation:

- Neighbourhood Plan Progress Report December 2018
- Drop-in Event November 2018 Report
- Drop-in event held at the Village Hall November 2018 to present the policies (Flyer)
- Focus Group Event at Village Hall (Focus Groups invite)
- Young People Consultation Report
- Neighbourhood Plan Questionnaire Results Report
- Neighbourhood Plan Questionnaire distributed to the Village November 2017
- Open Event November 2017 Report
- Open event held at Provost Williams School November 2017 (Flyer)
- Neighbourhood Plan Steering Committee Minutes and Agendas
- Introductory Village Flyer September 2017
- Launch Event Flyer May 2017

Attachment 2

Village Newsletter Articles about the Neighbourhood Plan

(1) October 2016

Neighbourhood Plan

Also on the planning theme, all parishes are being encouraged to develop their own Neighbourhood Plans. A Neighbourhood Plan is a statement of policies intended to determine the quality, quantity and location of new development in our community. It will be developed by the Parish Council but based on extensive community consultation.

It is different from the Parish Plan we prepared four years ago in that:

- It is more narrowly focussed, dealing specifically with land use (i.e. housing and commercial development)
- Will be put to the Village for approval in a referendum.
- Has legal status once approved and MUST be taken into account in any future planning decisions.

It is clear that the Neighbourhood Plan process is part of the Government's push for more 'localism' to ensure that local communities have a significantly greater say in development decisions in future. If we don't participate we will miss this chance.

Based on other parishes' experiences, simply put, the process requires a group of about 15 villagers, 18 months and some funding (grants available). We have to work through a structured process, engaging with the Village and involving the local Planning Authority with a village referendum to approve the Plan as a final step.

We have taken the first step of applying to Rugby with our proposal of the scope that our NP should cover. We need now to get together the team which is going to take this forward.

If you think you might be interested in taking part or just want to find out more before committing please contact Geoff Marsh (07785243293, geoffandba@gmail.com or 99, High Street) or any other Parish Councillor or the Clerk.

This is a one-off opportunity to help shape the future of our Village. Please give some serious thought to playing a part and joining the Team.

(2) July 2017

Neighbourhood Plan

Things are happening! A Steering Committee has been set up to start preparing the Neighbourhood Plan for Ryton. To find out more and see how you might become involved, look out for the flyer which will be appearing through your letterbox shortly!

(3) November 2017

Neighbourhood Plan

By the time you read this you should have had a copy of the Neighbourhood Plan Questionnaire delivered. As it says this is your opportunity to express your views on the future of Ryton so please complete it if you can. All residents from the age of 12 are welcome to either:

- Complete a paper copy which will be collected from your door. If you need extra copies these can be downloaded from the village website (www.rytonondunsmore.org.uk). Or ask any of the Neighbourhood Plan team listed on the back of the questionnaire for extra copies.
- Or you can complete it on-line on the village website.

(4) January 2018

Ryton Neighbourhood Plan

Update

Many thanks to everyone who completed the Neighbourhood Plan Questionnaire. The total number of returns was 543 which is a terrific result. These are currently being analysed and the results will form an important part of the Plan.

Thank you also to those who attended the Open Event at School in November. Again we got a lot of very useful information and feedback to help with the preparation of the Plan.

Focus Groups Launch Event

The next step is to set up three Focus Groups to look at the key aspects of:

- Housing
- Environment
- Community Facilities

These Groups will meet over a 3 to 4 month period. Their aim will be to establish the key objectives (arising from the analysis of the feedback you have given us) and then work on policies to enable them to be achieved.

A number of villagers have already indicated that they would be interested in joining a Focus Group but **we are looking for more volunteers**.

We have planned a **Focus Groups Launch Event on Thursday 18th January** in the Village Hall at 7.00pm. At this meeting we will summarise what has happened so far and discuss how the Focus Groups are going to work.

The Neighbourhood Plan is a one-off opportunity for us to have a much greater say in how our village develops. The Focus group activity is at the heart of the Neighbourhood Planning process and the work they do will really bring the plan together. We are not looking for a huge time commitment

- each Focus Group is likely to meet 4 to 6 times over the 3 or 4 months - so please do give some serious thought to getting involved.

Coming along to the meeting does not in any way commit you to joining a group - but it does give you the chance to hear about the plans and decide if you would like to take part.

If you would like to find out more before the meeting please contact Geoff Marsh (07785243293, geoffandba@gmail.com, 99 High Street).

Hope to see you at the meeting.

(5) July 2018

Progress with the Ryton Neighbourhood Plan

In the early part of this year we've had three 'Focus Groups' looking into the key parts of the Neighbourhood Plan:

- Housing
- Environment
- Community Sustainability

They have been using the information collected at the Open Event last year and through the recent Neighbourhood Plan Questionnaire to develop policies for the Plan which will help us achieve our vision for the future of Ryton. This is the vision which was set out in the Questionnaire and which the responses indicated was strongly supported.

There will be another Open Event in the autumn when we will have the draft Neighbourhood Plan policies available for everyone to see and comment on before they are finalised. Details of the event will be available in the next newsletter.

Meanwhile if you have any questions about the Plan please contact the Clerk to the Council, Lindsay Foster, at rytonondunsmore@btconnect.com or 02476307336

(6) December 2018

Neighbourhood Plan Open Event

Many thanks to everyone who came to the recent Neighbourhood Plan Open Event in the Village Hall. We presented the policies we are proposing to put in the Plan to shape the way the village develops in the future. We received a lot of very useful feedback which was almost totally in support of these proposals. But if you missed it, don't worry, you'll have another chance to see the draft Plan and comment on it when it goes out for a six week public consultation period which will probably be either side of Christmas.

(7) January 2019

Consultation on Neighbourhood Plan - Have Your Say!

Neighbourhood Plan



As you will have seen from other publicity, you currently have the opportunity to comment on Ryton's draft Neighbourhood Plan during the six week consultation period.

If you haven't already done so you can see the draft Plan by either:

- Going online to the Parish Website (Ryton-on-Dunsmore.org.uk) and clicking the link on the Neighbourhood Plan post on the Home Page.
- Requesting a paper copy. Simply phone/leave a message for the Parish Clerk, Lindsay Foster on **02476 307336 giving your name and address** and we'll get a copy delivered to you as soon as possible

You can send your feedback on the Draft Plan to Lindsay either by:

- email to: rytonondunsmore@btconnect.com
- letter posted to: **The Clerk to the Council, Ryton-on-Dunsmore Parish Council, The Village Hall, High Street, Ryton-on Dunsmore, Coventry CV8 3EY** or hand delivered to the Parish Council letterbox at the Village Hall.

We would particularly welcome your thoughts on:

- anything you feel we have omitted
- any sections which are not clear
- aspects which you think may be wrong
- what you like about the Plan

Comments must be received by 18th February 2019

Anonymous comments cannot be accepted so please include your name and address (which will not be made public)

Please feel free to contact any member of the Steering Committee if you need help or any more information:

Vic Collinson	07791 646545	vsfcollinson@gmail.com
Ian Grime	07901 390190	ian.grime@yahoo.com
Colin Harrow	02476 639646	paulcol21@talktalk.net
Jayne Lloyd	02476 304625	jayne@jayne.org.uk
Ba & Geoff Marsh	07785 243293	geoffandba@gmail.com
Jake Overton		jake_overton_50@hotmail.com
Ian Spiers	07737 721998	ian.spiers@gmail.com
Stuart Tetlow	07779 556120	stuart.tetlow@gmial.com

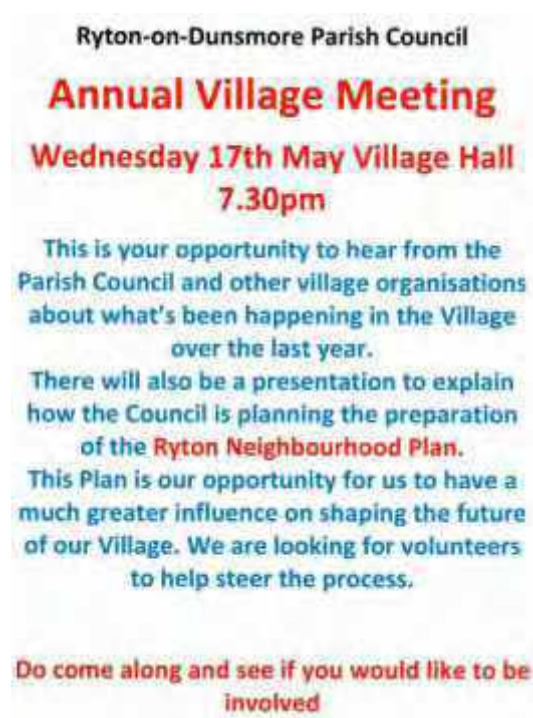
Attachment 3

Getting Started and Launch Event Flyer

April 2017 Meeting of Parish Council

Minute 374 16/17 Ryton Neighbourhood Plan: Following the presentation by Yourlocal, minute 354 16/17, the Members discussed how they felt about Mr Gary Kirk and their service that he is offering. Resolution proposed Cllr Spiers, seconded Cllr Marsh. This Council resolves that Yourlocal acts as consultant agents for Ryton on Dunsmore Parish Council giving professional support in producing the Ryton neighbourhood Plan. Unanimous The next step is to set up the advisory committee, Councillors B Clarke, R Clarke, Harrow, Lloyd, Tetlow, and Witter, expressed an interest. See also minute 384 16/17

Minute 384 16/17 Date of the Annual Village Meeting: The meeting resolved that the next Annual Village Meeting will be held on Wednesday 17th May 2017 in the Village Hall at 7.30pm. It is hoped that there can be a presentation by Yourlocal on the Ryton Neighbourhood Plan. A flyer will be delivered to the households in the Parish to publicise the event.



June 2017 Meeting of Parish Council

Minute 58 17/18 Ryton Neighbourhood Plan: Cllr Marsh reported that eight residents had signed up to be part of the Ryton Neighbourhood Plan team, and that the first meeting will be 26th June 2017 at 7pm in the Village Hall. There is a booklet on how to undertake a Plan at £3 each, Cllr Marsh requested 15 and Cllr Spiers stated that it can be funded from his Honorarium. The Planning Group is recommended to be a sub-committee of the Parish Council. Resolution proposed Cllr Marsh, seconded Cllr Lloyd. This Council resolves that the Ryton Neighbourhood Plan Advisory Group is a Sub-Committee of the Parish Council. Unanimous

Attachment 4**Neighbourhood Plan Steering Committee Meeting Dates**

Introductory meeting held on 26.06.17. Full meetings thereafter:

10.07.17	29.05.18
21.08.17	27.06.18
21.09.17	01.08.18
02.11.17	04.09.18
12.12.17	04.10.18
13.02.18	26.11.18
13.03.18	27.02.19
24.04.18	25.03.19

Agendas and Minutes for these meetings can be found on the **Village Website**.

Attachment 5 - Introductory Village Flyer

So what's all this about a Neighbourhood Plan for Ryton

Our village, our future, our chance to have our say!

Please read on...

For more information contact the Parish Office: e: rytonondunsmore@btconnect.com t: 024 7630 7336

Published by
Ryton On Dunsmore Parish Council

What is a Neighbourhood Plan?

A Neighbourhood Plan is a detailed document produced by a community in which they state how they would like to see their village develop in the future. Neighbourhood Planning is a National Government initiative introduced in the Localism Act 2011 and all parishes are being encouraged to produce one.

It is an opportunity for us to influence future housing development in our village; to have a say on where we want new homes, shops and offices to be built and what these buildings should look like.

It will also give us the chance to protect locally important open spaces, identify and safeguard historic buildings and sites and specify what improvements and additional facilities will be necessary alongside any new development to meet community needs.

Is this any different from the Parish Plan we did five years ago?

Yes, it is significantly different.

- It is more narrowly focused, dealing specifically with land development and use.
- It will be put to the Village for approval in a referendum.
- It has legal status once approved and MUST be taken into account in any future planning decisions on planning applications.

Does having a Neighbourhood Plan give us complete control over what development takes place in the village?

No. Local and Central Government will still have their input. For example, we can't reduce the targets laid down in the Rugby Borough Local Plan for the number of new houses to be built in Ryton but we can have much more influence over the type of homes and where they are built.

How will the Plan be prepared?

Preparing the Plan is the responsibility of the Parish Council, but very much in close consultation with the whole village. A steering committee has been formed with 7 residents and 7 Parish Councillors. We also have the support of a professional organisation 'Your Local' which has experience of helping many Parishes produce Neighbourhood Plans.

How can the village get involved?

Residents' views are very important. Everyone will have the opportunity to express their views on the future of the village through a questionnaire which will go to every household, a series of open events and invitations to join working groups to look at different areas of the plan in greater detail.

How long will it take and who pays for it?

We expect the whole process to take about 18 months. Grants are available from the Government and Awards for All and we have already had our first application approved. We expect these grants to cover all the costs associated with preparing the Plan the cost of holding a village referendum which is the final step in making this a legal document is covered by Rugby Borough Council.

This sounds like a lot of work - is it worth all the bother?

We believe so. Many people in Ryton have experienced the frustration of feeling that they have had little or no say in how the village has developed. The Neighbourhood Plan is an opportunity which gives us a much greater say in the future.

Preparing the Plan will be hard work, but the result will be a document which clearly defines our vision for the future of our village.

Neighbourhood Plan Steering Committee: Brenila Clarke, Rod Clarke, Vic Collinson, Paul Froggett, Ian Grime, Colin Harrow, Pete Lamb, Jayne Lloyd, Bill Marsh, Geoff Marsh, Jake Overton, Ian Spiers, Stuart Tellow, Doug Waugh

Attachment 6

Neighbourhood Plan Vision Post-Survey Changes March 2018

Proposed changes to NP Vision in response to Questionnaire Feedback

Given that 98% of respondents to the Survey indicated that they would support the use of the draft vision in the Neighbourhood Plan, there is a very strong argument for not making any major changes. There were, however, a large number of comments received & any significantly recurring issues clearly deserve consideration for prompting amendments. The broad issues amongst the comments were:

11 'No' comments

Against any further development	5
Survey a waste of time	2
Agree but focus on large detached housing	1
Traffic increase	1
Support affordable social housing	1
Not meaningful	1

91 'Yes' comments (with 5 of those comments each raising 2 issues) = 96

Supportive statement or issue already covered	26
Need to sustain &/or improve amenities & services	23
Existing traffic/parking	14
Support for affordable housing	6
Need for Ryton House development	4
More eco emphasis	2
More emphasis on greenfield/greenbelt protection	4
More emphasis on wildlife/woodland	2
No more/only restricted commercial development	5
Improve pavements/cite healthy living aspect	2
Not meaningful/impractical	8

Whilst the 'No' comments don't reveal any widely held relevant themes, the 'Yes' comments indicate a consistent breadth of opinion in relation to:

- improving amenities/services. Whilst the Vision does refer to the "other assets" of Ryton being preserved it might be that residents views would be better reflected by: (1) referring to "community assets" which can be very broadly defined as anything within a community that is or could be used for the benefit of its residents & (2) including a commitment to seeking to "enhance" as well as preserve those assets.
- existing, rather than future, traffic issues were widely commented on & some may deserve further attention through community action points sitting alongside the NP. Similar traffic issues were also raised in the previous Parish Plan & these shaped the draft Vision which accordingly has references to ensuring Ryton remains a safe place in general which will shape our policies on all future developments. Furthermore, the potential negative traffic impact of possible commercial developments also get specific mention.

- the need for single/younger/local persons to be able to access affordable housing was raised a significant number of times in the “Yes” comments & once in the “No” comments. It is arguably appropriate therefore that our existing reference to the local need for ‘starter homes’ should be more clearly targeted towards being “affordable”

The remaining themes reflect only relatively modest numbers of comments & also relate to matters that are in essence covered in the draft Vision so therefore do not justify further change.

- We might, however, usefully pick up on the 2 comments on wildlife/woodland which, on reflection, were arguably significant omissions from the draft Vision. The creation of a separate sentence beginning “Its countryside setting.....” would conveniently permit the insertion of “flora & fauna”.

The proposed revised version of the Vision is therefore:

The policies in this Plan aim to ensure that Ryton-on-Dunsmore will retain its distinct ‘village’ feel and identity as it grows and evolves over the next 15 years. It will be a thriving, attractive and safe place to live, work, visit and move around. Its countryside setting, green spaces, **flora & fauna** and other **community** assets will have been preserved **and enhanced** as far as possible. The redevelopment of disused commercial sites and other sites with buildings that are derelict will be local priorities as will improvements to the communications infrastructure.

New housing developments will be sustainable with a balanced mix in the sizes of homes reflecting the local need for **affordable** starter homes, small to medium family homes and housing for older people. The number of dwellings on any development will be appropriate to a rural village.

Any new building in the Parish will be high quality, environmentally friendly, have exterior building styles that are sympathetic to the village character and have thoughtful and imaginative approaches to street scenes, parking, landscaping and boundary structures.

Appropriate new business developments and land use which encourage local employment will be supported subject to due consideration of any potential negative impacts of increased commercial activity on neighbouring residents in general and existing traffic issues in particular.

Attachment 7

Neighbourhood Plan Questionnaire Distribution Process

Dear

Please could you deliver to:

Our aim is to deliver the questionnaire personally to every household in the village.

It would be best to have all the questionnaires delivered before the Open Event on 18th November. The target is to then have them all returned by the end of the month.

When delivering, we probably can't take for granted that the recipient will have read or understood the publicity we have put out so far. So be prepared to give a short introduction explaining what this is all about and why it's important (*see bullet points below**)

Also please explain the following options for completing the questionnaire - pointing out that all household members aged 12 and above are invited to do this:

- Complete the hard copy. The copy you give them should have your name and the date you intend to return to collect it in the space provided on the front.
- Get extra hard copies, if required, either from you (you have enough to leave two at every house, and we have plenty of spares) or by downloading them from the village website link.
- Complete on-line via the village website. (On-line completion will save us processing costs!)

Finally please give them a copy of the Open Event flyer - with a plug to attend!

The attached sheets should help you keep track of deliveries and collections for the houses in your patch. Please return all completed questionnaires with the log to 99 High Street.

** Suggested introductory points:*

- *Neighbourhood Planning is a Central Government initiative and all parishes are being encouraged to produce one.*
- *It is an opportunity for us to have a much greater say in how the village develops - what gets built where.*
- *It also gives us the chance to protect those things we value in the village.*
- *Our Neighbourhood Plan will define a vision for how we want the village to develop and will set out the policies to achieve this.*
- *This questionnaire gives you an opportunity to have your say on what goes in the Plan. Please complete it if you can.*
-

Best of luck

Geoff

Attachment 8

Covering Note for Neighbourhood Plan Questionnaire Report

Ryton on Dunsmore



Neighbourhood Plan Questionnaire Report

Dear Resident

Many thanks to everybody who filled in the questionnaire which was distributed around the village before Christmas. We had a tremendous response with over 500 completed!

This is your household's copy of the analysed results which we hope you will find interesting. The Neighbourhood Plan Focus Groups are now using these results together with the information which we received at the Open Event in November to help prepare the policies regarding housing, environment and community facilities which will form our Neighbourhood Plan. The village will have future opportunities to see and comment on the Plan as it is being prepared.

There were also many useful comments made in the completed questionnaires. These have all been collected into one document and can be viewed on the Village website (www.ryton-on-dunsmore.org.uk/parish-council) . Alternatively a copy is available in the Parish Office.

The Plan will be aiming to address the key concerns raised in these comments particularly in the areas of traffic congestion, parking, development of village amenities and protection of green spaces. We have already analysed the comments on the Vision and agreed some changes as a result. There is a new commitment to enhancing what are now called “community” assets, not just preserving them, and flora/fauna now get specific mention in this context. We have also added the need for starter homes to be affordable.

If you have any comments about the report or any other aspect of the Neighbourhood Plan or would like to get involved in its preparation please contact any member of the NP team:

Vic Collinson	07791 646545	vsfcollinson@gmail.com
Ian Grime	07901390190	ian.grime@yahoo.com
Colin Harrow	02476 639646	paulcol21@talktalk.net
Jane Lloyd	02476 304625	jayne@jayne.org.uk
Ba & Geoff Marsh	07785243293	geoffandba@gmail.com
Jake Overton		jake_overton_50@hotmail.com
Ian Spiers	07737 721998	ian.spiers@googlemail.com
Stuart Tetlow	07779 556120	stuart.tetlow@gmail.com

Attachment 9

Letter of Invitation to Focus Groups Launch Event

Dear

Ryton Neighbourhood Plan

Many thanks for coming to the Open Event at School last month and for indicating that you might be interested in helping with the development of the Plan.

We collected a lot of useful views and feedback at the Open Event and we will also have the results from the Village Questionnaire early in the New Year. The response to the Questionnaire has been excellent with over 500 returned.

Using the Open Event and Questionnaire feedback as a starting point, the next step is to form some Focus Groups to look into the key areas (housing, environment, community facilities) in more detail. These groups will meet over a 3/4 month period to brainstorm the issues and propose community objectives and the policies required to achieve them.

This Focus Group activity is at the heart of the Neighbourhood Planning process and we very much hope that you will be able to be part of it.

We have planned a **Focus Group Launch Event on Thursday 18th January** in the Village Hall at 7.00pm. At this meeting we will summarise what has happened so far and how the Focus Groups are going to work.

Coming along does not in any way commit you to joining a group - but it does give you the chance to hear about the plans and decide if you would like to take part.

We very much hope you will be able to come on 18th and look forward to seeing you then.




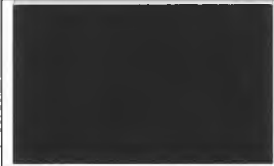
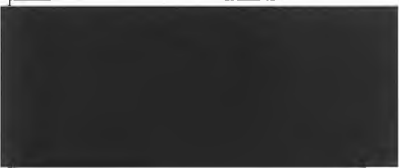

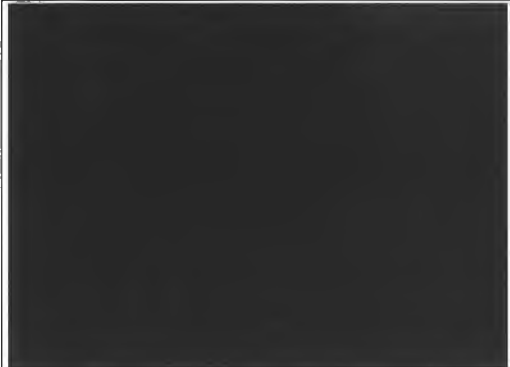
Many thanks again for your interest in the Neighbourhood Plan.

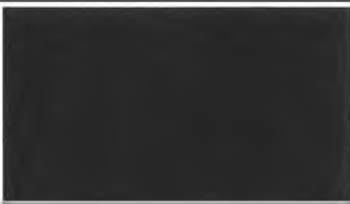




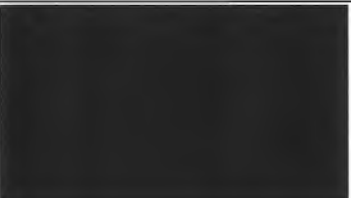


Very best wishes

The Steering Committee

Attachment 10

List of Landowners Contacted Regarding Site Sustainability Assessment

Landowner	Site Designation and Name
	A: Tarmac Expansion Site
	B: Land including Manor Farm House
	C: Church Road Extension Site H: Oxford Road Expansion Site I: Land Adjacent to Police Training College J: Meadowlands Expansion
	D: Land to the Rear of 22 Church Road
	E: Land Adjacent to Church S: Manor Farm W: Oxford Road West
	F: Old Coal Yard
	G: Sports Connection P: Coventry City Training ground

	K: Lamb's Field
	L: Lakeview Farm
	M: Land to the Rear of Leamington Road
	N: Land Including Former Kitchen Garden
	O: Ex British Legion
	Q: Jarret Farm
	R: Bull and Butcher
	T: The Old Vicarage

[REDACTED]	U: Grange Farm
[REDACTED]	V: Leamington Road Car Sales
[REDACTED]	X: Ryton Gardens
<p>The following were also contacted but either did not respond or asked for their sites not to be included in the assessment:</p>	
[REDACTED]	Parish Burial Ground
[REDACTED]	Wolston Field Farm
[REDACTED]	Land to the South of Leamington Road
[REDACTED]	Land attached to 68 Leamington Road

Attachment 12(a)

Report on Consultation with Primary School Children

The work with children at the local school involved two afternoon sessions with the full year-five class. There was an initial discussion about beauty and the elements that make a place good to be in. The class then divided into five groups of five or six children.

In the first session, the children created a map of Ryton, centered on the 3 main roads in the Parish, which form a triangle. They then drew and cut out houses to live in, shops, the church, the pubs and other existing features of the Parish, placing them on the map.

Following this, each table was invited to imagine and create additional features and facilities that they wished to see in their Parish – for example they chose a cinema, a cafe, additional shops, fun house/amusement arcade and an equestrian centre.

For the second session each element was given a cost value – for example a house was £5, a shop £10 and a cinema £40. The children were given a budget of £150 and so set about selecting the elements that they would like to remain or add to Ryton, whilst remaining within budget.

Part way through the session an announcement was made that there had been budgetary cuts and each group now had a budget of only £120. This caused general consternation but the children quickly set about negotiating reduction in facilities. Those who had favorite elements, such as a funhouse and a café, were particularly aggrieved when discussion led to the loss of these facilities.

Further concern followed a second announcement that the budget was now reduced to £100. But, once again the children successfully negotiated a revised set of facilities based on the new budget.

Towards the end of the session the children were invited to glue down their remaining elements onto the map and to present them to the class. They were featured at a subsequent community consultation.

The children showed a remarkable aptitude for successful negotiation and their selection of facilities and features for Ryton were overwhelmingly based on sound logic - for example the parish has two pubs so some children decided that just one was required; another group proposed an amusement arcade merged into a room within the pub; it was decided that a block of flats was too large and inappropriate for the village setting; it was also decided that certain specialist shops were not necessary for such a small community which is within short distance of larger shopping centres.

Year five activity comments:

- 'We need more nature!'
- 'Beauty..... pleasing trees birdsong'
- There were strong feelings about the importance of countryside – 'pleasing surroundings'
- Decided against the stadium 'because of noise pollution'
- 'Very difficult to please everyone'
- 'You can't have everything you want'
- 'Need to discuss and compromise'
- 'Older people who can't drive need to have shops'
- 'Looking for places for having fun – gym, swimming pool, cinema'
- Some found final discussions easier than others – others worked out solutions to help keep everyone happy
- One group sacrificed the post office! Another sacrificed one pub!
- Happy to have more houses as long as they 'don't eat up the green spaces'
- Don't mind the village growing as long as it doesn't 'spoil the surrounding countryside.'

Attachment 12(b)

Report on Consultation with Young People

A Focus Group of young people aged between 12 and 17 was held at a house within the Parish. Pizza was provided and a welcoming relaxed atmosphere created. The discussion was facilitated and structured by a small number of questions starting with a conversation about features that make for an ideal community.

As with the children's group, the young people's group was asked to explore the concept of beauty and it's place within the assessment and creation of the physical environment.

Group members demonstrated an extremely detailed knowledge of the Parish and were able to select and evaluate elements that are important to them.

Crossing the A445 is a significant problem of the young people who feel that a pedestrian crossing is essential. They were able to identify precisely where the ideal spot for this crossing would be.

Subway: this is considered to be very important for community cohesion and movement within the Parish. Very positive memories exist of the time that the subway was painted by members of the community.

The primary school is fondly remembered and the group felt that it gave an excellent social grounding to them in preparation for moving on to the secondary school. But, they did feel that such a small school did not provide them with the range of learning experiences received by children from larger communities. However, there was no sense that their secondary education was impaired in anyway by their primary education within Ryton.

The young people felt strongly that they are "rural people "and differ in their environmental preferences from those brought up in urban areas. They predict that this will be a feature of their adult life and anticipate either being drawn back to Ryton following their further education or to another rural community.

A number of key historical features are valued such as the church and other old buildings. However, there was some support for modern housing with its energy efficiency and greater suitability for the needs of modern living.

The young people felt that the co-op is "a lifesaver" as it provides a ready source of produce to meet daily and indeed emergency needs. It also provides a social hub for the village where people informally meet and chat to other residents.

The young people felt that, growing up, they knew most of the people within Ryton and that to a small extent this is changing as the community grows and new housing is built. This in turn brings in people for whom village life is not necessarily so important and so perhaps remain resident within the Parish for shorter periods of time.

What features make for good place to live?

- A good community, places to go and be with friends, parks, fields - big basket swing as at Ryton Pools
- Park for little kids
- Shop "without the shop we'd have died!"
- Pubs
- Walking
- Routes for bike riding

This raised concerns about road safety:

- Hate crossing Oxford Road and A445 especially
- Main roads – need clear site lines
- Big lorries are dangerous

Village School

- Advantage of small village school - taught us social skills
- Disadvantage: limited range of staff specialist subjects e.g. science

Living in a village

- Ryton feels safe and small - like it - knowing people/everyone
- "I probably would like to live here to bring up my children"
- All very clear they would choose to live in a village when they have their own homes
- "We are well positioned near to towns"

New houses

- Smaller houses – affordable housing
- Houses to fit in with current bricks etc. Range of houses
- Need to control how Ryton develops – small developments
- Space out increase in housing – Not one large development - a few a year – yes, good idea
- Maybe in Lamb's Field or British Legion?
- Don't cram too tight
- Need Footpaths through to link
- Space between

Climate change

- Need solar panels
- Wind turbines - for each house perhaps

What constitutes 'Beauty'

- Freshly cut grass: tidy, good impression
- Jubilee Pools – scenery – gorgeous – nature – nothing man made – overgrown
- Rec'
- Green open space
- Old houses give character - new houses too clean
- Dan prefers straight lines

Population - will it rise?

- Would rather it didn't but overall think it will

Have young people got a voice?

- Think they have but you have to be more actively involved

Division of village by A45?

- Feel it works - subway - we helped paint it - we go to see friends in Church Rd

Would like:

- More park equipment - e.g. outdoor gym
- More spaces to go – to meet as groups
- Village hall – move onto rec?
- More bins
- Youth club - would like it to start again

What is the future for Ryton?

- Positive outlook - looking good

Attachment 13

Letter to Prospective Heritage Site Owners

Parish Letter Head

Dear

Over the past 18 months, the Neighbourhood Plan Working Group has sought opinions of Ryton on Dunsmore residents through open days and questionnaires and have combined this information with studies of the local environment to develop the draft Neighbourhood Plan, which is now out for public consultation. As part of the process, a number of houses and other buildings are being considered for local listing as heritage assets and _____ is one of these.

What is a local list?

"Local lists play an essential role in building and reinforcing a sense of character and distinctiveness in the historic environment. They enable the significance of any building or site on the list, to be better taken into account in planning applications affecting the building or site or its setting".

What does this mean?

"In deciding any relevant planning permission that affects a locally listed heritage asset or its setting, local planning authorities should take into account the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation. They are also obliged to consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality" (Historic England).

If you are content for the property referenced above to be included in the list, then all we request is any additional information you may have that we can include in the listing that is specific to the property – e.g. Original name; Age; Rarity; Architectural/Aesthetic Value; Archaeological Significance; Historical Associations; Village Landmark; and Community Value.

What if I don't want my property to be included in the local list?

You can contact us and to ask for your property to be removed from the list. You will receive confirmation when completed.

When do I need to send the requested information or ask to be removed from the list?

All responses must be received by 18th February 2019 and please use the following contact details:

Email address: Clerk

Postal address: Clerk

Many thanks,

Attachment 14**List of Stakeholders informed of the Regulation 14 Consultation**

<u>Statutory Bodies</u>	<u>Local Businesses and Organisations</u>
Councils:	Provost Williams Primary School
Warwickshire County Council	Sports Connexion
Rugby Borough Council	Citrus Hotel
Wolston Parish Council	Village Hall
Stretton Parish Council	Heart of England Co-operative Society
Bubbenhall Parish Council	Malt Shovel
Baginton Parish Council	Blacksmith's Arms
Branson and Bretford Parish Council	Prologis
Coventry County Council	Jaguar Land Rover
	Pantos Logistics
Other Bodies:	Stonemarket
Coal Authority	Millboard
Homes and Communities Agency	Network Rail
Natural England	DHL
The Environment Agency	Freeman
Network Rail Infrastructure	Keller Foundations
Historic England	College of Policing
Highways Agency	St Leonard's Church
British Telecom	
NHS Coventry and Warwick	<u>Land Owners</u>
National Grid	
British Gas	All Landowners listed in Attachment 10
Severn Trent	
Voluntary Action Rugby	
Federation of Gypsy Liaison Groups	
Age UK	
Campaign to Protect Rural England	
Equality and Inclusion Partnership	
Coventry Interfaith Forum	
Coventry and Warwick Chamber of Commerce	
Warwickshire Integrated Disability Service	
Warwickshire Fire and Rescue	
Warwickshire Police	
English Heritage	

Appendix 3



Ryton-on-Dunsmore Neighbourhood Plan 2018 to 2031

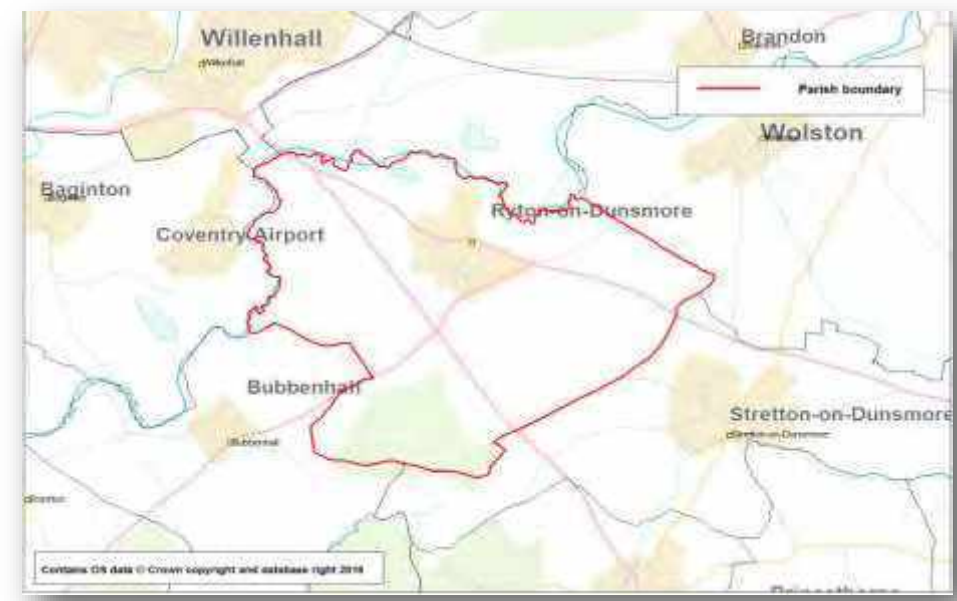
**Appendix 3a: Ryton Census 2011 Profile
(attached)**

**Appendix 3b: Ryton Land Registry Data
1995 - 2016 (separate excel file)**

Ryton-on-Dunsmore Parish Census 2011 Profile

This Parish Profile presents data from the 2011 Census which took place on 27th March 2011.

It provides comparisons against the borough, region and England averages.



	Ryton Dunsmore		Rugby	West Midlands	England
	No	%	%	%	%
USUAL RESIDENTS BY AGE BAND					
Aged 0-4	100	5.5	6.3	6.3	6.3
Aged 5-15	242	13.3	13.1	13.2	12.6
Aged 16-64	1,130	62.3	63.3	63.6	64.8
Aged 65+	341	18.8	17.3	16.9	16.3
All Usual Residents	1,813	100.0	100.0	100.0	100.0
ETHNIC GROUP					
White	1,695	93.5	90.5	82.7	85.4
Mixed/Multiple Ethnic groups	21	1.2	2.0	2.4	2.3
Asian	77	4.2	5.2	10.8	7.8
Black	11	0.6	2.0	3.3	3.5
Other Ethnic Groups	9	0.5	0.3	0.9	1.0
All Usual Residents	1,813	100.0	100.0	100.0	100.0
RELIGION					
Christian	1,293	71.3	63.7	60.2	59.4
Buddhist	1	0.1	0.4	0.3	0.5
Hindu	20	1.1	2.3	1.3	1.5
Jewish	-	-	0.1	0.1	0.5
Muslim	16	0.9	1.2	6.7	5.0
Sikh	47	2.6	0.8	2.4	0.8
Other Religion	11	0.6	0.4	0.5	0.4
No Religion	314	17.3	24.3	22.0	24.7
Religion Not Stated	111	6.1	6.8	6.6	7.2
All Usual Residents	1,813	100.0	100.0	100.0	100.0
HIGHEST LEVEL OF QUALIFICATION					
No Qualifications	346	23.5	19.6	26.6	22.5
Level 1 Qualifications	176	12.0	13.3	13.7	13.3
Level 2 Qualifications	200	13.6	16.0	15.4	15.2
Apprenticeship	95	6.5	5.3	3.3	3.6
Level 3 Qualifications	179	12.2	11.7	12.3	12.4
Level 4 Qualifications and Above	417	28.3	28.2	23.3	27.4
Other Qualifications	58	3.9	6.0	5.4	5.7
All Usual Residents Aged 16 and Over	1,471	100.0	100.0	100.0	100.0
ECONOMIC ACTIVITY & INACTIVITY					
All Usual Residents Aged 16 to 74	1,344	100.0	100.0	100.0	100.0
Economically Active Total	1,004	74.7	73.5	68.3	69.9
Employee, Full-time	603	44.9	44.6	37.4	38.6
Employee, Part-time	184	13.7	13.9	14.0	13.7
Self Employed	143	10.6	8.9	8.5	9.8
Unemployed	41	3.1	3.6	5.1	4.4
Full-time Student (economically active)	33	2.5	2.5	3.3	3.4
Economically inactive Total	340	25.3	26.5	31.7	30.1
Retired	242	18.0	14.7	14.4	13.7
Student (including Full-Time Students)	40	3.0	3.9	5.9	5.8
Looking After Home or Family	32	2.4	3.5	4.6	4.4
Long-Term Sick or Disabled	14	1.0	2.8	4.4	4.0
Other	12	0.9	1.5	2.4	2.2

	Ryton Dunsmore		Rugby	West Midlands	England
	No	%	%	%	%
METHOD OF TRAVEL TO WORK					
Work Mainly at or From Home	59	4.4	3.8	3.0	3.5
Underground, Metro, Light Rail, Tram	1	0.1	0.0	0.2	2.6
Train	15	1.1	1.8	1.6	3.5
Bus, Minibus or Coach	14	1.0	1.6	4.8	4.9
Taxi	-	0.0	0.2	0.3	0.3
Motorcycle, Scooter or Moped	3	0.2	0.6	0.4	0.5
Driving a Car or Van	733	54.5	47.1	40.6	36.9
Passenger in a Car or Van	53	3.9	4.6	3.8	3.3
Bicycle	17	1.3	2.1	1.2	1.9
On Foot	59	4.4	7.2	6.2	6.9
Other Method of Travel to Work	4	0.3	0.3	0.3	0.4
Not in Employment	386	28.7	30.6	37.6	35.3
All Usual Residents Aged 16 to 74	1,344	100.0	100.0	100.0	100.0
HEALTH					
Very Good Health	942	52.0	47.7	45.1	47.2
Good Health	605	33.4	35.3	34.8	34.2
Fair Health	211	11.6	12.6	14.0	13.1
Bad Health	41	2.3	3.5	4.7	4.2
Very Bad Health	14	0.8	1.0	1.4	1.2
All Usual Residents	1,813	100.0	100.0	100.0	100.0
Long-Term Health Problem or Disability					
Day-to-Day Activities Limited a Lot	88	4.9	7.0	9.1	8.3
Day-to-Day Activities Limited a Little	146	8.1	9.1	9.9	9.3
Day-to-Day Activities Not Limited	1,579	87.1	83.9	81.0	82.4
All Usual Residents	1,813	100.0	100.0	100.0	100.0
Provision of Unpaid Care					
Provides No Unpaid Care	1,652	91.1	89.6	89.0	89.8
Provides 1 to 19 Hours Unpaid Care a Week	107	5.9	7.1	6.8	6.5
Provides 20 to 49 Hours Unpaid Care a Week	17	0.9	1.2	1.5	1.4
Provides 50 or More Hours Unpaid Care a Week	37	2.0	2.1	2.7	2.4
All Usual Residents	1,813	100.0	100.0	100.0	100.0
HOUSEHOLDS AND HOUSEHOLD SPACES					
All Household Spaces	744	100.0	100.0	100.0	100.0
Household Spaces With At Least One Usual Resident	728	97.8	96.8	96.4	95.7
Household Spaces With No Usual Residents (empty homes)	16	2.2	3.2	3.6	4.3
COMMUNAL ESTABLISHMENTS					
Number of communal establishments	1				
All usual residents in communal establishments	1				
TENURE					
All occupied Households	728	100.0	100.0	100.0	100.0
Owned; Owned Outright	270	37.1	32.9	32.3	30.6
Owned; Owned with a Mortgage or Loan	306	42.0	36.6	32.6	32.8
Shared Ownership (Part Owned and Part Rented)	11	1.5	1.0	0.7	0.8
Social Rented; Rented from Council (Local Authority)	75	10.3	9.2	10.9	9.4
Social Rented; Other	9	1.2	5.1	8.1	8.3
Private Rented; Private Landlord or Letting Agency	39	5.4	12.6	12.8	15.4
Private Rented; Other	6	0.8	1.5	1.2	1.4
Living Rent Free	12	1.6	1.2	1.5	1.3
ACCOMMODATION TYPE					
All household spaces (occupied + vacant)	744	100.0	100.0	100.0	100.0
Detached	245	32.9	28.3	23.7	22.3
Semi-Detached	299	40.2	33.5	36.9	30.8
Terraced	157	21.1	24.9	23.0	24.6
Flat, Maisonette or Apartment	19	2.6	13.1	16.2	22.2
Caravan or Other Mobile or Temporary Structure	24	3.2	0.4	0.4	0.4
NUMBER OF BEDROOMS					
All Household Spaces With At Least One Usual Resident	728	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.1	0.2	0.2
1 Bedroom	21	2.9	8.2	9.6	11.8
2 Bedrooms	161	22.1	25.0	25.3	27.9
3 Bedrooms	344	47.3	44.0	47.0	41.2
4 Bedrooms	172	23.6	17.4	13.9	14.4
5 or More Bedrooms	30	4.1	5.3	4.0	4.6

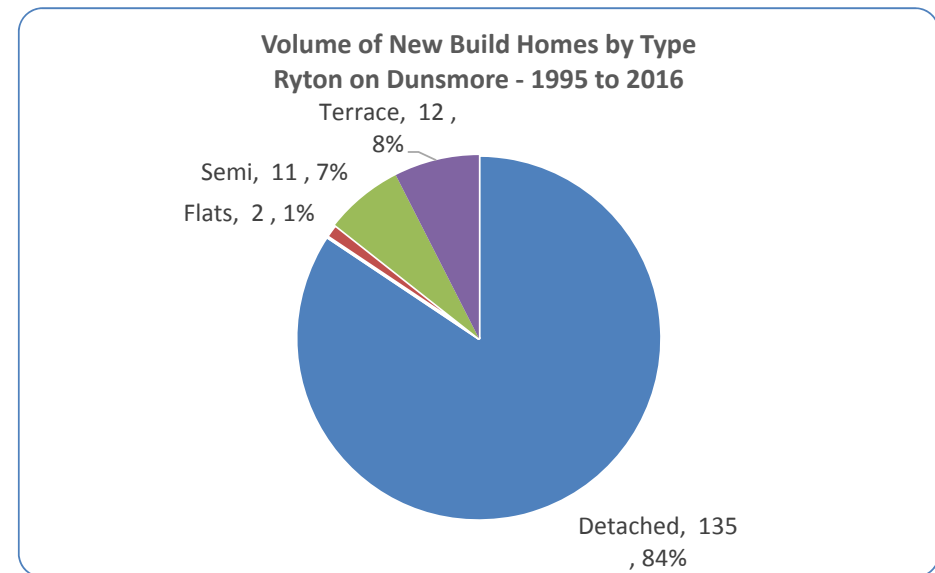
	Ryton Dunsmore		Rugby	West Midlands	England
	No	%	%	%	%
DEPRIVATION					
All occupied Households	728	100.0	100.0	100.0	100.0
Household is Not Deprived in Any Dimension	374	51.4	48.1	39.9	42.5
Household is Deprived in 1 Dimension	235	32.3	32.5	32.5	32.7
Household is Deprived in 2 Dimensions	107	14.7	16.0	21.4	19.1
Household is Deprived in 3 Dimensions	10	1.4	3.2	5.7	5.1
Household is Deprived in 4 Dimensions	2	0.3	0.2	0.5	0.5
HOUSEHOLD SIZE					
All Household Spaces With At Least One Usual Resident	728	100.0	100.0	100.0	100.0
1 Person in Household	163	22.4	28.1	29.6	30.2
2 People in Household	263	36.1	36.5	33.8	34.2
3 People in Household	138	19.0	16.1	15.8	15.6
4 People in Household	127	17.4	13.3	13.0	13.0
5 People in Household	28	3.8	4.5	4.9	4.7
6 People in Household	5	0.7	1.1	1.9	1.7
7 People in Household	3	0.4	0.2	0.5	0.4
8 or More People in Household	1	0.1	0.1	0.4	0.3
CAR OR VAN AVAILABILITY					
All occupied Households	728	100.0	100.0	100.0	100.0
No Cars or Vans in Household	68	9.3	17.5	24.7	25.8
1 Car or Van in Household	273	37.5	42.5	41.5	42.2
2 Cars or Vans in Household	274	37.6	30.9	25.8	24.7
3 Cars or Vans in Household	92	12.6	6.8	5.9	5.5
4 or More Cars or Vans in Household	21	2.9	2.3	2.1	1.9
All Cars or Vans in Area	1,188				

Source: Office for National Statistics licensed under the Open Government Licence v.3.0.

The data in this profile is derived from the following tables c/o NOMIS website and is subject to Crown Copyright.

Economic Activity, 2011 (QS601EW); Tenure, 2011 (KS402EW); Religion, 2011 (KS209EW); Accommodation Type - Households, 2011 (QS402EW); Number of Bedrooms, 2011 (QS411EW); Provision of Unpaid Care, 2011 (QS301EW); Households by Deprivation Dimensions, 2011 (QS119EW); Age Structure, 2011 (KS102EW); Tenure - Households, 2011 (QS405EW); Household Size, 2011 (QS406EW); Ethnic Group, 2011 (QS201EW); Long-Term Health Problem or Disability, 2011 (QS303EW); Car or Van Availability, 2011 (QS416EW); Method of Travel to Work, 2011 (QS701EW); Household Spaces, 2011 (QS417EW); Dwellings, Household Spaces and Accommodation Type, 2011 (KS401EW); General Health, 2011 (QS302EW); Highest Level of Qualification, 2011 (QS501EW)

New Build Residential Sales by Type - Volume Ryton on Dunsmore - 1995 to 2016					
	Detached	Flats	Semi	Terrace	Grand Total
1995					
1996					
1997	1				1
1998	5			3	8
1999	19		2	1	22
2000	67		7	8	82
2001	43				43
2002					
2003					
2004					
2005		1	2		3
2006					
2007					
2008					
2009					
2010					
2011					
2012					
2013					
2014		1			1
2015					
2016					
TOTAL	135	2	11	12	160



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 data extracted from price paid data report builder (<http://landregistry.data.gov.uk/app/ppd>) on 29.7.17

Count of price_paid - 1995 to 2016 - Ryton on Dunsmore							
Row Labels	D	F	S	T	Grand Total	AVERAGE PRICE	
BAGSHAW CLOSE			1	14	26	41	129,439
CEDAR AVENUE	77					77	202,058
CHAPEL LANE	4					4	270,000
CHURCH CLOSE	21			8	4	33	152,625
CHURCH ROAD	28			14		42	206,632
CHURCH VIEW	3			1	4	8	128,163
COPPICE CLOSE	2	1		3	1	7	174,603
FETHERSTON CRESCENT				13	6	19	134,500
GLENFERN GARDENS	1					1	152,000
HANDLEY CLOSE					1	1	124,000
HANDLEYS CLOSE			1	5	16	22	117,020
HIGH STREET	19	7		62	14	102	163,745
HOLLY DRIVE	78			21	21	120	184,040
LEA WALK	20					20	194,470
LEAMINGTON ROAD	20			25	1	46	190,291
LONDON ROAD	5			2		7	231,014
MANNS CLOSE				1		1	164,500
OXFORD ROAD	11			5		16	247,681
POPLAR GROVE	41					41	204,198
SODENS AVENUE				8	23	31	96,734
ST LEONARDS WALK				19	9	28	106,961
TRINITY CLOSE	2					2	477,500
WARREN CLOSE			2	4		6	113,458
WARREN FIELD	4			14		18	137,103
WOODSIDE PARK	1					1	4,000
Grand Total	337	12	12	219	126	694	171,415

Data produced by Land Registry © Crown copyright 2017

data extracted from price paid data report builder (<http://landregistry.data.gov.uk/app/ppd>) on 29.7.17

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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Table with multiple columns and rows of data, likely a list of names and titles. The text is too small to read accurately but appears to be a structured list.

DEED_DATE	(Multiple Items)
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Average of PRICE_PAID	Column Labels				Grand Total	
Row Labels	D	F	S	T	Grand Total	
BAGSHAW CLOSE			97000	152460.7143	118290	129438.7805
CEDAR AVENUE	202058.3506					202058.3506
CHAPEL LANE	270000					270000
CHURCH CLOSE	176886.7619			109637.5	111225	152624.9091
CHURCH ROAD	218973.2143			181949.6429		206632.0238
CHURCH VIEW	121300			165000	124100	128162.5
COPPICE CLOSE	414000		88500	76772	75408	174603.4286
FETHERSTON CRESCENT				138923.0769	124916.6667	134500
GLENFERN GARDENS	152000					152000
HANDLEY CLOSE					124000	124000
HANDLEYS CLOSE			167000	134300	108496.875	117020.4545
HIGH STREET	208810.5263	94855.71429		159245.9677	156957.1429	163745.4902
HOLLY DRIVE	211647.3077			153595.2381	111945.2381	184040.3333
LEA WALK	194470					194470
LEAMINGTON ROAD	260085			139788	57000	190291.3043
LONDON ROAD	281620			104500		231014.2857
MANNS CLOSE				164500		164500
OXFORD ROAD	246263.6364			250800		247681.25
POPLAR GROVE	204198.2927					204198.2927
SODENS AVENUE				123625	87380.43478	96733.87097
ST LEONARDS WALK				117021.0526	85722.22222	106960.7143
TRINITY CLOSE	477500					477500
WARREN CLOSE			70725	134825		113458.3333
WARREN FIELD	236850			108603.2143		137102.5
WOODSIDE PARK	4000					4000
Grand Total	213029.0356		96495	145775.1416	111811.0952	171414.5231

Appendix 4



Ryton-on-Dunsmore Neighbourhood Plan 2018 to 2031

Housing Needs Report

August 2017

Ryton on Dunsmore Parish Neighbourhood Plan

Housing Needs Report

August 2017

Prepared by *YourLocale*

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RYTON ON DUNSMORE PARISH NEIGHBOURHOOD PLAN

HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Ryton on Dunsmore Parish area to support its Neighbourhood Plan policies. The report draws on the latest available data from the Census, Land Registry and Office for National Statistics, small area model-based income estimates and local consultation exercises. The results outlined in this Housing Needs Survey Report and any future Housing Needs Survey will influence the policies of the Ryton on Dunsmore Parish Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Ryton on Dunsmore Parish had an estimated population of 1,813 residents living in 728 households dispersed across 920 hectares. There were 16 vacant dwellings representing a 2.2% vacancy rate. Between 2001 and 2011, the number of residents living in the Parish is estimated to have increased by around 8% (141 people). The number of dwellings (occupied and vacant) also increased, rising by 36 (5%).

At the time of the 2011 Census around 19% of residents were aged under 16 which is in line with the district and national rates but lower than the region (20%) as a whole. Around 62% of residents were aged between 16 and 64 which is lower than the district (63%), region (64%) and England (65%) rates. At 19% the parish has a higher propensity of older residents (aged 65+) when compared with the district (17%), region (17%) and England (16%) rates. The median age of people living in the Parish was 42 against 40 for the district and 39 for the region and England respectively.

Table 1: Usual Residents by Age Band, 2011

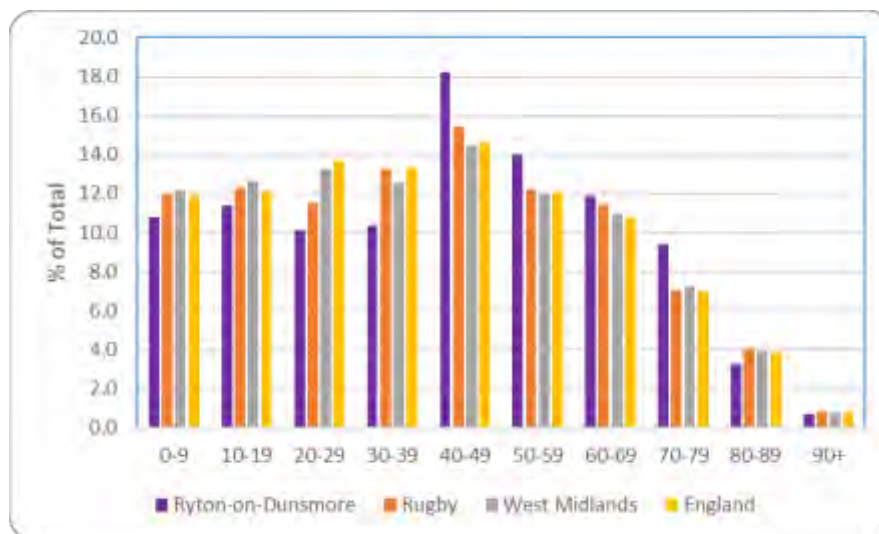
	Ryton on Dunsmore		Rugby	West Midlands	England
	No	%	%	%	%
Aged 0-4	100	5.5	6.3	6.3	6.3
Aged 5-15	242	13.3	13.1	13.2	12.6
Aged 16-64	1,130	62.3	63.3	63.6	64.8
Aged 65+	341	18.8	17.3	16.9	16.3
All Usual Residents	1,813	100.0	100.0	100.0	6.3
Median age	42		40	39	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Ryton on Dunsmore had a higher proportion of residents aged between 40 and 59 and lower share of 20 to 29 year olds when compared against the national average. However, it should be noted the

low proportion of 20 to 29-year olds may be due to university students living away from home.

Figure 1 Population by 10 year age bands, 2011



Source: Census 2011, QS103

There is also evidence of an ageing population with the proportion of residents aged 65 and over increasing from 15% in 2001 to 19% in 2011. The Census suggests the number of residents aged 65+ rose by 40% (98 people) during this period.

Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections¹ suggest that **Rugby's** 65 plus age group is forecast to grow by around 55% between 2014 and 2034.

Deprivation

The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Ryton on Dunsmore parish boundary matches LSOA E01031181.

The overall Index of Multiple Deprivation decile (where 1 is most deprived 10% of LSOAs) (IMD) shows this area on the whole displays relatively low levels of deprivation and is ranked in the 8th decile on the overall 2015 Index.

¹ Subnational Population Projections for Local Authorities in England: 2014 based

Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. At 75% Ryton on Dunsmore Parish's economic activity rate is higher than the district (74%), region (68%) and national (70%) averages. When compared to the national average, the parish has a higher share of self-employed residents and the unemployment rate was relatively low.

Table 2: Economic Activity and Inactivity, 2011

	Ryton on Dunsmore		Rugby	West Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	1,344	100.0	100.0	100.0	100.0
Economically Active Total	1,004	74.7	73.5	68.3	69.9
Employee, Full-time	603	44.9	44.6	37.4	38.6
Employee, Part-time	184	13.7	13.9	14.0	13.7
Self Employed	143	10.6	8.9	8.5	9.8
Unemployed	41	3.1	3.6	5.1	4.4
Full-time Student (econ active)	33	2.5	2.5	3.3	3.4
Economically inactive Total	340	25.3	26.5	31.7	30.1
Retired	242	18.0	14.7	14.4	13.7
Student (including Full-Time Students)	40	3.0	3.9	5.9	5.8
Looking After Home or Family	32	2.4	3.5	4.6	4.4
Long-Term Sick or Disabled	14	1.0	2.8	4.4	4.0
Other	12	0.9	1.5	2.4	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Ryton on Dunsmore Parish was 2.5 people which is higher than the district (2.3), regional and England (2.4) rates. The average number of rooms per household stood at 6.0 which is above the district (5.7), region (5.5) and England (5.4) averages.

The average number of bedrooms per household stood at 3.0 which is more than the district (2.9), region (2.8) and England (2.7) rates.

Housing Characteristics

Tenure

Home ownership levels are relatively high with around 79% of households owning their homes outright or with a mortgage or loan which is above the district (69%), regional (65%) and national (63%) rates. Around 6% of households live in private rented accommodation which is somewhat lower than the district and region rate of 14% and 17% for England as a whole. Just 12% of households live in social rented accommodation which is low when compared to the district (14%), regional (19%) and national (18%) rates.

Table 3: Tenure, 2011

	Ryton on Dunsmore		Rugby	West Midlands	England
				%	%
All occupied Households	728	100.0	100.0	100.0	100.0
Owned; Owned Outright	270	37.1	32.9	32.3	30.6
Owned; Owned with a Mortgage or Loan	306	42.0	36.6	32.6	32.8
Shared Ownership (Part Owned & Part Rented)	11	1.5	1.0	0.7	0.8
Social Rented; Rented from Council (Local Authority)	75	10.3	9.2	10.9	9.4
Social Rented; Other	9	1.2	5.1	8.1	8.3
Private Rented; Private Landlord or Letting Agency	39	5.4	12.6	12.8	15.4
Private Rented; Other	6	0.8	1.5	1.2	1.4
Living Rent Free	12	1.6	1.2	1.5	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows that the majority (40%) of residential dwellings are semi-detached which is above the district (34%), region (37%) and England (31%) rates. There was also a somewhat higher than average propensity of detached housing. Terraced housing provided 21% of accommodation spaces which is lower than the district (25%), region (23%) and national (25%) shares. Flats, maisonette or apartments accounted for just 3% of household spaces which is significantly below the district (13%), region (16%) and England (22%) rates.

Table 4: Accommodation Type, 2011

	Ryton on Dunsmore		Rugby	West Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	744	100.0	100.0	100.0	100.0
Detached	245	32.9	28.3	23.7	22.3
Semi-Detached	299	40.2	33.5	36.9	30.7
Terraced	157	21.1	24.9	23.0	24.5
Flat, Maisonette or Apartment	19	2.6	13.1	16.2	22.1
Caravan or Other Mobile or Temporary Structure	24	3.2	0.4	0.4	0.4

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

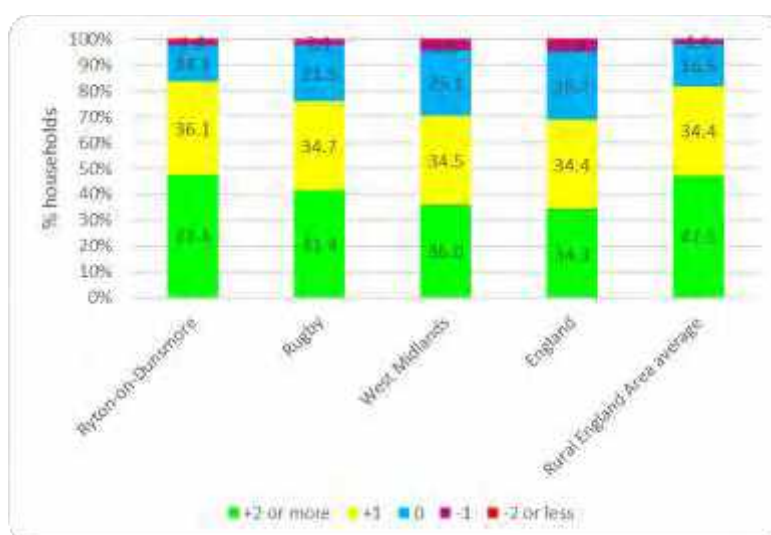
At 28% the proportion of homes with four or more bedrooms is high when compared to the district (23%), regional (18%) and national (19%) rates. There is an under representation of housing for single people with just 3% of dwellings having one bedroom against 8% for the district, 10% for the region and 12% for England as a whole.

Table 5 Households by number of bedrooms, 2011

Bedrooms	Ryton on Dunsmore		Rugby	West Midlands	England
All occupied Household Spaces	728	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.1	0.2	0.2
1 Bedroom	21	2.9	8.2	9.6	11.8
2 Bedrooms	161	22.1	25.0	25.3	27.9
3 Bedrooms	344	47.3	44.0	47.0	41.2
4 Bedrooms	172	23.6	17.4	13.9	14.4
5 or More Bedrooms	30	4.1	5.3	4.0	4.6

Source: Census 2011, LC4405EW

There is evidence of under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that just under half (47%) of all occupied households in the Ryton on Dunsmore Parish have two or more spare bedrooms and around 36% have one spare bedroom. Under occupancy is higher than the district, regional and national rates. It is also 2 percentage points higher than the overall England rural estimate.

Figure 2: Bedroom Occupancy Rates, All Households, 2011

Source: Census 2011, QS412EW

Under occupancy in the parish is particularly evident in larger properties with around a third (32%) of households with 4 or more bedrooms occupied by just one or two people. However, this is lower than the district (43%), region (41%) and England (41%) rates.

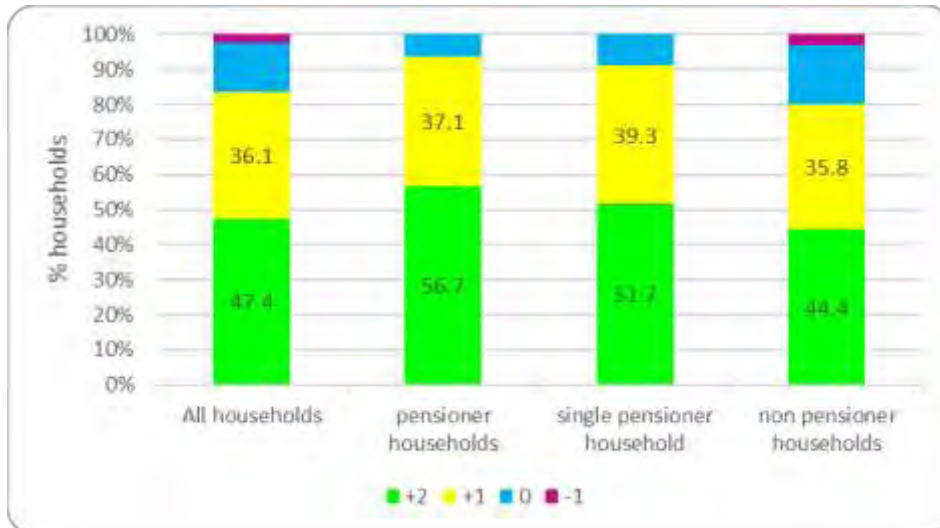
Table 6 Household with 4 or more bedrooms by household size, 2011

	Ryton on Dunsmore		Rugby	West Midlands	England
HHs with 4 or more bedrooms	202	100.0	100.0	100.0	100.0
1 person in household	12	5.9	9.8	10.6	10.6
2 people in household	53	26.2	33.6	30.6	30.3
3 people in household	48	23.8	19.7	18.3	18.3
4 or more people in household	89	44.1	37.0	40.5	40.8

Source: Census 2011, LC4405EW

Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 57% of pensioner households have at least two more bedrooms than is technically required by the household) and is somewhat higher than the 44% non-pensioner household rate.

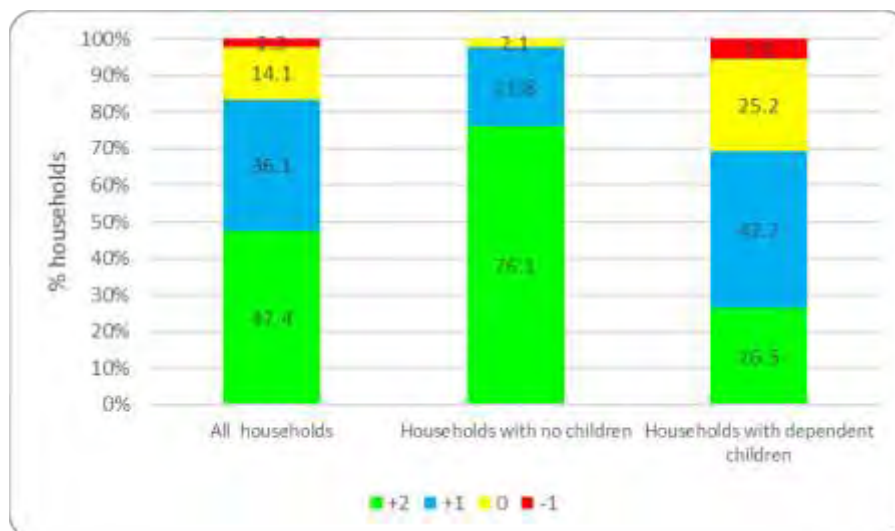
Figure 3: Bedroom Occupancy rating of Older Person Households, Ryton on Dunsmore Parish, 2011



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the parish, however, research shows that households with dependent children are more likely to be overcrowded. The Census implies there is some evidence of a small number of families with dependent children living in overcrowded households in Ryton on Dunsmore.

Figure 4: Bedroom Occupancy rating of Family Households Ryton on Dunsmore Parish, 2011



Source: Census 2011, LC4105EW

Housing Market

Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Ryton on Dunsmore Parish by council tax band compared to the district, region and national averages for the period April 2016 to March 2017. In Ryton and Dunsmore Council Tax band B make up the largest group (approximately 23% of the total). The parish has a larger proportion of properties with high value council tax bands with 25% of dwellings having a Council Tax Band E or above against 20% for the district, 13% for the region and 19% for England as a whole.

**Figure 5: Domestic Stock of Properties by Council Tax Band
Ryton on Dunsmore Parish, Apr 16 to Mar 17**



VOA, Table CTSOP3.1

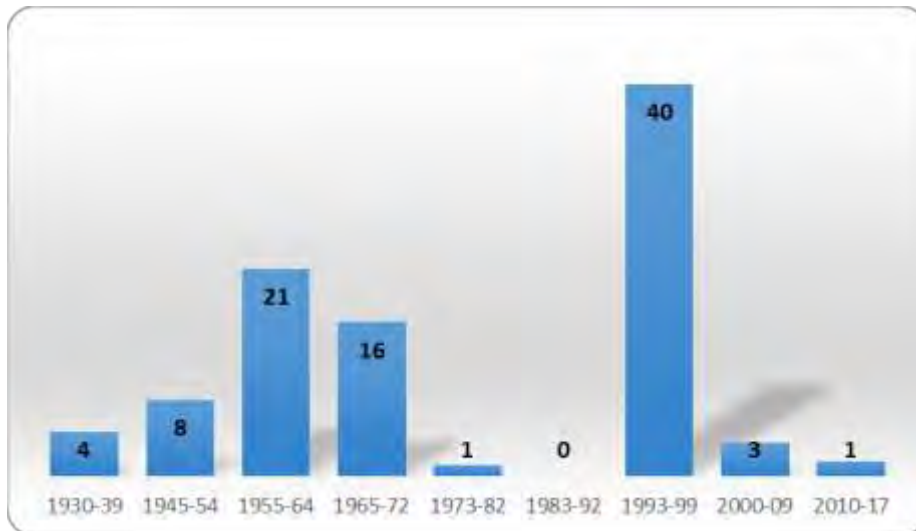
Build Period Analysis

Further analysis of the VOA Council Tax statistics suggest that around 5% (90) of residential properties in the Parish were built before 1900. Figure 6 below gives an indication of the average number of new homes built each year since 1930 and shows a steady trend in house building between 1945 and 1972. A small number of homes were built between 1973 and 1992, however, some 240 were built in the 1993 to 1999 period, averaging 40 new builds each year.

There is also evidence of a small number of homes being built from 2000 onwards and this is also referred to in the residential sales section below which draws on Land Registry price paid data for the period 1995 to 2016. There are no records of dwellings having been built between 1939 and 1945 due to the Second World War. In some cases, the period when the property was built has not been recorded on the VOA system, equating to around 4% of the total number of properties.

Please note the data is published by the time periods displayed in the chart and an annual average has been estimated according to the number of years in that particular time band. It should also be noted that the data is based on best fit LSOA E01031181 to the Ryton on Dunsmore Parish boundary.

Figure 6 Average Annual Number of New Properties by Build Period in the Ryton on Dunsmore Parish Council

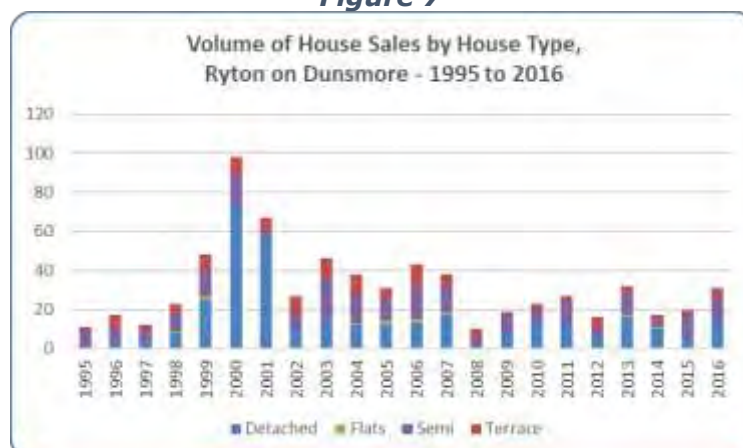


Council Tax: Domestic Stock of Properties Summary Statistics, VOA, Table CTSOP4.1

Residential Sales

Land Registry price paid data shows around 694 residential property sales were recorded in the Ryton on Dunsmore Parish between 1995 and 2016. Detached housing accounted for the majority of sales, representing 49% of recorded sales, followed by semi-detached housing with 32% of total sales during this time. Around 18% were terraced properties and flats or maisonettes accounted for 2% of sales. It should be noted that not all sales are captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders will be excluded.

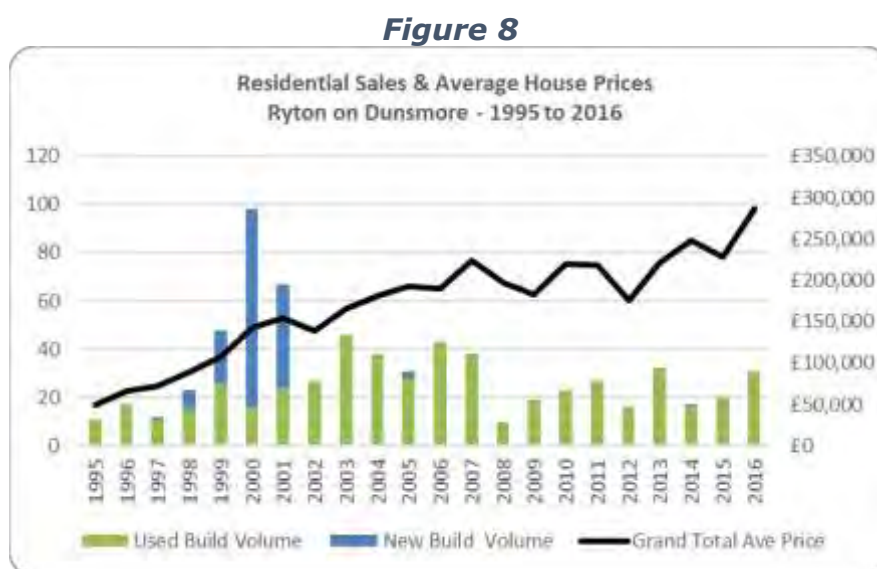
Figure 7



Data produced by Land Registry © Crown copyright 2017 (data available at 29.7.17)

There is evidence of new build housing in the local area with 160 new build residential sales recorded between 1995 and 2016, representing 23% of total recorded sales, the majority of these taking place between 1995 and 2001. New build homes in the parish are more likely to be detached as these represented 84% of sales during the 1995 to 2016 period. It also highlights the high volume of new build sales which took place between 1998 and 2001.

It should be noted that not all new builds will be captured in the Land Registry price paid data, eg some conversions and social housing units will be excluded. Figure 8 shows the volume of sales together with the overall annual average house price.



Data produced by Land Registry © Crown copyright 2017, data correct at 29.7.17

Housing Affordability

The publication of ONS House Price Statistics for Small Areas presents an opportunity for detailed housing affordability analysis.

The data reveals the cost of an entry-level² property on average across England and Wales has increased by almost 20% in the last decade, to £140,000 (year ending June 2016). For new properties, the price was nearly £180,000. The data³ also shows that home-ownership prospects vary across the country.

In the Ryton on Dunsmore Parish area⁴ a low to mid-priced property costs on average £176,875. Assuming a 15% deposit⁵, those entering the

² The term 'entry level' or 'low to mid-priced property' refers to the lower quartile price paid for residential properties. If all properties sold in a year were ranked from highest to lowest, this would be the value half way between the bottom and the middle.

³ Property price data are for year ending June 2016 and are from House Price Statistics for Small Areas. Income data are for financial year ending 2014 and are from [small area model-based income estimates](#).

⁴ The Ryton on Dunsmore Parish area is based on MSOA best fit E02006495 which covers other areas outside the parish boundary.

⁵ [Data from the Council of Mortgage Lenders](#) suggest that the average deposit paid by first-time buyers in the UK was around 18% in December 2016.

property market in the area would require a household income of £40,176 (£26,444 E&W average) and savings of £29,569 which is a challenge for many households.

With the average cost⁶ of an entry-level home in the area being £176,875 prospective buyers would require an estimated £2,000 for legal and moving costs, £1,038 for stamp duty and £26,531 for a 15% deposit, coming to £29,569 in total.

Summary of Future Housing Need

At the time of the 2011 Census, Ryton on Dunsmore was home to around 744 residents living in 728 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 8% (141 people). During this period, the number of dwellings rose by 5% (36).

At 19% the parish has a higher propensity of older residents (aged 65+) and evidence of an ageing population with the share of residents aged 65 and over increasing from 15% in 2001 to 19% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are relatively high with around 79% of households owning their homes outright or with a mortgage or loan. At 6% the share of households living in private rented accommodation is relatively low and social rented housing accounted for just 12% of tenure.

There is some evidence of under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is a higher than average share of homes with four or more bedrooms and an under representation of homes for single people with just 3% of dwellings having one bedroom.

Land Registry price paid and Council Tax data indicate evidence of a relatively high volume of new build housing in the parish over recent years.

Deprivation is not a significant issue in the parish. However, the high price of housing in the area will make it difficult for those on lower and middle incomes to enter the local housing market.

⁶ The price of an entry level property in a given neighbourhood was used to calculate the annual household income that could be needed to secure a mortgage in that area. By comparing this figure with the estimated household income for the same neighbourhood, we can see how affordable the area could be for those looking to buy an entry-level property. Calculations were based on a typical deposit of 15% and an assumption that mortgage lenders will offer 4.5 times an applicant's income.

Appendix 5



Ryton-on-Dunsmore Neighbourhood Plan 2018-2031 Site Sustainability Assessments

Ryton on Dunsmore Neighbourhood Plan – Site Sustainability Assessments

Summary

The key elements of the Housing Growth Strategy are;

- Allocating Site P the Coventry City Training Ground for about 75 units.
- Allocating Site O the Ex British Legion site for an enabling number of units to be agreed with Historic England to support the restoration of Ryton House and the garden.
- Allocating Site K Lamb's Field as a Safeguarded site for possible future development in defined circumstances.
- Accepting that some of the allocated or reserve sites will include land in the designated green belt area.
- Adopting a windfall policy supporting small residential developments on sites within the built form to allow controlled development.
- Confirming a new Limits to Development (LTD).
- A policy limiting development outside of the new LTD to exceptional circumstances only, subject to green belt and countryside policy restrictions.

Methodology

The Site Sustainability Assessment (SSA) process is based upon planning best practice guidelines and meets the current National Planning Policy Framework. The SSA process is only a part of any potential development site selection, but it is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being both robust and proportionate for this task. Through undertaking SSA the least environmentally damaging and therefore the most environmentally sustainable locations are identified for potential residential development. The Housing Focus Group (HFG) members have set the locally important factors to create the scoring matrix used in the SSA process which is attached.

An assessment of all potential development sites in the Parish was carried out in conjunction with local landowners. All sites with boundaries adjoining the current Village Limits to Development were included together with some remote brownfield sites. The landowners were identified by a Land Registry search and contacted and asked to complete a questionnaire describing their site and indicating if they would like it to be included in the assessment. The list of landowners contacted is attached. Twenty-four potential sites were assessed.

The full results of each assessment were fed back to the relevant landowner who was invited to comment. Responses were received from two landowners which, following consideration by the Housing Focus Group, resulted in minor revision to the site scores in both cases. Meetings have been held with the owners or representatives of the three sites selected for allocation or safeguarding all of whom have confirmed their general support for our proposals.

Discussions have also been held with Historic England regarding the former British Legion site to ensure that the provisions of this allocation address the concerns regarding the protection of the Listed status. RBC has also been consulted to ensure that the proposed housing strategy is in conformance with the Local Plan.

The HFG rankings are shown in the following table. The Old Coal Yard has received a planning consent during the assessment process. **It is recommended that the other three highest scoring green sites namely, Lamb's Field, Ex British Legion and Coventry City Training Ground are allocated or safeguarded for residential development.**

The Ranking of Sites

Site Location and SSA letter	RAG Score	Number of units	Rank
A. Tarmac Expansion Site	Red negative 5.	300	
B. Land including Manor Farm House	Green 7.	12	
C. Church Road Extension Site	Red negative 3.	80	
D. Land rear of 22 Church Road	Green 4.	8	
E. Land adjacent Church	Red negative 7.	58	
F. Old Coal Yard	Green 11.	20	Second.
G. Sports Connection	Amber.	74	
H. Oxford Road Expansion Site	Red negative 5.	275	
I. Land adjacent Police Training College	Green 1.	45	
J. Meadowlands Expansion	Red negative 10.	250	
K. Lamb's Field	Green 12.	30	First.
L. Lakeview Farm	Green 4.	30	
M. Land to rear of 46 Leamington Road	Green 2.	40	
N. Land including former Ryton House kitchen garden	Green 4.	8-10	
O. Ex British Legion	Green 9.	Enabling Number.	Third.
P. Coventry City Training Ground	Green 9.	75	Third.
Q. Jarrett Farm	Red negative 3.	43	
R. Bull and Butcher	Green 3.	27	
S. Manor Farm	Red negative 6.	30	
T. The Old Vicarage	Red negative 5.	50	
U. Grange Farm	Red negative 7.	40	
V. Leamington Road Car Sales	Green 3.	15	
W. Oxford Rd West	Red negative 4.	225	
X. Ryton Gardens	Red negative 9.	116	

Derek Doran BSc (Hons) MCIH MBA 16-11-18

Sustainable Site Assessment Scoring Matrix



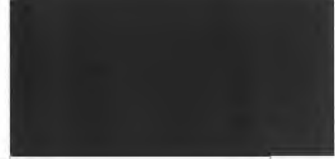




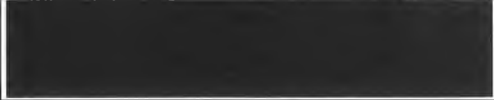
<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>
1. Site capacity	Small capacity up to 24 dwellings alone or in conjunction with another site	Medium capacity of between 25-75 dwellings	Large capacity of more than 76 dwellings
2. Current Use	Vacant	Existing uses need to be relocated	Loss of important local asset
3. Adjoining Uses	Site wholly within residential area or village envelope	Site adjoining village envelope or residential location	Extending village envelope outside boundary
4. Topography	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated
5. Greenfield or Previously Developed Land	Previously developed land (brownfield)	Mixture of brownfield & greenfield land	Greenfield land
6. Good Quality Agricultural Land (Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified 3 (good to moderate)	Land classified 1 or 2 (Excellent and very good)
7. Site availability - Single ownership or multiple ownership	Single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
8. Landscape Character Assessment and Visual Impact Assessment (LVIA)	No harm to quality.	Less than substantial harm to quality.	Substantial harm to quality.
9. Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of Ancient tree or hedge (or TPO)

10. Relationship with existing pattern of built development	Land visible from a small number of properties	Land visible from a range of sources mitigated through landscaping or planting	Prominent visibility Difficult to improve
11. Local Wildlife considerations	No impact on wildlife site	Small to medium impact but with potential to mitigate	Statutorily protected species in place
12. Listed Building or important built assets and their setting	No harm to existing building	Less than substantial harm	Substantial harm
13. Safe pedestrian access to and from the site	Existing footpath	No footpath but can be created	No potential for footpath
14. Impact on existing vehicular traffic	Impact on village centre minimal	Medium scale impact on village centre	Major impact on village centre
15. Safe vehicular access to and from the site.	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided
16. Safe access to public transport (specifically a bus stop with current service)	Walking distance of 400m or less	Walking distance of 401-800m	Walking distance of greater than 801m
17. Distance to designated village centre (the Co-op)	Walking distance of 400m or less	Walking distance of 401-800m	Walking distance of greater than 801m
18. Distance to Primary School.	Walking distance of 400m or less	Walking distance of 401- 800m	Walking distance of greater than 801m
19. Distance to village hall/post office.	Walking distance of 400m or less	Walking distance of 401- 800m	Walking distance of greater than 801m
20. Current existing informal/formal recreational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site

21. Ancient monuments or archaeological remains	No harm to an ancient monument or remains site	Less than substantial harm to an ancient monument or remains site	Substantial harm to an ancient monument or remains
22. Any existing public rights of ways/bridle paths	No impact on public right of way	Detriment to public right of way	Re-routing required or would cause significant harm
23. Gas and/or oil pipelines & electricity transmission network (Not water/sewage)	Site unaffected	Re-siting may be necessary	Re-siting may not be possible
24. Any noise issues	No noise issues	Mitigation may be necessary	Noise issues will be an ongoing concern
25. Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
26. Any known flooding issues	Site in flood zone 1 or 2 or no flooding for more than 25 years	Site in flood zone 3a or flooded once in last 25 years	Site in flood zone 3b (functional flood plain) or flooded more than once in last 25 years
27. Any drainage issues.	No drainage issues identified.	Need for mitigation.	Need for substantial mitigation.
Issues related to planning history on the site (not scored).			

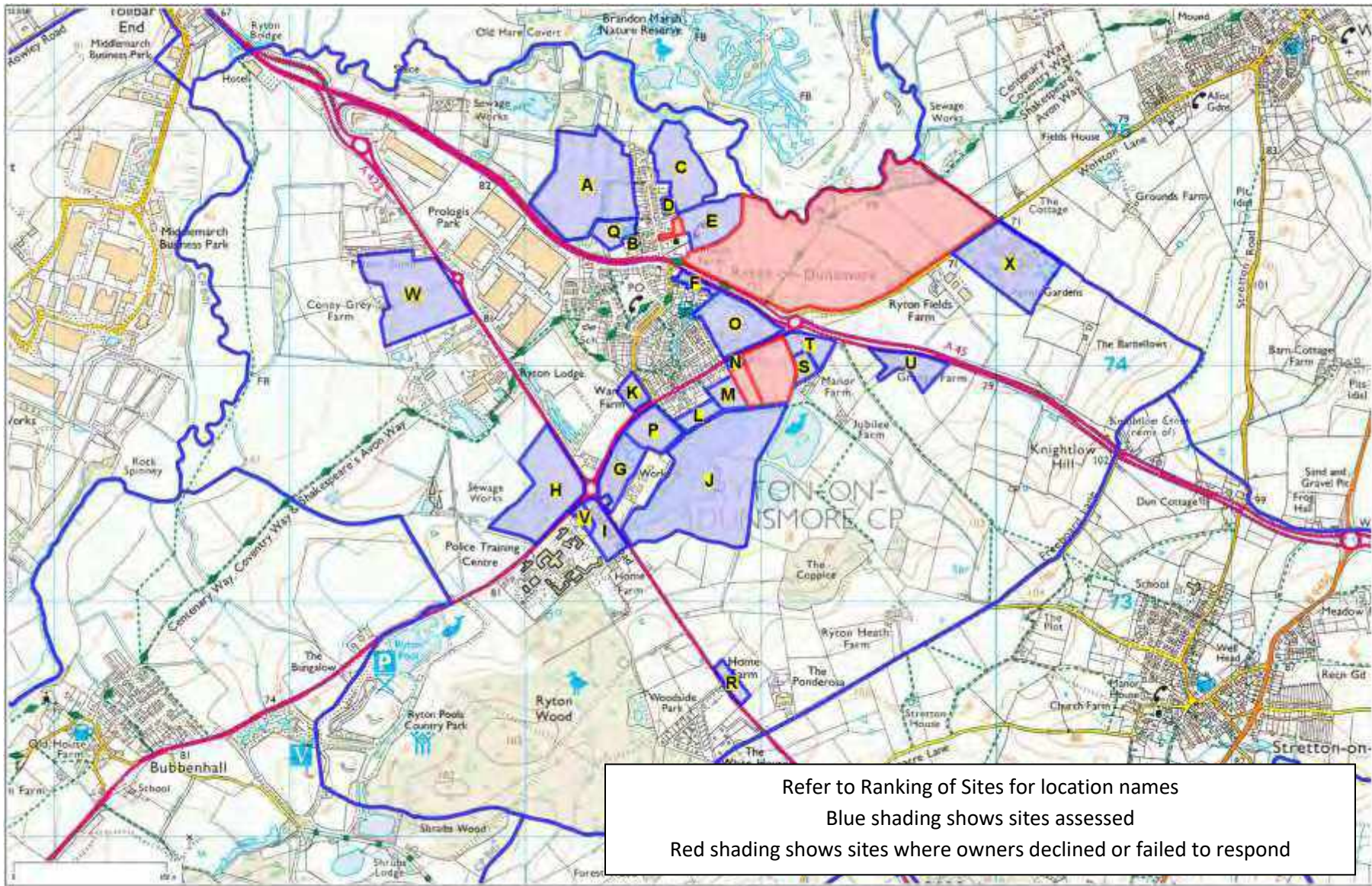
List of Landowners Contacted Regarding Site Sustainability Assessment

Landowner	Site Designation and Name
[REDACTED]	A: Tarmac Expansion Site
[REDACTED]	B: Land including Manor Farm House
[REDACTED]	C: Church Road Extension Site H: Oxford Road Expansion Site I: Land Adjacent to Police Training College J: Meadow ands Expansion
[REDACTED]	D: Land to the Rear of 22 Church Road
[REDACTED]	E: Land Adjacent to Church S: Manor Farm W: Oxford Road West
[REDACTED]	F: Old Coal Yard
[REDACTED]	G: Sports Connection P: Coventry City Training ground

	K: Lamb's Field
	L: Lakeview Farm
	M: Land to the Rear of Leamington Road
	N: Land Including Former Kitchen Garden
	O: Ex British Legion
	Q: Jarret Farm
	R: Bull and Butcher
	T: The Old Vicarage

[REDACTED]	U: Grange Farm
[REDACTED]	V: Leamington Road Car Sales
[REDACTED]	X: Ryton Gardens
The following were also contacted but either did not respond or asked for their sites not to be included in the assessment:	
[REDACTED]	Parish Burial Ground
[REDACTED]	Wolston Field Farm
[REDACTED]	Land to the South of Leamington Road
[REDACTED]	Land attached to 68 Leamington Road

Site Sustainability Analysis – Site Map



Date Created: 21-3-2019 | Map Centre (Easting/Northing): 438702 / 273659 | Scale: 1:21118 | © Crown copyright and database right. All rights reserved (100059685) 2019 © Contains Ordnance Survey Data - Crown copyright and database right 2019

Appendix 6



Ryton-on-Dunsmore Neighbourhood Plan 2018-2031 Environmental Inventory

RYTON ON DUNSMORE NEIGHBOURHOOD PLAN

ENVIRONMENTAL INVENTORY

KEY



Existing statutory protection



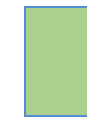
Local Green Space



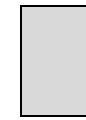
Important Open Space



Site of high historical significance



Site of high biodiversity (wildlife) significance



Existing Warwickshire Country Council Owned Recreation Amenity

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
1	139	C Harrow	<p>Area within Ryton Pool Country Park which occupies raised ground with waste landfill producing tapped methane gas. Supported by questionnaire response as open space to protect. Warwickshire EWA7728, EWA3104. Warwickshire HER MWA2843, MWA4717, MWA5511, MWA1842, MWA5512, MWA4719, MWA5510, MWA6040, Roman settlement evidence includes enclosures, ditches, pits, finds and other evidence typical of small-scale Roman settlement. (Romano British (1st – 4th centuries AD)). Undated Archaeological Features: Some features discovered in the parish remain undated and consist mainly of cropmarks identified from aerial photographs of the areas around Ryton. These include: MWA4717. Findspot - flint artefacts, including spades and other tools, were found during an excavation. They dated to between the Mesolithic and Bronze Age periods. They were found in an area lying 500m south east of Bubbenhall. (5511)</p> <p>Findspot - flint artefacts, including blades and other tools, were found 1km east of Bubbenhall. 6040.</p> <p>Findspot - a stone tool south east of Bubbenhall Neolithic stone tool, an axe or a digging tool, was found in the area lying 500m south east of Bubbenhall (5512).</p> <p>The site of an Iron Age settlement which was found during an excavation. Pits and post holes were found within an enclosure. Finds from the site included pottery, quern stones, pins and a glass bead. The remains of a Bronze Age cremation cemetery and an enclosure were found during an excavation. The remains were found 600m east of Bubbenhall. (1842)</p>	4	1	4	4	4	2	2	4	3	28
2	140	C Harrow	<p>Area within Ryton Pool Country Park which occupies raised ground with waste landfill producing tapped methane gas. Supported by questionnaire response as open space to protect. Warwickshire HER MWA4894, MWA4278, MWA5685, MWA5686, MWA2843, MWA4718. Roman settlement evidence includes enclosures, ditches, pits, finds and other evidence typical of small scale Roman settlement (MWA5686) (Romano British (1st – 4th centuries AD)) Undated Archaeological Features: Some features discovered in the parish remain undated and consist mainly of cropmarks identified from aerial photographs of the areas around Ryton. These include: MWA5685</p> <p>The possible site of a Roman settlement. An enclosure is visible on aerial photographs and the remains of a ditch were found during an excavation. Fragments of pottery and a brooch have been found on the site which lies 1km east of Bubbenhall. The possible site of a Roman settlement and cemetery. The site is visible as a cropmark on aerial photographs. It is situated 500m east of Bubbenhall.</p>	4	1	4	4	4	2	2	4	3	28

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
3	203	YourLocale	St Leonards Churchyard Grounds of the 11th century church (Listed Grade 2*) of which it provides the setting. Mounded site, with stone retaining walls, in elevated position (providing views away from the village from its southern boundary and toward the church from outside the settlement), presumably on a pre- or early-Christian sacred site. Managed grass, shrubs and ornamental and native trees (including yews). Headstones date back to late 18 th century. Biodiversity significance includes invertebrates associated with the grass and trees, lichens, birds (4 species of conservation concern), mammals, including bats.	4	4	4	4	2	2	2	3	3	28
4	192	S Tetlow	New Burial Ground - Purchased by Ryton on Dunsmore Parish Council in 2017. Located behind the vicarage and adjacent to the church. - Warwickshire HER EWA9162, MWA7127. A prehistoric pit and several gullies were identified during investigations in 2010.	4	3	4	4	2	2	2	3	3	27
5	024	S Tetlow	Dense deciduous woodland and marshland, part of Steetly Meadows. Several habitat studies completed in area. Permissible access to footpaths. Identified on Open Day Map as Special to the Community for views and recreation = 4. Supported by questionnaire response as open space to protect. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% Econet Woodland	4	2	4	4	4	2	2	2	3	27
6	165	C Harrow	Ryton Wood SSSI - Ancient deciduous woodland. Marked on Greenwood's map of 1822 and the OS 1st edition onwards. Supported by questionnaire response as open space to protect. Warwickshire EWA9676, Warwickshire HER MWA8768. Ryton Wood (MWA8768) is a substantial medieval managed woodland including evidence of coppicing and wood banks. Econet Woodland	4	1	1	4	4	2	2	4	4	26
7	013	C Reily	Traditional flood meadow. Mown annually for wildflowers. Area of planted woodland. Important for wildflowers and wildlife, especially dragonflies and damsel flies. Pond for wildlife. Flood plain in winter. Bounded by hedgerow/trees/footpath and river. Riverside maintained for fishing. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3 Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	4	1	4	3	4	2	2	2	4	26
8	012	C Reily	Part of Steetley Meadows Conservation Area. Wooded area, currently fenced. Mixture of old boundary ditch features with some mature trees and more recent planting. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3	4	1	4	3	4	2	2	2	4	26

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
9	149	S Tetlow	The Dell - adjacent to Prologis sites and Leamington Road - Currently part of Prologis site - Considered special to community with anticipated plans to transfer ownership - see Parish Council. Identified on Open Day Map as Special to the Community for recreation = 3 (wanting to use for recreation rather than current use). Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3, Warwickshire EWA9255, MWA9642. Adjacent to the site of a heavy anti-aircraft installation dating from the Second World War and identified from documentary evidence and an aerial photograph. It was situated 150 metres northwest of the Sports Fields at Ryton on Dunsmore. The site is temporarily closed for improvement work to be undertaken prior to a reopening later in 2019.	4	3	4	3	4	1	1	3	3	26
10	079	S Tetlow	Jubilee Pools - North Fishing Lake, managed by Leamington Angling Club. Access via Manor Farm Land and PROW (R153). Public access to walkers including dogs. Identified on Open Day Map as Special to the Community for views and recreation = 4. Supported by questionnaire response as open space to protect.	4	2	4	4	4	2	2	1	3	26
11	188	S Tetlow	Jubilee Pools - South Fishing Lake, managed by Leamington Angling Club. Access via Manor Farm Land and PROW (R153). Public access to walkers including dogs. Identified on Open Day Map as Special to the Community for views and recreation = 3. Supported by questionnaire response as open space to protect.	4	2	4	4	4	2	2	1	3	26
12	199	C Reily	Part of Steetly Meadows Conservation area. Meadow with extensive meadowsweet. SSSI Bounded on 3 sides by hedgerows/trees and open to the River Avon. Mature Ash trees in boundaries, nesting for woodpeckers. Maintained for fishing, used by walkers/dog walkers. Full access.(15e) Econet Woodland Econet Grassland	4	2	4	4	4	2	2	1	3	26
13	197	C Reily	Part of Steetly Meadows Conservation Area. Small meadow at the bottom of the main track into Steetly Meadows. Wildflower meadow. SSSI. Bounded by mature hedges and ditch. Full access. Floods in winter. Potential Local Wildlife Site Econet Woodland Econet Grassland	4	2	3	3	4	2	2	1	4	25
14	014	C Reily	Large area of deciduous woodland bounded on 1 side by drain, footpath, hedgerow and field boundary on remaining sides. Wet woodland. Important for rare species including Marsh Tit, nesting and fungi. Used for walking, nature. Identified on Open Day Map as Special to the Community for views and recreation = 4. Supported by questionnaire response as open space to protect. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3 Econet Woodland Econet Grassland (in part)	4	2	4	4	3	1	2	2	3	25
15	154	S Tetlow / C Harrow	Community Orchard. Grassed area with apple trees, bounded by residential fences, trees and fences. Identified on Open Day Map as Special to the Community for views = 3. Supported by questionnaire result - Highly Important Green Space 84% = 4	4	4	4	4	3	1	2	1	2	25

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
16	019	C Reily	SSSI - Hedges on two sides, post and wire shared with 040, open to river Avon on fourth side. Flood plain in winter. Reed beds/willow. Very tranquil as difficult to access. Footpath maintained for angling. Ridge and furrow ploughing, but no visible evidence (MWA 12098). Medieval fishpond, rectangular enclosure, ridge and furrow ploughing in section of field closest to River Avon – Aerial photograph 1945. (MWA12092) Identified on Open Day Map as Special to the Community for views = 3. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing. Econet Woodland (in part) Econet Grassland (in part)	2	2	4	3	2	2	2	3	4	24
17	152	C Harrow	Pasture land, bordering meadow land, fishing lakes.	3	2	4	3	4	2	2	1	3	24
18	010	C Reily	Permissive footpath around a large lake. Elements of heath habitat with gorse. Habitat important for rare moths/butterflies. Reed beds, waterfowl nesting. Bounded on four sides, mixture of post and wire fence and hedgerow. Identified on Open Day Map as Special to the Community for recreation. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69%	4	1	4	4	3	2	2	1	3	24
19	158	C Harrow	Recreation Ground, incorporating sports playing field, Pavilion and children's play equipment. High community value. Identified on Open Day Map as Special to the Community for recreation = 4. Supported by questionnaire response as open space to protect. Supported by questionnaire response as open space to protect. Supported by questionnaire result - Highly Important Green Space 84%. = 4	4	4	4	4	4	1	1	0	2	24
20	157	C Harrow	Holly Drive Play Area. An area of grass bounded by a steel fence with 2 gates for access. Within is children's play equipment and on the exterior of the fence there are established shrub beds together with a tree and shrub conservation / wildlife area.. Identified on Open Day Map as Special to the Community for recreation = 3. Supported by questionnaire result - Highly Important Green Space 84%. Supported by questionnaire result - Highly Important Green Space 84%, Highly Important Recreation Space 80% = 4	4	4	4	4	4	1	1	0	2	24

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21	044	C Reily	<p>Large arable field bounded on all sides by mature hedges/trees. Fine oak specimen in field by footpath. Active quarrying on site. Used by dog walkers, access to River Avon. Mature willows by river, maintained for fishing. Archaeological dig during A45/A445 improvements. Medieval boundary ditch, building and yard. (Ref MWA7128)</p> <p>Archaeological evaluation by the Warwickshire Museum in 1990 on the site of proposed gravel extraction at Wolston Fields Farm. Various finds and features were examined and recorded during the work, including flint finds dating from the Palaeolithic to the Iron Age (WA6402, WA6403, WA6404), and settlement remains of the later Bronze Age and Iron Age (WA4000, WA4001, WA 4002, WA3416). (Ref MWA7127)</p> <p>Archaeological dig prior to gravel extraction 2002. Pit, Ditch and findspot. Late prehistoric – Late Iron Age (500,000 BC - 42 AD) Identified on Open Day Map as Special to the Community for views = 3 Warwickshire HER EWA9163, EWA7824, EWA10333, EWA9163. During archaeological work in advance of gravel extraction, features and finds dating from the Palaeolithic to the Iron Age period were recorded. The site is to the east of Ryton on Dunsmore.</p>	2	3	3	3	2	2	1	4	3	23
22	018	C Reily	<p>Hedges on two sides, post and wire shared with 040, open to river Avon on fourth side. Flood plain in winter. Reed beds/willow. Very tranquil as difficult to access. Footpath maintained for angling. Ridge and furrow ploughing, but no visible evidence (MWA 12098).</p> <p>Medieval fishpond, rectangular enclosure, ridge and furrow ploughing in section of field closest to River Avon – Aerial photograph 1945. (MWA12092) Identified on Open Day Map as Special to the Community for views = 3. Earthworks just north of Ryton - Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.</p> <p>Econet Woodland Econet Grassland (in part)</p>	2	3	4	3	2	1	2	3	3	23
23	106	C Harrow	Pasture land bordering fishing lake created as a result of mineral extraction. Includes small wooded triangle to the NE of the plot.	3	2	4	2	4	2	2	1	3	23
24	057	C Harrow	<p>Ryton House and Grounds. Registered under the historic buildings and ancient monuments act 1953, within the register of historic parks and gardens by English Heritage for its special historic interest. The site dates back to 1760 and is currently in a derelict state. Identified on Open Day Map as Special to the Community for views. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3. Includes trees protected by Tree Preservation Order - Rugby Borough Council. Registered Park and Garden Warwickshire HER, EWA9675, Warwickshire HER MWA4292, MWA7460. Possible fishponds used for the breeding and storage of fish. They are marked on the Ordnance Survey map of 1886. The fishponds date to the Imperial period are still visible as earthworks. They are situated 300m southwest of St Leonards Church, Ryton (4292). HWA8411, HWA8412 - Marked on Greenwood's map of 1822 onwards.</p>	1	4	4	3	0	0	2	4	4	22

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25	164	C Harrow	Historic site of the ancient Knightlow Cross and Mound. Scheduled as Warwickshire monument no. 43. Registered Monument Warwickshire HER, Warwickshire HER MWA4273, MWA4274. The Knightlow Cross (MWA4274) has origins in the medieval period as a wayside cross next to a medieval routeway. The 'wroth silver' ceremony still takes place here which has origins in the medieval period. The site of a possible round barrow, a mound of earth usually built to conceal a burial. The barrow probably dates to the Bronze Age. It is visible as an earthwork and is situated at Knightlow Hill. (MWA4273)	2	0	4	4	4	1	1	4	2	22
26	039	S Tetlow	Community Allotments managed by Parish Council. Several individual plots that are rented by Ryton Parish Council. Access through A45 Gate Identified on Open Day Map as Special to the Community for views = 3 Noise Action Planning Important Area	4	3	4	3	4	1	0	1	2	22
27	077	S Tetlow / C Harrow	Pasture land bordering fishing lake created as a result of mineral extraction Identified on Open Day Map as Special to the Community for views and recreation= 4	3	2	3	4	2	1	2	1	3	21
28	063	C Harrow	Five-Acre Community Farm - integrated part of Ryton Organic Gardens. Cultivated into neat rows with grass walkways	4	1	4	3	3	1	2	1	2	21
29	156	C Harrow	Holly Drive Conservation Land. A designated land created during house building programme c.2000. It consists of indigenous trees such as Holly and Hawthorn etc. Running through the length of it is a small stream via a large spring fed pool to its southern end. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3	0	4	4	3	1	1	2	1	4	20
30	058	C Harrow	February Field. Pasture land bounded by hedges on 3 sides and shared post and rail fence with 078. Included in the boundary is a hectare of recently planted woodland trees used for the keeping of Alpacas. Identified on Open Day Map as Special to the Community for views = 3 Warwickshire HER MWA12100. Two groups of concrete blocks and a rectangular hollow can be seen on aerial photographs. The blocks were used to tether a barrage balloon and the hollow was formed by its associated winch vehicle.	1	3	4	3	0	1	2	3	3	20
31	078	C Harrow	Pasture land used for keeping Alpacas and rare breed sheep. Bounded on 3 sides and hedgerow to the southern border. Identified on Open Day Map as Special to the Community for views = 3. Warwickshire HER MWA12100	1	3	4	3	0	1	2	3	3	20
32	076	C Harrow	Pasture land bordering meadow land, fishing lake. Created as a result of mineral extraction.	3	2	3	2	2	2	2	1	3	20
33	045	C Reily	Large field bounded on 3 sides by mature hedgerow/trees. 4th side bounded by river Avon. Maintained for private fishing. Active quarrying. Plot subdivided with recent planting of native tree species. Remediation after quarrying. Used for dog walking and fishing. 2/3 pools for wildlife. - Warwickshire HER EWA9164, EWA10335, EWA10336 - Mesolithic and Neolithic flint and stone artefacts have been found in the same area. Findspot - a barbed arrowhead of Bronze Age date (MWA4279, MWA6403, MWA4456) Warwickshire HER MWA19888	2	2	4	2	3	1	1	3	2	20

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34	015	C Reily	Field at the bottom of church road, purchased by Parish Council. (Known locally as the Severn Trent field). Bounded by hedges on 3 sides, open to River Avon. Footpath from church road to riverside, maintained for fishing. Currently being cleared of Japanese Knotweed. In the longer term will become part of Steetly Meadows Conservation Area and will have full public access. (15a) Potential Local Wildlife Site Econet Woodland	2	3	4	3	2	1	2	1	2	20
35	150	C Harrow	Sports Connexion - Grass Area used for open events - commonly a carpark for events. Identified on Open Day Map as Special to the Community for recreation = 3	4	2	2	3	4	1	1	1	2	20
36	042	C Reily	Small field behind churchyard. Hedge/trees on 3 sides. Post and stock fencing on 4th side, shared with 041. Visible from churchyard, lovely view. Visible evidence of ridge and furrow ploughing. Confirmed by aerial survey. MWA12098 and MWA4293. Also, earthworks in field could indicate shrunken settlement. Considerable archaeological remains. Identified on Open Day Map as Special to the Community for views = 3 - Warwickshire HER EWA9163	1	3	4	3	1	1	1	3	2	19
37	148	S Tetlow / C Harrow	Lambs Field. Pasture land, bordered by trees / hedges and High Street / Leamington Road. PROW - R150. Used regularly as overflow parking for Sports Connexion Identified on Open Day Map as Special to the Community for views. Supported by questionnaire result - Highly Important Green Space 84%. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 4	2	4	4	4	1	1	1	1	1	19
38	046	C Reily	Large field bounded on 3 sides by mature hedgerow/trees. 4th side by River Avon. 5 lakes, one large with central island. Habitat for water fowl and winter migrants. Recent planting of native species. Used for dog walking and fishing.	2	1	4	2	3	1	1	1	3	18
39	142	C Harrow	Former playing field, currently grassland adjacent to Police Training Centre. This was the first national police training college in the country established in 1948. Marked on the OS 1st edition as large rectilinear fields with straight boundaries, probably planned enclosure. This area may once have formed part of Ryton Woods. HWA9331	0	1	4	3	2	2	2	1	3	18
40	179	S Tetlow	Triangle of woodland adjacent to Provost Williams School, ProLogis Site and Sodens Avenue Houses. Currently owned by ProLogis, but will not be developed as part of their site transformation. Proposal to transfer ownership to Ryton on Dunsmore Parish Council still being pursued. Adjacent to PROW R147. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3	1	4	4	3	1	1	1	1	2	18
41	196	C Reily	Field used for grazing horses. Bounded on 3 sides by hedges/trees and on one side by post and wire. (15b) Econet Woodland (in part) Econet Grassland (in part)	2	3	4	3	0	1	2	1	2	18

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42	159	C Harrow	Originally the Kitchen Garden for the adjacent Ryton House, it is bounded on the North side by a gated red brick wall wholly on the North side and partially on the West. A preservation order applies to the whole of the wall. Shared post and rail fence to the boundary with 058 and 078. Identified on Open Day Map as Special to the Community for views = 3 - Registered Park and Garden Warwickshire HER. Marked on Greenwood's map of 1822 onwards. HWA8412	0	3	4	3	0	1	2	4	1	18
43	041	C Reily	Field used for grazing horses/cattle. Mostly bounded by hedge/trees. On one side post and stock fencing shared with 042. Visible from churchyard and village burial ground. Visible evidence of ridge and furrow ploughing. Confirmed by aerial survey 1945. WCC ref MWA12098. Also earthworks in field could indicate shrunken settlement. Considerable archaeological remains. MWA 4293 Traditionally used for sledging, although discouraged by current owner. Identified on Open Day Map as Special to the Community for views = 3	1	3	4	3	1	1	1	3	1	18
44	113	C Harrow	The Coppice - ancient deciduous woodland. Marked on Greenwood's map of 1822 and the OS 1st edition onwards. - HWA8310 Econet Woodland	0	1	4	2	0	1	2	3	4	17
45	146	C Harrow	Pasture land bordering Ryton Pools and Ryton Wood,. Warwickshire Wildlife Trust - Butterfly Sanctuary - Managed grounds - most important reserve in the county.	0	1	4	4	0	1	2	1	4	17
46	017	C Reily	Difficult to identify as a separate area. Deciduous woodland - Willow and reed beds. Considered important to the community in Questionnaire - 3 Econet Woodland	1	2	1	3	2	2	2	1	3	17
47	040	C Reily	Hedges on one side, post and wire shared with 018. Gardens/hedges/fencing on 3rd side. Ridge and furrow ploughing (Ref MWA 12098) Identified on Open Day Map as Special to the Community for views = 3 .The effects of the war can be seen in evidence of bomb craters just east of Ryton village (MWA12096).	0	2	4	3	0	1	2	3	2	17
48	061	C Harrow	Arable farmland - adjacent to A45 Findspot - a pottery sherd from a Bronze Age beaker was found 800m to the east of Ryton on Dunsmore.	0	2	4	2	0	2	2	3	2	17
49	026	S Tetlow	Pasture land borders residential property on eastern boundary. PROW FP access in SW corner, not able to trace FP across land. Small wooded area in SE corner Identified on Open Day Map as Special to the Community for views = 3	2	3	4	3	0	1	1	1	2	17
50	190	S Tetlow	NE corner of 026. Small area with stable - likely use for horse riding Identified on Open Day Map as Special to the Community for views = 3	1	3	4	3	1	1	1	1	2	17
51	009	S Tetlow	Owned by Whites, rented by Clay Pigeon Shooting Club. Woodland, grassed areas and clay traps/stations. Access granted from club members. Adjacent to sewage works and scrap metal dealer. - Access assessment = 4 due to public access for shooting days. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3 Potential Local Wildlife Site	4	1	3	3	3	0	0	1	2	17

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52	043	C Reily	Bounded on 2 sides by mature hedge/trees. 1 side bounded by A 45. 1 side bounded by wooden fencing. (Church farm development). Arable – currently wheat. Identified on Open Day Map as Special to the Community for views = 3 Warwickshire HER EWA9163, MWA7128. The remains of a Medieval settlement were found during archaeological work. The remains comprised a boundary ditch, building and a yard. The site was located 800m east of Ryton on Dunsmore. Noise Action Planning Important Area	1	3	4	3	0	1	1	3	1	17
53	153	S Tetlow / C Harrow	Land to rear of Orchard - grass land. Identified on Open Day Map as Special to the Community for recreation = 3	1	3	4	3	2	1	1	1	1	17
54	115	C Harrow	Woodland adjacent to / adjoining "The Coppice" ancient woodland	0	1	4	2	0	2	2	1	4	16
55	107	C Harrow	Pasture land, gated to Oxford Road., Warwickshire HER MWA6933. The site of a brick kiln where bricks were made during the Imperial period. It is marked on the Ordnance Survey map of 1886. The brick kiln was situated 700m west of The Coppice.	0	1	4	2	0	1	2	3	3	16
56	064	C Harrow	Arable farmland - Prehistoric Pit alignments and associated features 160m North of the Barbellows - Scheduled area - Warwickshire HER, EWA6435, EWA6476. A cropmark at the Barbellows (MWA4280) appears to show a pit alignment and cursus monument which could date to the Neolithic period. (Early Prehistoric, Stone Age (Palaeolithic to Neolithic, 1,000,000 – 2200 BC)). Undated Archaeological Features: Some features discovered in the parish remain undated and consist mainly of cropmarks identified from aerial photographs of the areas around Ryton. These include: MWA3426	0	1	4	2	0	2	2	3	2	16
57	036	S Tetlow	Wooded area, open via PROW FP - Very overgrown, but passable. Borders A45 and residential property. Identified on Open Day Map as Special to the Community for views = 3 Noise Action Planning Important Area	2	3	4	3	0	1	0	1	2	16
58	038	S Tetlow	Pasture land, with PROW FP, backs onto residential property Identified on Open Day Map as Special to the Community for views = 3	2	3	4	3	0	1	0	1	2	16
59	016	C Reily	Bounded on 3 sides by mature hedgerow/trees. Pony paddocks. Boundary with Steetley Meadows and Redland Lane. Mature oak trees in boundary. Visible from Redland Lane. Identified on Open Day Map as Special to the Community for recreation = 3. Potential Local Wildlife Site	1	2	4	3	0	1	2	1	2	16
60	191	S Tetlow	This strip of grass land between 025 and 026 - boundary not very clear however loose stakes on the West border and a drainage ditch to the East Identified on Open Day Map as Special to the Community for views = 3	2	2	4	3	0	1	1	1	2	16
61	200	C Reily	Bounded on 3 sides by mature hedgerow/trees. Pony paddocks. Boundary with Steetley Meadows and Redland Lane. Mature oak trees in boundary. Visible from Redland Lane. Identified on Open Day Map as Special to the Community for recreation = 3 Potential Local Wildlife Site Econet Woodland	1	2	4	3	0	1	2	1	2	16
62	073	S Tetlow	Pasture land, access via PROW FP (R151) (Centenary Way). Open access from FP. Identified on Open Day Map as Special to the Community for views and recreation= 4	2	1	3	4	1	1	1	1	2	16

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63	155	S Tetlow / C Harrow	Land next to Orchard and behind Leamington Road residential properties, Visible from PROW FP (R153a and R153) Identified on Open Day Map as Special to the Community for views and recreation = 4	1	3	4	4	0	1	1	1	1	16
64	111	C Harrow	Pasture land adjoining the coppice woodland	0	1	4	2	0	1	2	1	4	15
65	112	C Harrow	Pasture land adjoining the coppice woodland	0	1	4	2	0	1	2	1	4	15
66	143	C Harrow	Pasture land bordering Ryton Wood and Ryton Pools Country Park. Warwickshire Wildlife Trust - Butterfly Sanctuary - Managed grounds - most important reserve in the county.	0	1	4	2	0	1	2	1	4	15
67	144	C Harrow	Pasture land bordering Ryton Wood and Ryton Pools Country Park. Warwickshire Wildlife Trust - Butterfly Sanctuary - Managed grounds - most important reserve in the county.	0	1	4	2	0	1	2	1	4	15
68	145	C Harrow	Pasture land bordering Ryton Wood and Ryton Pools Country Park, previously mapped as disused workings. Warwickshire Wildlife Trust - Butterfly Sanctuary - Managed grounds - most important reserve in the county.	0	1	4	2	0	1	2	1	4	15
69	110	C Harrow	Pasture land, gated to Oxford Road. Warwickshire HER MWA12104. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	4	2	0	1	2	2	3	15
70	059	C Harrow	Pasture Farm land adjacent to Manor Farm and The Old Vicarage. Warwickshire HER MWA3931 The possible site of a Medieval settlement. The site is visible as earthworks on aerial photographs. It is situated to the south of Leamington Road, Ryton on Dunsmore.	1	2	4	1	0	0	2	3	2	15
71	189	S Tetlow	Small copse on Oxford Road adjacent to Sports Connexion. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3, Warwickshire HER MWA12101. A group of hut bases and other structures located on the junction of the A423 and A445 roads indicate the presence of a WW2 camp.	1	2	4	3	0	0	0	3	2	15
72	069	S Tetlow	Farm land crop - access via PROW FP (R152) expansive land area, bounded by trees and hedgerow. Identified on Open Day Map as Special to the Community for views = 3, Warwickshire HER MWA2840. A footbridge dating from the Imperial period. It is marked on the Ordnance Survey map of 1886. It is still in use and is situated 1km northeast of Bubbenhall.	2	1	2	3	0	1	1	3	2	15
73	141	C Harrow	Pasture land. Warwickshire HER MWA4285. The site of a Roman cremation burial which was found in the area between Bubbenhall and Ryton on Dunsmore. The remains of the urn and fragments of cremated bone were found.	0	1	4	2	0	1	2	3	2	15
74	037	S Tetlow	Pasture land adjacent to allotment and residential property. Various levels, power lines cross. Identified on Open Day Map as Special to the Community for views = 3. MWA12095. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	1	3	3	3	0	1	0	2	2	15

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75	011	C Reily	Arable field. Bounded on 3 sides by mature hedges/trees and on fourth by post and wire fence with 010. Evidence of Ridge and furrow ploughing. (Ref MWA 12093) Pasture land adjacent to Steetly meadows. Warwickshire HER MWA12093 - Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	1	1	3	0	2	2	2	2	2	15
76	065	C Harrow	Arable farmland, adjacent to Barbellows Farm, Warwickshire HER MWA3426. Some features discovered in the parish remain undated and consist mainly of cropmarks identified from aerial photographs of the areas around Ryton.	0	1	4	2	0	2	2	2	2	15
77	092	C Harrow	Pasture land, Warwickshire HER MWA12102. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	4	2	0	2	2	2	2	15
78	027	S Tetlow	Farm land with crop, clear footpath visible. FP to Eastern edge, PROW FP (R152). Border with River Avon and surrounding fields, fence. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3, Warwickshire HER MWA12073. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	2	0	3	3	1	1	1	2	2	15
79	068	S Tetlow	Pasture land, grazing horses. Access via PROW FP (R152). Bounded by River Avon and ditches plus hedgerows, Warwickshire HER MWA4287 - Documentary evidence suggests that Ryton may have had a Monastic site (MWA4287) but this is based solely on place name evidence., MWA12083 - Aerial photographs of Monks Meadow on the eastern bank of the river Avon show evidence of interconnecting drainage channels.	2	0	4	2	0	1	2	2	2	15
80	151	C Harrow	Sky Blues (Coventry Football Club) Training Ground. Currently allocated in Rugby Local Plan	1	3	4	2	0	1	1	1	2	15
81	193	S Tetlow	Area of land to the East of Church road - not accessible by public path - assessment via google maps. Identified on Open Day Map as Special to the Community for views = 3	0	3	4	3	0	1	1	1	2	15
82	025	S Tetlow	Pasture Land with access from Redland Land, temporary staked boundary with currently un-numbered plot. Identified on Open Day Map as Special to the Community for views = 3 Econet Woodland in part (Western edge)	1	2	4	3	0	1	1	1	2	15
83	147	C Harrow	Previously a playing field with tarmac area to south corner. Double steel gate access to Oxford Road. Now lays fallow. Identified on Open Day Map as Special to the Community for views = 3	0	2	4	3	0	1	2	1	2	15
84	195	S Tetlow	Small wooded area adjacent to footpath	1	2	4	1	1	1	2	1	2	15
85	047	S Tetlow	Pasture land, visible footpath across centre (N to S) PROW FP (R152). Bounded by River Avon and trees (plus drainage ditch).	2	0	4	2	1	1	2	1	2	15
86	167	S Tetlow	Land adjacent to Ryton Lodge. Pasture land, PROW FP (R151) Centenary Way. Regular vehicle access across land. Adjacent to Oxford Road Identified on Open Day Map as Special to the Community for views = 3	2	2	4	3	2	0	0	1	1	15
87	108	C Harrow	Pasture land	0	1	4	2	0	1	2	1	3	14

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
88	109	C Harrow	Pasture land, gated to Oxford Road.	0	1	4	2	0	1	2	1	3	14
89	070	S Tetlow	Farm land, evidence of previous crop. Trees and hedgerows make up boarders. Evidence of smaller crop development within larger area, however no distinct fence or physical border evident. Identified on Open Day Map as Special to the Community for views = 3. Warwickshire HER MWA6932, Warwickshire HER MWA2840. The site of a gravel pit from which gravel was extracted during the Imperial period. It was marked on the Ordnance Survey map of 1886. The gravel pit was situated 500m south of Coney Grey Farm, Ryton on Dunsmore. (6932)	1	1	2	3	0	1	1	3	2	14
90	091	C Harrow	Arable Land, Warwickshire HER MWA12102. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	4	2	0	1	2	2	2	14
91	093	C Harrow	Pasture land, Warwickshire HER MWA12102. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	4	2	0	1	2	2	2	14
92	169	S Tetlow	Small parcel of land behind Residential property on Oxford Road. Access via PROW (168) and R151 FP PROW. Identified on Open Day Map as Special to the Community for recreation = 3	1	2	4	3	0	0	1	1	2	14
93	062	C Harrow	Arable farmland	0	1	4	2	0	2	2	1	2	14
94	066	C Harrow	Arable farmland	0	1	4	2	0	2	2	1	2	14
95	072	S Tetlow	Pasture land - agricultural storage (2 vehicles), hedgerows and fence boundary. Communications masts on plot. Boundary to 071 is a track Identified on Open Day Map as Special to the Community for views = 3	1	1	4	3	0	1	1	1	2	14
96	168	S Tetlow	Land adjacent to above (167). Pasture land, small stables in corner. Close to Oxford Road Identified on Open Day Map as Special to the Community for views and recreation= 4, Warwickshire HER MWA4282. Adjacent to Ryton Lodge, a farmhouse that was built during the Imperial period. It is situated 500m south west of Ryton on Dunsmore.	1	2	4	4	0	0	0	2	1	14
97	003	S Tetlow	Moto 45 - Motocross track, adjacent to A45. Access on A45.Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3, CHECK Warwickshire HER MWA12070	1	0	3	3	4	0	0	2	1	14
98	075	S Tetlow	Pasture land to north of plot - L shaped piece of land that turns into light wooded area / marshland to SW corner. Borders Oxford Road and Leamington Road. Evidence of previous gravel extraction with lower lying marshland and trees. Important breeding ground for Butterflies - see Warwickshire Wildlife Trust. Local Wildlife Site - Warwickshire County Council Identified on Open Day Map as Special to the Community for views = 3 Potential Local Wildlife Site	1	2	2	3	0	1	0	1	3	13
99	198	C Reily	Part of Steetley Meadows Conservation Area adjacent to 197 and running behind 016 and 0014. Deciduous woodland, Willow carr, extensively flooded in winter. Wildlife habitat. SSSI Econet Woodland Econet Grassland (in part)	1	2	1	3	0	1	1	1	3	13

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
100	001	S Tetlow	Mixture of grassland / unused farmland. Large expanse bounded by A45, River Avon, Oxford road and surrounding fields (hedgerows/trees) PROW FP (R152) includes current diversion across stream. http://maps.warwickshire.gov.uk/rightsofway/ , Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3, Warwickshire HER MWA12069, MWA7841, MWA6627, MWA6626, MWA6625. Roman coins and metal work have been found at Brandon Lane (MWA6625). (Romano British (1st – 4th centuries AD)). Industrial (1750 – 1900) The main developments in the industrial period in the parish include the development of communications in the form of the railway (MWA7841, MWA7563), Findspot - various finds of Medieval date, including bronze rings, a buckle and a thimble, were found in the area of Brandon Lane.	2	0	2	3	1	0	0	3	2	13
101	087	C Harrow	Arable Land, Warwickshire HER MWA12102. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	4	1	0	1	2	2	2	13
102	089	C Harrow	Arable Land. Undated Archaeological Features: Some features discovered in the parish remain undated and consist mainly of cropmarks identified from aerial photographs of the areas around Ryton. These include: MWA4717 - Some features discovered in the parish remain undated and consist mainly of cropmarks identified from aerial photographs of the areas around Ryton., Warwickshire HER MWA4289	0	1	4	1	0	1	2	2	2	13
103	132	C Harrow	Pasture land. Warwickshire HER MWA12105 Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	4	0	0	2	2	2	2	13
104	060	C Harrow	Pasture Farm land adjacent to Grange Farm	1	2	4	1	0	0	2	1	2	13
105	074	S Tetlow	Pasture land, partial boundary (wire fence) to southern boundary with 075. Borders PROW FP (R151) Centenary way in NW corner. Borders Oxford Road. Identified on Open Day Map as Special to the Community for recreation = 3	1	2	3	3	0	1	0	1	2	13
106	032	S Tetlow	Assessed via google map imagery -no public access. Small area of grassland. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	0	1	4	3	0	1	1	1	2	13
107	081	C Harrow	Pasture land	0	1	4	2	0	1	2	1	2	13
108	028	S Tetlow	Farm land, recently baled hay visible, sheep grazing. No access to public. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	1	0	4	3	0	1	1	1	2	13
109	029	S Tetlow	Farm land / scrub land. Access via farm access to 027 (no public access). Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	1	0	4	3	0	1	1	1	2	13
110	030	S Tetlow	Farm land, rape crop visible, proximity close to caravan park. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	1	0	4	3	0	1	1	1	2	13

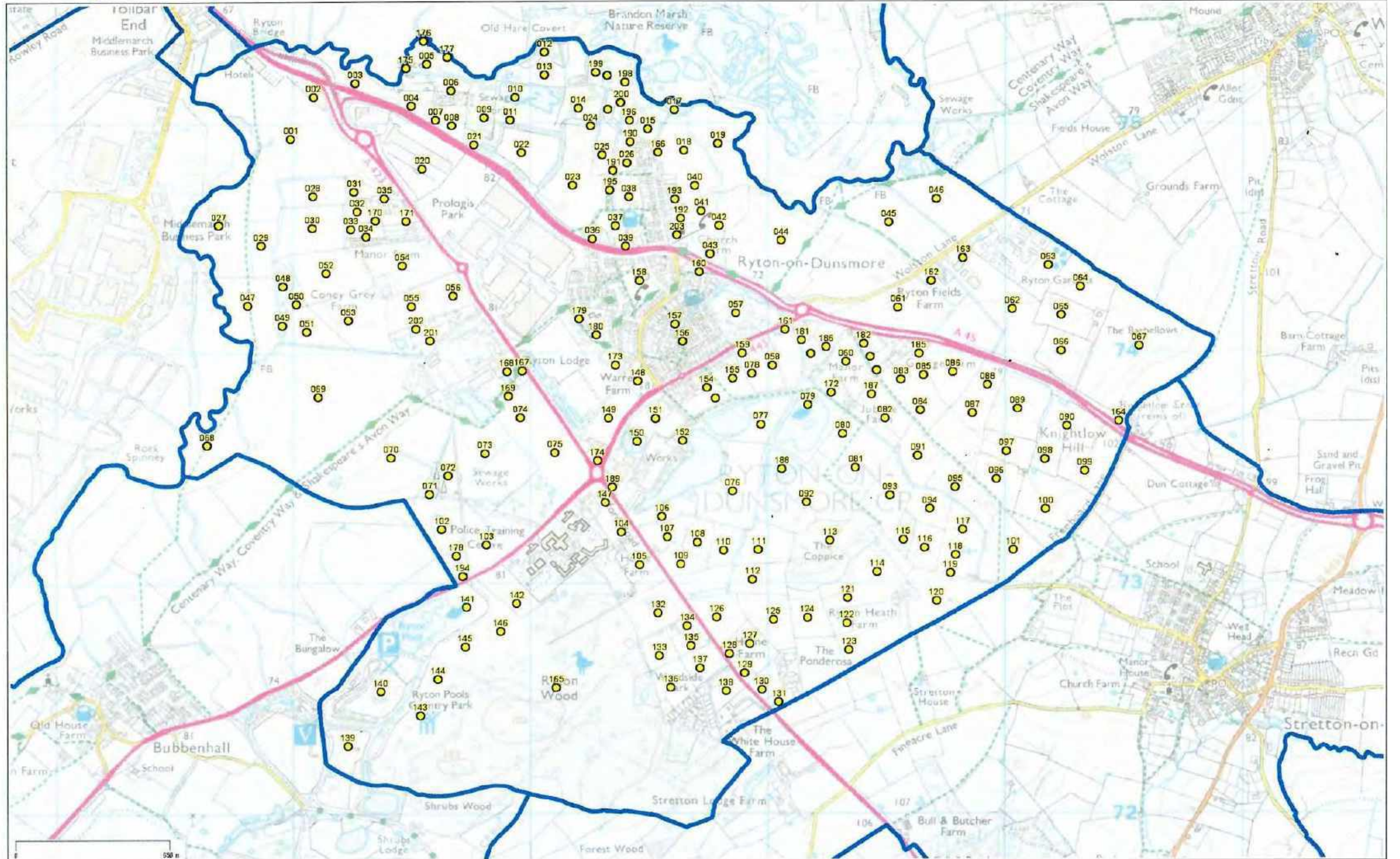
Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
111	031	S Tetlow	Pasture land, grazing sheep. Access via Hill Crest access road, no public access. Trailer tent and car 'dumped' on land. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	1	0	4	3	0	1	1	1	2	13
112	172	S Tetlow	Manor Farm Plot - adjacent to access road to Jubilee Pools Fishing Lakes. Access provided by Warwickshire County Council. Pasture Farm Land. Warwickshire HER MWA3931. Some earthworks found at Manor Farm, east of Ryton, suggest some small scale settlement in the medieval period (MWA3931). Medieval (1066 – 1540). Adjacent to Manor Farm - First marked on the OS 1955 edition. Possible site of medieval settlement. This area is marked as Dunsmore Heath on Speeds map of 1610 and Beightons map of 1725. HWA8363	1	2	4	0	0	1	1	3	1	13
113	178	S Tetlow	Land adjacent to Featherstone Farm. Converted into horse stables / training ground. Small depot to south. Borders Leamington Road.	1	1	4	2	3	0	0	1	1	13
114	161	S Tetlow	Plot containing stagnant pond, trees and shrubs adjacent to Old Vicarage Land and Leamington Road. Covered by a Tree Preservation Order - Rugby Borough Council	1	3	4	0	0	0	0	1	3	12
115	053	S Tetlow	Farm land - crop, tree and hedgerow borders, Warwickshire HER MWA4990. Several Prehistoric pit alignments are visible as cropmarks on aerial photographs. They are situated 1km west of Ryton on Dunsmore. Adjacent to Coney Grey Farm -Marked on the OS 1st edition onwards. 2nd edition shows a L-plan farm complex. The complex has since developed in to a large farm. HWA8315	1	1	3	0	0	1	1	3	2	12
116	005	S Tetlow	Land locked - River Avon on both sides, access through Whites only. Assessment using internet mapping imagery. Adjacent to Whites Scrap Dealers. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3. MWA4272. The site of Ryton Mill, a watermill that date back to the Medieval period. It was later used as a fulling mill, a mill for beating and cleaning cloth. It was situated 500m south west of Old Hare Covert.	0	0	4	3	0	0	0	3	2	12
117	021	S Tetlow	Light woodland, evidence of recent clearing to access overhead power lines. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3	1	1	4	3	0	0	0	1	2	12
118	080	C Harrow	Pasture Farm land adjacent to Jubilee Pools	1	1	4	1	0	0	2	1	2	12
119	082	C Harrow	Pasture land, close to Jubilee Cottage - visible from PROW R153	1	1	4	0	0	1	2	1	2	12
120	083	C Harrow	Arable Land	0	1	4	1	0	1	2	1	2	12
121	084	C Harrow	Arable Land	0	1	4	1	0	1	2	1	2	12
122	086	C Harrow	Arable Land, split into 5 smaller plots not identified on base map. Each carries the same assessment.	0	1	4	1	0	1	2	1	2	12
123	088	C Harrow	Arable Land, bordering A45 (London Road)	0	1	4	1	0	1	2	1	2	12
124	097	C Harrow	Arable Land	0	1	4	1	0	1	2	1	2	12
125	187	S Tetlow	Pasture Farm Land adjacent to Jubilee Cottage, visible from PROW R153	1	1	4	0	0	1	2	1	2	12
126	067	C Harrow	Arable farmland	0	0	3	2	0	2	2	1	2	12
127	094	C Harrow	Pasture land	0	0	4	2	0	1	2	1	2	12

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128	095	C Harrow	Land off Freeboard Lane Plots, arable farmland	0	0	4	2	0	1	2	1	2	12
129	116	C Harrow	Pasture farmland adjacent to small woodland	0	0	4	2	0	1	2	1	2	12
130	120	C Harrow	Arable land off Freeboard Lane	1	0	4	0	0	2	2	1	2	12
131	175	S Tetlow	Land adjoining East of 005 and River Avon. Wooded area, close to Whites Scrap Dealers. Google maps imagery assessment. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	0	0	4	3	0	1	1	1	2	12
132	176	S Tetlow	Land adjoining North of 005 and River Avon. Wooded area, close to Whites Scrap Dealers. Google maps imagery assessment. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	0	0	4	3	0	1	1	1	2	12
133	177	S Tetlow	Land adjoining West of 005 and River Avon. Wooded area, close to Whites Scrap Dealers. Google maps imagery assessment. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	0	0	4	3	0	1	1	1	2	12
134	174	S Tetlow	Cool Coops - grassed area on SW corner - occasional overflow car park for Sports Connexion. Geese visible on land. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3	1	2	4	3	0	0	0	1	1	12
135	134	C Harrow	Paddock with stables	0	0	4	0	2	2	2	1	1	12
136	055	S Tetlow	Evidence of gravel extraction, land lower than surrounding area. Pasture land. Borders A45 and Prologis. Adjacent to Coney Grey Farm -Marked on the OS 1st edition onwards. 2nd edition shows a L-plan farm complex. The complex has since developed in to a large farm. HWA8315	1	2	3	0	0	1	0	2	2	11
137	052	S Tetlow	Farm land, rape crop visible. Private track access, no public access. Visible from PROW FP (R151). Adjacent to Coney Grey Farm - Marked on the OS 1st edition onwards. 2nd edition shows a L-plan farm complex. The complex has since developed in to a large farm. HWA8315	1	1	3	0	0	1	1	2	2	11
138	162	C Harrow	Undesignated grassland adjacent to Ryton Field Farm dwelling. Associated with Coventry Demolition Company	0	2	3	2	0	1	0	1	2	11
139	071	S Tetlow	Small body of water surrounded by trees. Boundary to 072 is a track	1	1	4	0	0	1	1	1	2	11
140	090	C Harrow	Arable Land, bordering A45 (London Road)	0	0	4	1	0	1	2	1	2	11
141	096	C Harrow	Arable Land	0	0	4	1	0	1	2	1	2	11
142	098	C Harrow	Arable Land	0	0	4	1	0	1	2	1	2	11
143	099	C Harrow	Arable Land, bordering A45 (London Road)	0	0	4	1	0	1	2	1	2	11
144	100	C Harrow	Arable Land	0	0	4	1	0	1	2	1	2	11
145	101	C Harrow	Arable Land	0	0	4	1	0	1	2	1	2	11
146	125	C Harrow	Pasture Land	0	0	4	1	0	1	2	1	2	11
147	127	C Harrow	Pasture Land	0	0	4	1	0	1	2	1	2	11
148	133	C Harrow	Pasture land	0	0	4	0	0	2	2	1	2	11
149	135	C Harrow	Pasture land	0	0	4	0	0	2	2	1	2	11
150	136	C Harrow	Pasture land	0	0	4	0	0	2	2	1	2	11
151	137	C Harrow	Pasture land	0	0	4	0	0	2	2	1	2	11

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
152	182	S Tetlow	Land adjacent to Manor Farm and A45 London Road. Adjacent to Grange Farm - Marked on the OS 1st, 2nd and 1955 edition as 'The Grange'. Marked on modern OS maps as Grange Farm. The 2nd edition shows a loose L-plan with detached building to third side. HWA8362	1	2	4	0	0	1	0	2	1	11
153	183	S Tetlow	Land adjacent to Manor Farm and A45 London Road. Adjacent to Grange Farm - Marked on the OS 1st, 2nd and 1955 edition as 'The Grange'. Marked on modern OS maps as Grange Farm. The 2nd edition shows a loose L-plan with detached building to third side. HWA8362	1	2	4	0	0	1	0	2	1	11
154	118	C Harrow	Arable land. Adjacent to Oak Tree Farm - First marked as a farm on modern OS maps. Buildings are marked on the OS 1st edition. This area is marked as Dunsmore Heath on Speeds map of 1610 and Beightons map of 1725. HWA8366	0	0	4	1	0	1	2	2	1	11
155	119	C Harrow	Arable land. Adjacent to Oak Tree Farm - First marked as a farm on modern OS maps. Buildings are marked on the OS 1st edition. This area is marked as Dunsmore Heath on Speeds map of 1610 and Beightons map of 1725. HWA8366	0	0	4	1	0	1	2	2	1	11
156	160	C Harrow	An area of scrubland partially cleared / overgrown. Situated between Poplar Grove and A45 Noise Action Planning Important Area	0	4	2	1	0	0	2	1	1	11
157	201	S Tetlow	Grassland - assessment by google maps due to access - adjacent to residential properties - small buildings to North, stables? Visible from road	1	2	4	0	0	1	1	1	1	11
158	202	S Tetlow	Grassland - assessment by google maps due to access - adjacent top residential properties - backs onto small buildings to South, stables? Visible from road	1	2	4	0	0	1	1	1	1	11
159	114	C Harrow	Arable land	0	0	4	1	0	2	2	1	1	11
160	124	C Harrow	Arable land	0	0	4	1	0	2	2	1	1	11
161	131	C Harrow	Pasture Land	0	0	4	1	0	2	2	1	1	11
162	023	S Tetlow	Large pasture land next to PROW FP, can see Prologis Park from field. Adjacent to Steetly Meadows on Northern boundary. Warwickshire HER MWA12094 Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	1	2	2	0	0	1	0	2	2	10
163	051	S Tetlow	Farm land, partial hedgerow boundary in centre. Planted crop visible. No public access. Warwickshire HER MWA12071 - Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	3	0	0	1	1	2	2	10
164	054	S Tetlow	Pasture land used for grazing. Evidence of gravel extraction (land lower than surrounding area). Bordered by hedgerows and trees, Private access to farm borders southern boundary. Borders Oxford Road and Prologis. Borders caravan park to northern border. Adjacent to Coney Grey Farm -Marked on the OS 1st edition onwards. 2nd edition shows a L-plan farm complex. The complex has since developed in to a large farm. HWA8315	1	1	3	0	0	1	0	2	2	10

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
165	056	S Tetlow	As above - no boarder between plots 55 and 56 as indicated on map.	1	2	3	0	0	1	0	1	2	10
166	033	S Tetlow	Assessed via google map imagery -no public access. Small area of grassland	0	1	4	0	0	1	1	1	2	10
167	034	S Tetlow	Assessed via google map imagery -no public access. Small area of land, evidence of previous farming (crop)	0	1	4	0	0	1	1	1	2	10
168	048	S Tetlow	Wooded area, stagnant water, boggy land. Waste material / shelters - open area to centre. W edge visible from PROW FP (R152)	1	0	4	0	0	1	1	1	2	10
169	049	S Tetlow	Dense wooded area, marshy. Bounded by fields. W edge visible from PROW FP (R151)	1	0	4	0	0	1	1	1	2	10
170	126	C Harrow	Pasture Land	0	0	4	1	0	0	2	1	2	10
171	128	C Harrow	Land off Oxford Road adjacent to Home Farm - site of the now derelict Bull and Butcher pub and grounds	1	0	4	0	0	0	2	1	2	10
172	184	S Tetlow	Land adjacent to The Grange. Small bands of trees surround agricultural vehicles / machinery. Visible from A45 London Road. Adjacent to Grange Farm - Marked on the OS 1st, 2nd and 1955 edition as 'The Grange'. Marked on modern OS maps as Grange Farm. The 2nd edition shows a loose L-plan with detached building to third side. HWA8362	1	2	4	0	0	0	0	2	1	10
173	166	S Tetlow	Overgrown land, off Church Road. Old workshop visible from road. Locked gated access.	1	3	4	0	0	0	0	1	1	10
174	181	S Tetlow	Land adjacent to The Old Vicarage and Leamington Road	1	3	4	0	0	0	0	1	1	10
175	185	S Tetlow	Land adjacent to Manor Farm, A45 London Road and Residential Dwelling	1	2	4	0	0	1	0	1	1	10
176	085	C Harrow	Grange Farm - strip of grass land between 083/084 and 086. Adjacent to A45	0	1	4	1	0	2	0	1	1	10
177	002	S Tetlow	Small plot of light wooded land at junction with Oxford Road and A45 (London Road). Undergrowth filled with rubbish and vehicle debris. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	1	0	4	3	0	0	0	1	1	10
178	117	C Harrow	Pasture Land	0	0	4	1	0	1	2	1	1	10
179	122	C Harrow	Pasture Land	0	0	4	1	0	1	2	1	1	10
180	123	C Harrow	Arable land bordering Freeboard Lane	0	0	4	1	0	1	2	1	1	10
181	130	C Harrow	Pasture Land	0	0	4	1	0	1	2	1	1	10
182	103	S Tetlow	Marsh scrub land. Evidence of gravel extraction, land lower than surrounding area. Borders Leamington Road. Local Wildlife Site - Warwickshire County Council	1	1	3	0	0	0	0	1	3	9
183	050	S Tetlow	Farm land, Evidence of recent corn crop, not harvested. Agricultural refuse evident, feeding barrels? No public access.	0	1	4	0	0	0	1	1	2	9
184	102	S Tetlow	Pasture land, small woodland to centre.	1	1	3	0	0	1	0	1	2	9
185	163	C Harrow	Undesignated grassland adjacent to Ryton Field Farm dwelling. Associated with Coventry Demolition Company	0	1	2	2	0	1	0	1	2	9
186	171	S Tetlow	Initial assessment via google map imaging. Wooded/grass land adjacent to residential properties on Oxford Road	1	1	4	0	0	0	0	1	2	9
187	022	S Tetlow	Pasture land, lower than A45 level, partially visible from A45, visible from Steetly meadows.	1	1	2	0	0	1	0	1	2	8
188	170	S Tetlow	land adjacent to 032. Grassland, bounded by trees / hedgerows. No public access. Assessment via google map imagery	0	1	4	0	0	0	0	1	2	8
189	008	S Tetlow	Pasture land, grazing cattle, small stables on northern boundary. Boarders sewage works and overlooks Proligis and Whites Scrap Dealers	1	0	4	0	0	0	0	1	2	8

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
190	129	C Harrow	Site of Bull and Butcher Public House (Derelict)	0	0	4	0	0	0	1	1	1	7
191	194	S Tetlow	Yard adjacent to Featherstone Farm, Leamington Road and Paddock/Stables	1	1	4	0	0	0	0	1	0	7
192	004	S Tetlow	Commercial land, mixed use - storage of shipping containers, scrap vehicles, commercial waste. Adjacent to A45 and Whites Scrap Dealers	1	0	3	0	0	0	0	1	1	6
193	006	S Tetlow	Whites Scrap Dealers - Works Yard, Adjacent to Sewerage Works	1	0	4	0	0	0	0	1	0	6
194	007	S Tetlow	Small fenced land adjacent to Whites Scrap Driveway, borders A45 - waste land.	1	0	4	0	0	0	0	1	0	6
195	138	C Harrow	Fallow land adjacent to woodside park caravan site and bordering oxford road	0	0	1	0	0	0	1	1	2	5
196	180	S Tetlow	Provost Williams School - not assessed - current school playing fields - of significant importance to school use.	0	0	0	0	0	0	0	0	0	0
197	173	S Tetlow	Warren Fields Plot (Current planned building site) - not assessed	0	0	0	0	0	0	0	0	0	0
198	104	C Harrow	N/A - integrated as part of plot 147	0	0	0	0	0	0	0	0	0	0
199	186	S Tetlow	Land Adjacent to the Old Vicarage - Sommels Tent Hire - not considered open space - not assessed	0	0	0	0	0	0	0	0	0	0
200	121	C Harrow	Error in number assignment - actually a grid line on map - see 114 for assessment	0	0	0	0	0	0	0	0	0	0
201	020	NA	Numbered as ProLogis Park - NA - If open space has many Historic references	0	0	0	0	0	0	0	0	0	0
202	105	C Harrow	Not an open space - used as storage area - N/A and not scored, Warwickshire HER MWA4288. The site of brickworks where bricks were made during the Imperial period. They are marked on nineteenth century maps. The site is at the north east corner of Ryton Wood. Would score 2/3 for Historical Significance if this was Open Space	0	0	0	0	0	0	0	0	0	0
203	035	S Tetlow	Car storage for business located on Oxford Road - not assessed	0	0	0	0	0	0	0	0	0	0



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Appendix 7







Ryton-on-Dunsmore Neighbourhood Plan 2018- 2031



NON-DESIGNATED HERITAGE ASSETS ('LOCAL LIST')



The Neighbourhood Plan Steering Committee consulted with the Ryton History Group to generate an initial list of properties to be added to a local list of non-designated heritage assets. This list was presented at the Open Event in November 2018 where members of the Parish provided several additional properties. These assets add to the character of the village and are considered of value by the residents. The final list issued at Regulation 14 contained 26 buildings and, during this process, 6 owners requested their removal.



1.	
88 High Street	
Age: 1800s	
Rarity: <i>Not considered relevant</i>	
Architectural/aesthetic value: <i>Not considered relevant</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Former farm workers cottages</i>	
Village landmark: <i>Not considered relevant</i>	
Community value: Part of a collection of 8 cottages.	
	


2.	
86 High Street	
Age: 1800s	
Rarity: <i>Not considered relevant</i>	
Architectural/aesthetic value: <i>Not considered relevant</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Former farm workers cottages</i>	
Village landmark: <i>Not considered relevant</i>	
Community value: Part of a collection of 8 cottages	
	


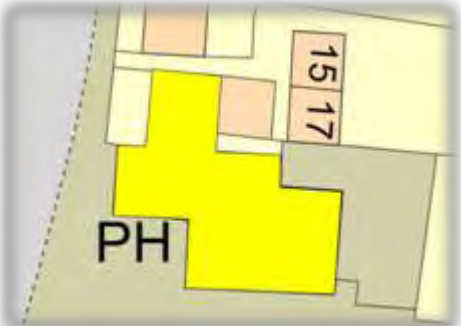
3.	
84 High Street	
Age: 1800s	
Rarity: <i>Not considered relevant</i>	
Architectural/aesthetic value: <i>Not considered relevant</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Former farm workers cottages</i>	
Village landmark: <i>Not considered relevant</i>	
Community value: Part of a collection of 8 cottages	
	

4.	
82 High Street	
Age: 1800s	
Rarity: <i>Not considered relevant</i>	
Architectural/aesthetic value: <i>Not considered relevant</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Former farm workers cottages</i>	
Village landmark: <i>Not considered relevant</i>	
Community value: Part of a collection of 8 cottages	
	

5.	
80 High Street	
Age: 1800s	
Rarity: <i>Not considered relevant</i>	
Architectural/aesthetic value: <i>Not considered relevant</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Former farm workers cottages</i>	
Village landmark: <i>Not considered relevant</i>	
Community value: Part of a collection of 8 cottages	
	


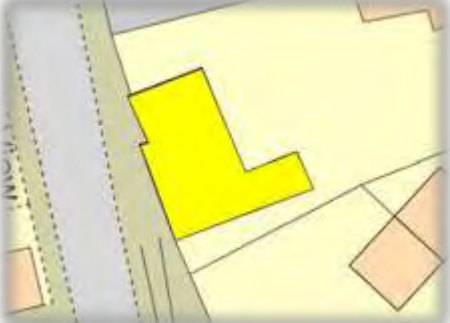
6.	
79 High Street	
Age: 1800s	
Rarity: <i>Not considered relevant</i>	
Architectural/aesthetic value: <i>Not considered relevant</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Former farm workers cottages</i>	
Village landmark: <i>Not considered relevant</i>	
Community value: Part of a collection of 8 cottages	
	



7.	
77 High Street	
Age: 1800s	
Rarity: <i>Not considered relevant</i>	
Architectural/aesthetic value: <i>Not considered relevant</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Former farm workers cottages</i>	
Village landmark: <i>Not considered relevant</i>	
Community value: Part of a collection of 8 cottages	
	



8.	
The Blacksmiths Arms, High Street	
Age: c.1800s	
Rarity: <i>One of two remaining village pubs dating back to 1800s</i>	
Architectural/aesthetic value: Brick build 2 story property. <i>Distinctive roofline evident in 1900s photographs</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>The Blacksmiths Arm is a significant village landmark on High Street. Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>High, friendly family pub</i>	
	





9.	
1 High Street	
Age: c.1800s	
Rarity: <i>One of a few remaining c.1800s built cottages on High Street.</i>	
Architectural/aesthetic value: <i>2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	


10.	
3 High Street	
Age: c.1800s	
Rarity: <i>One of a few remaining c.1800s built cottages on High Street</i>	
Architectural/aesthetic value: <i>2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	

11.	
Manor Cottage, Church Road	
Age: c.1800s	
Rarity: <i>One of a few remaining c.1800s built cottages on High Street.</i>	
Architectural/aesthetic value: <i>2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	



12.	
The Malt Shovel, Church Road	
Age: c.1800s	
Rarity: <i>One of two remaining village pubs dating back to 1800s</i>	
Architectural/aesthetic value: <i>Brick built 3 story building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>The Blacksmiths Arm is a significant village landmark on Church Road. Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>High, friendly family pub</i>	
	


13.	
7 Church Road	
Age: c.1800s	
Rarity: <i>One of a few remaining c.1800s buildings on Church Road</i>	
Architectural/aesthetic value: <i>2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	

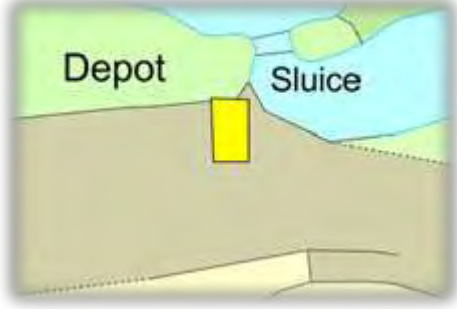
14.	
<i>The Old Post Office, Church Road</i>	  
Age: c.1850	
Rarity: <i>One of a few remaining c.1800s buildings on Church Road</i>	
Architectural/aesthetic value: <i>2 story brick building. With a c.1890 water well to the rear of the property</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Originally a village store with rooms that were let to families. It became the Post Office and Grocery Shop in 1881 and continued as the Post Office for nearly 100 years. Ivy Maycock became Sub Post Mistress running the Post Office from 1928, following on from her mother Ellen Maycock after her death. Ivy and her sister Lucy (Lissaman, nee Hadland) were well known characters throughout the village. Robert Henry Maycock was their brother who never returned from the Great War and was one of our heroes commemorated during the 100-year remembrance in 2018. Post Office marked on 1886 OS Six-Inch Map</i>	
Village landmark: <i>The Post Office was the only property known to have been bombed within the village during the Coventry blitz of 1940. The adjoining agricultural buildings were destroyed; however, one wall remains on the southern boundary</i>	
Community value: <i>Not considered relevant</i>	
	



15.	
15 Church Road	
Age: c.1850	
Rarity: <i>One of a few remaining c.1800s buildings on Church Road.</i>	
Architectural/aesthetic value: <i>2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	

16.	
17 Church Road	
Age: c.1850	
Rarity: <i>One of a few remaining c.1800s buildings on Church Road.</i>	
Architectural/aesthetic value: <i>2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	

17.	
66 Church Road	
Age: c.1800s	
Rarity: <i>One of a few remaining c.1800s cottages on Church Road</i>	
Architectural/aesthetic value: <i>2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	

18.	
70 Church Road	
Age: c.1800s	
Rarity: <i>One of a few remaining c.1800s cottages on Church Road</i>	
Architectural/aesthetic value: <i>2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	

19.	
<i>The Old Flour Mill (Site of)</i>	 <p style="text-align: center;"><i>Approximate location</i></p>
Age: c.1800s	
Rarity: <i>Not considered relevant</i>	
Architectural/aesthetic value: <i>Not considered relevant</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>As featured in listed artist Sidney Curries' RSAB watercolour rendition dated 1883</i>	
Village landmark: <i>'Ryton Corn Mill' marked on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	


20.	
<i>The Old Vicarage</i>	
Age: c.1800s	
Rarity: <i>The Old Vicarage is unique in Ryton on Dunsmore</i>	
Architectural/aesthetic value: <i>Large 2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>'Vicarage' marked on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	

EQUALITY IMPACT ASSESSMENT (EqIA)

Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
 - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
 - advancing equality of opportunity between people who share a protected characteristic and those who do not,
 - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
 - age
 - disability
 - gender reassignment
 - marriage/civil partnership
 - pregnancy/maternity
 - race
 - religion/belief
 - sex/gender
 - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published online.
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:
Minakshee Patel
Corporate Equality & Diversity Advisor
minakshee.patel@rugby.gov.uk
Tel: 01788 533509

Equality Impact Assessment

Service Area	Development Strategy
Policy/Service being assessed	Ryton on Dunsmore Neighbourhood Plan (Referendum Version)
Is this is a new or existing policy/service? If existing policy/service please state date of last assessment	This is a new policy document
EqlA Review team – List of members	Martin Needham – Senior Planning Officer Victoria Chapman – Development Strategy Manager
Date of this assessment	2 nd February 2020
Signature of responsible officer (to be signed after the EqlA has been completed)	

A copy of this Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Advisor.

If you require help, advice and support to complete the forms, please contact Minakshee Patel, Corporate Equality & Diversity Advisor via email: minakshee.patel@rugby.gov.uk or 01788 533509

Details of Strategy/ Service/ Policy to be analysed

<u>Stage 1 – Scoping and Defining</u>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	The Ryton on Dunsmore Neighbourhood Plan contains policies which, once the document is adopted or 'made' will form part of the Development Plan for the Borough and will be used alongside local and national policies to determine planning applications in the Parish.
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	<p>This Plan has the potential to contribute towards several corporate priorities:</p> <ul style="list-style-type: none"> • Enable our residents to live healthy independent lives; • Ensure that the council works efficiently and effectively • Ensure residents have a home that works for them and is affordable • Understand our communities and enable people to take an active part in them; • Promote sustainable growth and economic prosperity; and • Encourage healthy and active lifestyles to improve wellbeing within the Borough. <p>All Parish Councils have the right to produce a Neighbourhood Plan if they choose to. The Local Planning Authority has a statutory duty to assist in their production and follow the Regulations in dealing with these. Once adopted or 'made' the Local Planning Authority has a statutory duty to use the policies in the determination of planning applications.</p>
(3) What are the expected outcomes you are hoping to achieve?	That the document can be used in the determination of planning applications.
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> • Customers • Employees • Wider community or groups 	The policy may affect customers or the wider community. Specifically it will affect those living or working in the Parish of Ryton on Dunsmore.

<u>Stage 2 - Information Gathering</u>	As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, eg service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).		
(1) What does the information tell you about those groups identified?	The 2011 Census identifies that Ryton on Dunsmore Parish has a population of 1813. 21.35% of the population is aged under 18, 11.42% aged 18 to 29, 20.3% aged 30 to 44, 28.13% aged 45 to 64 and 18.81% aged 65 and over.		
(2) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement? If yes, what were their views and how have their views influenced your decision?	<p>Ryton on Dunsmore Parish Council have carried out their own statutory consultation on their draft plan. They received comments back which have been summarised in their consultation statement.</p> <p>This document has now been submitted to Rugby Borough Council. If approved by Cabinet it will undergo a further consultation by the Council who will contact directly all parties who have previously registered an interest as well as statutory bodies. The consultation will be widely publicised to ensure other interested parties have the chance to respond. The representations made will be passed on to an Independent Examiner who will take these representations into account when producing an examination report.</p>		
(3) If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.	N/A		
<u>Stage 3 – Analysis of impact</u>			
(1) <u>Protected Characteristics</u> From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination?	RACE No	DISABILITY No	GENDER No
	MARRIAGE/CIVIL PARTNERSHIP No	AGE No	GENDER REASSIGNMENT No

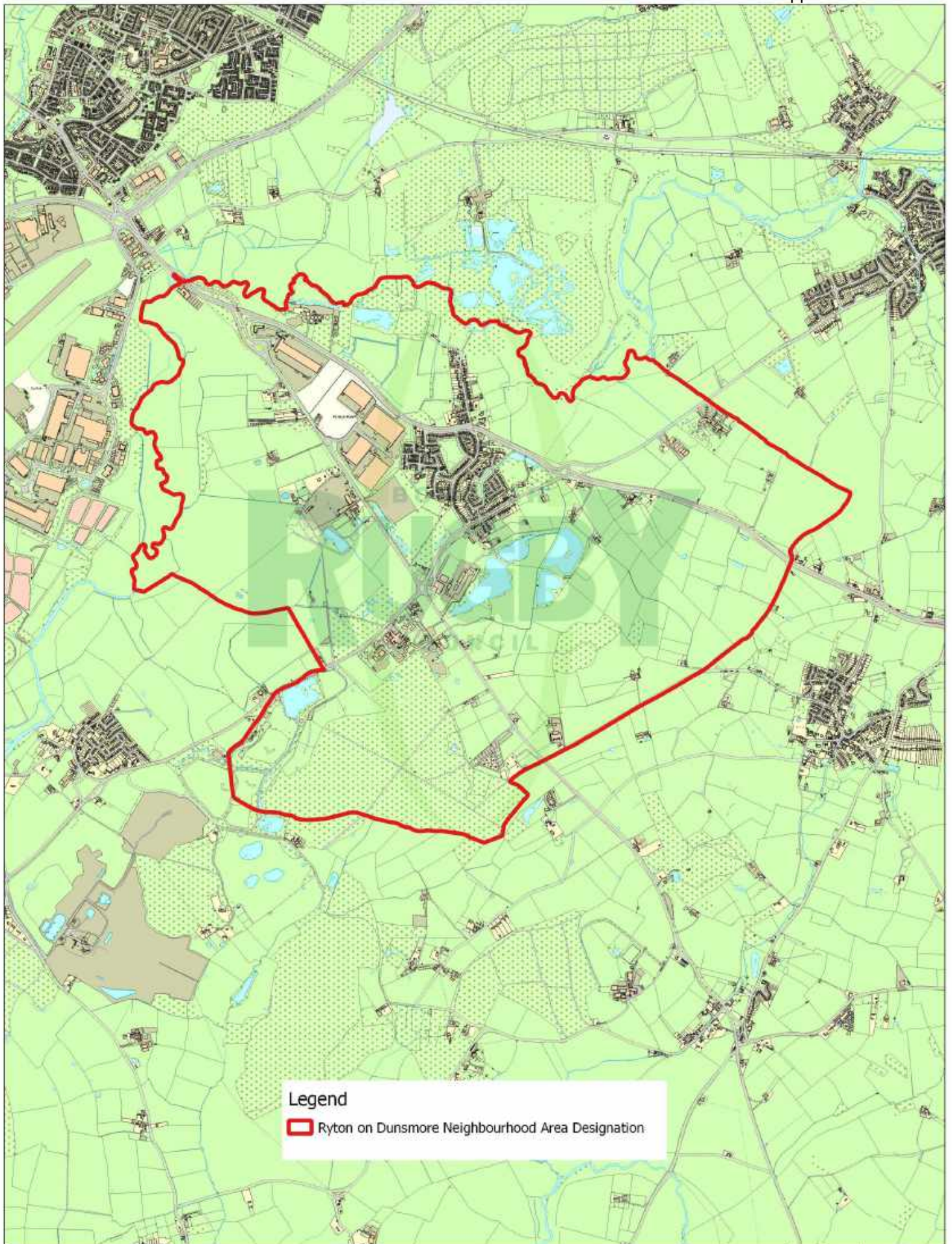
If yes, identify the groups and how they are affected.	RELIGION/BELIEF No	PREGNANCY MATERNITY No	SEXUAL ORIENTATION No
<p><u>(2) Cross cutting themes</u></p> <p>(a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how?</p> <p>(b) Are your proposals likely to impact on a carer who looks after older people or people with disabilities? If yes, please explain how?</p>	No		
(3) If there is an adverse impact, can this be justified?	N/A		
(4) What actions are going to be taken to reduce or eliminate negative or adverse impact? (this should form part of your action plan under Stage 4.)	N/A		
(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?	<p>The policies have been developed taking into account the thoughts and ideas from a wide cross section of those living and working in the Parish. The Consultation Statement which accompanies the document states the ways in which the community were consulted on several occasions with consultation being widely publicised and accessible.</p> <p>Policies within the plan support affordable housing provision, accommodation for young people, families and elderly people, protection of businesses and fostering new employment opportunities, protection of community facilities and encouraging walking and cycling. Together these help protect and promote sustainable ways of life across the community.</p>		

(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?	Good relations were promoted throughout the process of creating the Neighbourhood Plan with everyone given the chance to be involved and have their say. Once adopted or 'made', the policies within the Neighbourhood Plan will be applied across the whole of the Neighbourhood Area.
(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?	No.

<u>Stage 4 – Action Planning, Review & Monitoring</u>																										
<p>If No Further Action is required then go to – Review & Monitoring</p> <p>(1) Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.</p>	<p>EqIA Action Plan</p> <table border="1" data-bbox="873 829 2105 1061"> <thead> <tr> <th>Action</th> <th>Lead Officer</th> <th>Date for completion</th> <th>Resource requirements</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Action	Lead Officer	Date for completion	Resource requirements	Comments																				
Action	Lead Officer	Date for completion	Resource requirements	Comments																						
(2) Review and Monitoring State how and when you will monitor policy and Action Plan	The EqIA will be reviewed following the referendum stage and if required amended prior to any final decision to 'make' the plan.																									

Please annotate your policy with the following statement:

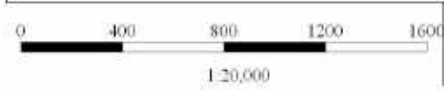
'An Equality Impact Assessment on this policy was undertaken on (date of assessment) and will be reviewed on (insert review date).'



Legend
[Red outline] Ryton on Dunsmore Neighbourhood Area Designation

Ryton on Dunsmore Parish Boundary and Designated Neighbourhood Area

Date 05/10/2016
Scale 1:20,000
(unprinted@ac)



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Ordnance Survey 100019417



Ryton on Dunsmore Neighbourhood Plan Decision Statement (Regulation 18 of the Neighbourhood Planning (General) Regulations 2012)

Summary

1. Following an independent examination undertaken by written representations, Rugby Borough Council has accepted the findings of the examination report and confirms that the Ryton on Dunsmore Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.
2. This decision statement and the examination report are available on the Borough Council's website and on request.

Background

3. Following an application by Ryton on Dunsmore Parish Council (as the Neighbourhood Plan Qualifying Body), on 11 October 2016 Rugby Borough Council formally designated Ryton on Dunsmore Parish as a Neighbourhood Area.
4. Ryton on Dunsmore Parish Council carried out a pre-submission consultation of the Neighbourhood Plan between 7 January 2019 to 18 February 2019 (Regulation 14).
5. The Neighbourhood Plan was then submitted to Rugby Borough Council on 1 May 2019 in accordance with Regulation 15. A Public consultation was then carried out between 25 June 2019 to 6 August 2019 (Regulation 16)
6. Rugby Borough Council appointed an independent Examiner, to examine whether the Ryton on Dunsmore Neighbourhood Plan met the basic conditions as set out in Schedule 4B to the Town and Country Planning Act 1990, and whether the Ryton on Dunsmore Neighbourhood Plan should proceed to a referendum (Regulation 17).
7. The Examiner's Report recommended a number of modifications so that the Ryton on Dunsmore Neighbourhood Plan was able to comply with the 'basic conditions' and other relevant statutory provisions, and that the draft plan as modified can be submitted for referendum.
8. The Examiner's Report (February 2020) concludes by stating:

"In summary, subject to the suggested changes, the Plan would comply with the legal requirements set out in Paragraph 8(1) and 8(2) of Schedule 4B to the Town and Country Planning Act 1990 and the relevant regulations relating to the preparation of a Neighbourhood Development Plan."

and;

“Hence further to the modifications proposed within this submission, I recommend that the Ryton on Dunsmore Neighbourhood Development Plan should proceed to a Referendum.”

Recommendations, Decisions and Reasons

9. The Neighbourhood Planning (General) Regulations 2012, Regulation 18 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4a to the Town and Country Planning Act 1990 (as applied by Section 38A of the Planning and Compulsory Purchase Act 2004).
10. Rugby Borough Council, in agreement with Ryton on Dunsmore Parish Council, have accepted the recommended modifications, and the Neighbourhood Plan has been updated accordingly so that it can comply with the ‘basic conditions’ and provisions as set out in legislation. The decision to formally accept the findings of the report, and consequently progress to a referendum, was made on 7 September 2020.
11. In accordance with Government guidance, by deciding to accept the findings of the examination report and the intention to proceed to referendum, the Ryton on Dunsmore Neighbourhood Plan is afforded significant weight in determining planning applications.
12. To meet the requirements of the Localism Act 2011 a referendum which asks the question, ‘Do you want Rugby Borough Council to use the Ryton on Dunsmore Neighbourhood Plan to help it decide planning applications in the Ryton on Dunsmore Neighbourhood Area?’ will be held in the area formally designated as the Ryton on Dunsmore Neighbourhood Area.
13. The date on which the referendum is to be arranged is as soon as is reasonably practicable after 6th May 2021 in accordance with the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020, and guidance in relation to Neighbourhood Planning.
14. If more than 50% of those voting in the referendum vote ‘yes’, the Neighbourhood Plan will become part of the statutory development plan for the area, alongside the Rugby Borough Local Plan.

AGENDA MANAGEMENT SHEET

Report Title: Further engagement public consultation on the South West Rugby Supplementary Planning Document

Name of Committee: Cabinet

Date of Meeting: 7 September 2020

Report Director: Head of Growth and Investment

Portfolio: Growth and Investment

Ward Relevance: Dunsmore, but will also impact on the wards of Admirals & Cawston and Bilton and may have impacts for the wider Borough.

Prior Consultation: A previous public consultation which ran for 6 weeks from October 2019. The consultation was open to anyone who wished to provide comments. Statutory consultees and those on the Local Plan database were notified of the consultation via email or letter. Further informal consultation with the consortium of developers and landowners with interests in the South West Rugby allocation and other key stakeholders.

Contact Officer: Victoria Chapman, Development Strategy Manager 01788 533758
victoria.chapman@rugby.gov.uk

Public or Private: Public

Report Subject to Call-In: No

Report En-Bloc: No

Forward Plan: No

Corporate Priorities: This report relates to the following priority(ies):

(CR) Corporate Resources To provide excellent, value for money services and sustainable growth

(CH) Communities and Homes Achieve financial self-sufficiency by 2020

(EPR) Environment and Public Realm Enable our residents to live healthy, independent lives

(GI) Growth and Investment Optimise income and identify new revenue opportunities (CR)

Prioritise use of resources to meet changing customer needs and demands (CR)

- Ensure that the council works efficiently and effectively (CR)
- Ensure residents have a home that works for them and is affordable (CH)
- Deliver digitally-enabled services that residents can access (CH)
- Understand our communities and enable people to take an active part in them (CH)
- Enhance our local, open spaces to make them places where people want to be (EPR)
- Continue to improve the efficiency of our waste and recycling services (EPR)
- Protect the public (EPR)
- Promote sustainable growth and economic prosperity (GI)
- Promote and grow Rugby's visitor economy with our partners (GI)
- Encourage healthy and active lifestyles to improve wellbeing within the borough (GI)
- This report does not specifically relate to any Council priorities but

Statutory/Policy Background:

Rugby Borough Council Local Plan 2011-2031 (adopted June 2019), contains Policies DS8 and DS9 which specifically relate to the need for a supplementary planning document to guide the development of this allocation at South West Rugby allocation and the associated spine road network.

Summary:

The report recommends that Cabinet approve taking the South West Rugby Supplementary Planning Document (SW SPD) out to a further engagement public consultation for a period of four weeks.

Financial Implications:

Publicly consulting on the SW SPD does not have any direct financial implications, beyond the costs associated with running the consultation and dealing with the responses received. In line with the Council's move towards digitalisation, the consultation will be run electronically where possible which brings with it an additional cost saving. This is also consistent with the amended and updated Statement of Community Involvement to reflect current social distancing.

Following this consultation, the SW SPD will be adopted and the Council will be able to ensure the comprehensive delivery of the South West Rugby allocation in line with the Rugby Borough

Council Local Plan 2011-2031. This will assist in the timely delivery of homes across the allocation, timely delivery of planning obligations (including on-site infrastructure and section 106 contributions) and ultimately timely receipt of Council Tax payments from the new residents.

Risk Management Implications: The SW SPD can only be given its full weight in helping to determine planning applications once it is adopted. Therefore, undertaking public consultation will enable the Council to adopt the SW SPD to ensure that planning applications for the site, some of which are already being considered by officers, make the appropriate contributions to infrastructure. Undertaking public consultation is also a statutory requirement, without consultation, the SW SPD cannot be adopted.

Environmental Implications: The SW SPD sets out the requirements for open space and biodiversity enhancements required on-site. This includes protection for and on-going management of Cawston Spinney

In addition, the SW SPD includes provisions relating to a buffer between South West Rugby and Dunchurch

A SEA Screening Opinion on the SW SPD was undertaken in November '17 and concluded that a SEA was not required. The SEA is kept under review but there have been no material changes to the scope of the project which require a new SEA Opinion to be undertaken or the existing SEA to be reviewed.

Legal Implications: The SW SPD was required by the local plan Inspector and is specifically referred to in Policies DS8 and DS9 of the Rugby Borough Council Local Plan 2011-2031

As set out in the Planning and Compulsory Purchase Act 2004, any supplementary planning documents must be prepared in accordance with the Council's local development scheme (LDS) and the Council's Statement of Community Involvement (SCI).

Unlike the local plan, supplementary planning documents are not subject to independent examination, however the adoption of a

supplementary planning document may be open to judicial review if the preparation, consultation and adoption are not carried out properly. Following the first round of public consultation, changes have been made to the document to address the representations submitted, changes to government planning guidance and the planned funding mechanisms. The Council considers that the changes are sufficient to warrant a further round of consultation prior to adoption.

Following the consultation, the Council can adopt the SW SPD either as originally prepared or as modified to take account of any representations received or any other matter the Council considers relevant

As per the SCI the SW SPD must be adopted by a resolution of full Council

Equality and Diversity:

An Equality Impact Assessment on the SW SPD was undertaken in August 2020 and will be reviewed and updated prior to adoption.

The Equality Impact Assessment is provided as Appendix 2 to this report.

Options:

Option 1 – take the SW SPD out to a further engagement public consultation as set out in this report

Option 2 – delay taking the SW SPD out to a further engagement public consultation

Option 3 – do not take the SW SPD out to a further engagement public consultation or there is no SW SPD.

Option 2 would result in a delay of the delivery of homes, employment land and infrastructure across the South West Rugby allocation (up to 5,000 dwellings and 186,000 sq.m. of employment) and cause development to come forward in the interim over which the Council has limited control

Option 3 No SW SPD would result in the Council having limited control over the location of development within the allocation and no robust

mechanism to ensure the delivery of, timing of, or location of the supporting necessary strategic infrastructure. Adopting the SW SPD without further consultation, given the nature of the changes made since the first public consultation would mean that the SW SPD would be at a much greater risk of challenge on adoption.

Both Option 2 and Option 3 would result in a piecemeal and unsatisfactory development of the South West Rugby allocation and the risk of necessary supporting infrastructure not being provided

Recommendation:

- (1) The SW SPD be approved to go out to further engagement public consultation for a period of four weeks; and
- (2) The Head of Growth and Investment be given delegated authority to make amendments to the consultation draft of the SW SPD following the completion of the peer review by the Council's external advisors team.

Reasons for Recommendation:

To ensure the timely adoption of the SPD (following an appropriate period of further consultation on the recent changes to the document) to enable delivery of the South West Rugby allocation in accordance with Policies DS8 and DS9 of the Rugby Borough Council Local Plan 2011-2031.

Cabinet - 7 September 2020

**Further engagement public consultation on the South West Rugby
Supplementary Planning Document**

Public Report of the Head of Growth and Investment

Recommendation

- (1) The SW SPD be approved to go out to further engagement public consultation for a period of four weeks; and
- (2) The Head of Growth and Investment be given delegated authority to make amendments to the consultation draft of the SW SPD following the completion of the peer review by the Council's external advisors team.

1. INTRODUCTION

- 1.1 Supplementary planning documents (SPDs) provide further detailed guidance on Local Plan policy topics such as large-scale allocations, affordable housing, sustainable design and construction, residential design guidance and planning obligations. SPDs do not form part of the local plan itself, however SPDs must not conflict with the adopted Local Plan (regulation 8(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012). SPDs are a material consideration when the Council is determining planning applications.
- 1.2 Before the Council can adopt an SPD, the SPD must be subject to a period of public consultation, the requirements of which are governed by a combination of statutory requirements and documents which have already been prepared and adopted by the Council.
- 1.3 SPDs must be prepared in accordance with the Council's Local Development Scheme (LDS) (section 19(1) of the Planning and Compulsory Purchase Act 2004) and the Council's Statement of Community Involvement (SCI) (section 19(3) of the Planning and Compulsory Purchase Act 2004). The SCI is a document which sets out the Council's policy for consulting and engaging with individuals, communities and other stakeholders for a range of planning matters.
- 1.4 Before an SPD is adopted, the Council must prepare a consultation statement setting out:
 - a) Who was consulted when the SPD was prepared.

- b) A summary of the main issues raised by those persons.
 - c) How those issues have been addressed in the SPD.
- 1.5 Any person can make representations about an SPD. The representations must be received by the Council by the date it specifies. A consultation strategy is attached as Appendix 3. This provides more information on what consultation will involve.
- 1.6 These consultation requirements are set out in Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.7 Unlike the local plan, SPDs are not subject to independent examination. Once the consultation has been completed, the Council can adopt an SPD either as originally prepared or as modified to take account of:
- a) Any representations received.
 - b) Any other matter the Council considers relevant.
- 1.8 It is important to note that as per the SCI, an SPD must be adopted by resolution of full Council.
- 1.9 Once adopted, the Planning and Compulsory Purchase Act 2004, requires that SPDs are kept under review having regard to any of the following matters:
- a) The principal physical, economic, social and environmental characteristics of the area of the Council.
 - b) The principal purposes for which land is used in the area.
 - c) The size, composition and distribution of the population of the area.
 - d) The communications, transport system and traffic of the area.
 - e) Any other considerations which may be expected to affect those matters.
 - f) Such other matters as may be prescribed or as the Secretary of State (in a particular case) may direct.
 - g) Any changes which the Council think may occur in relation to any other matter.
 - h) The effect such changes are likely to have on the development of the Council's area or on the planning of such development.
- 1.10 An SPD can be revised at any time, however the Council must revise an SPD if required by the Secretary of State.
- 1.11 Where the SPD is significantly modified following a consultation exercise it may be appropriate to undertake a further round of consultation prior to adoption of the SPD to allow the public and stakeholders to comment on the changes made.
- 1.12 Over 1000 representations were made to the consultation with numerous changes subsequently made to the document. These changes were in majority additional wording, formatting and layout changes and amendments to maps to ensure accuracy. However, there were several issues raised which required

further work and review which is required to undergo further engagement which is explained in detail in section 3 of this report.

- 1.13 Therefore, this report seeks that SW SPD (SW SPD) (Appendix 1) be approved to go out to further engagement public consultation for a period of four weeks.
- 1.14 It is also recommended that Cabinet approve that the Head of Growth and Investment be given delegated authority to make amendments to the consultation draft of the SW SPD following the completion of the peer review by the Council's external advisors team.

2. BACKGROUND

- 2.1 The Rugby Borough Council Local Plan 2011-2031 (adopted June 2019) (the "**Local Plan**") in Policy DS1 commits the Council to providing 12,400 dwellings and 208 hectares of employment land over the plan period - 2011-2031. The South West Rugby allocation (detailed in Policy DS8) provides for around 5,000 dwellings (40% of the total Local Plan dwellings) and 35 hectares of employment (17% of the total Local Plan employment). In addition, Policies DS8 and DS9 specifically reference a separate SPD in relation to the South West Rugby allocation, which is intended to guide the delivery of this allocation and elaborate on the requirements of Policies DS8 and DS9.
- 2.2 It is essential that this allocation is successfully delivered as it is an important component in the Local Plan's overall strategy and is critical to the Council in achieving the Local Plan targets and 5 year housing land supply. Failure to deliver housing on those sites allocated in the Local Plan may lead to speculative planning applications being submitted in less sustainable locations.
- 2.3 The South West Rugby allocation was debated at length at the Local Plan's examination in public and discussed at length in the Inspector's Report (paragraphs 103-126). Having examined the issues around this allocation, the Inspector concludes in paragraph 126 that the allocation here *"is fully justified as part of the development strategy to meet the development needs of the plan...the site would make a useful contribution to the borough's 5 year housing land supply.... I am satisfied that the site would be developable over the plan period and enable the delivery of sustainable development consistent with national policy."*
- 2.4 The SW SPD is therefore needed for a number of reasons:
 - a) It was recommended by the Inspector to ensure Policies DS8 and DS9 were delivered as a whole and not in a piecemeal fashion.
 - b) The allocation is in multiple ownerships and requires an overarching document setting out a consistent approach to infrastructure provision over the entire allocation.
 - c) In his report the Inspector (paragraph 123) placed great emphasis on the point in paragraph b) and went on to state, *"Accordingly, a comprehensive approach will be necessary to ensure the delivery of*

infrastructure, services and facilities to support the site as a whole. The Masterplan SPD will provide the framework for a comprehensive and integrated approach to the development of the site...”.

- 2.5 The allocation is largely open countryside so lacks the necessary infrastructure to support the level of development envisaged by the Local Plan. The SW SPD is needed to ensure that there is sufficient guidance on the required infrastructure to support the anticipated level of development on this site and ensure it is appropriately phased over the life of the development, in accordance with the Local Plan. This will also ensure that the allocation is delivered in a comprehensive manner.
- 2.6 The SW SPD covers a range of matters (as required by Policy DS8), such as the size of the buffer between Dunchurch and Rugby, the spine road network, the need for both green infrastructure, blue infrastructure and open space across the allocation as well as the need for schools, healthcare provision, a new fire and rescue station and on-site police provision to cater for the new population. All of these will be phased through the delivery of the development.
- 2.7 The SW SPD sets out the infrastructure that is considered to be strategic infrastructure required for the whole allocation. This strategic infrastructure will be funded through section 106 agreements attached to each application approved that will be derived from an overarching section 106 framework/template agreement to ensure consistency across the allocation.
- 2.8 As noted above, SPDs should build upon and provide more detailed advice or guidance on policies in an adopted local plan. The Council is already in receipt of planning applications for part of the allocation covered by policy DS8 and it is therefore imperative that the SW SPD is progressed and adopted as a priority. This will enable the Council to determine those planning applications against the guidance in the SW SPD, negotiate the section 106 agreements and other planning requirements in order to bring sites forward as soon as possible.
- 2.9 The allocation contains onsite woodland assets, most notably Cawston Spinney which includes a large area of ancient woodland. In line with the requirements of Policy DS8, the SW SPD advises developers on how to plan their developments in a way that prevents harm to the woodland and more specifically to prevent loss or deterioration of the ancient woodland within the allocation. The SW SPD also includes a Woodland Management Plan as an appendix, as required by Policy DS8 of the Local Plan. The RBC Parks team are considering the opportunity of taking on the management of Cawston Spinney and the Woodland Management Plan which can also be delivered via section 106 agreement.
- 2.10 Finally, Policy DS9 is clear that the on-site spine road network must be delivered as early as possible to mitigate against the impacts the development will have on the existing highway network.

3. PREVIOUS INTERNAL AND PUBLIC CONSULTATION

- 3.1 Planning Services Working Party was engaged during the production of the SW SPD and considered a draft version of the SW SPD (October 2019) prior to the first public consultation. During the coronavirus pandemic Planning Services Working Party has been unable to meet and as such they have not had the opportunity to consider this revised document prior to the further engagement public consultation.
- 3.2 Informal consultation was undertaken with the consortium of developers and landowners with interests in the South West Rugby allocation and key stakeholders at Warwickshire County Council, including highways, education and biodiversity. This informed many aspects of the draft version of the SW SPD which was the subject of the first public consultation. This first public consultation event on the draft version of the SPD was carried out for a period of six weeks between the 17th October and the 29th November 2019. All of these bodies had the opportunity to provide a representation to the consultation and all of their responses have been considered with changes made where required. These responses are summarised in the supporting Consultation Statement in appendix 4.
- 3.3 Over 1000 representations were made to the consultation with numerous changes subsequently made to the document. These changes were in majority additional wording, formatting and layout changes and amendments to maps to ensure accuracy. However, there were several issues raised which required further work and review. The more substantial changes made as a result of the representations made to the first consultation included an amendment to the Homestead Link Road alignment.
- 3.4 Further work on the final detailed alignment of the Homestead Link Road will continue to be undertaken by the relevant parties to ensure an optimum alignment can be achieved. The final alignment and detailed technical design will be submitted as a planning application in due course and there will be further opportunities during the development management process to consult key stakeholders and the public.
- 3.5 In addition, a forward funder has come forward and offers the potential for the early delivery of the Homestead Link Road in its entirety, which will be a key milestone in unlocking this allocation site.
- 3.6 The updated SW SPD shows the District Centre contains the secondary school and co-located primary school as part of the masterplan which is more in line with policy DS8 and fulfils the objective of creating a centre at the heart of the neighbourhood.
- 3.7 RBC Parks Team are also considering potential the opportunity of taking on the management of Cawston Spinney and actively promoting the green space on the allocation which can be delivered via section 106 agreements.

- 3.8 An update has been made to the phasing of the development. Due to the delay in adoption of SW SPD compared to the LDS the housing trajectory for the site has rolled back all sites starting in 2023/24 or earlier by one year.
- 3.9 Following the consultation period further work into the mechanism for funding and equalising costs of strategic infrastructure between developers was carried out and further legal advice was sought on this. The legal advice, stated that a tariff-based approach (as laid out in the previous consultation draft of the SW SPD) could present a risk from legal challenge due to a recent change in the government's planning practice guidance. This has led to the decision to move from a tariff-based contribution system being set out in the SW SPD to using section 106 agreements to secure the necessary infrastructure funding through proportionate contributions negotiated during the development management process. The principles of equalisation and all landowners and developers contributing fairly to the site wide infrastructure will be retained in the SW SPD.
- 3.10 The cumulative impact of these modifications to the SW SPD could be deemed to be material. As such officers are recommending this further engagement consultation. This will ensure the public and stakeholders have the opportunity to provide their comments on these changes.

4 EQUALITIES IMPACT ASSESSMENT

- 4.1 The Equalities Impact Assessment (Appendix 2) shows no negative impacts on any of the people who share a protected characteristic.
- 4.2 Through the increased provision of housing, the employment opportunities and/or the community and social facilities envisaged, the South West Rugby allocation may have a positive impact on those people who share a protected characteristic.

5 FURTHER ENGAGEMENT CONSULTATION

- 5.1 This report to Council recommends a 'further engagement consultation' takes place on the SW SPD due to the changes made, as set out in the previous section.
- 5.2 Alongside the SW SPD, a Strategic Environmental Assessment ("**SEA**") Screening Opinion has been produced. A SEA Screening Opinion on the SW SPD was undertaken in November '17 and concluded that a SEA was not required. The SEA is kept under review but there have been no material changes to the scope of the project which require a new SEA Opinion to be undertaken or the existing SEA to be reviewed. This SEA Screening Opinion is provided as an appendix to the SPD. As such, representations can also be made on the SEA Screening Opinion. Certain statutory bodies who are required to be consulted on the SEA Screening Opinion will be contacted directly.

5.3 In line with the Council's adopted SCI a consultation strategy including details of who will be consulted, how they will be consulted and where copies of the SW SPD will be available, will be published.

5.4 In line with the adopted SCI officers will be contacting those on the local plan consultation database who have asked to be kept informed of emerging SPDs.

6 **NEXT STEPS**

6.1 The consultation draft of the SW SPD is currently undergoing a peer review by the Legal Services Team and the Council's external advisors team prior to publication of the consultation. As such, further amendments to the document may be required. It is therefore recommended that Cabinet give delegated authority to the Head of Growth and Investment to make those amendments.

6.2 Following the consultation, which is anticipated to close on Monday 12th October, all of the representations received will be carefully considered and, where appropriate, changes to the SW SPD will be made.

6.3 In line with the Council's statutory obligations, a further consultation statement will be published. This will detail the consultation undertaken, a summary of the main issues raised and how these issues have been taken into account. This final consultation statement will be published and will accompany the final version of the SW SPD which will be taken to full Council for adoption. It is currently anticipated that this will be in December 2020.

Name of Meeting: Cabinet

Date of Meeting: 7 September 2020

Subject Matter: Public consultation and further engagement on the South West Rugby Supplementary Planning Document

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY **YES** **NO**

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink
1	Rugby Borough Local Plan https://www.rugby.gov.uk/directory_record/935/local_plan

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A



Rugby Borough Council
Revised Draft South West Rugby
Masterplan
Supplementary Planning Document
Further engagement consultation

September 2020

Revised Draft SPD Further Engagement Consultation

This Revised Draft Supplementary Planning Document is issued for further engagement consultation for four weeks.

The consultation begins on **xxxx** until **5pm** on **xxxxx**.

The Council's Statement of Community Involvement sets out who Rugby Borough Council will engage with when preparing planning documents, and how and when they will be engaged. The latest version of the SCI was adopted in 2019. In the light of the coronavirus pandemic the government has introduced new temporary Planning Practice Guidance to ensure planning consultations are still able to run effectively and are safe and adhere to current government on social distancing and other measures. On 25th August 2020, in response to the Government's revised guidelines, the Council adopted Supplementary Guidance to the SCI. This provides alternatives to face to face events and the inspection of physical documents. The further engagement consultation on this Revised Draft SPD will be undertaken in accordance with the adopted SCI and the Supplementary Guidance to the SCI.

Please note, all comments will be publicly available.

To view the Council's privacy notice, please visit:

www.rugby.gov.uk/planningprivacy

Comments can be submitted online, by email or by post.

Online form:

The online form can be found at:

xxxxxxxxxxx

By email:

Comments should be sent to LocalPlan@rugby.gov.uk with 'Revised Draft SW Rugby Masterplan SPD Further Engagement Consultation' in the title box.

Or

By post:

Revised Draft SW Rugby Masterplan SPD Consultation
Development Strategy,
Rugby Borough Council, Town Hall,
Evreux Way,
Rugby, CV21 2RR

By 5pm on xxxxx

If you have any queries about this consultation please contact the Development Strategy Team xxxx
or via xxxx

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1 Introduction

- 1.1 The Local Plan sets out the growth requirements for Rugby Borough and sets a vision and spatial objectives for the development of the area up to 2031. The allocation at South West Rugby represents a significant proportion of this growth. The Council therefore places great importance on delivering this growth and addressing appropriate mitigation in a comprehensive way to ensure the allocation can bring wider benefits to the town and community who live there.
- 1.2 The site is a long term commitment for the Council in meeting the growth needs of the Borough and it will continue to be built beyond the local plan period. Once built, it will create a new neighbourhood within Rugby and it is thus important for the Borough Council and developers of the site to ensure this meets the highest possible standard.
- 1.3 This Supplementary Planning Document (SPD) concerns the Local Plan allocation known as South West Rugby, labelled as DS3.4 in Local Plan policy DS3DS3. It fulfils the requirement of Policies DS8 and DS9 of the Local Plan which requires that proposals for development within the allocation site should be informed by this South West Rugby Masterplan SPD.
- 1.4 Local Plan Policy DS8, found within Appendix A of this document, allocates South West Rugby to provide around 5000 dwellings and 35ha of employment land for B8 uses. Local Plan Policy DS9, found within Appendix B of this document, sets out the requirements for the spine road. The key policy objectives from both DS8 and DS9 are key threads to this SPD.
- 1.5 The purpose of this SPD is to provide further guidance to ensure comprehensive delivery of all of the planning objectives for the South West Rugby allocation. In particular this SPD covers masterplanning, infrastructure requirements and guidance on phasing and delivery. The SPD is a material planning consideration for applications but is not part of the development plan.
- 1.6 Given the multiple ownerships on-site the site is likely to be developed through a number of planning applications coming forward at different times. Policy DS8 is clear that development proposals within the site must be comprehensive and informed by this SPD and the Infrastructure Delivery Plan.

- 1.7 Policy DS8 clearly states that the Council will not support ad hoc or piecemeal development which is contrary to the aim of the policy or inconsistent with this SPD. This SPD sets out specific requirements of the local planning authority, the local highway authority, the local education authority and health providers to ensure those submitting applications are clear about these requirements from the outset. The location of proposed infrastructure shown on maps is the Council's preferred location to create a sustainable new neighbourhood, locations may vary as the result of detailed work that emerges through the development management process.
- 1.8 Policy DS9 allocates land to facilitate the full alignment of the South West Rugby spine road network to support and enable the South West Rugby allocation to develop comprehensively. This document sets out the Council's aspirations on masterplanning and infrastructure requirements to deliver the South West Rugby allocation. It sets the phasing and spatial distribution of land uses and delivery of infrastructure to deliver the growth requirements of the Local Plan.
- 1.9 As required by Policy DS8 this masterplan has been produced to guide comprehensive delivery of the site by laying out the preferred locations for open space, access, play areas, the school or schools, primary roads and other features.
- 1.10 More specifically the masterplan identifies the location of the existing onsite asset of Cawston Spinney within the allocated site and also the preferred location of the spine road network as required by Policy DS9 of the Local Plan which will relieve impacts of development on the existing transport network, in particular Dunchurch crossroads.
- 1.11 Please note that national policy and guidance may be subject to change over time. The Local Planning Authority expects planning applications to adhere to the relevant national policy and guidance applicable at the time of submission.

Previous consultation October 2019

- 1.12** This SPD has been developed iteratively, particularly in relation to phasing and infrastructure delivery. It has been developed in consultation with the community, site promoters, landowners and developers, service providers and statutory bodies, such as Warwickshire County Council's Education, Ecology, Public Health, Flooding, and Highways services, the Environment Agency, Historic England, Natural England, as well as Rugby Borough Council services including Parks and Development Management.
- 1.13** In October 2019, a six week public consultation was undertaken on a Draft South West Masterplan SPD. This document supersedes the previous draft, taking account of the issues and concerns raised through the consultation by residents and the development industry, and updated national planning policy guidance.
- 1.14** The issues raised during the consultation have been given careful consideration and number of changes for each section of the SPD have been made. Throughout this updated SPD there are a series of boxes as set out below.

What you said in October 2019	What we have done in response
Summary of issues and concerns raised.	How these concerns have been addressed and how the SPD has been changed as a result of the consultation.

- 1.15** Each box will identify the issues raised and how these concerns have been addressed and how the SPD has been changed as a result of the consultation. These changes aim to positively address these concerns and provide a clear masterplan for the South West allocation.

SPD Timetable

- 1.16** The production of an SPD has to be in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, and the Council's adopted Statement of Community Involvement.
- 1.17** The SCI was updated and adopted in 2019. It sets out who the Council will engage with on the preparation of planning documents, how and when they will be engaged. consultation on an SPD. This includes a minimum consultation period of four weeks and sets out the process for adoption of the document. In the light of the coronavirus pandemic the government has introduced new temporary Planning Practice Guidance to ensure planning consultations are still able to run effectively and are safe and adhere to current government on social distancing and other measures. On 25th August 2020, in response to the Government's revised guidelines, the Council adopted Supplementary Guidance to the SCI. The further engagement consultation on this Revised Draft SPD will be undertaken in accordance with the adopted SCI and the Supplementary Guidance to the SCI.
- 1.18** Table 1 below shows the anticipated timetable to adoption of this SPD.

Table 1

Stage	Date
Draft SPD Consultation	September – October 2020
Revised Draft SPD Further Engagement Consultation	October – November 2020
Adoption of the SPD	December 2020

2 Planning Policy and Guidance

- 2.1 The current National Planning Policy Framework defines Supplementary Planning Documents (SPDs) as 'Documents which add further detail to policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.'
- 2.2 Since the consultation on the Draft South West Rugby SPD in October 2019 there have been further updates to national Planning Practice Guidance in terms of the scope of what planning policy guidance can be included within SPDs. Specifically, there has been further guidance which states that 'It is not appropriate for plan-makers to set out new formulaic approaches to planning obligations in supplementary planning documents or supporting evidence base documents, as these would not be subject to examination.'
- 2.3 Since the Draft South West Rugby SPD consultation the Council has considered the amendments made to the national Planning Practice Guidance and the preclusion of financial calculations to be established within SPDs.
- 2.4 The Council have sought legal advice to consider the implications of these changes to national policy and this concluded that the risk of including the tariff calculation within an SPD, where the principle is not contained within the Local Plan, would be unsound.
- 2.5 The draft South West Rugby SPD published in October 2019 proposed a tariff as a way of ensuring infrastructure costs such as the Homestead Link were paid by multiple landowners, on a square metre of development basis.
- 2.6 The tariff as expressed in the previous draft can no longer be taken forward within an SPD and the Council are proposing a framework Section 106 legal agreement which is explained further in section 24. Importantly the equalisation of those shared infrastructure items such as the Homestead Link will still be achieved and ultimately delivered.
- 2.7 As a result of these proposed changes and taking into account the comments received as part of the consultation in October 2019, further engagement is required to ensure a sound SPD is adopted by the Council.

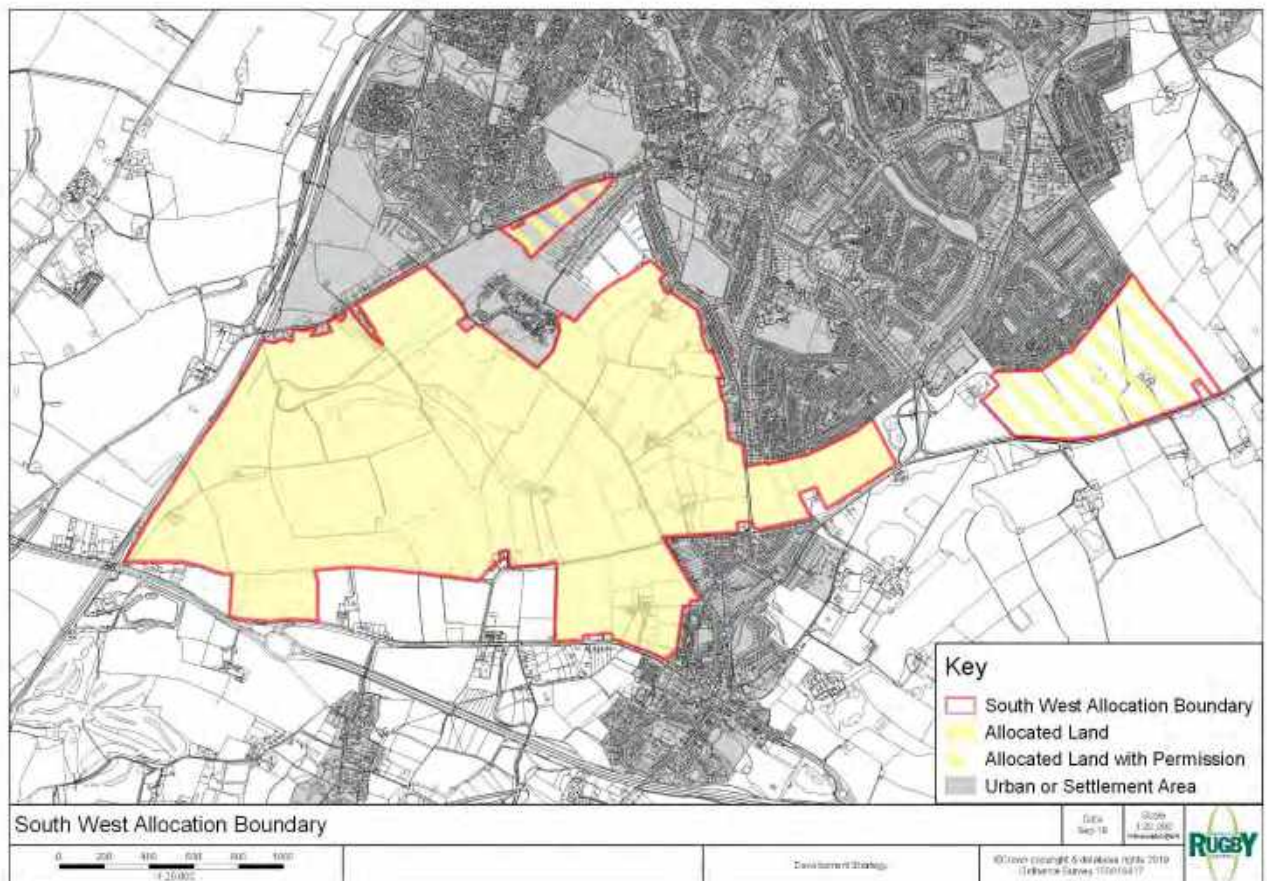
Rugby Local Plan

- 2.8 The adopted Rugby Local Plan Policies DS8 and DS9 set out the requirements for the South West Rugby allocation, in addition to these policies any proposal for the site will have to comply with Local Plan Policy DS5: Comprehensive Development of Strategic Sites. Paragraph 4.44 of the Local Plan requires all masterplan SPDs to clearly demonstrate how the mix of uses and infrastructure requirements will be planned for and delivered to ensure development is sustainable and meets the policies set out within the Local Plan. This SPD provides further detail to support compliance with Policy DS5 and achieve comprehensive development of the allocation.
- 2.9 Any proposal for development on the site will be required to comply with relevant policies of the Local Plan as well as National Policy. Further specific detail on the relevant policies is included in the later sections of this SPD.
- 2.10 This SPD does not require a sustainability appraisal (SA) and/or a strategic environmental assessment (SEA) because an SA, incorporating an SEA, was produced for the adopted Local Plan. In addition, it does not allocate the land; Policies DS3, DS8 and DS9 of the Local Plan perform that function and as such they were subject to the SA. For clarification as part of the SPD consultation, a screening opinion is attached as Appendix C to this document.

3 The Site and its Context

3.1 The site known as South West Rugby is shown on the outline plan below.

Figure 1: South West Rugby allocation



3.2 The allocation is approximately 390 Hectares (960 acres) and is predominantly in agricultural use, within the open countryside and lies generally between Cawston to the north, Bilton to the east, Dunchurch to the south, and the A4071 (London Road) and a disused railway line to the west. The allocation does extend eastwards to include the land north of Ashlawn Road, which was approved by the Secretary of State for 860 dwellings, and is shown on the redline plan in Appendix O to this document.

3.3 The allocation adjoins the urban edge of Rugby and is well related to the town's existing services and infrastructure. Rugby town centre is approximately 3km from the allocation. The village of Dunchurch is in close proximity to the south, with its more limited range of shops and services in comparison.

- 3.4 The junction of the B4429 and the A426 at the heart of the village of Dunchurch is over capacity and its layout and the proximity of listed buildings renders it unable to be improved to increase capacity, making it a significant highway constraint in the locality.
- 3.5 The allocation is separated from the wider countryside to the south by the A45 (London Road) and the disused railway line to the west which form physical and permanent boundaries to development. Some employment uses are located at the edges of the allocation, including the Dunchurch Trading Estate located just off the A45. Figure 1 shows the overall context.
- 3.6 The grounds of Bilton Grange School, which are a registered Park and Garden, define the south eastern edge of the allocation, east of Dunchurch. The urban edge of Rugby is characterised by the recent development at Cawston and the attractive residential streets of Lime Tree Avenue in the north east and Alwyn Road to the east.
- 3.7 The South West Rugby site has multiple landowners. Much of the land is either owned by residential and commercial developers or is currently subject to option agreements or other forms of land deals between the existing private or public sector landowners and residential and commercial developers.
- 3.8 This SPD provides a masterplan whereby each parcel of land within the site can contribute towards the delivery of the wider allocation and infrastructure needs whilst adhering to a site wide design context that places comprehensive infrastructure delivery, including Green and Blue Infrastructure at its heart, and which has the capability to successfully mitigate the impacts of the development.
- 3.9 In order for this to be successful, different landowners will need to have regard to the role their land has within the wider allocation and the need to achieve a coordinated approach to development and delivery of associated infrastructure. This may require land equalisation to achieve spatial objectives. In particular, the provision of the South West Rugby Spine Road network, as allocated through adopted Local Plan Policies DS8 and DS9, is a key requirement.

Constraints and opportunities

3.10 As part of the background evidence to the Local Plan the Council appointed David Lock Associates to provide information on the baseline opportunities and constraints for the SW allocation. This evidence is available here:

https://www.rugby.gov.uk/downloads/file/1611/oth04_south_west_rugby_-_baseline_opportunities_and_constraints_report.

3.11 In addition, the landowners and the promoters of the development have undertaken a number of studies of the allocation and the implications of its development in order to help inform this SPD. Further detailed studies may be required prior to the submission of planning applications. Based on the current level of information the paragraphs below set out the identified constraints and opportunities.

Transport and Access

3.12 The transport network in the south of Rugby is inter-connected. The strategic and local transport infrastructure in the south of Rugby is constrained but is well connected to the wider transport network to the south, and Rugby town as a whole. The site is well related to the local highway network with direct access onto Ashlawn Road, Alwyn Road, Cawston Lane, Coventry Road (B4642), Rugby Road (A426) and the M45/A45. Connections can be made to the urban area of Rugby via a number of transport routes.

3.13 Coventry Road (B4642) and the A4071 provide the main routes to the north, with Rugby Road (A426) and Ashlawn Road (B4429) providing the main routes to the south of the town. Cawston Lane crosses the allocation site and connects Coventry Road (B4642) to the north with Northampton Lane to the south. The strategic network (M45/A45) provides opportunities to travel further afield and to nearby centres of employment including Coventry and Northampton. These routes provide an opportunity to connect the allocation with the urban area of Rugby and the strategic road network.

Landscape and Coalescence

- 3.14** Much of the landscape of the allocation is characterised by open grassland and arable fields, with parts classified as grade 2 agricultural land and defined by a series of established hedgerows, together with individual mature trees (some of which are the subject of Tree Preservation Orders) and small copses. A network of ponds appear periodically within the fields. There is a well vegetated public bridleway running east-west along Northampton Lane. Mature ancient woodland exists within the north of the allocation known as Cawston Spinney.
- 3.15** Given the extent of green infrastructure assets on the allocation these features need to be taken into consideration in designing the layout of the development parcels, to reflect Local Plan Policy NE2 on green infrastructure, Natural England's standing advice on Ancient Woodland and Veteran Trees, and the structural landscaping requirement of Policy DS8, as part of this SPD.

4 Objectives

- 4.1 This SPD seeks to provide planning guidance to deliver a quality place where people want to live and work, designed according to sustainability principles. The Local Plan sets out the policy objectives for the South West allocation within the site specific Policy DS8 set out in Appendix A.
- 4.2 Given the scale of the project there is a need to ensure a coherent and co-ordinated approach to create a new neighbourhood with supporting infrastructure, delivery of the spine road network and development phasing between land ownerships to ensure that the overall policy aspirations are met.
- 4.3 In summary the objectives for the development are as follows:
 - A new neighbourhood, comprising a mix of uses that incorporate current best practice in sustainable and urban design (in line with Section 12 of the NPPF on achieving well-designed places). To design the district centre and other movement generating uses so that they prioritise pedestrian and cycle movements incorporating pedestrian permeability and cycle friendly streets and routes, maximise public transport access and integrate open space and biodiversity within the built form and green infrastructure network. To ensure this is a new neighbourhood that maintains its own sense of identity by safeguarding a significant buffer of land that retains the existing physical and visual separation between Rugby and the village of Dunchurch. This landscaped buffer will, as part of the site wide Green/ Blue Infrastructure network, create a new Green Infrastructure corridor that:
 - o retains and strengthens the existing hedgerow and tree planting;
 - o introduces new hedgerow and tree planting;
 - o creates new habitats including a continuous tree canopy between Cock Robin Wood and Cawston Spinney for bats;
 - o creates recreational routes for walking, cycling and running, and informal/ semi-natural open spaces and play areas; and
 - o incorporates small-scale drainage/SuDs where appropriate;

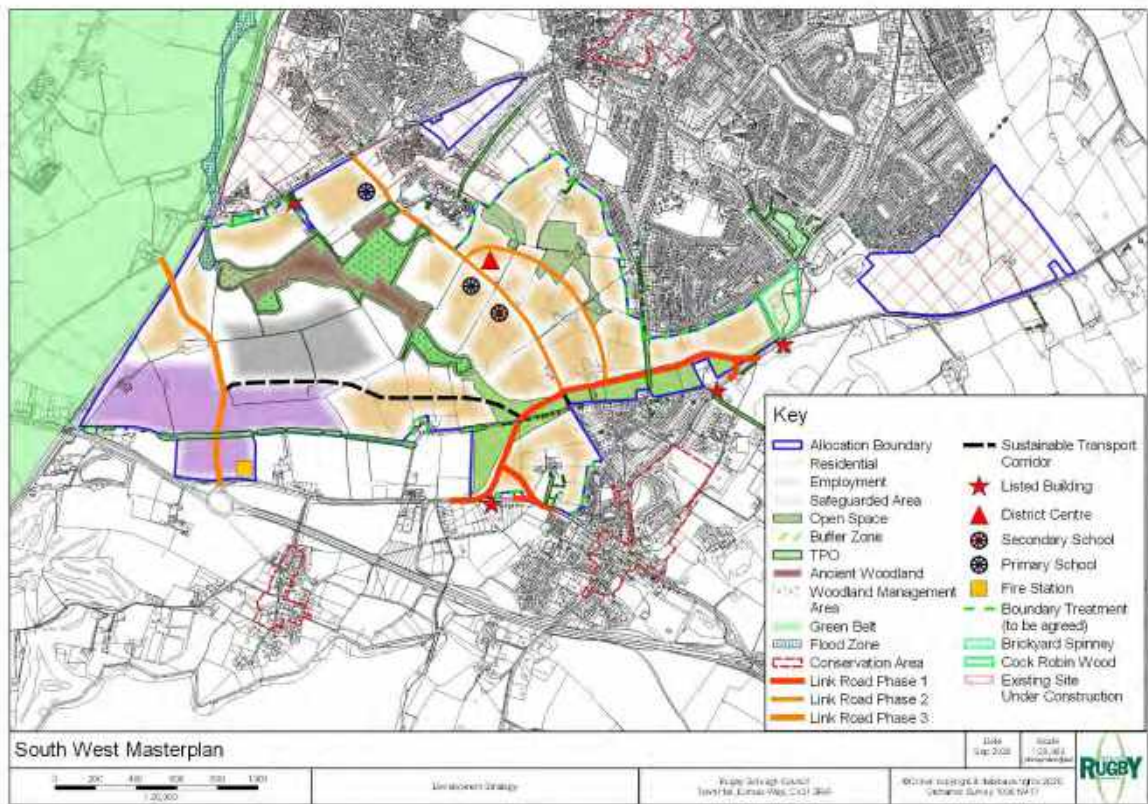
- Green/ Blue Infrastructure - The site contains areas of important habitat, including ancient woodland, that have ecological, cultural and amenity value. This SPD seeks to ensure new development protects, enhances and secures the future of these important habitats and the species that inhabit them. This SPD also seeks to protect and enhance corridors to enable current and future species to move in, out and through the development area (in line with Section 15 of the NPPF on conserving and enhancing the natural environment). This SPD will also ensure that a measurable Biodiversity Net Gain is secured that promotes onsite conservation and mitigation within the development area boundaries and compensation elsewhere within the Borough as a last resort;
- Transport Infrastructure - The site is largely open countryside. In order to deliver the adopted Local Plan allocation for employment and housing at South West Rugby, highways, walking, cycling and public transport infrastructure needs to be put in place, to enable the developments to function effectively (in line with Section 9 of the NPPF on promoting sustainable transport). Establishing the spine road network through the site, connecting to the existing road network to alleviate the traffic impact of the development on the Dunchurch crossroads and surrounding area, will be key; and
- Community Infrastructure - As it is being implemented the South West Rugby allocation will be effectively creating a new community that will require health services, education, shops, local play space, policing and fire services. These will be needed to create a sustainable development and to achieve the key aim of the NPPF (and more specifically Section 8 - promoting healthy and safe communities). This also relates to habitat and ecological enhancement as the provision of green infrastructure will also contribute to healthy active lifestyles.

5 South West Rugby Masterplan

What you said in October 2019	What we have done in response
<p>SPD needs to set a clear masterplan to provide clarity and certainty for both the local community and development industry.</p> <p>The October consultation discussed the requirement for site wide documents and an infrastructure strategy to be submitted prior to planning applications on the allocation. Concerns were raised by the local community and development industry that further details should be contained within the SPD, rather than subsequent documents.</p>	<p>The SPD has been updated to provide a Masterplan for the site setting out the Council's preferred locations for the development of the site.</p> <p>The requirement for site wide documents and an infrastructure delivery strategy has been amended and the policy objectives of the Local Plan Policies DS8 and DS9 are further explained throughout the document.</p>

- 5.1** As required by Policy DS8 this draft South West Masterplan SPD has been produced to guide comprehensive delivery of the site by setting out the Council's preferred locations for open space, access, play areas, the school or schools, primary roads and other features. More specifically the masterplan identifies the location of the existing onsite asset of Cawston Spinney within the allocated site and also the location of the spine road network as required by Policy DS9 of the Local Plan. Each section of this document will provide guidance for the development to ensure Policies DS8 and DS9 of the Local Plan are delivered.

Figure 2 South West Rugby Masterplan



6 Phasing and Delivery

What you said in October 2019	What we have done in response
<p>The masterplan needs to be clear on how infrastructure is delivered in particular social infrastructure and transport infrastructure and how this will be delivered alongside the delivery of housing.</p>	<p>The key milestones for delivery of infrastructure are set out within the Infrastructure Delivery Plan of the Local Plan.</p>
<p>The delivery and number of the Schools was identified as a key issue through the consultation.</p>	<p>The delivery milestones of what provision is to be made on site and when this is anticipated to come forward has been made clearer in the document and the phasing and delivery plan has been updated in light of these comments.</p>
<p>The 5 Year Housing Land Supply and housing trajectory should be updated to consider the delay in delivery.</p>	<p>An additional lead-in time has been added to Appendix N to reflect the updated expected start date on site.</p>

- 6.1 South West Rugby is a long-term development which is expected to be delivered over a 20-year period and will continue to be developed beyond the time period covered by the current adopted Local Plan.
- 6.2 The phasing of the allocation is extremely important to the successful and timely delivery of the site and the supporting infrastructure to support a new neighbourhood throughout the construction phase and until it is built out in its entirety.
- 6.3 The provision of necessary infrastructure to deliver the South West Rugby allocation is outlined in the Infrastructure Delivery Plan (IDP), which can be found appended to the Rugby Borough Local Plan. In order to secure the comprehensive development of the allocation, Policy DS8, paragraph 4.63 states that the South West Rugby Masterplan SPD will include 'detail about the phasing of development and infrastructure delivery across the site.'

Strategic Infrastructure and Phasing

- 6.4 Appendix M to this SPD sets out the strategic infrastructure and other mitigation measures and the cost of each item. This is based on the Local Plan IDP with some clarification and updated costs provided.
- 6.5 The phasing of the allocations is contained within the map in Figure 3. .
- 6.6 The delivery of infrastructure and phasing of the allocation will be governed by the principle that infrastructure should be provided in line with the appropriate phases set out in the IDP and on the map in Figure 3 in order to mitigate the impacts of development. Detailed phased delivery for all infrastructure is also set out in Appendix N.

Link Road

- 6.7 Particular attention should be given to the delivery of the full Spine Road which is expected to be commenced in phase one. Where the approach does not sit in line with these principles, a clear and convincing justification will be required.

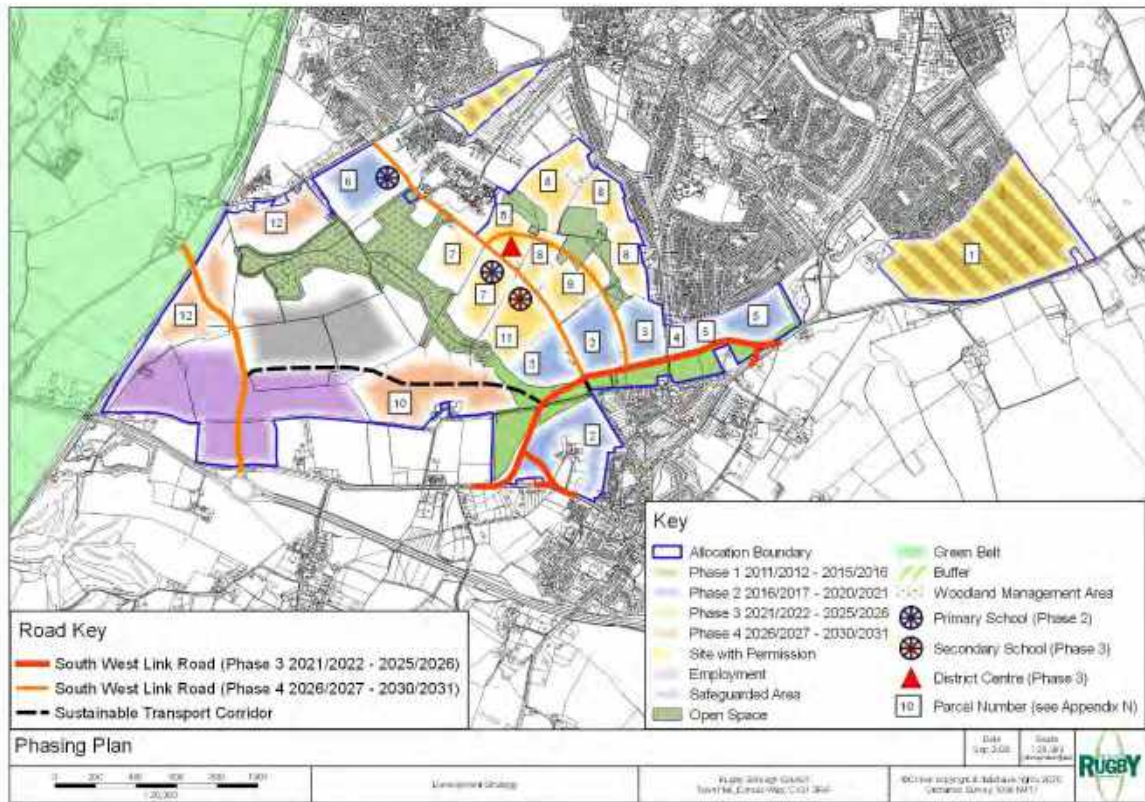
Local Infrastructure Delivery

- 6.8 For local infrastructure, each planning application will be expected to deliver specific local on-site infrastructure as part of its planning application.

Securing Infrastructure Requirements

- 6.9 There will be a Section 106 legal agreement against each planning application on the allocation. Each legal agreement will include triggers to ensure infrastructure and payments are provided at appropriate times. This South West Rugby Masterplan SPD sets out that a framework SW Rugby Section 106 Agreement will contain a "Part 1" (Strategic Infrastructure) and "Part 2" (Site Specific Infrastructure and Affordable Housing) this is explained in detail in section 24 of this SPD.
- 6.10 The map in Figure 3 below identifies the key phases of delivery of the allocation and when it is expected to come forward.

Figure 3 South West Rugby Phasing Plan



7 Green and Blue Infrastructure

What you said in October 2019	What we have done in response
<p>Access to public space and green space is important to the local community. Clear provision needs to be made as to how green space will form part of the development. There is a shortfall in the provision of formal parks and gardens and allotments in the SW Rugby SPD.</p>	<p>A new Green and Blue Infrastructure Map has been developed to identify the different green assets and the important role of Green Infrastructure within the South West allocation.</p> <p>Open space provision now clear on the map and provision is set out to include parks and allotment space in table 2.</p>
<p>The Woodland buffer introduces a 20m distance for tree protection, this is beyond Natural England standing advice of 15m.</p>	<p>The updated SPD has been reviewed and is consistent with Natural England’s standing advice of 15m.</p>
<p>Concerns over biodiversity were raised.</p>	<p>Biodiversity is set out in section 12 of the SPD setting out guidance as to how assets can be enhanced.</p>
<p>Protection of Cawston Spinney and the Woodland Management Plan is important to the future protection of the area.</p>	<p>The Woodland Management Plan is to be managed by the Council. The opportunity of creating a new informal greenspace as a destination for recreation for the area is being explored by the Council Parks Team.</p>

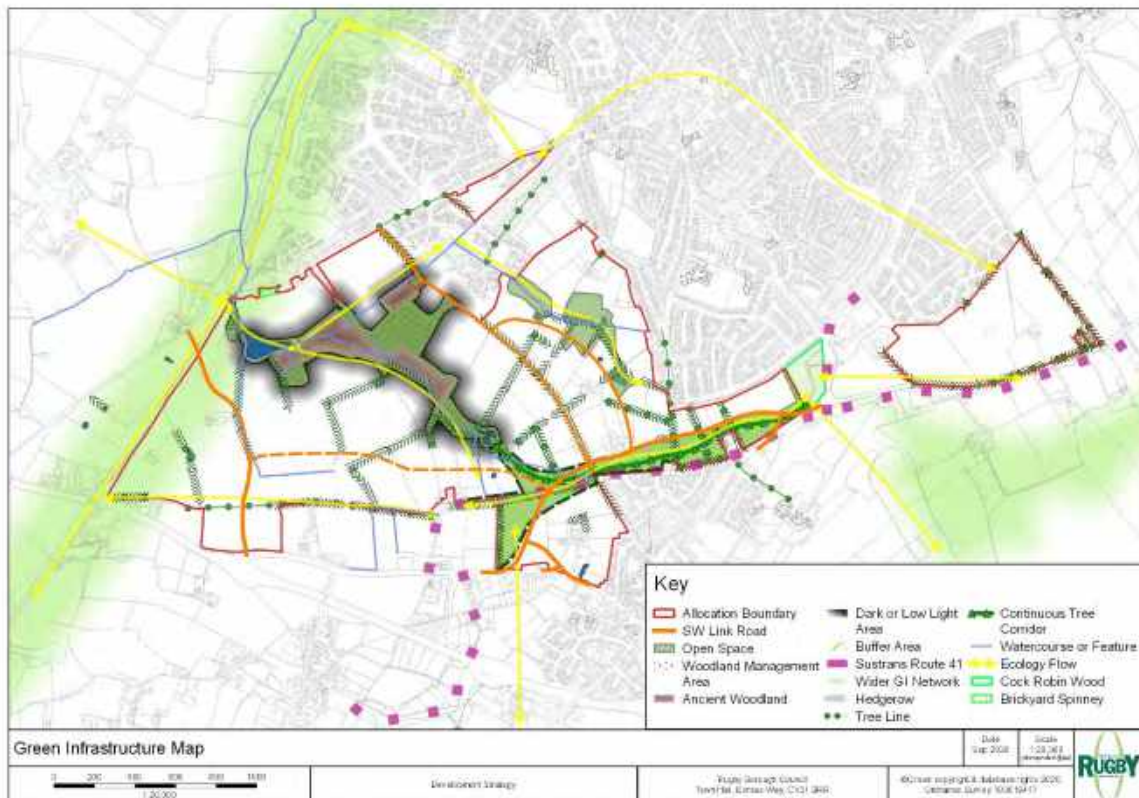
- 7.1 Green and Blue Infrastructure can deliver a wide range of environmental and quality of life benefits for local communities. Benefits can include opportunities for outdoor recreation, enhanced biodiversity and landscapes, climate change mitigation, management of flood risk and reduction of air and noise pollution. It can consist of a range of spaces and assets for example, parks, playing fields, other open space, woodland, allotments, gardens, trees, and features such as streams, ponds and other water bodies.
- 7.2 Green and Blue Infrastructure provides the wider spatial element that links together known assets both internal to the development area (such as Cawston Spinney and Cock Robin Wood) and those external (such as Draycote Water and the disused railway lines). This SPD outlines these wider spatial elements of connectivity, open space and public access detailing how it links into the wider environment. The actual details will be a matter of development design and the retention of key connecting features such as hedgerows, ponds, ditches and other green and blue infrastructure assets and how they are integrated into the future layout of the masterplan.

Green Infrastructure and coalescence

- 7.3 A central principle of this SPD is to ensure that the Green and Blue infrastructure network includes the landscaped buffer between Dunchurch and Rugby to prevent coalescence between the two settlements and create a continuous Green/ Blue Infrastructure corridor between Cock Robin Wood and Cawston Spinney as required by Policy DS8 of the Local Plan.
- 7.4 The development of the allocation will need to be set within the context of the green and blue infrastructure network, enhanced by new planting and biodiversity improvements, public open space and children's play space and improved connectivity for walking and cycling.

- 7.5 Cawston Spinney, Fox Covert and Boathouse Spinney collectively provide a central asset within the development area. These should be at the heart of the strategic green and blue infrastructure network connecting with other Local Wildlife Sites such as Cock Robin Wood, open space, and biodiversity features. Opportunities also exist to enhance the structure of the landscape through replanting and regeneration of primary hedgerow boundaries.
- 7.6 One such strategic Green and Blue Infrastructure corridor will extend from the disused railway line on the West edge of the allocation through to Cawston Spinney and then along to Cock Robin Wood to the East. This will help form part of a link that extends further Eastwards to Bilton Grange School grounds and eventually connecting to the Ashlawn cutting disused railway line.
- 7.7 The Green and Blue Infrastructure will need to be designed to contribute towards the overall character, quality and amenity of the public realm and positively integrate surface water drainage features and existing reservoirs/ ponds. The existing landscape features and topography of the site, alongside future surface water drainage requirements will influence the creation of connected open and green spaces.
- 7.8 The Homestead link road section will be situated adjacent to the open space corridor that provides a buffer between Rugby and Dunchurch. This will provide an opportunity to incorporate surface water drainage features to manage run-off from the road. The detailed design of any SuDS features should be discussed with Warwickshire County Council as Lead Local Flood Authority for further advice. Further guidance is provided in section 11 of this SPD.
- 7.9 Figure 4 below identifies the main Green and Blue Infrastructure features in the allocation and the connecting areas.

Figure 4 South West Green and Blue Infrastructure Plan



8 Rugby to Dunchurch Landscaped Buffer

What you said in October 2019	What we have done in response
<p>A number of comments from residents and developers were concerning the buffer distances set out in the South West Rugby SPD. Concerns that the buffer was not big enough or that the buffer places a constraint on development are acknowledged.</p>	<p>The updated SPD provides a Green and Blue Infrastructure map and identifies how green space is key to the development of the allocation. This map includes the buffer which is a key objective for the implementation of Policy DS8 and the Local Plan to prevent coalescence between Dunchurch and Rugby.</p> <p>The updated Green and Blue Infrastructure map identifies the role of the buffer to prevent coalescence. Evidence supporting the buffer has been commissioned by the Council which underpins the approach to the buffer and ensures that coalescence is prevented. This is considered to be a sound approach and only minor formatting and minor amendments are proposed within this section of the updated SPD.</p>

- 8.1** Policy DS8 of the adopted Local Plan requires that development proposals respect and maintain a physical and visual separation between Rugby and Dunchurch to prevent coalescence and protect their individual character and identity. The buffer is required to be significant and incorporate a Green Infrastructure Corridor from Cock Robin Wood to Cawston Spinney. The buffer is shown on the masterplan in Figure 2 of this document. More detailed drawings showing the proposed buffer are set out in Appendices J and K at the end of this document.
- 8.2** The allocation has been subject to landscape sensitivity studies in 2006, and for the recently adopted Local Plan a Landscape Assessment of the Borough of Rugby Sensitivity and Condition Study 2017. Figure 5, from the 2006 Landscape Study shows the condition and sensitivity of the gap while Figure 6 from the most recent study on the sensitivity of the Rainsbrook Valley Landscape (January 2017), shows its high level of sensitivity.

Figure 5: Condition and Sensitivity of Land Parcels (from 2006 Study)

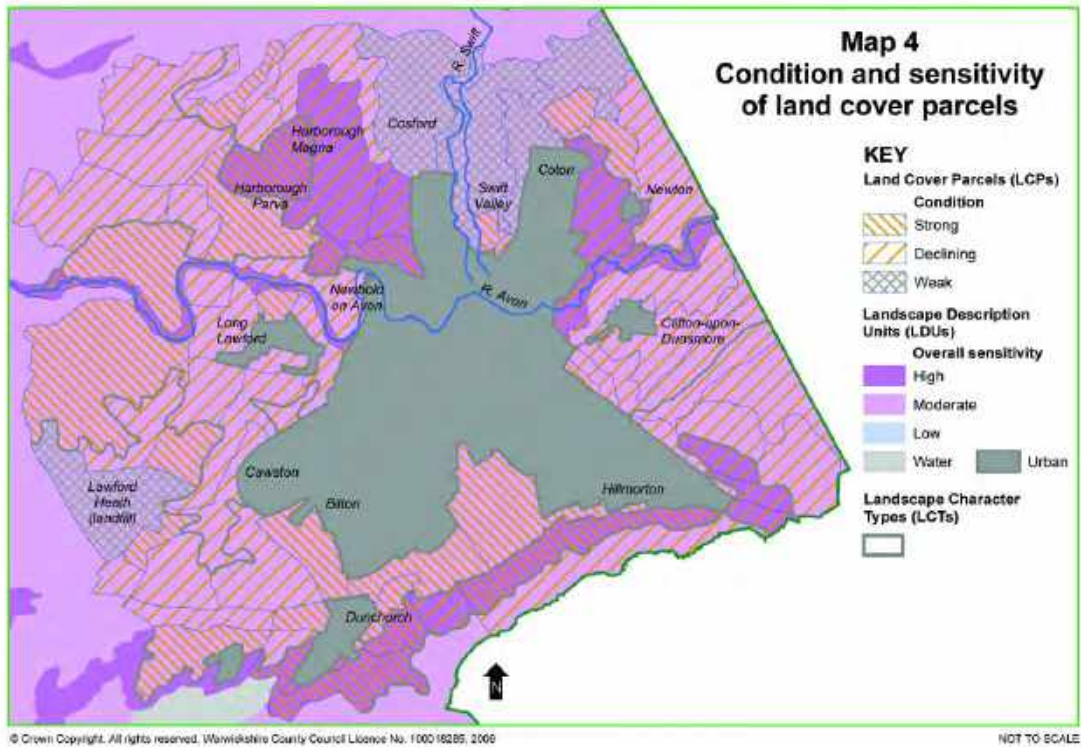
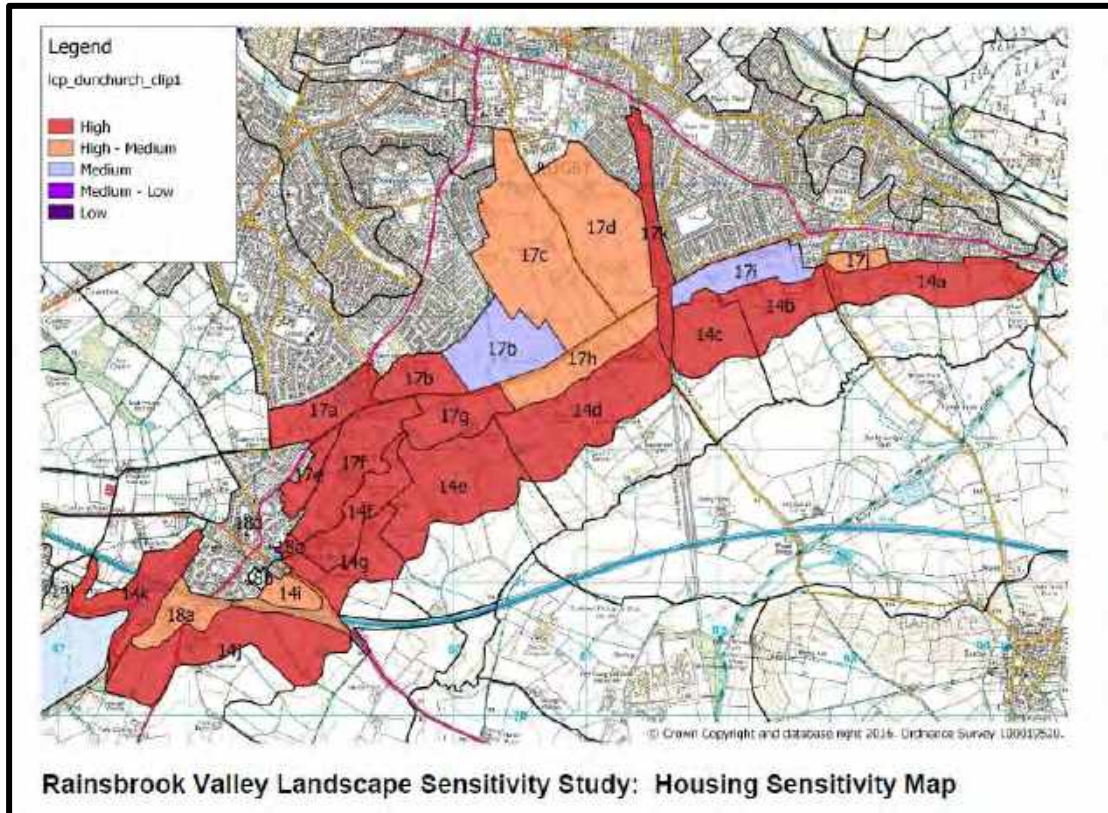


Figure 6: Housing Sensitivity Map (2017 Study)



8.3 Site 17a on the map in Figure 6 above forms part of the South West Rugby allocation. This is the area to the south of Rugby in the eastern portion of the development area, in a strip of land which ranges between approximately 240m to 288m in width that separates Rugby from Dunchurch. The far eastern portion of the allocation comprises the Cock Robin Wood Local Wildlife Site. The study identifies an informal wooded 'walk', enclosed under a canopy of mature roadside and hedge trees (dense in places, scattered in others), adjacent to the public footway off the Rugby Road. The study goes on to say:

"The settlement edge, set back by one field from the road, is only glimpsed through gaps in this vegetation. However, particularly within the eastern part of the zone, the settlement edge itself is abrupt and lacking a rural hedged/treed boundary. Generally field hedges are redundant and outgrown but where sections of roadside hedgerow to the reserve have been re-laid these are re-establishing."

- 8.4 Site 17a was concluded to be of 'high sensitivity' because the zone comprises the last gap separating Rugby and Dunchurch. A key objective of Policy DS8 is to provide a buffer between Dunchurch and Rugby that is of a width significant enough to maintain a physical and visual separation between these two distinct settlements and prevent coalescence.
- 8.5 The buffer will form part of the designated Green Infrastructure Corridor which runs from Cock Robin Wood to Cawston Spinney, and forms part of the allocation-wide Green Infrastructure network. This does not mean that there can be no development in the parcels within Site 17a of the Rainsbrook Valley Landscape Study but development in this area will be required to comply with the policy requirements and include a significant landscaped buffer between Dunchurch and Rugby. This landscaped buffer will extend from Cock Robin Wood in the east to the Coventry Road (B4429) in the west of the allocation.
- 8.6 The alignment of the Homestead Link will impact the existing wooded walk but this impact can be mitigated by the provision of the landscaped buffer and the design of the buffer, the Homestead Link Road itself and the development parcels adjoining the Link Road and the buffer.
- 8.7 Along the whole of the landscaped buffer it is considered that strengthening the existing hedgerow and tree planting and the introduction of new planting of a similar type to the existing (in terms of height, depth and species mix) will maintain and strengthen the existing visual and physical character of the gap between Rugby and Dunchurch and ensure a gap is maintained in the future between the two settlements.
- 8.8 In addition, this planting along with the creation of new habitats for biodiversity, new recreational routes and informal/ semi-natural open spaces and play areas will contribute to the Green Infrastructure network.

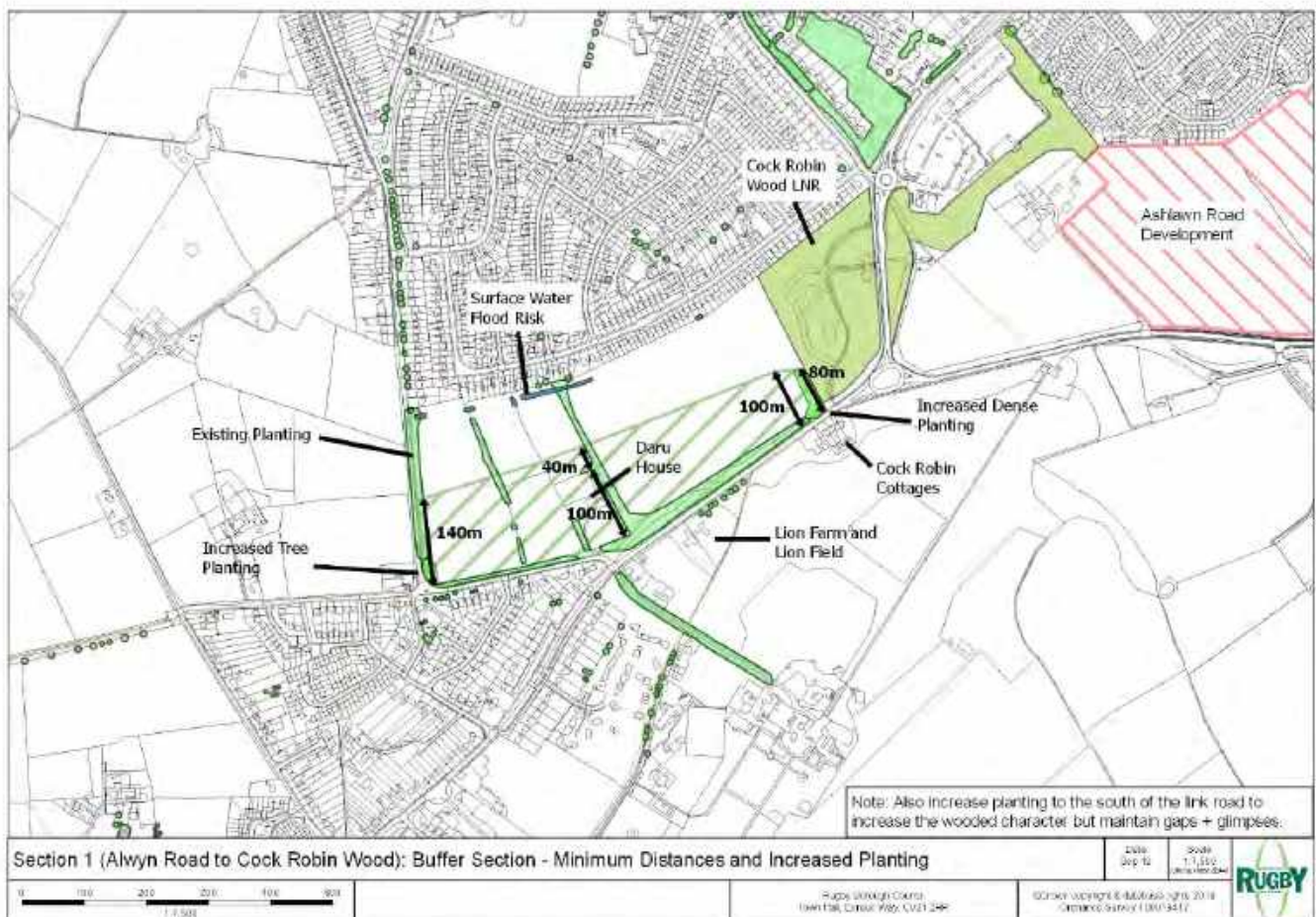
- 8.9 This will provide further wider opportunities to safeguard and enhance the Listed Buildings, Registered Park and Gardens and trees subject to Tree Preservation Orders that are adjoining or close to the allocation. It will also provide opportunities to create improved access to the Green Infrastructure network as well as the wider countryside by expanding and improving the walking and cycling environment for leisure and active travel, benefitting health and well-being and accessibility for both existing and new residents of the allocation, as well as enhancing biodiversity.
- 8.10 Uses within the buffer should be informal with the objective of maintaining the existing character, such as planting as described above as well as habitat creation; informal recreational uses such as recreational walking, cycling and running routes; seating areas; and informal/ semi-natural play areas. Formal playing pitches, changing rooms and buildings are considered inconsistent with the existing open character and functional relationship between the two settlements and so would not be appropriate land uses within the buffer.
- 8.11 Raised land or man-made features such as bunds would also not reflect the existing flat and open topography of the land between the two settlements and is not a characteristic of this landscape.
- 8.12 The physical separation, or buffer width, will vary between the Rugby and Dunchurch. The buffer has been divided into three sections to enable clarity for the planning applicants and in application decision-makers in terms of the size, form and function of the buffer. When preparing planning applications applicants should have regard to the following requirements for each section of the buffer which are also illustrated in detail.

Section 1 - Cock Robin Wood to Alwyn Road

- 8.13** As the inter-visibility between the two settlements is limited it is considered acceptable to reduce the distance of physical separation subject to the retention and strengthening of existing planting along Rugby Road (A426), Northampton Lane and Alwyn Road as well as the introduction of new planting of a similar type to the existing (in terms of height, depth and species mix) along the south of the Link Road and along the outer southern and western boundaries of the new residential development.
- 8.14** The objective should be to maintain the existing character of frequent glimpses of development through hedgerow and tree planting that varies in height and depth. This will also strengthen the existing green infrastructure network. Land uses within the buffer will also provide opportunities to strengthen the existing green infrastructure network through habitat creation (including the creation of a continuous tree canopy between Cock Robin Wood and Cawston Spinney to provide habitat for bats) and the introduction of recreational routes, seating areas and informal and semi-natural play areas.
- 8.15** Surface water flooding occurs to the rear of properties to the south of Montague Road in the north eastern part of Section 1 of the buffer. Flood risk management seeks to manage flows where they occur, consequently it is not appropriate to include flood attenuation in the buffer area. Small scale drainage may be appropriate within the buffer, particularly in relation to the Link Road. Further discussion is required with WCC Highways and the Local Lead Flood Authority (LLFA) to confirm if this will be necessary in terms of the design of the Link Road.
- 8.16** The size of the landscaped buffer in Section 1 (see figure 7 below) should be as follows:

- 8.17** - Between Rugby Road (A426) north of Cock Robin Cottages and the southern boundary of the new residential development the buffer should be no less than 80 metres, assuming the roundabout is further west than the 'Atkins' alignment. This is in order to minimise any impact on the setting of the Grade II listed Cottages and protect and strengthen the existing green infrastructure links between Cock Robin Wood and the trees and hedgerows along Rugby Road/ Northampton Lane and at Bilton Grange. It is particularly important in terms of habitat protection that the continuous tree canopy between Cock Robin Wood and the trees that border Rugby Road and Northampton Lane are maintained and strengthened.
- 8.18** - Between Rugby Road (A426) north and the southern boundary of the new residential development the buffer section that contains the roundabout should be no less 100 metres including the roundabout and the roundabout arms. This is to maintain the physical separation between Rugby and Dunchurch whilst recognising that the existing green infrastructure that currently borders Rugby Road can be strengthened both to minimise the visual impact of the roundabout and associated highway as well as to maintain and strengthen the continuous tree canopy Cock Robin Wood and the trees that border Rugby Road and Northampton Lane.
- 8.19** - Between the northern extent of the garden of Daru House and the southern boundary of the new residential development the buffer should be no less than 40 metres including the total width of the Link Road with both verges of 20 metres to the southern edge of the Link Road. This is to ensure an adequate separation between the existing residential property and the Link Road.
- 8.20** - Between the northern verge of Northampton Lane and southern boundary of the new residential development the buffer should be no less than 140 metres including the total width of the Link Road with both verges. This is to maintain the existing open character and physical separation between Rugby and Dunchurch.

8.21 Figure 7 - Proposed Buffer on Eastern portion of allocation



Section 2 - Alwyn Road to Cawston Lane

- 8.22 Compared with Section 1, Section 2 is more open with less existing tree and hedgerow planting. As the inter-visibility between the two settlements is limited it is considered acceptable to reduce the distance of physical separation subject to the significant strengthening of existing planting along Northampton Lane and Alwyn Road as well as the introduction of new planting along the south of the Link Road and along the outer southern boundaries of the new residential development. The objective should be to maintain the existing character of some open views and frequent glimpses of development through hedgerow and tree planting that varies in height and depth.
- 8.23 As with Section 1 land uses within the buffer will provide opportunities to strengthen the existing green infrastructure network through habitat creation, the introduction of recreational routes, seating areas and informal/ semi-natural play areas. The creation of a continuous tree canopy referred to in Section 1 should continue through Section 2 as part of the buffer between Rugby and Dunchurch providing habitat for bats between Cock Robin Wood and Cawston Spinney.
- 8.24 As with Section 1, functional separation should be maintained to ensure a clear physical and visual distinction between the two settlements reflecting the existing open character and the absence of built form between the two settlements. This means that the buffer should be open with no buildings and structures.
- 8.25 Surface water flooding occurs to the south east of the pond to the south of Dunkleys Farm in the north eastern part of Section 2 and in small pockets at Cherry Tree Farm, adjacent to the telephone exchange and in some of the fields in the northern part of Section 2. Flood risk management seeks to manage flows where they occur, consequently it is not appropriate to include flood attenuation in the buffer area. As in Section 1, small scale drainage may be appropriate within the buffer, particularly in relation to the Link Road. Further discussion is required with WCC Highways to confirm if this will be necessary in terms of the design of the Link Road. The size of the landscaped buffer in Section 2 (see figure 8 below) should be as follows:
- 8.26 Between the northern verge of Northampton Lane and southern boundary of the new residential development, the buffer should be no less than 100 metres including the total width of the Link Road with both verges. This is to maintain the existing open character and physical separation between Rugby and Dunchurch.

8.27 Within this total buffer width of at least 100 metres, the buffer between the northern extent of the garden of Cherry Tree Farm residential property and the southern boundary of the new development should be no less than 40 metres including the total width of the Link Road with both verges of 20 metres to the southern edge of the Link Road. This is to ensure an adequate separation between the existing residential property and the Link Road, mirroring the separation found in section 1 for Daru house.

Figure 8 appears to be missing – need to check

Section 3 - Cawston lane to the South West Rugby allocation boundary North of B4429

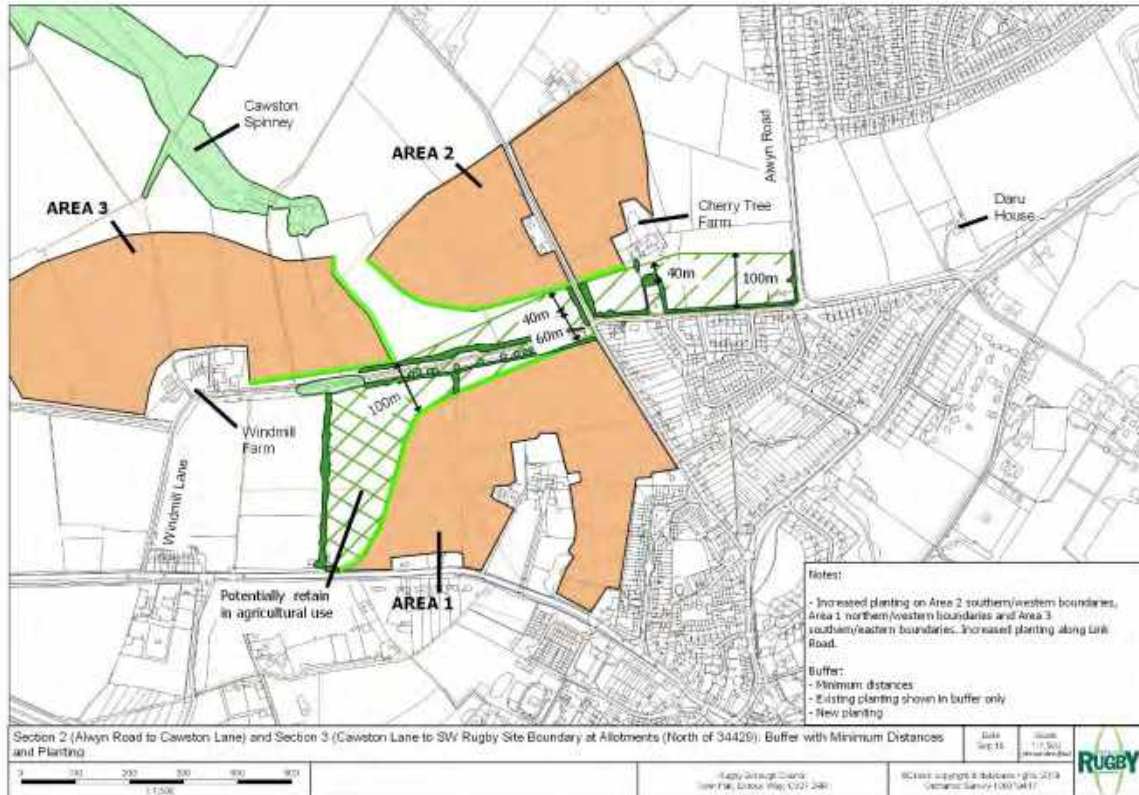
8.28 Currently in Section 3 there is no visual or physical relationship and only a limited functional relationship between the settlements of Rugby and Dunchurch. However, the parcels of future development will change this relationship. These are land north of Coventry Road (Area 1), land west of Cawston Lane (Area 2) and land adjacent to Windmill Farm (Area 3). In particular development will reduce the distance of physical separation between the two settlements but it should not result in continuous development between Dunchurch and Rugby and buffer must be maintained throughout.

8.29 The Section 3 buffer should provide separation between the southern extent of the new residential development Area 2 and the northern extent of the new residential development Area 1. This Section of the buffer will include the Link Road but should continue the form and function of the Section 2 buffer, described in Section 2 above. This buffer should continue southwards along the western boundary of the South West Rugby allocation providing physical separation between the new residential development Area 1 at Dunchurch and the new residential development Area 3, north of Windmill Lane and south west of Cawston Spinney. The Section 3 buffer will also continue northwards to link to Cawston Spinney creating a continuous green infrastructure corridor to Cock Robin Wood and beyond to the Rainsbrook Valley.

8.30 As with Sections 1 and 2, functional separation should be maintained to ensure a clear physical distinction between the two settlements reflecting the existing open character and the absence of built form between the two settlements. This means that the buffer should be open with no buildings and structures.

- 8.31** It would also be appropriate for the furthest west part of the buffer, between the north west boundary of Area 1 and the southern boundary of Area 3, to be retained as open green space. This would create a more gradual transition to the wider countryside beyond the South West Rugby allocation boundary.
- 8.32** Surface water flooding occurs along the National Cycle Route 41/ Public Bridleway and around the pond that is north east of Windmill Farm and south of Cawston Spinney. There are also small pockets along the field boundaries to the north and south of the National Cycle Route 41.
- 8.33** Flood risk management seeks to manage flows where they occur, consequently it is not appropriate to include flood attenuation in the buffer area. Small scale drainage may be appropriate within the buffer, particularly in relation to the Link Road. Further discussion is required with the Local Highways Authority to confirm if this will be necessary in terms of the design of the Link Road. The size of the landscaped buffer in Section 3 (see figure 9 below) should be as follows:
- 8.34** Between the southern extent of the new residential development Area 2 and the northern extent of the new residential development Area 1 the buffer should be no less than 100 metres. This is to ensure that a clear physical and visual distinction between Dunchurch and Rugby is maintained.
- 8.35** Between the southern extent of the new residential development Area 3 and the northern extent of Area 1 the buffer should continue southwards and should be no less than 100 metres. This is to ensure that a clear physical distinction between Dunchurch and Rugby is maintained.

Figure 9 - Proposed Buffer on Central and Western portion of allocation



9 Woodland Management

- 9.1 Cawston Spinney is an area of mixed woodland, protected by a woodland Tree Preservation Order. Species present include Oak, Sweet Chestnut, Yew, Silver Birch, Scot's Pine, Larch, Ash, Holly, Beech, Hornbeam, Hazel (often as an understorey), and Elm. Areas of Cawston Spinney are designated as ancient woodland.
- 9.2 The presence of ancient Yew and Hornbeam indicates that in places the wood has remained untouched for a significant period of time. The definition of ancient woodland means that the area has remained wooded continuously since 1600 or earlier. This is therefore a significant biodiversity asset of national importance. Paragraph 175 (c) of the NPPF is clear that development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons.
- 9.3 The Woodland Management Plan is set out in Appendix P and details opportunities to protect and enhance biodiversity. These enhancements are to be measured through the locally derived Defra Biodiversity Net Gain metrics so that any gains can be used to offset any losses from the wider development area.
- 9.4 Rugby Borough Council's Tree Officer and Warwickshire County Council Ecology have provided specific advice to inform this SPD. The appended Woodland Management Plan will form part of the assessment process for planning applications and the extent to which proposals comply with Policies DS8, NE1 and NE2 of the adopted Local Plan will be a key consideration
- 9.5 Natural England's standing advice requires a minimum buffer zone of 15 metres around ancient woodland to avoid root damage and where assessment shows other impacts are likely to extend beyond this distance, a larger buffer zone may be needed. An arboricultural survey will need to be submitted with any planning application which incorporates or is in close proximity to Cawston Spinney which defines and justifies the buffer zone to be implemented.

- 9.6 The positioning of open space around Cawston Spinney and its associated woodlands needs to ensure that potential impacts are avoided, including ensuring that no light impacts on this biodiversity asset. Dark zones need to be identified as part of a lighting strategy to ensure that zero lux penetrates beyond the outer extent of the tree buffer around Cawston Spinney. Surface water run off from development may affect the woodland as parts of the site are undulating, which will need to be taken into account in terms of design.
- 9.7 Proposals will need to take account of the proximity and height of buildings and their lighting effects, as well as the impact upon the tree canopies. Some trees are approximately 20m in height, which has implications for very tall structures in proximity to the woodland. Careful design management will be required as a result at a structural level, with the woodland at the centre of the design process. Natural England and Warwickshire County Council Ecology will be consulted to comment further on this aspect in detail at the planning application stage.

Rugby Borough Council's Woodland Management Plan

- 9.8 The initial period of the Woodland Management Plan will cover the first 10 years of management in detail but with objectives for management in perpetuity. It will need to demonstrate how the costs to implement the prescribed management objectives will be sustained into the future. This is a prerequisite of biodiversity net gain principles although it is understood that the Management Plan will be subject to changes evidenced by monitoring.
- 9.9 The Council Parks Team are exploring the opportunity to take on the future management of Cawston Spinney and wider open space to ensure that the Woodland Management Plan is implemented and to ensure future protection of the woodland. Once agreed through Section 106 agreements, there are potential wider opportunities for the Council to create and manage informal open space at the centre of the new neighbourhood.

10 Open Space

- 10.1** Adopted Local Plan Policy HS4 sets out standards for different types of open space that will be required from new development. This is shown in Table 2 below. The allocation's ecological constraints establish the strategic need to safeguard and enhance the green and blue infrastructure network across the allocation including the creation of a continuous green infrastructure corridor between Cawston Spinney and Cock Robin Wood.
- 10.2** The requirement for children's play space is set out in Table 2. The play space will need to be divided into 1-2 Neighbourhood Equipped Areas for Play (NEAP) and multiple LEAPs. The requirements for these play areas can be found in Appendix F. The majority of the green and blue infrastructure network will be publicly accessible, but it can include a variety of different types of open space including school playing pitches. Natural and semi-natural open space should be located around Cawston Spinney.
- 10.3** A minimum of 15 metres from the woodland edge should be maintained but in addition, natural and semi-natural open space should be located adjacent to the 15m buffer to minimise light pollution in the woodland. At the intersection of the outer edge of the buffer zone, there should be zero lux light spillage. The width of the open space should be adjusted to enable this feature to protect the woodland.
- 10.4** The apportionment of open space between typologies is likely to favour natural and semi-natural typologies, rather than formal spaces in order to concentrate the need to maximise green infrastructure between Cock Robin Wood and Cawston Spinney. Further guidance to assist with the design open space and creating healthy active lifestyles can be found in Sport England's Active Design guide which can be found here <http://www.sportengland.org/activedesign>.
- 10.5** Open space and sports facilities will be negotiated on a site by site basis whilst adhering to the overall need to comply with policy in consultation with the Rugby Borough Council's Parks department. Sports provision will require consultation with Sport England to ensure adequate provision and funding is secured.

Policy HS4 of the adopted Local Plan requires that new open space should be accessible and should avoid any significant loss of amenity to residents, neighbouring uses or biodiversity. Cawston Spinney's importance in terms of biodiversity means that the use of the woodland as new open space would be

contrary to Policy HS4. It would also be contrary to Policy NE1 of the Local Plan which seeks to protect designated biodiversity assets. Table 2 – Open Space Provision by Type

Policy assumes 2.4 people per dwelling – for 3,990 dwellings = 9,576 population assume 9,600

Open Space	Adopted Standard (ha per 1000 pop)	Provision required on-site (ha)	Comments on provision
Children's Play	0.2	$0.2 \times 9.6 = 1.92$	Within residential development parcels or as buffers between parcels (See Appendix F also). Not located in the buffer between Rugby and Dunchurch.
Natural and Semi-Natural Green Space	2.5	$2.5 \times 9.6 = 23.94$	Around woodland or part of G/BI network. Comparatively, more natural and semi-natural typology should be provided in favour of other typologies to maximise green infrastructure, especially within corridors and around Cawston Spinney.
Parks & Gardens	1.5	$1.5 \times 9.6 = 14.36$	Required as a typology in South West Rugby but in the form of natural and semi-natural typologies to be concentrated around Cawston Spinney.
Amenity Green Space	1.1	$1.1 \times 9.6 = 10.53$	This typology may be used in support of green infrastructure
Allotments	0.65	$0.65 \times 9.6 = 6.22$	Suitable provision should be included in South West Rugby.
Outdoor Sports			Could be provided as extensions to existing clubs or close to district centre or as part of school provision with guaranteed public access.
Football	0.38	$0.38 \times 9.6 = 3.64$	
Cricket	0.23	$0.23 \times 9.6 = 2.20$	
Rugby	0.32	$0.32 \times 9.6 = 3.06$	
Total		65.87 Ha	

11 Climate Change

- 11.1** The Council recognises the importance of climate change and the role which it has in responding to this issue. The Council adopted a motion to declare a climate emergency at its meeting on the 18th July 2019. In declaring a climate emergency the Council has committed to action to combat climate change.
- 11.2** Paragraphs 149-154 of the National Planning Policy Framework 2019 (NPPF) outline national planning policy considerations in relation to planning for climate change. This includes taking a proactive approach to mitigating and adapting to climate change, and seeks to ensure new development avoids increased vulnerability to the range of impacts arising from climate change and help reduce greenhouse gas emissions such as through its location, orientation and design.
- 11.3** Planning applications should support the transition to a low carbon future in a changing climate, taking full account of flood risk and minimising energy consumption.
- 11.4** The successful implementation of the South West Rugby allocation will contribute to the combatting of climate change through the achievement of several of the policy objectives for the allocation set out in Policy DS8 in the Local Plan. These are addressed in more detail in this SPD such as the creation of a new mixed use neighbourhood that prioritises pedestrian and cycle movements and maximises public transport access; reducing emissions; and enhancing the Green/ Blue Infrastructure network through incorporating a new Green Infrastructure Corridor and the Rugby to Dunchurch landscaped buffer that integrates open space and biodiversity, protects Cawston Spinney and includes small-scale drainage and SuDs.

12 Flooding and Sustainable Drainage

- 12.1 A sub-regional Water Cycle Study¹ undertaken by partner authorities (North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council and Warwick Borough Council) provides evidence about the wastewater strategy, the water supply strategy and also water related policy recommendations.
- 12.2 Upgrades will be required to certain wastewater treatment works across the study area which should be investigated at the planning application stage to ascertain if mitigation is required to accommodate the growth planned in South West Rugby.
- 12.3 A number of small ponds, ditches and watercourses exist within the allocation, and form part of the River Avon catchment. In addition, there is a small reservoir onsite associated with Cawston Spinney. These existing features should be retained as, apart from any biodiversity value, they are part of the current drainage regime and any proposals to alter/remove them needs to be considered as part of the allocation Flood Risk Assessment.
- 12.4 The removal/ alteration of existing watercourses must not take place without the written consent of the Local Lead Flood Authority (LLFA). Developers should take the opportunity to enhance the blue/ green infrastructure corridors alongside these watercourses to provide multifunctional benefits. Redevelopment must mitigate flood risk to the satisfaction of the LLFA and ensure that the effects of development mitigate the effects on site watercourses, as well as enhancing their ecological value.

¹https://www.rugby.gov.uk/downloads/download/43/warwickshire_water_cycle_study

- 12.5** The use of national scale mapping suggests that the vast majority of the allocation - and all of the areas where built form will be provided appears to fall within Flood Zone 1, which is the lowest flood risk possible. There are small areas of zone 2 and 3 associated with the watercourse and small waterbodies. However, each watercourse will have a flood plain associated with it and should be modelled to properly assess the flood risk to the allocation. Both development and Sustainable Drainage Systems (SuDS) features must be located outside of the modelled flood plains within the allocation. The overall design will need to take these areas into account. The masterplan set out in this SPD provides the strategic context for this.
- 12.6** Development should facilitate the delivery of an on-site SuDS network, off-line from the existing drainage network, to attenuate surface water flows from the development of the allocation. SuDS features will be located in combination with the allocation's topography and discharge rates will be reduced to Greenfield Qbar (the peak rate of runoff for a specific period) in order to align with Warwickshire County Council advice. The Lead Flood authorities' preference is for attenuation basins to be located close to the source of the runoff (i.e. within each development parcel). They should be located outside of any areas at risk of flooding from rivers or surface water (as shown here: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>).
- 12.7** Basins should also have adequate space around them for gaining maintenance access. The size of attenuation basins may be minimised by providing storage for runoff throughout the development (such as underneath permeable paving and within swales). This approach can help ensure that attenuation basins are shallow features for the benefit of future maintenance, health & safety and amenity. Further design guidance is available in the CIRIA SuDS Manual C753.

- 12.8 It is likely that foul flows for the whole development area will outfall into the existing sewer network. However, there may need to be improvements/upgrades to the Rugby Newbold waste water treatment works. Detailed investigations with Severn Trent Water will be required. In accordance with the Water Industry Act (1990), Severn Trent Water will be required to provide capacity for the development of the allocation whilst containing the environmental impacts of the development and maintaining water quality. This may require specific local Section 106 contributions from developers of the allocation.
- 12.9 The underlying geology comprises bands of mudstone, siltstone, limestone and sandstone, and the allocation is overlain with superficial deposits. Infiltration testing has indicated that infiltration rates across the allocation are negligible and therefore drainage via soakage would not be feasible. Individual parcels should still be tested, and if infiltration is not feasible, the next highest alternative on the drainage hierarchy should be used. Even in areas with limited infiltration, the use of unlined storage and conveyance features can provide additional treatment of flows and reduce the overall volume of surface water leaving the allocation. Planning applications that come forward in excess of 10 units will be required to consult the Local Lead Flood Authority which gives detailed advice on flooding.
- 12.10 The Flood Risk Assessment should assess the flood risk from all sources and identify options to mitigate flood risk to the development, allocation users and surrounding area. In addition, as individual parcels come forward, construction management plans must consider surface water, run off and silt and manage flows during construction and until the adjacent parcel is developed. The above measures are also relevant for the DS8 requirement for consultation with the Lead Local Flood Authority to identify any potential hydrological mitigation, particularly with regard to potential hydrological impacts on Draycote Meadows Site of Special Scientific Interest. As LLFA we have a developer guidance document which details, amongst other things, how to determine the required attenuation, discharge rates etc:
<https://apps.warwickshire.gov.uk/api/documents/WCCC-1039-95>.

Water management and sewerage

12.11 Planning applications are required to demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.

12.12 A foul and surface water drainage strategy masterplan for the site is required to support planning applications. It is encouraged that developers contact Severn Trent at the earliest opportunity to discuss the site drainage strategy.

Water efficiency

12.13 Development proposals should demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, this should not exceed 110 litres/person/day. All developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures. The Council will encourage developers to consider sustainable drainage further guidance can be found here:

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-andguidance/infrastructure-charges/>

13 Biodiversity

13.1 There are a number of Green and Blue Infrastructure and biodiversity assets within the allocation. These assets form a base that can be secured and enhanced to form a green infrastructure network of sites and corridors within the allocation boundary and into the wider countryside.

13.2 These Green and Blue Infrastructure assets will contribute to healthy lifestyles, wellbeing and create a sense of place by providing access to high quality open space. The 'Sub-Regional Green Infrastructure Strategy (Warwickshire, Coventry and Solihull)' December 2016 <https://apps.warwickshire.gov.uk/api/documents/WCCC-863-513> identifies Rugby Borough as having a range of agricultural habitats, which include a significant amount of the sub-region's arable land and improved grassland. It also contains relatively high proportions of neutral grassland and semi-improved grassland. Part of the recommendations of the study relate to the South West Rugby allocation due to the presence of these features and are as follows:

"Hedgerows and Field Boundaries enhance the structure of the landscape through replanting and regeneration of primary hedgerow boundaries; and reintroduce mixed native species hedgerows along primary boundaries enhance the age structure of hedgerow tree cover, particularly hedgerow oaks woodlands conserve and enhance the biodiversity of Ancient Woodlands and veteran trees through sensitive woodland management; Identify opportunities for restoring Ancient Woodland on former sites; and Identify opportunities for new planting, to strengthen the sense of landscape cohesion and connectivity"

13.3 The landscape quality of the urban fringe countryside receives particular attention, and the document highlights that these sections have a key influence on how the overall characters of the Warwickshire landscapes are perceived and enjoyed. It goes on to say that:

"Rural urban fringe landscapes close to the main towns are widely recognised as highly important to people's experiences and quality of life. Opportunities should be sought to reinforce and enhance landscape character, by creating new and maintaining existing Green Infrastructure, linking urban areas with the wider countryside."

- 13.4** The Strategy notes that new development has the potential to be visually intrusive, particularly in the early years before landscape mitigation schemes mature. Attention therefore needs to be paid to the way in which new development within the South West Rugby allocation can be sensitively accommodated in the rural-urban fringe in terms of siting and layout, materials, scale and design, together with landscape, biodiversity and green infrastructure mitigation. It is important, therefore, to ensure that key biodiversity assets are interwoven into the green infrastructure network, as well as in landscape terms to prevent coalescence, increasing connectivity in terms of pedestrian permeability and species transfer; in line with Local Plan Policy NE3.
- 13.5** Development provides an important opportunity to secure Cawston Spinney's long-term protection and habitat conservation, as well as the provision of managed public access, utilising the existing network of public footpaths. Essential to maximising existing biodiversity assets is the need to create a green and blue infrastructure network throughout the whole allocation and into the wider countryside. One such strategic Green and Blue Infrastructure corridor will extend from railway line in the west to Cawston Spinney, then Cock Robin Wood, Bilton Grange School grounds and south east to the disused railway line, as illustrated in Figure 4.
- 13.6** The enhancement of the multi-functional green and blue infrastructure network will improve access to open space within the allocation and provide biodiversity improvements. These spaces will need to positively integrate surface water drainage features and existing reservoirs/ponds designed to contribute towards the overall character, quality and amenity of the public realm. The existing landscape features and topography of the site, alongside future surface water drainage requirements will influence the creation of connected open and green spaces.
- 13.7** Green/ Blue Infrastructure provides the wider spatial element that links together known assets both internal to the development area (such as Cawston Spinney and Cock Robin Wood) and those external (such as Draycote Water and the disused railway lines). This SPD outlines these wider spatial elements of connectivity, open space and public access detailing how it links into the wider environment.

13.8 The actual details will be a matter of development design and the retention of key connecting features such as hedgerows, ponds, ditches and other green/ blue infrastructure assets and how they are integrated into the future layout. Figures 10 and 11 below show how new development can help enhance biodiversity. These are key principles in line with the requirements of Policy NE3 of the adopted Local Plan.

Figure 10 – Possible Biodiversity Enhancements to enable species movement

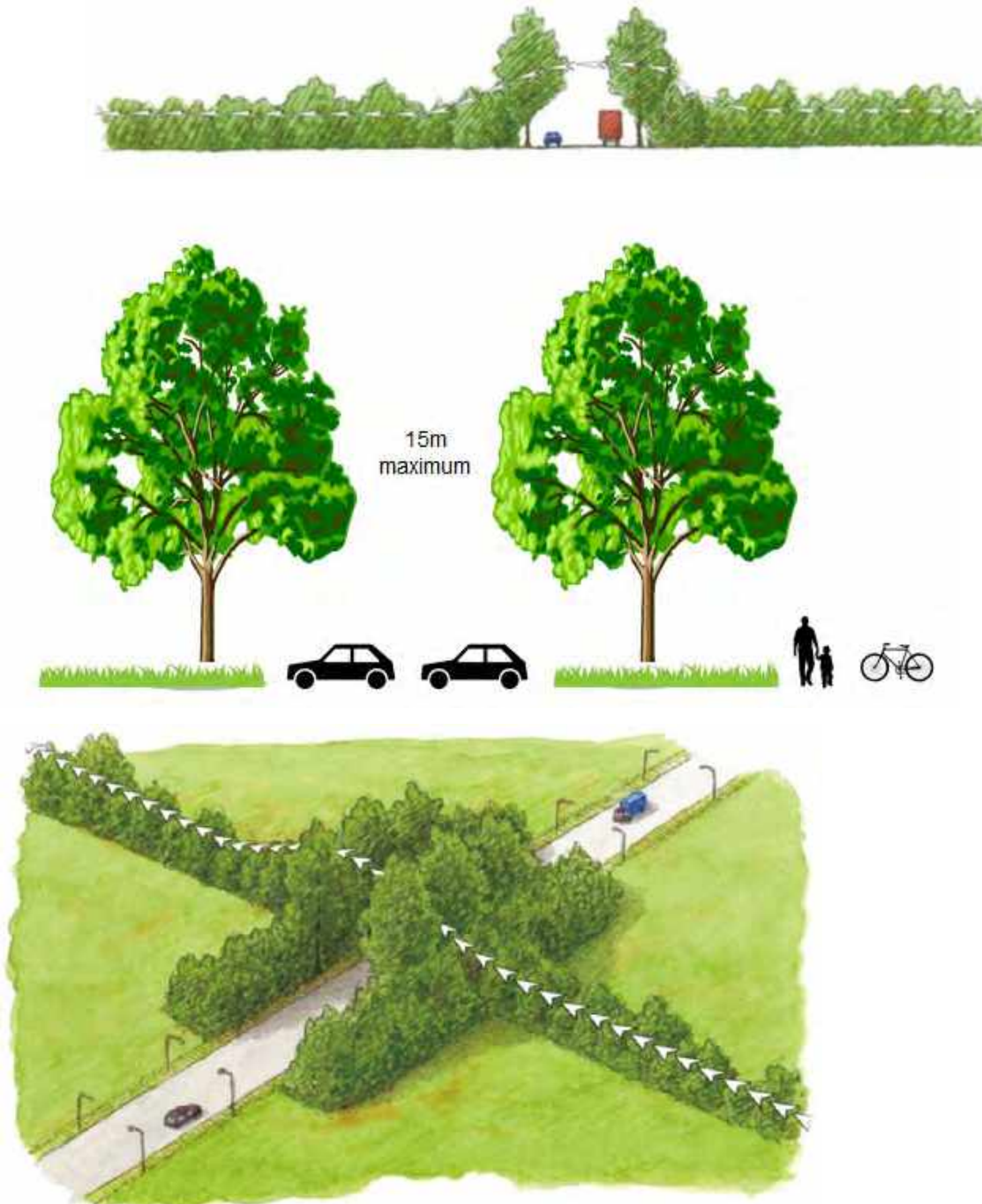
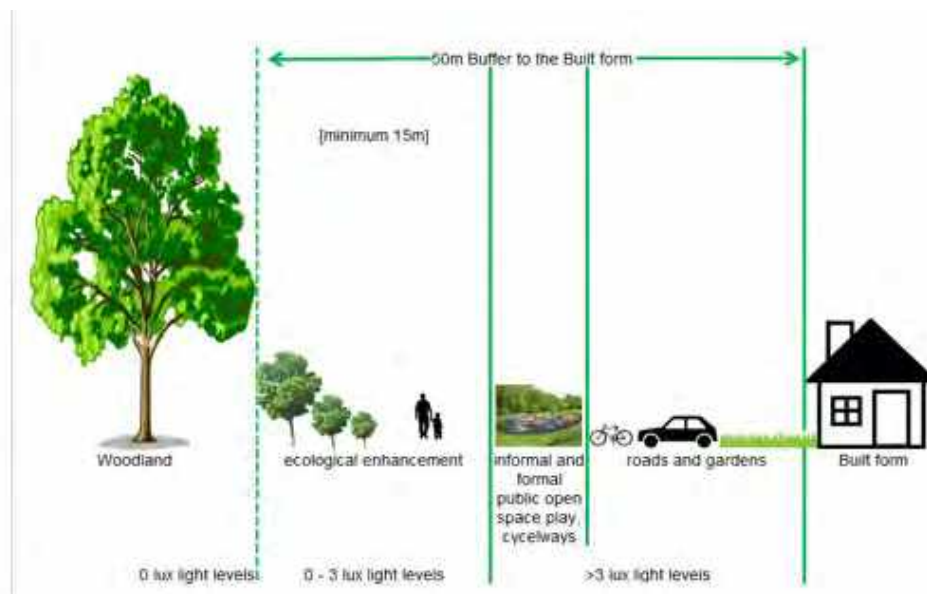


Figure 11 – Ensuring Development aids light sensitive species



13.9 Policy NE1 of the adopted Local Plan and the NPPF require development to show measurable biodiversity net gains. In Warwickshire Biodiversity Net Gain is measured through the Warwickshire, Coventry and Solihull Biodiversity Impact Assessment (BIA) tool, which is derived from the Defra metrics (Defra 2012, as amended). This SPD supports this approach and has established a baseline figure for each land parcel within the development zone.

13.10 This baseline is provided in Appendix H. From this baseline, to be reassessed as part of individual applications, and the use of the BIA tool each developer is able to evaluate the biodiversity impact of their proposal; be this impact a gain or a loss as 'units'. The developer is then able to trade these units either between other developers or arrange offsets of an equivalent units elsewhere within the Borough or as a last resort County. Biodiversity Net Gain is managed through Warwickshire County Council Ecology who may be able provide assistance with the Biodiversity Net Gain calculations and securing offsets. The biodiversity gain or loss for each development will be acknowledged and recorded either once planning permission is granted for the development or through the discharge of a condition or obligation. Similarly, any need to compensate of a biodiversity loss will be secured through a planning condition or section 106 obligation.

14 Housing Mix and Affordable Housing

What you said in October 2019	What we have done in response
The affordable housing needs to be considered as part of the development to meet the housing needs of the new neighbourhood. This will include house types.	An additional section had been added to the SPD to explain the affordable housing requirement and the housing needs for the allocation.

14.1 Local Plan Policy H1 requires a housing mix which is consistent with the latest Strategic Housing Market Assessment (SHMA). The most recent SHMA at the time of writing this SPD was from 2015 and forms part of the Local Plan evidence base. The housing mix required by this document is outlined in Table 4 below. This will be superseded when a new SHMA (or alternative equivalent document) is published.

14.2 Local Plan Policy H2 requires greenfield sites to provide 30% affordable housing. The tenure and mix of the affordable housing should also be in compliance with the latest SHMA. The Council will expect a mix of 84% either social or affordable rented and 16% intermediate affordable housing products, as detailed in the 2015 SHMA (or as subsequently amended). The target levels will be expected to be provided unless the local planning authority is satisfied by robust financial viability evidence that development would not be financially viable at the relevant target level.

14.3 The tenure and mix of the affordable housing units should be in compliance with the latest SHMA guidance. The analysis in the SHMA has shown that there is a predominant long-term marginal requirement for future affordable housing for three-bed properties relative to the Housing Market Area as a whole, but in general a greater need is identified for the smaller properties, as identified in the table below:

14.4 The housing mix figures for affordable housing from the most recent (2015) SHMA are also provided in Table 4 below.

14.5 Table 4: Housing Mix from 2015 SHMA

	1-bed	2-bed	3-bed	4+bed
Market Housing	5-10%	25-30%	40-45%	20-25%
Affordable Housing	30-35%	30-35%	20-25%	5-10%

14.6 A legal agreement will secure the tenure and mix of affordable housing in line with the Council's requirement at the time the application is considered. This is explained further in section 24 of this SPD.

Self-build and custom housebuilding

14.7 Local Plan Policy H1 states that "Sustainable Urban Extensions will be expected to provide opportunities for self-build and custom build as part of the mix and type of development". Since 2016, demand for self-build and custom housebuilding within Rugby Borough has been met through the granting of suitable planning permissions. The role of South West Rugby is to help to meet any unmet demand which cannot be provided through suitable planning permissions.

14.8 Where demand for self-build and custom housebuilding is not being met through the granting of suitable planning permissions, developers within South West Rugby would enter into discussions with the Council on how to meet this demand within South West Rugby. This would involve identifying potential suitable plots, defining phasing plans and separate access works for self-build plots if necessary. Marketing strategies would be agreed requiring minimum marketing periods for self-build and custom housebuilding if demand is proven. Once plots have been marketed for the minimum marketing period, they may then remain on the market as self-build and custom housebuilding plots, be offered for purchase to Registered Providers, or be built out by the landowner as appropriate.

14.9 The exact number of custom and self-build plots will be negotiated at application stage. Provision of these units will be secured by a Section 106 Agreement.

Specialist Housing

- 14.10** Local Plan Policy H6 states that: “Development proposals on Sustainable Urban Extensions will be expected to provide opportunities for the provision of housing to meet the housing needs of older persons, including the provision of residential care homes.” The SHMA identifies that a key driver of change in the housing market over the plan period will be the growth in the population of older people.
- 14.11** There is estimated to be a 122% increase in the 85 and over age group over the life of the current Local Plan and a total increase of over 55 year olds of 51%. Such evidence demonstrates a clear need for housing for older people in the Borough.
- 14.12** Specialist housing will be expected to come forward in line with the need identified in the latest Strategic Housing Market Assessment (SHMA) and Local Plan Policy H6. The SHMA provides an indication of the levels of demand expected in the Borough over the course of the plan period. This identifies an annual requirement for market Extra Care provision of 72 units and 22 affordable Extra Care units.
- 14.13** Crucial to the assessment of planning applications for specialist housing within South West Rugby will be the ability of future residents to access essential services, including public transport, shops and appropriate health care facilities. Further detail on this can be found in the Housing SPD, as revised after the adoption of the Local Plan.
- 14.14** Housing to meet the needs of older persons and those members of the community with specific housing needs would include a proportion of homes which meet the Category 2: Accessible and adaptable or Category 3: Wheelchair user dwellings. Requirements are found under part M of the Building Regulations.
- 14.15** Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community. Further detail on this will be found in the upcoming Housing SPD, as revised after the adoption of the Local Plan 2019-2031.

15 District Centre

What you said in October 2019	What we have done in response
<p>Responses requested clarification on the size of the District Centre.</p> <p>Clarity over exactly what community space is being provided within the District Centre.</p>	<p>In response to the comments the district centre section has been reviewed as part of the updated SPD to include details on the broad scale of retail floorspace to be provided and what other facilities will be within the District Centre. This includes the Secondary School and one Primary School to be within the District Centre.</p>

15.1 Policy DS8 of the Local Plan identifies that a new mixed use District Centre is to be delivered within the centre of the South West Rugby allocation that will be well connected to the sustainable transport network. The District Centre's function is to provide a range of services and facilities to serve the entire allocation.

15.2 Policy DS8 sets out the services and facilities to be provided at the District Centre as follows:

- A convenience store (Use Class A1) plus other retailing (Use Class A1 to A5) with residential or office uses provided on upper floors;
- A 3 GP surgery, rising to 7 GP surgery, as detailed in the IDP; and
- Provision for a Safer Neighbourhood Team, as detailed in the IDP.

- 15.3 In addition, Policy DS8 also identifies that one secondary school is to be co-located with a two form entry primary school close to community facilities within the District Centre; and that other local facilities will be located in appropriate sustainable locations within or outside the District Centre.
- 15.4 Policy DS8 is designed to be flexible so that additional market demand could be accommodated through the provision of “other retailing” or “other local facilities”.
- 15.5 On 21 July 2020, the Government published the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which come into force on 1 September 2020 and make significant changes to the Use Classes. Of relevance to the South West Rugby District Centre are the following changes:
- The existing Use Classes of A1 (Shops), A2 (Financial and Professional Services) and A3 (Food and Drink) will be incorporated into a new Use Class E – Commercial, Business and Service. The new Use Class E will also contain Offices, Research and Development, Industrial Processes (Existing Use Class B1), Clinics, Health Centres, Creches, Day Nurseries (Existing Use Class D1) and Indoor Sport, Recreation or Fitness (Existing Use Class D2).
 - The existing Use Classes of A4 (Drinking Establishments) and A5 (Hot Food Takeaways) be Sui Generis. This means they do not fall into any use class and changes to and from these uses will be subject to full consideration through the planning application process.
- 15.6 Planning applications for the District Centre and other facilities will be determined in accordance with the changes to the Use Classes as set out above.
- 15.7 The adopted Local Plan anticipates a modest level of retail growth in Rugby over the life the Local Plan and focusses that growth within Rugby Town Centre. The intention of the District Centre at South West Rugby is to complement rather than compete with Rugby Town Centre allowing residents and workers to undertake day-to-day activities, such as convenience shopping, while minimising the need to travel.

- 15.8** The policy requirements of Policy DS8 identify a minimum range of services and facilities considered commensurate with an allocation of this size. The total gross floorspace of the Use Class E, Drinking Establishments and Hot Food Takeaways provided in the District Centre is expected to be within the range of 10,000sqm – 11,500sqm (gross) – see Appendix Q for further details.
- 15.9** Local Plan Policy DS8 requires the provision of a single mixed-use District Centre at South West Rugby, as opposed to a District Centre and a network of Local Centres. This is to ensure a critical mass of facilities and services to serve the whole allocation.
- 15.10** Local Centres provide a limited range of services for residents within immediate walking distance whereas a District Centre serves a larger area and provides a wider range of services and facilities. The South West Rugby District Centre’s central location is vital to ensure it is accessible to the entire allocation.
- 15.11** The proximity of existing Local Centres within the Rugby Urban Area to the South West Rugby allocation and the range of services and facilities provided at those Local Centres has been considered – see Appendix Q of this SPD.
- 15.12** Although the existing Local Centres provide a range of services and facilities, they are all in excess of a 10 minute walk. This means that these existing Local Centres are not considered easily accessible to the future residents of South West Rugby. The provision of one new District Centre helps to ensure a sufficient range of services and facilities are available to meet the needs of the new population, without the risk of increased trip generation outside the allocation. This would undermine the sustainability of the allocation and counter the objective to create sustainable patterns of travel and overall objective of combatting climate change, as detailed in section 11 of this SPD.
- 15.13** A single outline or full planning application is expected to be submitted for the District Centre. This is to ensure a cohesive scheme with the highest design standards which will create a distinct, high quality place.

15.14 The District Centre should be fully compliant with and where possible exceed national design guidance. A high quality public realm will be used to knit the District Centre together to produce a distinct sense of place. Where appropriate, the use of tree planting will be encouraged as a reflection of Cawston Spinney to give the District Centre a unique, locally distinctive identity.

16 Education and Community Facilities

What you said in October 2019	What we have done in response
<p>Comments were received about the Secondary school and school delivery in the phasing of the site coming forward. The SPD also states the need for an education study to be delivered at the same time.</p> <p>Clarity over what community space is being provided within the District Centre.</p>	<p>In light of these comments the delivery and phasing section has been reviewed as part of the updated SPD to include the delivery dates and phases agreed as part of the Local Plan. The delivery and phasing table in Appendix N clearly identifies when the infrastructure for the allocation will be coming forward.</p>

16.1 The scale of new housing proposed means that development will generate demand for additional community services and facilities. Allocation wide services and facilities provision will be guided by the requirements set out in Policy DS8 of the Local Plan, maximising accessibility by sustainable modes of travel for new residents and creating a new community.

16.2 Policy DS8 and the Infrastructure Delivery Plan detail the onsite infrastructure to support the allocation. Local Plan Policy DS8 requires the following to be provided:

- Provision for a safer Neighbourhood Team. The existing police premises within the borough operate at capacity. New premises will be required within the allocation to accommodate the additional office and staff needed to police the South West.
- One secondary school, co-located with a two-form entry primary school, located alongside community facilities
- Two primary schools, each to be two form entry, with at least one rising to three form entry
- Other local facilities, the need for which may arise as the development is built out.

Education

- 16.3** Development of the allocation will be required to deliver two primary schools, one of which should be co-located with the secondary school within the District Centre. A further primary school is being provided as part of the Ashlawn Road approval.
- 16.4** As set out in Appendix D the calculation provided by Warwickshire County Council estimates a sum of £36 million will be required as a contribution toward school places for the allocation. This also makes an assumption about the mix and tenure of the dwellings on site. The financial contribution is based on the number of pupils the proposed housing is likely to generate.
- 16.5** The location of the school or schools as shown on the masterplan (see Figure 2) are intended to meet the policy requirements of Policy DS8 to create a District Centre at the heart of the new neighbourhood and is the Council's preferred broad location for schools on the site. The location of the school or schools put forward in a planning application does not have to be in this exact location. However, the Local Education Authority will expect the school site to meet specific requirements or to include appropriate mitigation. The list of requirements can be found in Appendix D Part A.
- 16.6** The design of the school or schools should be of a high standard, the Local Education Authority will expect the school site to meet specific design requirements. A list of requirements can be found in Appendix D Part B.

Social and Community Infrastructure

- 16.7** Whilst there are existing schools and other public facilities in the surrounding communities, new facilities within the allocation will be required to meet the needs of the future residents of the allocation and mitigate their impacts. As with the highway infrastructure, these will need to be phased in line with the rate that the residential development is built within the allocation.
- 16.8** Warwickshire County Council is the fire and rescue authority for the area, and requested a new fire and rescue station to be located on the South West Rugby allocation, as identified on the masterplan in Figure 2. The provision of land for this station forms part of Policy DS8. This is required in order to meet statutory response times by close proximity to the Strategic Road Network. In addition, Warwickshire County Council have also requested off-site developer contributions towards library provision.
- 16.9** These facilities are detailed within the Infrastructure Delivery Plan as detailed in Appendix 3 of the Local Plan and were agreed as part of the Local Plan Evidence (OTH/018). This school provision will accommodate the educational impacts of new development as well as complement existing provision in the area and increase choice for residents of Rugby and Dunchurch. Land for social infrastructure such as education, health, police, and fire & rescue are required to be provided at nil cost. Detailed phasing is set out in Appendix N for each infrastructure item.

17 Health

What you said in October 2019	What we have done in response
Health impacts and how this can be improved needs to be included within the document.	The October 2019 Draft SPD referred to the need for Health Impact Assessments. The updated SPD has expanded this section on health in response to these comments and is clear that health is a key consideration in the development of the allocation.

- 17.1** Health Impact Assessments (HIAs) are an important tool for understanding the potential impacts upon wellbeing arising from development proposals. HIAs aim to both reduce adverse impacts from development on wellbeing and maximise the positive effects of proposed development. Local Plan Policy HS2 identifies the criteria for when Health Impact Assessments are required, including for all residential development of 150 units and above, where the site area is 5 hectares or above and non-residential development where the area of development exceeds 1ha.
- 17.2** Where required, an assessment of potential impacts on health and wellbeing should be demonstrated through:
- A Health Impact Assessment screening report; and
 - A full Health Impact Assessment where the screening report identifies that significant impacts on health and wellbeing would arise from the development.
- 17.3** Where required, screening reports and HIAs should contain a proportionate level of detail in relation to the scale and type of development proposed. This can take the form of a standalone assessment or as part of a wider Environmental Impact Assessment (EIA). The thresholds identified within the policy are consistent with EIAs to ensure development proposals below the defined threshold are also encouraged to consider potential impacts on health through the design process, where appropriate.
- 17.4** Where required, Health Impact Assessments should be prepared in accordance with the advice and best practice for such assessments as published by the Department of Health and other agencies, such as the Coventry and Rugby Clinical Commissioning Group, Public Health Warwickshire, University Hospitals Coventry and Warwickshire NHS Trust. HIAs are assessed by Public Health Warwickshire and early engagement with them can ensure the most up-to-date methods and HIA templates are utilised.
- 17.5** Where it is demonstrated that a development proposal would have a significant adverse impact on wellbeing, the Borough Council may require appropriate mitigation measures through planning conditions, financial or other contributions secured through planning obligations and/or the Council's CIL charging schedule.

18 Employment

What you said in October 2019	What we have done in response
<p>Objections were raised in that DS8 provides for B8 uses only and this is inconsistent with Policy DS4.</p> <p>Further clarification on design is needed to be consistent with Policy DS8.</p>	<p>The allocation for B8 uses on the South West Rugby allocation is consistent with Policy DS8 in the Local Plan. Further design guidance is set out in the updated SPD, no significant amendments have been made to the employment section within the updated SPD.</p>

- 18.1** Policy DS8 of the Local Plan includes the allocation of 35 Hectares of land for B8 (Storage or distribution). Although the Local Plan does not identify within the allocation where the employment land should be located, the masterplan (Figure 2) shows the location of the employment to be located off the M45/A45 roundabout and therefore allowing direct access onto the strategic road network.
- 18.2** Whilst providing excellent highway connectivity, the location on the edge of the allocation of employment units has the potential for significant visual impacts to the surrounding countryside and the conservation area in the adjacent village of Thurlaston. The village is located to the south of the A45 and approximately 300m south of the allocation. Policy DS8 contains provisions specific to employment proposals on the allocation, to ensure this impact is mitigated through appropriate design and landscaping measures, including structural landscaping.
- 18.3** Reducing building heights of employment units within the allocated area and on the boundary of the allocation will play a key part of limiting the impact on the surrounding countryside and also Thurlaston Conservation Area. Any development proposals should also avoid the use of one solid colour block on the buildings to minimise any landscape impact.
- 18.4** Extensive planting of large native trees will assist in the screening of new units but also contribute to the wider GI strategy of the allocation, which already has many mature native trees benefiting from Tree Preservation Orders. Structural landscaping is a specific requirement of Policy DS8 in respect of the employment land. To achieve this, natural screening to allocation boundaries must be provided which create an attractive and natural setting for the development. The objective is to mitigate any negative views from the surrounding locations including outside of the allocation, within the countryside, adjacent neighbours and Thurlaston Conservation Area.
- 18.5** Unless justified, existing vegetation must be retained and supplemented with new planting. Native species must be used where appropriate to enhance local biodiversity and contain a mixture of deciduous and evergreen species to maintain visual interest across the seasons.

- 18.6** Typically, structural landscaping can comprise either a combination of existing retained vegetation and proposed planting or all new planting where there is no existing vegetation on site. It is for the applicant to demonstrate the structural landscaping provided meets the provisions of Policy DS8 and the guidance contained within this SPD. Any planting proposals should be respectful of the existing species composition on site.
- 18.7** Given the location of the employment within the allocation, boundary treatments are particularly important. This should be of a character and scale to suit the location.

19 Connectivity and Highways

What you said in October 2019	What we have done in response
<p>A number of comments were received regarding the alignment of Homestead Link and how transport infrastructure will come forward as part of the site to mitigate impacts at Dunchurch Crossroads. A further hybrid alignment was also submitted as part of the consultation from the developers of the site.</p> <p>Further details on cycling and walking access.</p>	<p>The updated SPD has considered the proposed changes to the alignment and the SPD has been amended to include a hybrid alignment to enable the timely delivery of the site.</p>



Figure 12- Indicative South West Link Road Layout

- 19.1** A choice of routes will help to disperse traffic from the allocation and opportunities exist to provide new highway infrastructure to deliver high quality, direct links between the A426, Coventry Road and the M45/A45. These new routes, as identified in Local Plan Policy DS9, will deliver significant benefits to the local highway network and its environment, in particular Dunchurch Crossroads which is already operating at capacity.
- 19.2** Key pieces of highway infrastructure to be delivered as part of the South West Rugby development include the 'Homestead Link' and the 'Potsford Dam Link' elements of the South West Rugby Spine Road network. These mitigation measures, based on the Local Plan evidence from the 2017 Strategic Transport Assessment (STA), informed Local Plan Policies DS8 and DS9. Alongside these larger schemes there will be a number of smaller local highway schemes that will be required.
- 19.3** Policy DS9 sets out the requirement for a comprehensive spine road network, and its allocation is an integral part of proposals for the site. Links from the allocation into the existing pedestrian and cycle network within and near to the allocation will be required, including the Sustrans National Cycle route 41, together with a route along the disused railway line to the West of the allocation, known as the Cawston Greenway.

19.4 Existing public rights of way within the allocation will also need to be incorporated into the layout of new development to ensure pedestrian permeability. This may include diversion. These routes are shown in Figures 13 and 15 below and will form the foundations of the allocation's walking and cycling network required by Policy DS8.

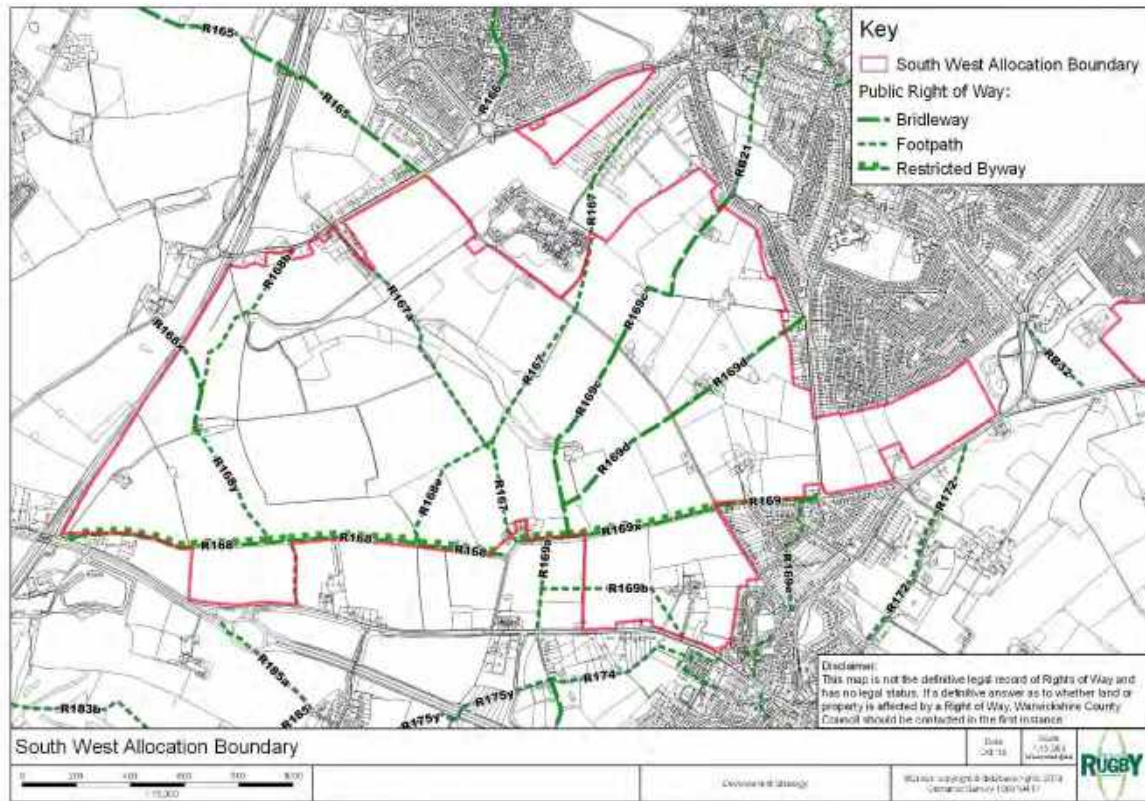


Figure 13: Public Rights of Way

19.5 The IDP as appended to the adopted Local Plan indicated a timescale for delivery of each of the three main components of the spine road network through the allocation. Appendix N to this SPD provides detail of the phasing of development, including the spine road, where the Homestead Link is required in phase 3 in order to successfully mitigate the transport impact of the development on the surrounding highway network.

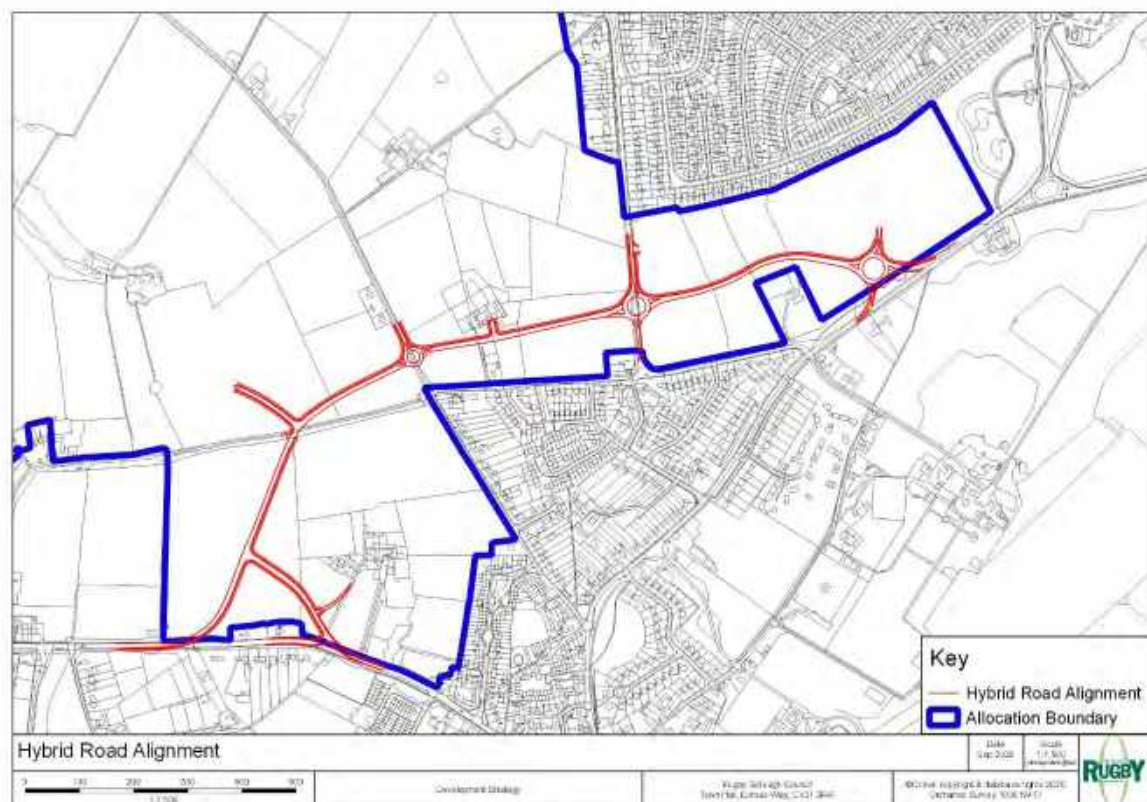
19.6 Other mitigation requirements are listed in Appendix N, which together with Appendix M sets out the indicative costs and phasing which will inform planning applications for any development proposals on the allocation.

Homestead Link and transport alleviation to Dunchurch Crossroads

19.7 Delivery of the Homestead Link will need to be constructed in its entirety to minimise impacts upon the highway network and to relieve pressure on areas, in particular, the Dunchurch Crossroads. A key objective is to ensure that there is a balance between the housing and employment needs and their impacts upon infrastructure delivery, which will need to be closely monitored. It is essential that highway infrastructure is delivered in a timely manner, aligning with growth on the allocation to ensure the wider South West Rugby allocation is not compromised by lack of proportionate mitigation. This is what Policy DS9, the IDP and this SPD require. Transport infrastructure funding will be required by the developers either individually or collectively through the framework Section 106 obligations set out in section 24 of this SPD.

19.8 This updated SPD has considered the changes proposed by the site promoters. The Homestead road alignment has been amended to include a hybrid alignment to enable the timely delivery of the site coming forward and in link with the phasing plan the link road comes forward at an early phase. This indicative alignment is set out below.

19.9 Figure 14: Proposed alignment for Homestead Link and Spine Road



19.10 Further work on the detail of the alignment will be undertaken by relevant parties to ensure an optimum alignment can be achieved prior to the South West Rugby Masterplan SPD's adoption. The alignment of the road will be line with the achievements of both DS8 and DS9, in respect of masterplanning and delivery.

19.11 Policy DS9 is clear that development proposals will not be granted planning permission for implementation ahead of the delivery of the east – west Homestead Link road, unless demonstrated to the satisfaction of both the Local Highways Authority and the Local Planning Authority that no significant impact on the highway network will occur as a result of that development.

Potsford Dam link

19.12 The allocation is in close proximity to the A45/M45 and B4429 junction which provides a connection to the wider strategic road network. Policy DS9 requires a north south connection to this junction, the Potsford Dam Link, which avoids traffic having to use other routes within Rugby and Dunchurch. The 2017 STA sets out the interventions that can mitigate the traffic impacts of the development, including the Homestead and Potsford Dam links.

Spine Road Network Phasing

- 19.13** The 2017 STA identifies indicative phasing of infrastructure necessary to minimise impacts on Dunchurch as well as on the rest of the network in 5 year intervals. This is contained within Appendix N of this document. The internal design and layout of the allocation should be structured to maximise public transport accessibility to make it easier to choose more sustainable modes of transport, including increasing pedestrian permeability and maximising cycling routes.
- 19.14** In addition, funding will be required from the development to provide a bus route linking the allocation to Rugby town centre – this is part of the strategic infrastructure requirement detailed in Appendix N. An essential component of ensuring that the network does not suffer adversely through a monitoring framework, quantifying the relationship between planning permission, build out rates, and provision of infrastructure in line with development, controlled by assessments of the network and the use of conditions. Monitoring will be incorporated into Section 106 agreements.
- 19.15** Overall infrastructure costs of the South West Link Road, a collective term for the Homestead Link, the Cawston Lane re-routing and the Potsford Dam Link (including Cawston Bends and the Potsford Dam roundabout improvements), are shown in Appendix M of this SPD. Contributions to the provisions of the South West Link Road will be sought as planning applications for development parcels within the allocation come forward. The Potsford Dam Link will need to be in place by 2031, unless an alternative option can be identified which performs the same function, to the agreement of the Highways Authority and Highways England.

Cycling

19.16 Along with new highway infrastructure, pedestrian and cycle routes are required to be incorporated into the built form, including the Sustrans Cycle route along the disused railway line and the National Cycle Network Route 41. Existing public rights of way within the allocation should also inform the layout of development. New pedestrian and cycle infrastructure should be provided along key highway routes and within the Green/Blue infrastructure network and in areas of open space enabling recreational use as well as active travel.

19.17 The internal network of roads and streets should be designed so that cyclists can be accommodated safely within the road network. The cycle network across the allocation should meet the following criteria:

- Where traffic levels are higher, along the primary roads, dedicated provision for cycling which is segregated from traffic is required;
- Interruptions to routes which require cyclists to stop and start should be minimised; and
- Suitable crossing points are required for crossing the primary roads.

- 19.18** Cycling provision on the road network should be complemented by traffic-free routes along green corridors and through open spaces where appropriate. This can provide a more direct and attractive alternative to the road network. Contributions may be required to help these 'off-road' routes.
- 19.19** Figure 15 shows the National Cycle route 41, aiming to join Rugby to Bristol. This route passes through the allocation and thus provides the opportunity to help deliver this part of the network. This would be achieved by providing a 2.7km section of surfaced cycle track along the disused railway line between Rugby and Leamington Spa (known as the Great Central Way). The B4429 Ashlawn Road connects to the Great Central Way cycle track, providing a traffic free cycle route. There is potential to widen the existing cycling infrastructure between the Dunchurch Road junction and the Great Central Way.
- 19.20** Dunchurch Road (A426) will remain the most direct cycle route between much of the allocation and Rugby Town Centre. There will be a need to upgrade the existing cycling infrastructure on this corridor to cater for the higher cycle usage which will be generated by this major urban expansion. Given the scale of development proposed in the allocation there will be additional, secondary cycle routes required to link the development areas to key destinations. For some parts of the allocation it may be more direct to connect to the Dunchurch Road via alternative routes through the allocation rather than via the spine road.



Figure 15: Cycle routes

Bus Services

19.21 Development of the allocation will require the extension of existing bus services from the urban area. Internally this in turn connects through the development area with the key spine roads identified in Policy DS9 designed to accommodate bus routes.

19.22 Suitable infrastructure such as bus stops and associated features will be required along these routes and incorporated into the layouts at the design stage, thereby building in sustainable transport choice. This will be developed further in conjunction with the Local Highways Authority, the service provider and developers of individual development parcels.

Sustainable Transport Link

19.23 Both the Council and the County Council have recently declared a Climate Emergency and are therefore keen to maximise the potential for sustainable transport to reduce the environmental impacts of new development. This is particularly important in the case of the major new housing and employment proposals at South West Rugby.

19.24 The Sustainable Transport Link (STL) is requirement of DS9, to provide fast and efficient bus access to serve the proposed South West Rugby allocation. It is also required to provide a safe and attractive route for pedestrians and cyclists, connecting the employment and residential elements of the allocation. It is not proposed to enable general traffic to use the STL as a through route as this would potentially reduce the attractiveness of bus as an alternative to the private car and make the route less attractive for pedestrians and cyclists. Opening the STL as a through route to all traffic is also likely to have the following implications:

19.25- It would encourage HGVs to route via the residential parcel to the east of the proposed employment allocation and other residential areas which would have detrimental environmental, road safety and amenity implications.

19.26- It would encourage HGVs to route via other established residential areas in Rugby via A426 Dunchurch Road which feeds onto Rugby Gyratory where there is a recognised air quality problem.

19.27- It would reduce the potential use of the Potsford Dam Link and the A4071 Rugby Western Relief Road thus enabling HGVs and general traffic to avoid Rugby Gyratory where opportunities for further capacity improvements are limited.

Transport assessments

- 19.28** Landowners and/or developers are encouraged to work together to provide specific pieces of evidence across the whole allocation. A Transport Assessment (TA) will be required to support applications within the allocation. A TA must demonstrate to the satisfaction of the Local Highways Authority and the Local Planning Authority that on-site and off-site measures will mitigate the transport impact of development.
- 19.29** Where there are separate TAs within the allocation these should include sensitivity testing to understand the cumulative impact on highways of development of the parcel in the context of development across the whole allocation, even where these parcels have not yet been granted permission.
- 19.30** The Local Highways Authority will be consulted on the detailed layout of all accesses and roads as part of future planning applications. Schools and residential developments should be positioned on secondary roads.
- 19.31** Pedestrian routes and cycling paths will be required to connect housing with the other uses found on the allocation. They should also provide comprehensive walking and cycling connections to adjacent developed areas. This is required under Policy DS5.
- 19.32** Paragraph 109 of the NPPF is clear that permission should be refused where there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In order to prevent this from arising transport modelling will be required. Modelling of the transport network, using a baseline of the allocation as a whole will be required in accordance with any submitted planning applications to update the quantum of development, and to model the specific impacts of each development parcel within the allocation. Development parcel specific impacts using an approach which aligns with that set out in the 2017 Strategic Transport Assessment (STA) will be required, set against the baseline case for the allocation as a whole.
- 19.33** Mitigation will be sought on any significant impacts in line with the Infrastructure Delivery Plan (IDP) and Local Plan policies. A consistent modelling methodology must be used for each parcel within the allocation to ensure that the assessment takes account of both the impacts on the transport network and also the cumulative effects arising from the delivery of multiple areas within the allocation concurrently.

19.34 Appendix I of this SPD sets out the modelling guidance for the preparation of planning applications for allocation. Planning applications which are not able to identify its impacts and satisfactorily mitigate them, will be refused as it would be contrary to both Policies DS8 and DS9. The spine road network as required by Policy DS9, should show the internal routes, informed by a road hierarchy, to provide more opportunities for public transport services to move through the allocation and link with the urban area. In addition, transport mitigation by specific measures will be required as set out in the IDP and/ or in response to individual planning applications.

Transport infrastructure delivery

19.35 The phasing plan for the allocation area is shown in Figure 3. This shows how development will need to be delivered in line with the transport requirements of specific pieces of infrastructure as detailed in the Infrastructure Delivery Plan.

20 Design

What you said in October 2019	What we have done in response
<p>Amendments need to align the document to national guidance relating to design.</p> <p>Comments suggested that the design section set overly prescriptive design standards that are not based on evidence and are beyond Policy DS8.</p> <p>Wording of the design section needs to ensure that new policy is not being created.</p>	<p>The October 2019 Draft SPD referred to the importance of design however considering the comments this section of the SPD has been amended. The updated SPD has been formatted so that key sections and issues are set out more clearly and the design section has been amended to align to national guidance, to not introduce new local policy and ensure local distinctiveness and character assessments form part of the design in future planning applications.</p>

- 20.1 The 2019 National Planning Policy Framework (NPPF) has a renewed focus on the importance of good design. Paragraph 130 of the NPPF makes clear that permission should be refused for development of poor design and that design standards in SPDs should be taken into account. The Design and Access Statement submitted with planning applications within the South West Rugby allocation should make clear how the proposal has considered the design considerations set out in this SPD.
- 20.2 National Planning Policy Framework Chapter 12 - Achieving well-designed places-concerns design. ‘Building for a Healthy Life ’, which updates Building for Life 12 referenced in the NPPF, will be used in the assessment of applications and it is advised that applicants use this to help inform layout and design.
- 20.3 NPPF Paragraph 124 states that: *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.”*
- 20.4 The National Design Guide was published in October 2019. The guidance states that:
- “The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s*

collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.”

20.5 Local Plan Policy SDC1 requires all development to demonstrate high quality, inclusive and sustainable design. It makes clear that new development will only be supported where the proposal is of a scale, density and design that responds to the character of the areas in which they are situated.

Site-wide design principles:

20.6 The layout and design of the development should be sympathetic to local character and maintain a strong sense of place:

- The District Centre is expected to become a distinct place through an appropriate mix of materials, hard and soft landscaping. Higher densities would be expected immediately adjacent to the District Centre, in line with placemaking best practice;
- Parcels close to existing urban areas should include appropriate soft landscaping to ensure developments maintain their respective identities;
- Where sites adjoin open countryside and/or green infrastructure, appropriate soft landscaping and densities will be expected.

20.7 There are opportunities to form a connected network throughout the site, linking green infrastructure and woodland to provide strong walking and cycling routes. Site features, including hedgerows and trees, will be retained wherever possible. New tree planting and hedgerows will be introduced where additional buffering and/ or screening is required.

20.8 Development parcels are expected to harmonise with surrounding design characteristics to create a sense of design unity throughout the allocation. This is vital given the significant size and timescales expected for delivery.

20.9 The relationship between the residential, employment and school elements of the allocation must be carefully considered. Appropriate landscaping and separation distances may be used to mitigate the potential impacts of respective uses.

20.10 Residential and employment design principles can be found in Appendix E of this SPD.

Residential design principles:

- 20.11** • The density of residential development should sit broadly in line with that of nearby development and respect the boundary of the allocation.
- 20.12** • Affordable housing should be well integrated with market dwellings and housing types and sizes should be varied across the site. Affordable housing should be indistinguishable from market housing in terms of design and materials. Affordable housing will be expected to be dispersed throughout development parcels, not concentrated together.
- 20.13** • Housing should be laid out to create a variety of frontages which could include stepped, staggered and consistent. This will add character and interest to the street scene and allow different areas of South West Rugby to form their own identities. Layouts should ensure that housing looks out onto the areas of open space and does not leave blank or boundary walls adjacent to these areas. Rear gardens should not back onto the ancient woodland. As well as providing overlooking and increased safety this will reduce the risk from people tipping garden waste or compost over the fences into these important sites.
- 20.14** • Dwellings should be of a high quality design and include features of architectural interest which contribute to create a place which is both visually attractive and adds to the overall quality of the area. Features could include, but are not limited to, functional porches (not decorative), chimneys, dormer windows which complement the design and bay windows. The highest quality materials should be used on the most prominent buildings. These will be those which form gateways into each residential plot or those which are highly visible from multiple views such as corner plots;
- 20.15** • Primary entrances to buildings should be visible from the public realm with active frontages created along main routes and spaces;
- 20.16** • Corner plots should positively address both sides to avoid blank walls facing out onto the street;
- 20.17** • Light and privacy should be maintained through the application of the 45 degree rule for habitable rooms, by ensuring garden depth is a minimum of 10m and by allowing a minimum of 20m between windows of separate properties;

- 20.18 • To avoid loss of daylight and sunlight there should be at least 14m between a wall with windows and a blank 2 storey wall and 12m between a wall with windows and a blank single storey wall. This applies to the walls of garages and outbuildings as well as dwellings;
- 20.19 • Side boundaries should be constructed in brick to provide continuity with the main built form. Rear boundaries can be brick or fenced. Both should have a landscaping buffer of at least 0.5 metres where they are adjacent to the highway;
- 20.20 • There are a wide variety of materials used in the immediate vicinity of South West Rugby. Dwellings at South West Rugby should look to use materials which compliment these. The use of different materials is important to ensure that interest and character are added to the street scene. Material types may tie in with different character areas created across the site to ensure that areas have their own identity;
- 20.21 • Development designs that facilitate the use and help the retention of parking spaces will be encouraged. This may, for example include generously sized spaces, or using a large single garage door instead of two single doors on a double garage;
- 20.22 • Appropriate bin storage should be provided for all dwellings.
- 20.23 • Opportunities should be taken to incorporate renewable and low carbon technologies into the design of the development, such as solar panels and ground source heat pumps.

Parking

- 20.24 The latest parking standards are contained within Appendix 5 of the adopted Local Plan. Parking Spaces must meet the standards as set out in the most recent version of 'Manual for Streets' or any alternative document as advised by the Local Highways Authority.
- 20.25 The parking standards set out in the adopted Local Plan do not take into account commercial vehicle parking standards, which will be considered on the basis of individual planning applications in consultation with the Local Highways Authority.
- 20.26 The District Centre will contain a mix of uses and be close to at least one school. This means that careful consideration will need to be given to how many parking spaces will be required to ensure safe and efficient movement, particularly at peak times of the day such as morning and afternoons in school term time, whilst ensuring that unnecessary car use is not encouraged.
- 20.27 The provision of high quality, visible cycle parking will be required as part of the District Centre. In accordance with the parking standards in the adopted Local Plan the cycle parking should be covered and safe.
- 20.28 In addition to the parking standards set out in the adopted Local Plan for schools there is also a requirement for the provision of a bus/coach loading area whether provided on or off-site, for primary education and above, unless otherwise justified. Cycle parking is to be considered on an individual school basis.
- 20.29 The parking standards in the adopted Local Plan include cycle parking spaces for each type of development. Cycle parking spaces should be covered and safe. The provision of less formal, but still safe, cycle parking should also be considered as part of the Green/ Blue Infrastructure network. Interesting and innovative design of the cycle parking is encouraged. Electric Charging Points for electric and hybrid vehicles are required to be provided as part of development as outlined in the parking standards in Appendix 5 of the adopted Local Plan.

Crime

20.30 Careful consideration should be given to the element of design that can influence crime at an early stage of the overall design process reflecting that crime is not a stand-alone issue. To assist with this, the Council supports the implementation of established design principles and standards set out in the design guides published by the national police organisation Secured by Design.

20.31 Design and Access Statements submitted with planning applications will need to demonstrate their contribution to reducing crime and the fear of crime, such as through following the principles and standards of Secured by Design. Supporting guidance on how this can be achieved can be found here:

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_update_May.pdf

https://www.securedbydesign.com/images/downloads/SBD_Commercial_2015_V2.pdf

https://www.securedbydesign.com/images/downloads/New_Schools_2014.pdf

21 Heritage

21.1 There are no Listed Buildings within the boundary of the South West Rugby allocation.

There are a number of Listed Buildings in close proximity to the allocation:

- Cawston Farm House is a Grade II Listed building just off Coventry Road (B4642) close to the northern part of the allocation;
- Bilton Grange School is a Grade II Listed Building south of Rugby Road (A426) to the south east of the allocation. The grounds of the School are a Registered Park and Garden;
- Cock Robin Wood Cottages are Grade II Listed and on Rugby Road (A426) to the south east of the allocation;
- Rugby Road Lodge is a Grade II Listed Building on Rugby Road (A426) close to the junction with Northampton lane, to the south east of the allocation; and
- Lavender Furlong is a Grade II Listed Building on Coventry Road (B4429) to the south of the allocation.

21.2 In addition to these buildings, there are Conservation Areas located in Rugby Borough at Thurlaston and Dunchurch. Policy SDC3 of the Local Plan states that ‘development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance’.

21.3 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 on the significance of designated and non-designated heritage assets and their setting at the planning application submission stage.

21.4 Any harm to, or loss to, the significance of a designated heritage asset must be justified by the applicant / developer at the planning application submission stage so it can be considered by the council. The Local Planning Authority will consider any potential impacts on the significance of designated and non-designated heritage assets in accordance with the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

21.5 Applicants are encouraged to contact the County Archaeologist in advance of submitting planning applications to enable the need for and scope of further investigations to be considered prior to determination of planning applications.

22 Noise, Odour and Lighting

- 22.1 The periphery of the allocation is influenced by noise arising from traffic on the A45 (London Road), Coventry Road (B4429), M45, and the A4071 to the west. The design of the layout of the development will need to avoid any significant adverse impacts on health and quality of life as a result of noise from traffic, as required by Local Plan Policy HS5.
- 22.2 Detailed assessments will be required to be submitted with any planning applications that come forward to ensure an acceptable standard of amenity in respect of noise is achieved. Conditions on any planning permissions may be required to mitigate the impact of noise on residents, which may include noise barriers, tree planting or suitable insulation of residential dwellings. Appendix G sets out additional guidance
- 22.3 The impact of development proposals on existing and/or adjacent occupiers will also need to be considered. Guidance documents including the Institute of Acoustics professional practice guidance 'Planning ProPG: Planning and Noise'² recommend that the spatial layout and the use of buffer zones between residential and commercial uses should be considered to minimise disturbance and the likelihood of complaints. Assessments would need to have regard to relevant standards such as BS4142 and BS8233. Further guidance is provided in Appendix G.

² <https://www.ioa.org.uk/sites/default/files/14720%20ProPG%20Main%20Document.pdf>

23 Air Quality

- 23.1 Rugby town and Dunchurch are designated as an Air Quality Management Area due to traffic related impacts. Policy HS5 of the Local Plan requires that major developments that are not Air Quality Neutral address their impacts in accordance with Policy HS5. For the South West Rugby allocation, the impacts are likely to be severest on the Rugby gyratory in the town centre and the Dunchurch crossroads.
- 23.2 An allocation wide Air Quality Assessment may not be feasible, therefore each planning application should be accompanied by an Air Quality Assessment which takes into account cumulative impacts for the wider allocation. In particular, the Air Quality Assessment will be required to assess the Air Quality impact of traffic generated as a result of the development of the site, linked to trip distribution of the area as a whole. This assessment should have regard to the EPUK and IAQM Guidance on Planning for Air Quality³. Appendix I of this document deals with the modelling protocols for this piece of work.
- 23.3 Planning applications that come forward for the allocation will need to demonstrate compliance with Local Plan Policy HS5 and include mitigation to meet the requirements of the policy. Examples of mitigation measures are set out in Policy HS5 include enhancements to the Green and Blue Infrastructure network, including biodiversity enhancements and the incorporation of the landscaped buffer between Rugby and Dunchurch.
- 23.4 Measures associated with the promotion of public transport via travel plans, the installation of cycle lanes and cycle parking to encourage cycle use and promoting active lifestyles through improving pedestrian permeability and walking routes can also contribute to minimising the impact on air quality.
- 23.5 Furthermore, Local Plan Policy HS5 will also be supported by a specific Air Quality SPD, which developers should have regard to when preparing their planning applications, once it has been produced.

³ <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>

24 Utilities

24.1 Existing utilities are located within the allocation, including overhead electric cables, sewers, water mains and a buried chalk slurry pipeline owned by CEMEX. All these features will need to be addressed as part of the development of the allocation either through retention with suitable easements or through diversion in agreement with the respective statutory providers. Utilities serving the existing properties will also be removed, retained, or upgraded as required. Other utilities are located within the highway network and diversions will need to take place as required to deliver the highway access. It is strongly encouraged that developers engage with utility providers at an early stage to ensure required works are carried out. Local Plan Policy SDC9 requires broadband to be provided in new developments.

25 Section 106 Framework

- 25.1 Following legal advice and revisions to national Planning Practice Guidance the Local Planning Authority considers it would be prudent to avoid a specific tariff based approach and move towards setting out a similar "common approach" to applications via a framework Section 106 agreement.
- 25.2 This "common approach" via a proposed framework Section 106 agreement means that the Council will agree with developers to use reasonable endeavours to ensure that Section 106 contributions for strategic infrastructure are fairly, reasonably and consistently apportioned between the development sites.
- 25.3 The framework SW Rugby Section 106 Agreement will contain a "Part 1" (Strategic Infrastructure) and a "Part 2" (Site Specific Infrastructure and Affordable Housing).
- 25.4 The Council will expect applicants to include in their planning application documents details of the nature, scale and timing of proposed infrastructure to be delivered or contributions towards infrastructure. The Council will work with applicants to define and refine Draft Heads of Terms, which should include proposed triggers, prior to Planning Committee meetings.

Shared infrastructure delivery

- 25.5 Where strategic sites are being brought forward by more than one developer or landowner, the Council will encourage the different developers / landowners to cooperate over the delivery of shared infrastructure items. In circumstances where shared infrastructure is to be delivered by one developer / landowner, the other relevant developers / landowners will be expected to contribute proportionally (on a pro-rata basis) towards the cost of the infrastructure item.

Infrastructure works-in-kind and provision of land

- 25.6 In relation to some items of infrastructure, the Council will be open to discussing the possibility of the developer constructing all or part of them and paying a reduced Section 106 contribution towards that item of infrastructure, as appropriate. Such discussions will be subject to the developer agreeing appropriate fall-back provisions to ensure the delivery of infrastructure when it is needed. The decision on whether to accept infrastructure works in-kind shall be at the Council's discretion, bearing in mind all relevant circumstances.
- 25.7 In relation to land required for the relevant item of infrastructure to be built on, in some cases the Council may expect a developer/ landowner to provide and / or transfer such land at nil cost to the Council, recognising that the delivery of that item of infrastructure 'unlocks' value in the remainder of the land parcel held by that developer/landowner. In other cases (and where the Council has not acquired the land from the developer/landowner at market value) the Council may be willing to offset part or all the value of the land provided against the Section 106 contribution ordinarily required.
- 25.8 Early delivery of certain items of infrastructure may be beneficial or necessary in order to enable or encourage development.
- 25.9 As the final costs of the relevant item of infrastructure may not be known at the time a Section 106 agreement requiring a contribution towards that infrastructure is entered into, every Section 106 agreement will, where appropriate, contain a mechanism for review once the relevant item of infrastructure (or, if more than one, all such items) has been fully paid for and constructed so as to secure payment of additional contributions to cover the costs of the infrastructure.

26 Viability

26.1 Where, in the opinion of a developer, their proposed development cannot meet Local Plan policy requirements and the requirements of this SPD, the developer is required to robustly demonstrate that the development is clearly unviable by submitting a financial viability assessment (FVA) to the local planning authority. An FVA will normally be submitted with the planning application for the proposed development scheme and must in any event be submitted well in advance of determination of that planning application.

26.2 All FVAs submitted by developers should contain the following information with supporting evidence:

- a summary of the main assessment assumptions (evidenced from an independent expert or source);
- site or building acquisition cost and existing use value;
- construction costs and programme;
- fees and other on costs;
- projected sale prices of dwellings/non-residential floorspace;
- details of discussions with registered providers of affordable housing (if relevant) to inform the value of affordable housing assumed within the FVA;
- gross and net margin;
- other costs and receipts;
- other relevant information dependent on the nature of the obligation(s) under discussion;
- a summary clearly setting out the reasons that make a development proposal unviable; and
- a request to vary planning obligations and/or affordable housing requirements from those set out in the Local Plan and this SPD and stating the proposed level of obligations, demonstrating why they are the maximum that can be provided.

26.3 The FVA will be scrutinised by the Council with advice from a suitably qualified external consultant and the reasonable cost of this external consultant is to be met by the developer who has submitted the FVA. If material changes are made to an application after submission that could affect scheme viability, a revised FVA will be required.

27 Submission Documents

27.1 Several documents should be submitted as part of an application for development on the site in order to aid assessment of the proposal and avoid delay. These have been referred to throughout this SPD but are listed here for completeness. This list is not designed to be exhaustive, other information or studies may be required by the case officer:

- Air Quality Assessment;
- Archaeological Assessment;
- Construction Management Plan;
- Contaminated Land Assessment;
- Design and Access Statement;
- Ecological Assessment including a Biodiversity Impact Assessment;
- Health Impact Assessment Screening Report and full Health Impact Assessment if required;
- Heritage Statement;
- Landscape and Visual Impact Assessment;
- Noise Impact Assessment;
- Proposed Heads of Teams for Section 10 Agreement;
- Site-wide Drainage Strategy;
- Site-wide Flood Risk Assessment;
- Statement of Compliance with this SPD;
- Transport Assessment; and
- Transport Plan (Only required for full application for the schools).

Appendices

Appendix A- Local Plan Policy DS8

Policy DS8: South West Rugby

A new neighbourhood of around 5,000 dwellings and 35 ha of B8 employment land will be allocated on land to the South West of Rugby, as delineated on the Policies Map.

Provision of the following onsite services and facilities will be made within a new mixed-use district centre as indicated in the South West Rugby Masterplan Supplementary Planning Document (SPD):

- A convenience store (Use Class A1) plus other retailing (Use Class A1 to A5) with residential or office uses provided on upper floors;
- A 3 GP surgery, rising to 7 GP surgery, as detailed in the IDP; and
- Provision for a Safer Neighbourhood Team, as detailed in the IDP.

Within the broad locations identified in the South West Rugby Masterplan SPD, provision of the following facilities must be made:

- One secondary school, to be co-located with a two form entry primary school, as detailed in the IDP, located close to community facilities within the district centre;
- A further two primary schools, each to be two form entry, with at least one rising to three form entry, as deemed necessary by Warwickshire County Council Education, as detailed in the IDP;
- Other local facilities, as informed by the Masterplan SPD and planning applications, to be located in appropriate sustainable locations within or outside the district centre; and
- Land for an onsite fire and rescue provision, as detailed in the IDP, must be made available within the South West Rugby allocation.

The site must also contain comprehensive sustainable transport provision that integrates with existing networks and provides good connectivity within the development and to the surrounding area including:

- An all traffic spine road network, as allocated in Policy DS9, and the Policies Map, and indicated in the Masterplan SPD, connecting the site to the existing highway network, phased according to milestones identified through the IDP;
- Provision of a comprehensive walking and cycling network to link residential areas with the key facilities on the site, such as schools, health centres and retail services;
- High quality public transport services to Rugby town centre; and
- Further on-site and off-site measures to mitigate transport impact as detailed in the IDP, including access to the local and strategic road network as deemed necessary through the Strategic Transport Assessment and agreed by Warwickshire County Council (WCC) and Highways England. These measures will take account of the proposals within the IDP.

In addition to these requirements, proposals must:

- Incorporate a continuous Green and Blue infrastructure corridor, as part of the wider allocation, identified in the GI Policies Map, linking to adjacent networks and utilising existing and potential habitats and historic landscape, in particular between Cawston Spinney and Cock Robin Wood;
- Provide a Woodland Management Plan setting out how woodland within the boundaries of the allocation, in particular Cawston Spinney, will be protected from potential adverse impacts of new development, including details of a buffer in accordance with Natural England's standing advice on Ancient Woodland and Veteran Trees;
- Specifically regarding the employment allocation to incorporate design and landscaping measures, including structural landscaping, to mitigate the impacts of the buildings on the surrounding landscape and setting of any nearby heritage and GI assets, including Thurlaston Conservation Area; and
- Incorporate details of phasing and trigger levels for the provision of required infrastructure consistent with this policy, Policy DS9, the IDP and informed by the Masterplan SPD.

Development proposals shall respect and maintain a physical and visual separation between Rugby town and Dunchurch to prevent coalescence and protect their individual character and identity. A significant buffer between Rugby and Dunchurch, which incorporates a Green Infrastructure Corridor from Cock Robin Wood to Cawston Spinney, as identified in the South West Rugby Masterplan SPD, must form an integral part of proposals for the site.

Development proposals within the South West Rugby allocation must come forward comprehensively, informed by the South West Rugby Masterplan SPD, and in accordance with the requirements of this policy, Policy DS9, the Policies Map, and the Infrastructure Delivery Plan. Rugby Borough Council will not support ad hoc or piecemeal development which is contrary to the aims of this Policy, or development that is inconsistent with the Masterplan for the site.

Development proposals will require consultation with the Lead Local Flood Authority, in order to identify any potential hydrological mitigation, particularly with regard to potential hydrological impacts on Draycote Meadow SSSI.

Appendix B- Local Plan Policy DS9

Policy DS9: South West Rugby Spine Road Network

The Borough Council allocates land to facilitate the full alignment of the South West Rugby spine road network to support and enable the delivery of the South West Rugby allocation, as identified on the plan below and on the Urban Policies Map.



Development which is likely to prejudice delivery of this infrastructure will not be permitted. The design specification and routing of the spine road network will be considered in more detail in the South West Rugby Masterplan SPD and development proposals must be consistent with the agreed alignment as set out in this document. Full details will be provided in the supporting information to planning applications.

Development proposals for South West Rugby must enable delivery of the full spine road network as early as possible post commencement of development on site, in accordance with the phasing milestones identified in the Infrastructure Delivery Plan.

Proposals for development that are shown to have a severe impact on the local road network, before or after the implementation of the Dunchurch Crossroads mitigation scheme, must demonstrate how they will contribute to the delivery of the spine road network, and ensure it is delivered according to the phasing milestones set out in the Infrastructure Delivery Plan and South West Rugby Masterplan SPD.

Development proposals, including those outside of the South West Rugby allocation, will not be granted planning permission for implementation ahead of the delivery of the east-west Homestead Farm link (between A426 and B4429), unless demonstrated in accordance with the NPPF that any residual impacts on the highway network are not considered to be severe, to the agreement of Warwickshire County Council and Rugby Borough Council.

Should the alignment of the spine road network be varied by agreement with the Highway Authority and Local Planning Authority in the light of further technical work, a revised alignment plan will be published to which this policy will apply.

Appendix C- Strategic Environmental Assessment Screening Report.

Introduction

This Screening Opinion has been produced to determine the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (EAPP Regulations).

The purpose of the Screening Opinion is to undertake a screening assessment that meets the requirements of the European Legislation, applied in the UK through the EAPP Regulations.

The policy framework for the South West Rugby Supplementary Planning Document (SPD) is the Rugby Borough Local Plan 2011-2031 (adopted June 2019).

The SPD will be subject to public consultation in accordance with the relevant regulations and in line with the Council's Statement of Community Involvement.

Requirement for SEA

Previous UK legislation required all land use plans, including Supplementary Planning Documents to be subject to Sustainability Appraisal, which incorporated the need for Strategic Environmental Assessment. The 2008 Planning Act (paragraph 180 (5d)) and the Town and Country Planning (Local Planning) (England) Regulations 2012 removed the UK legislative requirement for the sustainability appraisal of Supplementary Planning Documents. However, SPDs may still require SEA in exceptional circumstances if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan. Many councils prepare screening opinions to provide a transparent process to demonstrate that the environmental effects have been assessed in accordance with the EAPP Regulations to identify any requirement for SEA.

Application of the SEA Directive

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Is the Plan likely to have a significant environmental effect Y/N	Summary of significant effects. Scope and influence of the document
Regulation	Y / N	Reason
Regulation 2 (1) Is the SPD subject to preparation and/or adoption by a national, regional or local authority or prepared by an authority through a legislative procedure by Parliament or Government (Article 2(a))	Yes	The SPD is prepared and will be adopted by Rugby Borough Council.
Is the SPD required by legislative, regulatory or administrative provisions (Article 2(a))	Yes	It is required to complete local plan policy.
Regulation 5(2) Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use; AND does it set the framework for future development consent of projects in Annex I or II to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Council Directive 97/11/EC?	Yes	The SPD is required for town and country planning purposes and it provides further detail to adopted policies in the Local Plan. The SPD is supplementary to the Local Plan policies and only seeks to expand on the policies and set out the detailed requirements to bring the development forward.

(Article 3.2(a)) Regulation 5(3) Will the SPD, in view of the likely effect on sites, require an assessment pursuant to Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	No	The adopted Local Plan was subject to a Sustainability Appraisal that sets the framework for growth and development within the borough until 2031. SPDs are required, by virtue of the fact they must be supplementary to an adopted policy, to help achieve sustainable development.
It may be required that the Plan would be eligible for full SEA, unless the exemptions set out under Reg 5 (5) or 5(6) apply.		
Regulation 5 (5) Is the SPD sole purpose to serve national defence or civil emergency; a financial or budget PP or is it co-financed under Council Regulations (EC) No's 1260/1999 or 1257/1999 (Article 3.8,3.9)	No	Not applicable
Regulation 5(6) Does the SPD: determine the use of a small area at local level; or propose a minor modification of an existing PP subject of the regulations. (Article 3.3)	No	(a) The SPD does not designate land for development. Policies DS8 and DS9 in the Local Plan allocate (determine) the use of the land. The SPD is supplementary to these policies and only seeks to clarify the detailed requirements in bringing the development forward. The level of development designated is strategic in scale but the detail associated with that development is not. This view is enforced by the analysis of likely significant effects set out in the table below. It is also consistent with the strategic provisions of the adopted development plan. The effects of the allocations and use of land has been dealt with via the Sustainability Appraisal process associated with the Local Plan. (b)The SPD does not propose minor modifications of an existing PP subject of the regulations.
It may still be required that the Plan would be eligible for full SEA, unless it is determined that it will not give rise to significant environmental effects under Regulation 9.		
Regulation 9(1) Is the PP likely to have a significant effect on the environment taking into account the views of the consultation bodies and the criteria set out at Schedule 1 of the Regulations? (Article 3.5)	No	Whilst it has been identified that there are protected designations within the SPD area, including ancient woodland, protected trees and rights of way, all three bodies are confident that the scale, location and probable impact of growth will not give rise to any significant environmental effects. In any event, the SPD does not allocate land for development and it is merely supplementary to a Local Plan policy.

The following assessment was made by Rugby Borough Council as to whether the SPD was likely to have any significant environmental effects. This takes into account the responses and independent assessments of the relevant consultation bodies against the Schedule 1 criteria in the EAPP Regulations, set out below. This assessment has been undertaken bearing in mind the following context:

The SPD has been developed to be in general conformity with the strategic policies of the adopted development plan together with the NPPF

The Local Plan was subject to a Sustainability Appraisal that sets the framework for growth and development within the borough until 2031.

The assessment set out below has been informed in a large part by discussions and the written responses of the three named consultation bodies.

The assessment set out below has also been informed by other relevant screenings of the SPD against the Habitat Regulations.

Criteria	Assessment	Significant environmental effect (positive or negative)?
1. The characteristics of plans and programmes, having regard to:		
(a) The degree to which the SPD sets a framework for projects and other activities, either in regard to location, nature, size and operating conditions or by allocating resources.	The SPD sets out the Council's approach to how development should come forward including phasing and developer contributions. It adds detail to the framework for development set out in the Local Plan policies DS8 and DS9. To this end it cannot by its nature provide for development that exceeds the intentions of the emerging Local Plan and instead provides the details associated with the requirements for future development of the site. The SPD does not allocate resources but it does provide guidance on where land uses (and their associated resources) should be directed. Overall, however, it does not set a framework, only adding detail to existing policies.	No
(b) The degree to which the plan or programme influences other plans and programmes including those in the hierarchy.	The SPD supplements the policies of the Local Plan by adding further detail. The SPD does not influence other development plan documents and is in general conformity with the development plan.	No
(c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	SPDs are required, by virtue of the fact they must be supplementary to an adopted policy help achieve sustainable development. This includes environmental sustainability, as one of the three pillars identified in the NPPF. The primary objective of the SPD is to plan positively and achieve a sustainable level of growth whilst maintaining both the built and natural environment, taking into account on site constraints and ensuring development is comprehensive. This is in accordance with the NPPF.	No
(d) Environmental problems relevant to the plan or programme.	Policies DS8 and DS9 of the Local Plan have been subject to a Sustainability Appraisal process. The detail associated with the SPD will successfully manage the introduction of development to the extent that any residual environmental issues will be mitigated against sufficiently. Some of the key objectives are to ensure the protection of Cawston Spinney, promote green infrastructure corridors and provide a landscape buffer to ensure coalescence does not occur with Dunchurch.	No
(e) The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans	The SPD is not relevant in this instance, as the matters described are guided by higher level legislation. Instead, the policies of the Local Plan must have regard to these matters and seek to	No

and programmes linked to waste management or water protection).	ensure that any development it promotes does not compromise the objectives of higher level strategies.	
2. The characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a)The probability, duration, frequency and reversibility of effects	Once development has started then the nature of the land will be changed and will not be reversible. However, the principle of developing the area for residential will have been established through the adoption of the Local Plan policy, not the SPD. Since the SPD itself does not allocate land or formulate policies for this land, the effects of the SPD are not considered significant.	No
(b) The cumulative nature of the effects	The principle of developing the area for residential use will have been established through the adoption of the Local Plan policy, not the SPD. Since the SPD itself does not allocate land or formulate policies for this land, the effects of the SPD are not considered significant.	No
(c)The transboundary nature of the effects	In context the SPD is seeking to manage future development by listing requirements that assist in developing the area in the most sustainable manner possible. It is unlikely that the SPD will have any sort of significant transboundary effect, taken primarily to mean impacting on another EU member state, as defined in the EIA Regulations. Even if 'transboundary' were to be defined as impacting on the jurisdiction of other administrative areas within the UK (for example between parishes or boroughs) the effect would be minimal in both instances.	No
(d)The risks to human health or the environment (for example, due to accidents)	It is highly unlikely that the SPD will give rise to any significant instances of risk to human health. It principally proposes the delivery of residential development by way of a policy that seeks to ensure that the impacts of development are successfully mitigated, thereby allowing development to go ahead.	No
(e)The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	As identified above it is highly unlikely that any environmental effect brought about by the SPD will be of any magnitude or impact on any area of scale. It is particularly important to remember that the SPD does not allocate land for development and it is merely supplementary to a Local Plan policy.	No
(f)The value and vulnerability of the area likely to be affected due to (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land use.	The response from all three consultation bodies, including Natural England's response in relation to Habitats Regulations Assessment screening have been referred to in this instance. Whilst it has been identified that there are protected designations with the SPD area, including ancient woodland, protected trees and a right of way, all three bodies are confident that the scale, location and probable impact of growth will not give rise to any significant environmental effects. In any event, the SPD does not allocate land for development and it is merely supplementary to a Local Plan policy.	No
(g)The effects on areas or landscapes which have a recognised national, Community or international protection status.	There are no designations relating to national or international protection status. Cawston Spinney is in the centre of the site which includes an area of ancient woodland. This habitat will need to be	No

	safeguarded and provide a buffer from development. A full assessment of the potential impact on the designation by Natural England has taken place as part of the consideration of the Local Plan. As long as subsequent planning application adhere to the principles of the SPD, the effects in this category are unlikely.	
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As a result of the assessment set out above, incorporating the comments of the three consultation bodies, it is the view of the responsible body, Rugby Borough Council that the SPD will not give rise to any significant environmental effects and therefore SEA is not required.

Appendix D- Location and Design Principles for Education

Part A

The Local Education Authority will expect the location of each of the schools to be provided on the South West Rugby site to meet the following criteria or to provide appropriate mitigation where this is not possible:

- The school site should be a flat, useable space which ideally should be square or rectangular;
- The ground should be broadly level and should be level with surrounding areas, in particular with suitable points of vehicular and pedestrian access;
- The land should have at least 30cm of clean topsoil and should not be liable to flooding;
- The land should not be crossed by any public rights of way and should not be bounded or crossed by any power lines. It should be a sufficient distance from gas lines based on advice from the Health and Safety Executive;
- The site should be free from protected species;
- The soil and water table should be free of contamination and the site should not be affected by ground gases or vapours;
- The site should be outside any current or proposed sources of 55db LAeq (30 min) noise source or contour;
- The site is free from invasive plants such as Japanese knotweed;
- The site is not affected by potential sources of light pollution;
- The site is a sufficient distance away from land uses that could cause public anxiety including potentially dangerous employment uses such as chemical storage, storage of live viruses, phone or radio masts and transmitters or major sources of dust or strong odours; and
- The site is free from any encumbrances that may need to be removed such as spoil and fly tipping, certain trees and any void spaces including well, sumps and pits.

Part B

The Local Education Authority will expect the location of each of the schools to be provided on the South West Rugby allocation to meet the following criteria:

- The primary elevation of the school should provide an identifiable focal point;
- Structural landscaping should ensure privacy between the school grounds and residential properties;
- Safe pedestrian crossings should be provided on all streets which have access to the school; and
- The school should be set back from the highway.

Appendix E- Design Principles

Part A

Site-wide design principles:

- As there will be no master developer onsite it is important that each planning application submission has regard to its wider context and specific characteristics.
- Care must be taken with the proximity of different types of development ensuring that consideration is given to the form of development, particularly in relation to height and massing; the amenity of existing and future residents; and the conservation and enhancement of the natural environment.
- The design standards throughout the allocation will reflect the high quality of the natural assets within and adjoining the South West Rugby site including Cawston Spinney and Cock Robin Wood.
- Appropriate landscaping buffering must be considered.

Part B

Residential design principles:

- The density of residential development should sit broadly in line with that of recent extension to the urban area of Rugby. Individual residential parcels in South West Rugby vary in density. This has been calculated from the outline of each residential parcel and as such does include the internal roads but does not include any large areas of open space or play;
- Higher densities would be appropriate around the District Centre. Higher densities will also be appropriate alongside the sustainable bus link which will provide quick access to bus routes. The density will be expected to drop to lower densities to the east of the site where it adjoins Cock Robin Wood and to the west where it adjoins Cawston Spinney, and along the Green/ Blue Infrastructure corridor;
- Affordable housing should be well integrated with market dwellings and housing types and sizes should be varied across the site;
- Housing should be laid out to create a variety of frontages which could include stepped, staggered and consistent. This will add character and interest to the street scene and allow different areas of South West Rugby to form their own identities. Layouts should ensure that housing looks out onto the areas of open space and does not leave blank or boundary walls adjacent to these areas. Rear gardens should not back onto the Cawston Spinney or Cock Robin Wood. As well as providing overlooking and increased safety this will reduce the risk from people tipping garden waste or compost over the fences into these important biodiversity sites;

- Dwellings should be of a high quality design and include features of architectural interest which contribute to create a place which is both visually attractive and adds to the overall quality of the area. Features could include, but are not limited to, functional porches (not decorative), chimneys, dormer windows which complement the design and bay windows. The highest quality materials should be used on the most prominent buildings. These will be those which form gateways into each residential plot or those which are highly visible from multiple views such as corner plots;
- Primary entrances to buildings should be visible from the public realm with active frontages created along main routes and spaces;
- Corner plots should positively address both sides to avoid blank walls facing out onto the street;
- Privacy should be maintained through the application of the 45 degree rule for habitable rooms, by ensuring garden depth is a minimum of 10m and by allowing a minimum of 20m between windows of separate properties;
- To avoid loss of daylight and sunlight there should be at least 14m between a wall with windows and a blank 2 storey wall and 12m between a wall with windows and a blank single storey wall. This applies to the walls of garages and outbuildings as well as dwellings;
- Side boundaries should be constructed in brick to provide continuity with the main built form. Rear boundaries can be brick or fenced. Both should have a landscaping buffer of at least 0.5 metres where they are adjacent to the highway;
- The appearance of buildings and the streetscape should have regard to the local context. The use of different materials is important to ensure that interest and character are added to the street scene. Material types may tie in with different character areas created across the site to ensure that areas have their own identity, without compromising the overall sense of place and legibility of the site as a whole;
- Development designs that facilitate the use and help the retention of parking spaces will be encouraged. This may for example include generously sized spaces, or using a large single garage door instead of two single doors on a double garage;
- Off-street bin storage should be provided for all buildings; and
- Opportunities should be taken to incorporate renewable and low carbon technologies into the design of the development, such as solar panels and ground source heat pumps.

Part C

Employment design principles:

- The maximum height will be determined through a Landscape Visual Impact Assessment which will need to consider proximity to the residential areas, impacts on Thurlaston Conservation Area and the topography of the site;
- Within the employment area front elevations to buildings should be visible from the public realm with active frontages created where possible; and

- The use of solar panels on the roofs of the employment buildings is strongly encouraged, as well as the incorporation of other renewable and low carbon technologies, in the interests of sustainability and combatting climate change.

Appendix F- Criteria for NEAPs and LEAPs

Criteria for Neighbourhood Equipped Area for Play (NEAP(s)) and Locally Equipped Area for Play (LEAP(s))

Part A

The Council expects the location and design of a NEAP to meet the following criteria:

- It should be within a 15 minute walking time from home. NEAPs centrally located within each development parcel would ensure all homes will be 15 minutes from a NEAP;
- It should have a minimum activity zone of 1000 sqm comprising of an area for play equipment and a hard surfaced area of at least 465 sqm (this is the minimum needed to play 5 a side football);
- It should be positioned beside a well-used pedestrian route, and overseen;
- It should occupy a reasonably flat site surfaced with grass and hard surfaced areas, with impact absorbing surface beneath and around play structures as appropriate;
- It should be designed to provide a stimulating and challenging play experience with a minimum of 9 play experienced and at least 8 types of equipment;
- It should have a multi-games area (MUGA) consisting of a hard surface for ball games and wheel sports, a shelter for meeting and socialising, seating and litter bins;
- A buffer zone of 30m should separate the activity zone from the boundary of the nearest property; and
- The specification should be based on RBC's Play Strategy and Field in Trust guidelines.

Part B

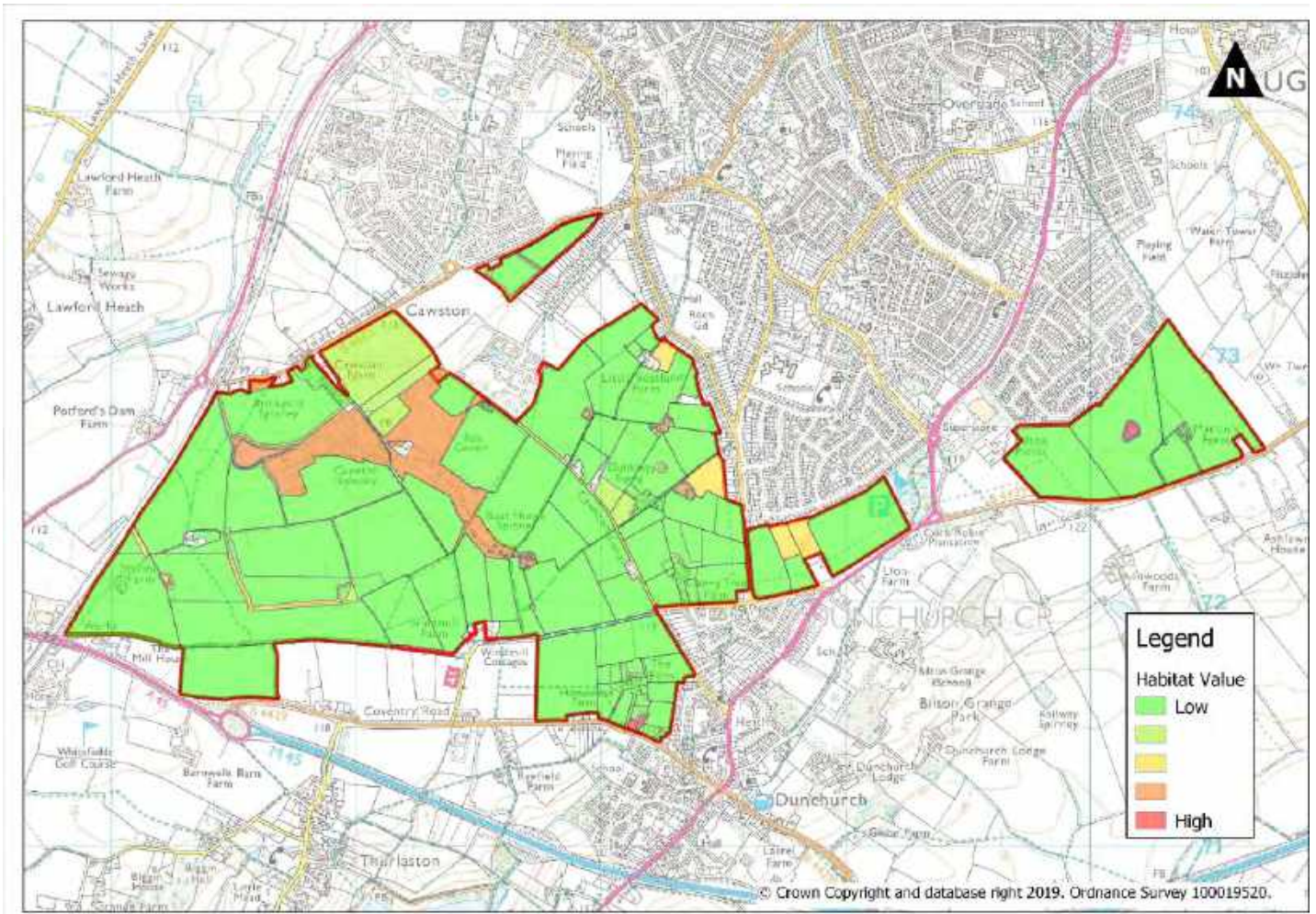
The Council expects the location and design of a LEAP to meet the following criteria:

- It should be within 5 minutes walking time from home. The optimum location and distribution of LEAPs would ensure that the majority of homes are within a 5 minute walk to a play area;
- It should have a minimum activity zone of 400 sqm;
- It should be positioned beside a well-used pedestrian route and overseen;
- It should be designed to provide a stimulating and challenging play experience. It must include a minimum of 6 play experiences and at least 5 types of equipment as well as seating and litter bins;
- It should have a buffer zone of 20m between the activity zone and the habitable room elevation of the nearest property and a buffer zone of 10m between the activity zone and the boundary of the nearest dwelling; and
- The specification should be based on RBC's Play Strategy and Field in Trust guidelines.

Appendix G- Required considerations for a Noise Impact Assessment

- Noise from existing industrial or commercial operations or sites with permission or under consideration. Noise from transport sources including the M6, A5 and local roads. According to ENDS noise data approximately the northern upper third of site is affected by night time noise of 55.0-59.9dB Lnight value or above, with over half the site showing as 55.0-59.9dB LAeq 16 hr or above;
- Noise from the new development that could have an adverse impact upon existing sites, sites with permission or under construction or those that form part of the Coton Park East development itself. This would include noise from traffic ingress and egress. Hours of operation including restrictions on deliveries and or collections may be appropriate where spatial or other acoustic treatments are likely to prove insufficient;
- Assessments would need to have regard to relevant standards including BS4142 and BS8233 and consider the protection of outdoor amenity;
- The school(s) will need to consider the amended issue of Building Bulletin 93 which provides minimum acoustic performance standards for school buildings;
- Outdoor play areas, outdoor sports areas or all weather pitches (MUGA's or similar) will need site specific consideration. MUGA's in particular can cause significant noise impact and complaints about noise and lighting and should be as far from residential properties as possible, suitably screened and may need an hours of use restriction;
- Guidance documents including 'ProPG: Planning and Noise' recommend spatial layout and the use of buffer zones between residential and industrial or commercial uses should be considered to minimise disturbance and the likelihood of complaints.

Appendix H - Baseline Habitat Values for Biodiversity Net Gain Calculations



Appendix I - Traffic Modelling Protocol agreed by Rugby Borough Council and Warwickshire County Council Highways.

Proposed Approach to Modelling and Appraisal Post Adoption of the Local Plan

It is recognised that the work undertaken to date, to support the identification of transport infrastructure, and specifically highway capacity schemes, necessary to facilitate the local plan delivery, is high level.

The Strategic Transport Assessment (STA) prepared as part of the Local Plan evidence identifies what would be considered to be the critical dependencies (i.e. the essential infrastructure necessary to ensure an acceptable level of operation).

Therefore it is expected that the assessment and appraisal of infrastructure requirements will continue throughout the life of the local plan. It is expected that the development specific planning applications will be supported with transport modelling and that the approach to the modelling will be both consistent with the approach adopted for the STA (albeit in a greater level of detail) and also, where applicable, consistent between sites.

Consistency between sites will be particularly pertinent when considering the development area to the southwest which is promoted by multiple parties.

The consistency in the appraisal process is seen as a key determining factor in safeguarding the operation of the network post-adoption and also in ensuring that the schemes identified through the STA are delivered in an appropriate form.

Impact assessments which are completed on behalf of the individual developments will all be asked to reflect the same set of modelling scenarios and considerations, the only expected variations between each development will relate to the development proposals being tested, the year and, potentially, the commitments and permissions which will be likely to increase over time.

Developments assessments must set out:

An approach to establishing the localised impacts associated with the site which will not have been picked up within the STA work due to the strategic focus of the STA.

A secondary assessment will need to be completed to identify where the development impacts are likely to occur across the network and a review will be undertaken to establish if the areas of impact accord with those identified through the STA work or are entirely new.

Mitigation in areas not previously identified through the STA work⁴ will need to be secured against the development proposals. Mitigation in areas where a strategic scheme has been identified will need to be secured via direct delivery or secured contributions, this will be subject to negotiations upon completion of the modelling and assessment.

Warwickshire County Council require modelling to be undertaken to support all substantial development proposals and this is a policy contained within LTP3 and the approach to modelling is also governed by a separate modelling protocol which ensures that the approach which is adopted is appropriate to the needs of the County.

In instances where multiple sites are being promoted within a single allocation area, area specific protocols will be defined which ensure that there is an even greater level of consistency between the different areas of development as such, key parameters will be controlled and agreed by all parties in advance, including:

Development trip rates and trip generation assumptions.

Development distribution patterns.

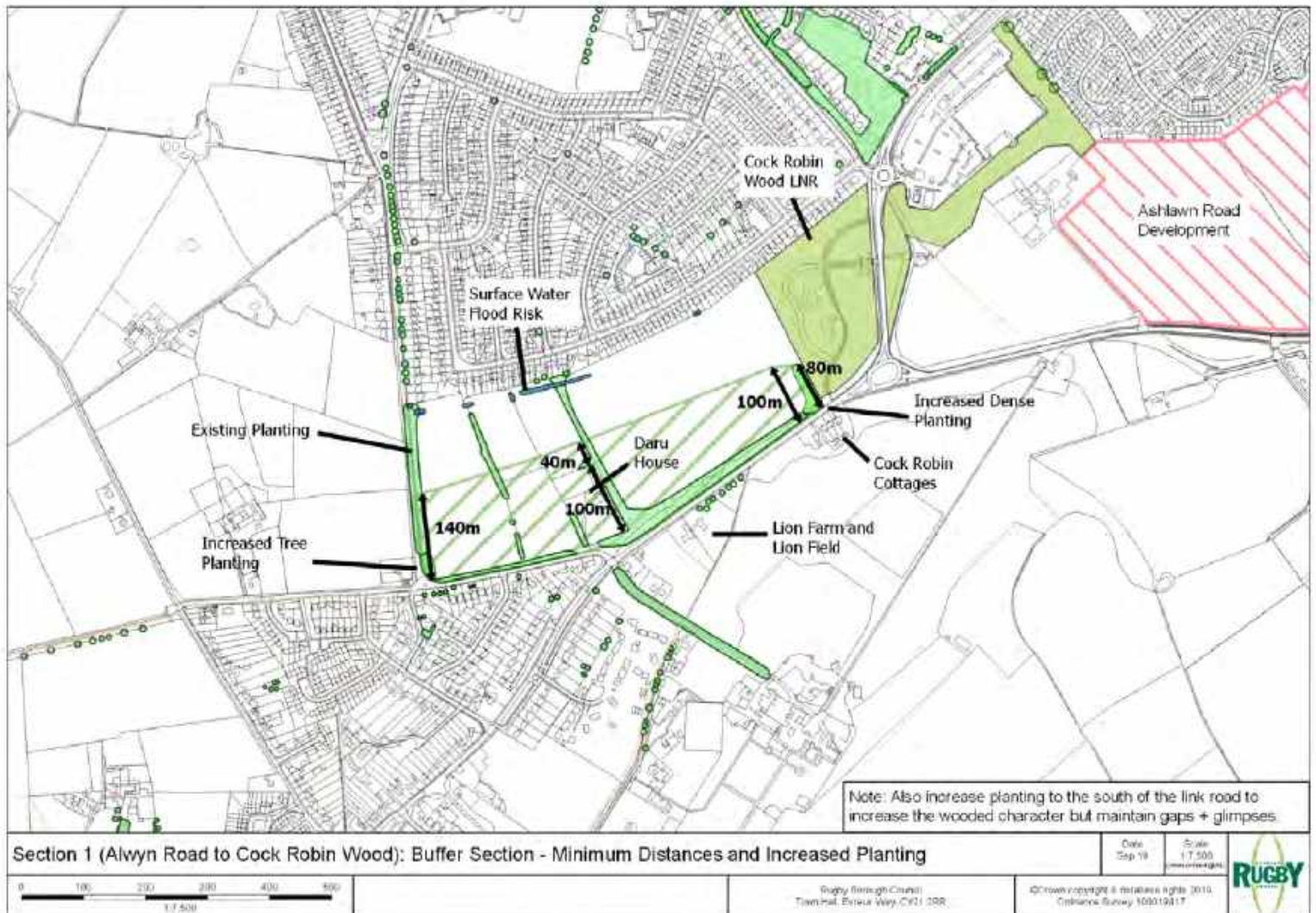
Where it is necessary to do so, the need to include additional developments and interventions will also be documented as it will be necessary for live applications to be considered in conjunction with each other to avoid separate assessments for multiple sites being submitted in isolation of each other.

This approach also enables key areas of impact to be identified and assessed at a high level of detail. For example, the cumulative impacts on sensitive locations will especially need to be considered for those sites which come forward in advance of the delivery of key infrastructure which has been identified in these areas⁵.

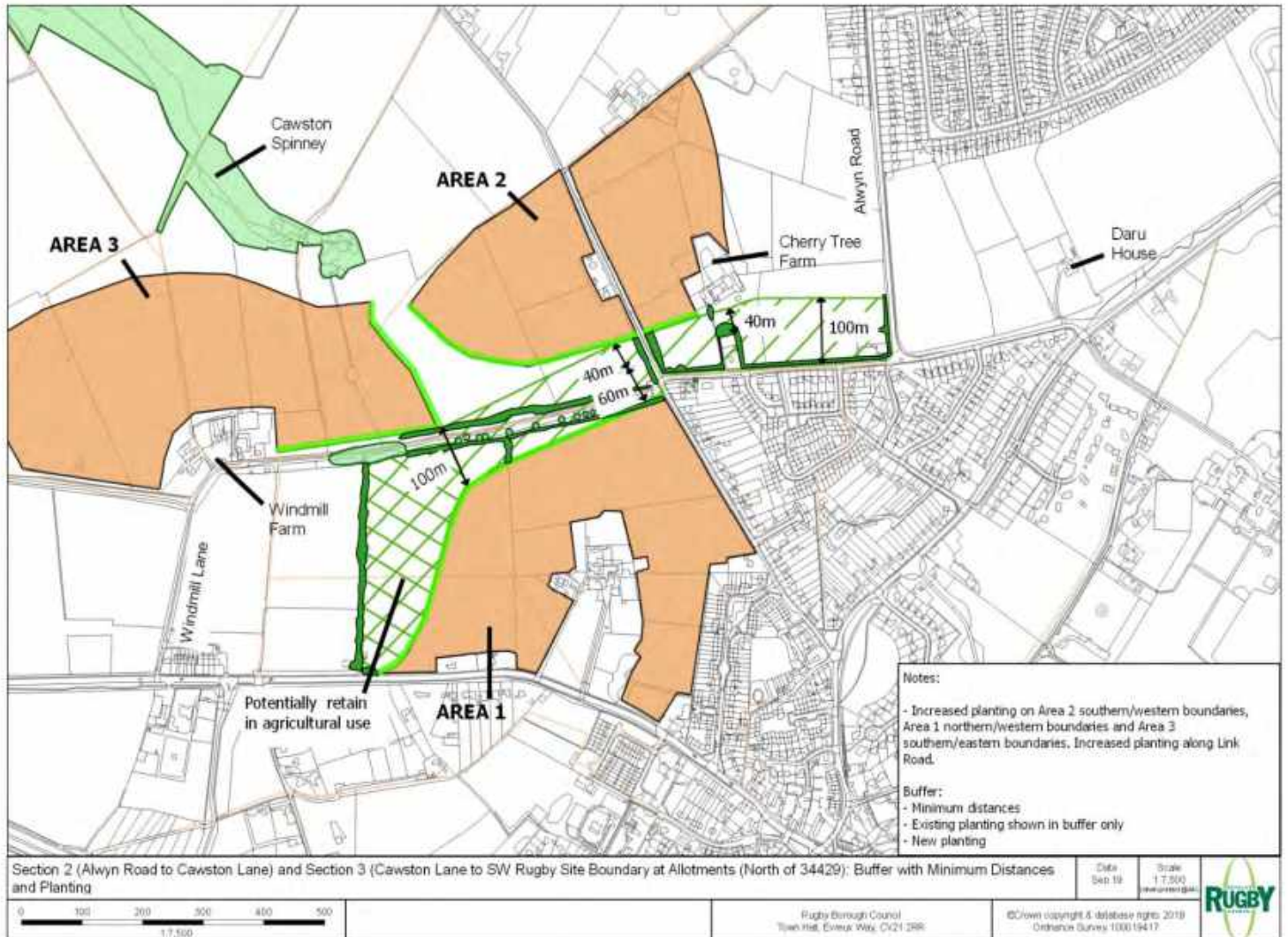
⁴ Recognising that the STA work is based on a 2017 model which will be subject to a series of updates, over time, to ensure that the traffic conditions within the model are representative of on-street conditions at an appropriate point in time (i.e. 5 years or greater).

⁵ For example the impacts on Dunchurch in advance of the Link Road being delivered.

Appendix J – Rugby to Dunchurch Buffer: Section 1



Appendix K - Rugby to Dunchurch Buffer: Section 2



Appendix L - Glossary

Term	Description
Affordable Housing	<p>Housing, for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> a) Affordable housing for rent: meets all of the following conditions: <ul style="list-style-type: none"> (a) the rent is set in accordance with the Government’s rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of planning preparation or decision-making. Income restrictions should be used to limit a household’s eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less. c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, either low cost homes for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an

	affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
Air Quality Management Areas	Designation made by Local Authority where assessment of air quality requires action plan to improve the air quality.
Air Quality Neutral	Emissions from the development proposal being no worse, if not better, than those associated with the previous use.
Development	Development is defined under the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”.
Development Plan Documents (DPDs)	Planning policy documents which make up the Local Plan.
Evidence base	An evidence base is the evidence that any development plan document, especially a core strategy, is based on. It is made up of the views of stakeholders and background facts about the area.
Green and Blue Infrastructure	The terms Green and Blue Infrastructure refer to a strategic network of green and blue spaces, such as woodlands, parks, amenity landscaping, ponds, canals and rivers, and the links between them.
Greenfield	Land which has not been developed before. Applies to most sites outside built-up area boundaries.
Hectare	A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.
Infrastructure	A collective term for services such as roads, electricity, sewerage, water, children’s services, health facilities and recycling and refuse facilities.
LEAP	Locally Equipped Area for Play. An area of open space specifically designated and laid out with features including equipment for children. See also NEAP.
Listed Building	Buildings and structures which have been identified by the Secretary of State for National Heritage as being of special architectural or historic interest and which are subject to the law to ensure their protection and maintenance.
Local Plan	The main planning document for the Borough comprising the policies against which proposals for physical development will be evaluated and provides the framework for change and development in the city.
Masterplan	A document outlining the use of land and the overall approach to the design and layout of a development scheme in order to provide detailed guidance for subsequent planning applications.

Mitigation measures	These are measures requested/carried out in order to limit the impact by a particular development/activity.
National Planning Policy Framework	A document setting out the Government's planning policies for England and how these are expected to be applied.
NEAP	Neighbourhood Equipped Area for Play. An area of open space specifically designated, laid out and equipped mainly for older children but with play opportunities for younger children as well.
Planning Obligation	Legal agreements between a planning authority and a developer to ensure that certain works which are necessary and relevant to a development are undertaken or financial contributions made to facilitate associated infrastructure works and development.
Policies Map	A map based representation of the Spatial Plan identifying areas for protection and sites for particular uses of land and development proposals. The Policies Map is revised when each new Development Plan Document is adopted.
Public realm	The parts of a village, town and city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks.
Site allocation	Policies referring to land allocations for specific or mixed uses of development. Policies will identify any specific requirements for individual proposals
Statement of Community Involvement (SCI)	Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. The Statement of Community Involvement is not a development plan document but is subject to independent examination.
Strategic Housing Land Availability Assessment (SHLAA)	The purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to identify sites which may be suitable for housing development over the next 15 year. Each site within the SHLAA has been assessed to establish whether it is likely to be suitable for housing development and, if so, when it might come forward for development. It is important to note that the SHLAA does not determine whether housing will be built on any particular site, but merely undertakes a technical exercise on the availability of land in the Borough.
Submission	The final stage in preparation of Development Plan Documents and the Statement of Community Involvement. The documents are sent to the Secretary of State and an Independent Examination will be held.
Supplementary Planning Document (SPD)	These contain policy guidance to supplement the policies and proposals in Development Plan Documents.

Sustainability Appraisal (SA)	An appraisal of the social, economic and environmental effects of a plan to ensure it reflects sustainable development objectives. Sustainability Appraisal is required for all development plan documents.
Transport Assessment	A Transport Assessment report that provides detailed information on a range of transport conditions and related issues, taking into account proposed development. The assessment is often used to show whether developments will cause problems of congestion, danger etc. and are therefore also used in the determination of planning applications.
Viability	Viability relates to whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.

Appendix M – Strategic Infrastructure Indicative Costs

Table A: Strategic Infrastructure- Contributions required by housing development only

Strategic Infrastructure	Phase	Total Cost
6 form entry secondary school (to be collocated with one of the primary schools)		£24,000,000 (For secondary school only).
A 2 form entry primary school with the potential to increase to 3 form entry	Phase 3	£6,000,000
A 2 form entry primary school	Phase 3	£6,000,000
Land to accommodate and financial contributions to provide 3GP surgery rising to 7GP upon completion of site	Phase 2- Completion post plan period.	£4,222,021
Hospital of St Cross (full detail set out in Appendix 3 of the Local Plan)	Phase 2- Completion post plan period.	£1,000,000
Financial contribution to library services	Phases 2-4	£109,440
Open Space. As set out in Table 2 in the main SPD.	Ongoing throughout the development of the site.	£17,670,338
TOTAL		£53,968,251

Table B: Strategic Infrastructure- Contributions required by all development

Strategic Infrastructure	Phase	Total Cost
Provision of high quality cycling network	Ongoing throughout the development of the site.	£2,600,000
High quality public transport.	Ongoing throughout the development of the site.	£3,720,000
A426/Bawnmore Road/Sainsbury's roundabout	2026 (Phase 3)	£774,174
A426 Rugby Road between Ashlawn Road and Sainsbury's Roundabout	2026 (Phase 3)	£778,217
A426 approach to Ashlawn Road roundabout	2026 (Phase 3)	£706,362
South West Link Road (SWLR)- Homestead Link	2026 (Phase 3)	£19,764,864
SWLR- Rerouting of Cawston Lane		£5,784,264
SWLR- Potsford Dam Link (including Cawston Bends and Potsford Dam Roundabout improvements)	2031 (Phase 4)	£12,691,624
A426/Evreux Way	2026 (Phase 3)	£5000
Rugby Gyrotory Improvements	2031 (Phase 4)	£500,000
A428 Hillmorton Road/Percival Road	2031 (Phase 4)	£411,454

B4429 Ashlawn Road/Percival Road (widening to provide a right turn lane)	2031 (Phase 4)	£361,327
B5414 (North Street/Church Street) traffic calming and downgrading of route	2031 (Phase 4)	£500,000
Hillmorton Road/Whitehall Road Roundabout (widen two arms to provide roundabout and 2 puffin crossings)	2031 (Phase 4)	£457,178
The employment and deployment of 17 additional police staff requiring- a) Additional staff start-up cost and personal equipment b) Additional vehicles c) On-site premises to cater for the additional staff.	Phase 3	£630,942
Fire and rescue station	Phase 3	£3,500,000
TOTAL		£53,185,406

Note:

Local Plan Phases referred to in the table above are taken from the Rugby Borough Local Plan. These are:

Phase One- 2011/12 to 2015/16

Phase Two- 2016/17 to 2020/21

Phase Three- 2021/22 to 2025/26

Phase Four- 2026/27 to 2030/31

Appendix N – Indicative Phasing Plan

Phase of Development and Infrastructure Trajectory

	Local Plan Phase	2	3					4				
	Progress	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Development Parcel (Numbers relate to the locations shown on the map in Appendix E)												
1. Ashlawn Road (Outline for 860 dwellings)	Outline application approved for 860 homes. Detailed permission granted for 105 dwellings. Applications received for 539.	80	80	80	80	80	80	80	80	80	10	
2. Homestead Farm (350 dwellings)			30	40	40	40	40	40	40	40	40	
3. Land South of Dunkleys Farm (430 dwellings)			30	40	40	40	40	40	40	40	40	40
4. Land South of Montague Road (40 dwellings)			10	30								
5. Land South of Montague Road			30	40	40	40	40	40	30			
6. South of Coventry Road (175 dwellings)	Outline application received for up to 210 dwellings.		30	40	40	40	25					
7. Land West of Cawston Lane (70 dwellings)						30	40					
8. Land South of Alwyn Road (370 dwellings)				10	40	40	40	40	40	40	40	40
9. Land North of Dunkleys Farm (235 dwellings)					30	40	40	40	40	40	5	
10. Deeley Land (310 dwellings)						30	40	40	40	40	40	40
11. Land West of Cawston Lane (155 dwellings)						30	40	40	40	5		

12. Cawston Spinney	Outline application received for up to 275 dwellings					30	40	40	40	40	40	40
Strategic Infrastructure- Housing												
6 form entry secondary school (co-located with a 2 form entry primary school).			TBC									
A 2 form entry primary school with the potential to increase to 3 form entry			← →									
A 2 form entry primary school			← →									
Land and financial contributions for a 7 GP doctors surgery (this will initially be opened as a 3GP surgery and will increase to 7)			← →									
Contributions towards The Hospital of St Cross			← →									
Financial contribution to library services			← →									
Strategic Infrastructure to support the whole site												
A high quality cycling network			← →									
A high quality public transport bus route			← →									
A426/Bawnmore Road/Sainsbury's roundabout			← →									
A426 Rugby Road between Ashlawn Road and Sainsbury's Roundabout			← →									
Works to A426 approach to Ashlawn Road roundabout			← →									
South West Link Road (SWLR)- Homestead Link			← →									
SWLR- Rerouting of Cawston Lane			TBC									
SWLR- Potsford Dam Link (including Cawston Bends and Potsford Dam Roundabout improvements)								← →				
A426/Evreux Way			← →									
Rugby Gyrotory Improvements								← →				
A428 Hillmorton Road/Percival Road								← →				
B4429 Ashlawn Road/Percival Road (widening to provide a right turn lane)								← →				
B5414 (North Street/Church Street) traffic calming and downgrading of route								← →				

Appendix P- Woodland Management Plan

See additional document.

Appendix Q- District Centre/Retail Space

Review of Existing Local Centres – Proximity and Range of Services and Facilities

The proximity of existing Local Centres within the Rugby Urban Area to the South West Rugby allocation and the range of services and facilities provided at those Local Centres has been considered.

Identified Local Centres Walking Times to South West Rugby

Local Centre	Distance	Approximate walking time
Bilton (Main Street)	1 mile (1.6km)	19 minutes
Cawston (Gerrard Road)	1.3 miles (2.1km)	24 minutes
Woodlands (Cymbeline Way)	1.2 miles (2km)	24 minutes
Dunchurch Village (Southam Road - Coventry Road)	1.2 miles (2km)	24 minutes

Methodology

The Department of Transport's "Manual for Streets" (2007) defines a 'walkable' distance as 10 minutes, or 800 metres. The above walking distances are based on Google Maps walking routes. Measurements were taken from a central location within the allocation along Cawston Lane and to an approximate centre point of each aforementioned existing Local Centre to provide a consistent approach.

Existing Local Centre Audit April 2020

Settlement	Convenience store	Post Office	Pub	Hair & Beauty	Café/takeaway	Pharmacy	Dentist	Bank/building society	Garage	Community hall/place of worship	Other
Bilton (Main Street)	2	1	2	7	5	1	1	0	0	2	12
Cawston (Gerrard Road)	1	0	0	2	2	0	0	0	0	0	0
Woodlands (Cymbeline Way)	0	1	1	2	1	0	0	0	1	0	1
Dunchurch	0	1	4	6	5	1	1	0	1	0	10

(Southam Road and Coventry Road)											
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The 2015 Rugby Retail and Town Centre Uses Study assessed the nearby Bilton and Dunchurch Local Centres. They are found to serve 'top up' shopping needs. Bilton's Local Centre captures 2.7% of retail demand within the locality (Carter Jonas, 2015, Page 50). The Sainsbury's superstore on Dunchurch Road (1.5. miles from the centre of the allocation) is the most popular foodstore in the Borough with a 16.4% market share (Carter Jonas, Page 25).

Review of District and Local Centre Provision at Sustainable Urban Extensions

Table 1: Sustainable Urban Extensions within Rugby Borough

Location	Number of dwellings	A1-A5 Use Classes floorspace (sqm) (gross)	A1-A5 Use Classes floorspace (sqm) per dwelling
Houlton, Rugby	6,200	15,500 (1 District Centre and 3 Local Centres)	2.5

Table 2: SUEs within Coventry and Warwickshire

Location	Number of dwellings	A1-A5 Use Classes floorspace (sqm) (gross)	A1-A5 Use Classes floorspace (sqm) per dwelling
Eastern Green, Coventry	2,625	10,000 (1 District Centre and 1 Local Centre)	3.8
Keresley, Coventry	3,100	2,500 (2 Local Centres)	0.8

Table 3: SUEs within 30 miles of South West Rugby

Location	Number of dwellings	A1-A5 Use Classes floorspace(sqm) (gross)	A1-A5 Use Classes floorspace (sqm) per dwelling
Priors Hall, Corby	5,100	11,170 (1 District Centre and 2 Local Centres)	2
Thorpebury, Leicester	4,500	17,000 (1 District Centre and 2 Local Centres)	3.7
Lutterworth East, Leicestershire	3,100	1,500 (1 community hub)	0.5

Methodology

There is considerable variation in District and Local Centre provision across the country. This is driven by allocation size, phasing and local market conditions. A comparison has been made to a number of Sustainable Urban Extensions within the Housing Market Area of Rugby, the Coventry and Warwickshire sub-region and the neighbouring counties of Northamptonshire and Leicestershire.

Based on the available data, the sub-regional median for A1-A5 Use Classes gross floorspace within SUEs in Coventry and Warwickshire is 2.3 sqm per dwelling. Applying this median to South West Rugby would equate to 11,500sqm of A1-A5 gross floorspace. Across all sites considered, the median A1-A5

gross floorspace per dwelling is 2.0 sqm, which would equate to an A1-A5 gross floorspace requirement for South West Rugby of 10,000sqm gross.

**South West Rugby SPD October 2019
Consultation Statement**

**Response and proposed amendments
September 2020**

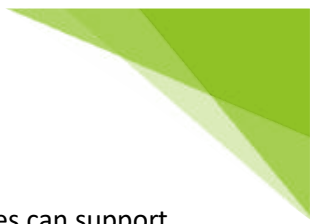


Context

- 1.1 This Consultation statement aims to summarise the progress of the South West Supplementary Planning Document (SW SPD) since the Consultation in October 2019, identify the key issues raised through the consultation and explain the change in the planning policy context which has resulted in the updated SW SPD September 2020 and further engagement.
- 1.2 The Statement of Community Involvement (SCI) states that a Consultation Statement will be published following the close of the consultation. This will include:
 - A list of the persons consulted;
 - A summary of representation; and
 - A comment on how representations have been considered and the actions taken.

Draft SW SPD Consultation October 2019

- 1.3 The consultation period ran from 17th October and the 29th November 2019. A full copy of the SW SPD is appended to this statement. 243 consultation responses were received, containing 1120 individual comments and representations for consideration by the Council.
- 1.4 In addition two electronic petitions were received, supplemented by a paper copy with additional signatures. Between them, they totalled 501 signatures but when both duplicates and non-Rugby addresses were removed, this reduced the total to 294 signatures.
- 1.5 A list of consultees who made representations to the consultation document can be found in Appendix A.
- 1.6 The consultation was carried out under the Town and Country Planning (Local Planning) (England) Regulations 2012 Regulations 12 and 13. The details of the consultation including where to view the document and how to respond were published on the Rugby Borough Council website and in the Rugby Observer newspaper.
- 1.7 All statutory consultees (including Parish Councils) and any individuals and businesses whose details were held on the Planning Policy Database received either a letter or an email notifying them of the consultation and where to view the document. Following the introduction of GDPR legislation, the Planning Policy Database had been updated to include only those the Council had a duty to consult, and those who had 'opted in' or expressed a wish to be notified of future Local Plan documents.
- 1.8 Copies of the consultation documents were made available on the Council's website and for viewing during opening hours at the Town Hall as well as the Rugby, Dunchurch and Wolston libraries. Representations could be made by email or by post.
- 1.9 In terms of policy areas, green infrastructure, buffer and coalescence, transport and infrastructure requirements received the highest number of comments. In addition, the level of complexity within some representation in respect of legal compliance, the NPPF and Local Plan compliance have been considered in depth.
- 1.10 The electronic petitions set out four key points that the SPD should address.
 - A minimum 100 yards buffer (91m) between Dunchurch and neighbours,
 - A ring road to address traffic/pollution issues,

- 
- Delivery of essential infrastructure (roads, schools etc.) before any increase in demand due to the new development,
 - That the Council reassure the community that there are robust plans in place with service providers to ensure local services can support demand from new residents.

1.11 The key issues as a result of the consultation were as follows;

- Responses questioned the scope of the SW SPD and that it goes beyond what the Local Plan allows for, which is for a 'Masterplan' SPD;
- As drafted, the SW SPD required subsequent site wide documents to be produced by applicants. Both site promoters and residents questioned the inclusion of site wide documents within the draft SW SPD. Generally, it was felt this role should be entirely that of the SW SPD to set the Masterplan and not delegate to the Development Management stage;
- Open space provision for formal parks and allotments within the draft SW SPD is not consistent with the local plan requirements;
- How the SW SPD would enable delivery of affordable housing and what mix and tenure would be expected from the development;
- SW Rugby site promoters were of the view the design and character section is too onerous and goes beyond national planning policy and that the section needs to be consistent with Building for Life and the adopted Coton Park East SPD;
- The Infrastructure costs were not clear within the SW SPD and the explanation of the costs behind the tariff calculation were not explicit; and
- How the tariff is to be implemented.



Legal advice and changes to national guidance since November 2019

- 1.12 The previous SW SPD proposed a Tariff as a way of ensuring infrastructure costs, such as the Homestead Link, were paid by multiple landowners, on a square metre of development basis, in order to promote equalisation across the wider allocation.
- 1.13 Since the SW SPD consultation national planning policy guidance has been updated. The amendments have introduced the preclusion of financial formulas to be introduced and adopted by Council's within SPDs.
- 1.14 Legal advice was sought by the Council which concluded that risk of including the tariff calculation within an SPD, where the calculation is not contained within the Local Plan would potentially be unsound.
- 1.15 Although the tariff can no longer be part of the SW SPD, it can be used to inform the section 106 legal agreements and this approach is now being taken forward. Importantly the equalisation of those shared infrastructure items such as the Homestead Link will still be achieved and ultimately delivered. This is in line with the requirements of the Local Plan policies and the principles that underpin the SW SPD.



Further Updates since October 2019

- 1.16 Since the consultation a forward funder has come forward that in the short term this offers the potential for equalisation and delivery of the Homestead Link Road.
- 1.17 The updated SW SPD shows the District Centre contains the secondary school and co, located primary school.
- 1.18 The delivery and phasing figures have been updated following additional analysis if site delivery.
- 1.19 Additional changes have been made on the road alignment.
- 1.20 RBC Parks team are considering the opportunity of taking on the management of Cawston Spinney and open space which can also be delivered via section 106 agreement.

Proposed way forward and updated South West Masterplan SPD

- 1.21 The delegated authority from the October 2019 Cabinet did not allow for comprehensive amendments to the draft SW SPD. In order to minimise risk, enable delivery and implementing the local plan it is important that a sound SPD is adopted by the Council. To ensure this, it is advised that sections of the document are amended and that further engagement is required prior to the adoption of the SW SPD.
- 1.22 In response to the October 2019 consultation this summary outlines the following:
 - A detailed table summarising the key issues raised by section of the SW SPD (October 2019) and the Councils response, linked to the updated SW SPD (September 2020)
 - Appendix A: A list of consultees who made representations.
 - Appendix B: Draft South West SPD (October 2019) for ease of reference.

Table 1: Summary of reposes received and Rugby Borough Council officer response



SPD section	Rep Summary Oct	RBC Response
Introduction	<p>The community and residents identified that this particular group had not been referenced in paragraph 1.6 of the SPD.</p> <p>Residents have also requested that further clarification be provided in the SPD and objective to ensure a high quality sustainable urban extension is developed at South West Rugby. Providing guidance to the community and developers. The SPD as drafted is focused on guidance for the development industry and the role of the community and the new neighbourhood should be made clear in the document.</p> <p>Further objections were raised by residents with regard to paragraph 1.12 which is explained further below.</p>	<p>The updated South West Masterplan SPD reflects the role and consultation with the community, furthermore the SPD aims to address and clarify the Council's preferred masterplan for the site which includes both social and physical infrastructure which are key objectives and central to creating a sustainable new neighbourhood and delivering DS8/DS9 of the Local Plan.</p>
Legal compliance	<p>Clarification was sought on the costs set out in Appendix M and whether the statutory tests of S106 had been considered in deriving costs and how these were inputted into the tariff.</p> <p>The Consortium raised objections to paragraphs 2.1 and 7.9 Land of 10 dwellings or more within the vicinity of SW should provide contributions and this is outside the provisions of DS8/9 and is contrary to the Town and Country Regulations (2012)</p>	<p>The costs reflected within Appendix M have been provided by the Infrastructure Delivery Plan in Appendix 3 of the Local Plan. Some costs have been updated as a result of further work. These costs are considered to be reasonable and have been assessed by third party cost consultants. Costs are to be finalised and agreed through S106 at planning application stage, the tariff is no longer set out within the SPD.</p> <p>This reference has been omitted from the updated SW Masterplan SPD.</p>

<p>NPPF</p>	<p>NPPF para 34 & PPG 10-002-20190509 which state the drafting of plan policies should be an iterative process and informed by engagement with the community, developers and stakeholders. States that local plan should set out contributions expected from development and such policies should not undermine the deliverability of the local plan.</p> <p>The Sustainable Transport Link (STL) not being open to all traffic is contrary to NPPF 104a.</p>	<p>Following legal advice sought by the Council, the IDP states the expected infrastructure items and costs were evidenced at the time of adoption of the Local Plan. Updated cost have been consulted on in October 2019 and as part of the further consultation on the updated SW SPD.</p> <p>Comments noted, both WCC Highways and RBC agree that the STL is required to provide a fast and efficient bus route and an attractive route for pedestrians and cyclists. Opening the STL to wider transport would make the route less attractive for sustainable modes of transport and may encourage use by HGVs within the site. No change is proposed to the Councils preferred approach for the STL in the updated SPD.</p>
<p>Local Plan compliance</p>	<p>The inclusion of the requirement for the prior submission and agreement of a Masterplan/site wide documents conflicts with DS8/DS9 which state that guidance and the masterplan will be set out within an SPD.</p> <p>The references to local plan policies throughout the document need to be consistent as not all relevant policies are included. There is a risk of focusing on some issues and not all in the local plan.</p>	<p>The updated SPD and the masterplan within the SPD have been amended in response to the comments raised as part of the consultation. The role of the SPD is to deliver policy DS8 within the Local Plan and to identify the broad locations for developed within the allocation and the Councils preferred approach for the site. The updated SPD no longer refers to the requirement for the prior submission documents.</p> <p>The SPD has been reviewed, each section has been updated to ensure local plan policies are consistently referred to throughout the document.</p>

Masterplan/framework	<p>The inclusion of the requirement to submit site wide documents conflicts with DS8. This creates ambiguity and the role of the SPD needs to be clear on masterplan. There is sufficient flexibility within SPD and DS8 for negotiations through the planning application process.</p> <p>Residents objected to site wide document stating that this potentially could be outside of democratic process and planning committee would be to deciding on a masterplan for SW.</p>	<p>As mentioned in the previous section, the updated SPD and the masterplan within the SPD have been amended in response to the comments raised as part of the consultation. The role of the SPD is to deliver policy DS8 within the Local Plan and to identify the broad locations for developed within the allocation and the Councils preferred approach for the site.</p>
Site & context	<p>A number of responses stated the timescales of delivery for the site were unclear.</p> <p>Climate change and air pollution impacts are not addressed.</p> <p>Constraints and not just opportunities need to be identified.</p> <p>Health impacts and how this can be improved needs to be included within the document.</p>	<p>In light of these comments the delivery and phasing section has been reviewed as part of the updated SPD to include the delivery dates and phases agreed as part of the Local Plan. The delivery and phasing table and map within the document clearly identifies when the allocation will be coming forward.</p> <p>The October SPD referred to both air quality and climate change. The updated SPD has been formatted so that key sections and issues are set out more clearly no significant changes have been made as both air quality and climate change are key issues already considered by the SPD.</p> <p>Key constraints are identified throughout the document. Issues such as the capacity at Dunchurch Crossroads, green infrastructure assets such as Cawston Spinney and Cock Robin Wood are identified as constraints as well as opportunities.</p> <p>The October SPD referred to the need for Health Impact Assessments. The updated SPD has expanded this section on health in response to these comments and is clear that health is a key consideration in the development of the allocation.</p>

	<p>Surface water management and how floodrisk is considered in the allocation is not clear how these will be addressed in future as part of the development of the site.</p> <p>Boundary treatment needs explanation.</p> <p>Consistency of wording of the capacity of Dunchurch crossroads.</p> <p>Character Thurlaston and Dunchurch. Is important considerations to minimise the impact of the development.</p>	<p>Further engagement has taken place with the Local Lead Flood Authority. Both Sustainable Urban Drainage and how flood risk will be assessed has been reviewed and guidance is provided within the updated SPD.</p> <p>The Local Plan, Strategic Transport Assessment and the SPD recognise that the capacity at Dunchurch Crossroads is a key issue which is to be alleviated through the transport improvements as a result of the SW development. Comments noted and minor changes have ensured that references are consistent.</p> <p>The October SPD referred to the importance of character of both Thurlaston and Dunchurch. The updated SPD has been formatted so that key sections and issues are set out more clearly and the design section has been amended to ensure local distinctiveness and character assessments form part of the design in future planning applications.</p>
Housing	<p>Residents raised concerns that the need for affordable housing needs to be considered within the SPD. This section could also include the expected type and tenure of housing. Developers also raise the point that this must be connected to the viability work.</p>	<p>In response to these comments an updated housing section is set out within the revised SPD this includes affordable housing provision and the mix and tenures expected to come forward on the allocation.</p>
Design & character	<p>Amendments need to align the document to Bfl, Living with Beauty, national design guide.</p> <p>Comments suggested that the design section set overly prescriptive design standards that are not based on evidence and are beyond DS8.</p>	<p>The October SPD referred to the importance of design however considering the comments on the section the SPD has been amended. The updated SPD has been formatted so that key sections and issues are set out more clearly and the design section has been amended to align to national guidance, do not introduce new local policy and ensure local distinctiveness and character assessments form part of the design in future planning applications.</p>

	<p>Wording of the design section and the use of words such as 'should' 'must' needs to ensure that new policy is not being created.</p> <p>Proposed density and edges assumptions need to be aligned to viability work which underpin the tariff.</p> <p>Crime amendments needed.</p> <p>Include ref to NPPF 180.</p>	<p>Please see comments on page 9.</p> <p>The design section set out in October 2019 was to provide guidance to inform the design of the scheme. The viability work was based on the assumption of the housing requirement set out in the local plan, minus any planning commitments. This is a sound approach in undertaking viability assessments, subsequently the updated SPD and the removal of the Tariff approach set out below the viability work no longer provides the evidence for the SPD. In addition the assumptions in the design section have been reviewed.</p>
Green Infrastructure	<p>Many responses raised concerns that formal parks and space for allotments have not been included with the open space calculations for the open space within the allocation.</p> <p>Protection of Cawston Spinney was a key issue and that a Woodland Management plan is in place to ensure future protection and mitigation from the development.</p> <p>The woodland buffer proposes a 20m distance this is beyond Natural England standing advice of 15m.</p>	<p>The updated SPD provides a Green Infrastructure map and identified how green space is key to the development of the allocation. Furthermore the provision of parks and gardens and allotments is now identified and this is compliant with HS4 of the Local Plan.</p> <p>RBC Parks team are considering the opportunity of taking on the management of Cawston Spinney and the woodland management plan which can also be delivered via S106 agreement.</p> <p>The updated SPD has been reviewed and is consistent with Natural England's standing advice of 15m.</p>

	Concerns over biodiversity were raised.	The October SPD referred to biodiversity and net gain. The updated SPD has been formatted so that key sections and issues are set out more clearly. No significant changes have been made to the biodiversity section as this is issue already considered by the SPD and guidance is provided for future planning applications.
Buffer & coalescence	<p>A number of objections were raised as the buffer distances as not being 'significant' for coalescence.</p> <p>Concerns were also raised on the developable area, housing delivery and the extent of the buffer.</p>	<p>The updated SPD provides a Green Infrastructure map and identifies how green space is key to the development of the allocation. This map includes the buffer which is a key objective for the implementation of DS8 and the local plan to prevent coalescence between Dunchurch and Rugby.</p> <p>The updated GI map identifies the role of buffer to prevent coalescence. Evidence supporting the buffer has been commissioned by the Council which underpins the approach to buffer and ensures that the coalescence is prevented. This is considered to be a sound approach and only minor formatting and minor amendments are proposed within this section of the updated SPD.</p>
Delivery & phasing	<p>Concerns were raised about the timing of the GP surgery, school and the district centre and when will they come forward as part of the development.</p> <p>The housing trajectory should be updated and delay if this is delayed.</p>	<p>In light of these comments the delivery and phasing section has been reviewed as part of the updated SPD to include the delivery dates and phases agreed as part of the Local Plan. The delivery and phasing table and map within the document clearly identifies when the allocation will be coming forward.</p> <p>The housing trajectory and delivery has been updated to take into consideration updated monitoring and the delay delivery.</p>
Transport infrastructure	A number of comments we received regarding the alignment of Homestead Link and how transport infrastructure will come forward as part of the site to mitigate current capacity at Dunchurch crossroads. A further hybrid alignment was also	The updated SPD has considered the proposed changes to the alignment has been amended to include a hybrid alignment to enable the timely delivery of the site coming forward.

	<p>submitted as part of the consultation from the developers of the site.</p> <p>Further details on cycling and walking access.</p>	
Infrastructure requirements	<p>Comments were received about the Secondary school and school delivery in the phasing of the site coming forward. The SPD also states the need for an education study to be delivered at the same time.</p> <p>Police costs updated.</p>	<p>In light of these comments the delivery and phasing section has been reviewed as part of the updated SPD to include the delivery dates and phases agreed as part of the Local Plan. The delivery and phasing table and map within the document clearly identifies when the infrastructure for the allocation will be coming forward.</p> <p>The Infrastructure Delivery Plan states the expected infrastructure items and costs evidenced at the time of adoption of the Local Plan. Updated cost have been consulted on in October 2019 and as part of the further consultation on the updated SW SPD.</p> <p>Costs have been changes by WCC</p>
Employment	<p>Objections were raised in that DS8 provides for B8 uses only and this is inconsistent with DS4.</p> <p>Further clarification on design is needed to be consistent with DS8.</p>	<p>The allocation for B8 on the SW allocation is consistent with policy DS8 in the local plan. Further design guidance is set out in the updated the updated SPD, no significant amendments have been made to the employment section within the updated SPD.</p>
Retail	<p>Responses requested clarification on the size of the District Centre</p> <p>Clarity over what community space is being provided within the District Centre.</p>	<p>In response to the comments the district centre section has been reviewed as part of the updated SPD to include details on the broad scale of retail floorspace to be provided and what other facilities will be within the District Centre. This includes the Secondary school and one primary school to be located within the District Centre.</p>

<p>Tariff</p>	<p>Tariff and developable area questioned as to whether the dwellings per hectare assumptions reflect would could be built in site.</p> <p>CIL regulations compliance how would future shortfalls be considered and how will front loaded infrastructure be funded?</p> <p>RBC preferred option of tariff not explained in the SPD. WCC also call for a simple process of negotiations produced parallel to the SPD.</p> <p>Further technical clarification was sought on the tariff in terms of the nil land value assumptions, the costs included within the viability work, the developable area and housing mix assumptions which underpinned the viability work and tariff calculations.</p>	<p>Since the draft SW SPD consultation national planning policy guidance has been updated. The amendments have introduced the preclusion of financial formulas to be introduced and adopted by Council's within SPDs.</p> <p>Legal advice was sought by the Council which concluded that risk of including the tariff calculation within an SPD, where the calculation is not contained within the Local Plan would potentially be unsound.</p> <p>Although the tariff can no longer be part of the SPD, it can be used to inform the S106 legal agreements and this approach is now being taken forward. Importantly the equalisation of those shared infrastructure items such as the Homestead Link will still be achieved and ultimately delivered. This is in line with the requirements of the Local Plan policies and the principles that underpin the SPD.</p>
<p>Appendices</p>	<p>There is a duplication of maps within appendix F and G. Clarity of maps the title of the map should be title masterplan rather than framework as stated in DS8 in the Local Plan.</p> <p>Delivery and phasing is unclear particularly as to when the schools will come forward.</p> <p>Some guidance in the appendices could be referred to in the main document.</p>	<p>The appendices have been reviewed and amended within the updated SPD. Further maps have been provided for clarity and the title of the document and maps includes 'masterplan'.</p> <p>School delivery is set out within the Local Plan IDP this is also reflected within the updated SW SPD.</p> <p>All guidance within the appendices are clearly signposted and referenced throughout the updated SW SPD.</p>

Appendix A– A list of consultees who made representations

First Name	Surname	Organisation
Lois	Partridge	Sworders
Louise	Steele	Framptons
Michael	O'Connell	Wood plc
Mark	Dauncey	Pegasus
Diane	Clarke	Network Rail
Mark	English	Warwickshire Police
Andrew	Morgan	Place partnership obo Warwickshire Police
Rebecca	McLean	Severn Trent
Lucy	Bartley	Wood obo National Grid
Richard	Timothy	Highways England
Rajvir	Bahey	Sport England
Melanie	Lindsley	Coal Authority
Yana	Burlachka	Natural England
Rosamund	Worall	Historic England
Jasbir	Kaur	Warwickshire CC
Gemma	Johnson	Barton Willmore
Jane	Allett	
Diane	Clarke	Network Rail
Roy	Bradshaw	
D	McBride	
Mark	English	Warwickshire Police
Jenny	Smith	
Gary	Williams	
C	Bradley	
David	Ollier	
Melvyn	Macartney	
Lynne	Brushett	
Robert	Collings	

John	Wright	
Anne	Gilbert	
Michael	Judge	Save Dunchurch Action Group
Chris	Worman	Rugby Borough Council
Karen	Dent	
Colin	Batchelor	
James	Leng	
Janet	Milwain	
Nick	Brooke	
Mark	Soule	
Desmond	Nutt	
Elizabeth	Satinet	
Holly	Parrott	
Claire	Brosnan	
Scott	Ballard	Rugby Borough Council
Craig	Barnes	
Richard	Basnett	
Neil	Roberts	
Lesley	Treharne-Martin	
Deborah	Gibbons	
Dr Sarah	Tonks	
Paul	Avery	
Carlos	Capelett	
Louise	Bennett	
Mo	Steer	
Gemma	Evans	
Tony	Wilkins	
John	Saunders	
Christopher	Sarson	
Adam	Sheridan	

Blanaid	Cook	
Colin	Cook	
Shirley	Hall	
Alan	Horton	
Adam	Rouledge	
Bob	Hobday	
D	Williamson	
Malcolm	Welch	
	Turner	
P	Mastrangelo	
Duncan	Harrison	
David	Brockway	
Jane	Granter	
Mick	Graham	
D.C	Brook	
Amber	Collings	
Cheryl	Turner	
Carol	Seager	
Simon	Ward	
Anthony	Mennell	
Janet	Gee-Russell	
Paul	Lepoidevin	
Lucy	Bartley	Wood on behalf of National Grid
Norman	Lines	
Steven	Holland	
Gareth	Dean	
Dr H	Allroggen	
Gillian	O'Connell	
Sally	Stephens	

Rachel	Schofield-Newton	
E	Allen	
Julian	Woolley	
Greg	Winton	
Julie	Hinds	
Helen	Massie	
Simon	Dunkley	Willmott Dixon Construction LTD
Pauline	Woodcock	
Paul	Sanders	Dunchurch Allotment Association
Kathryn	Hudson	
Keith	Boardman	
Barrie	Bernand	
John	Robards	
Heather	Bradshaw	
Julia	Sanders	
D	Flavell	
Robert	Radcliffe	
Ed	Evans	
William	Fielding	
John	Branscombe	
A	Lewis	
James	Bennett	
Edwards	Mitchell	
Frances	Bennett	
Joe	Garthwaite	
Steven	Rees	
Stuart	Jones	
John	Steele	
Ken	Lilleyman	

Sue	Winton	
Nicola	Keers	
Juliette	Crossin	
Richard	Timothy	Highways England
Keery	Jackson	
Marko	Jovic	
John	Slater	
David	Gelsthorpe-Hill	
Lee	Sutton	
Melanie	Cannell	
Brian	Bowsher	
Thomas	Smith	
Fiona	White	
Martin	White	
Jane	Clews	
A	Barnes	
B	Cain	
David	Middleton	
Judith	Hobill	
Frances	Fuller	
Alison	Charles-Edwards	
Alan	Hughes	
Jonathan	Marlow	
David	Reid	
P	Steer	
Will	Charlton	Newlands Development
P	Wallis	
John	Bennett	
Geoff	Morris	
Chris	Middleton	

Pauline	McKenzie	
Tracy	Smith	
Rose	Wattam	
Jose	Mastrangelo	
Alex	Woodcock	
Matthew	Richards	
David	Giles	
Laura	Rees	
Glenys	Brazier	
Linda	Tomalin	
Steve	Jackson	
Diane	Middleton	
R	Davey	
P	Williams	
Craig	Oakley	Rugby Borough Council
Melaine	Lindsley	Coal Authority
Richard	Howarth	
Anne	Dahmash	
Lorna	Garthwaite	
Stuart	Boulton	
Erica	Milwain	
Gemma	Burgess	Cawston Parish
Selina	Larque	
David	Cooper	
Valerie	Chapman	
Marie	Thompson	Dunchurch Parish Council
Audra	Morgan	The British Horse Society
Kent	Polley	
Lisa	Dobbin	
Stewart	Wright	

Fiona	Fitzsimons	
Lisa	Parker	
Colin	Horton	Rugby Borough Council
David	Seager	
Elizabeth	Thompson	
Kate	Aluze-Ele	
Demis	Ohandjanian	
Andrew	Larque	
Colin	Reeves	
Julie	A'Barrow	
Nicole	Hillier	Woodland Trust
Clive	Cotton	
Lee	Chase	
Brian	Coleman	
Lee	Osborne	
Jan	Elliott	
Wendy	Bannerman	
Robert	Cooper	
Christa	Pelton	
Margaret	Richards	
Rosamund	Worrall	Historic England
John	Bretherton	
Fiona	Macartney	
J	Garrett	
John	Ham	
Andrew	Jackson	
Narmada	Patel	
Peter	Eccleson	
Gina	Rowe	Warwickshire Wildlife Trust
Nicola	Holt	

Caroline	Noy	
Philippa	Belcher	
Helen	Creery	Thurlaston Parish Council
Richard	Stephens	
Stephen	Lewington	
Michael	Goode	
Jonny	Carlson	
Matthew	Hoy	
Clare	Young	
N	Glasheen	
Graham	Bevan	
Adrian	Cannell	
Julie	Monk	
Nicola	Hallam	
Hayley	Johnson	
Ian	Bates	
Libby	Wojcicki	
Alex	Doubleday	
Paul	Noy	
Julie	Eastwood	
Robert	Durkin	
Richard	Allanach	

Appendix

Insert hyperlink for October consultation SPD

South West Rugby Masterplan Supplementary Planning Document

Consultation Strategy

This consultation strategy has been produced in line with the requirements of the Rugby Borough Statement of Community Involvement (SCI). At this present time an additional SCI document has been produced which ensures that the SCI is compliant with the amended government guidance on consultation during the coronavirus pandemic. This document also meets the requirements of this additional document. Both the SCI and the additional SCI document can be found on the RBC website.

Document Title: South West Rugby Masterplan Supplementary Planning Document (SW SPD)- Further Engagement Draft Version	
Nature of Plan being Prepared	The document is a supplementary planning document (SPD). Once adopted it will not form part of the Development Plan but will sit beneath the Local Plan. Its purpose is to provide additional detail and information to help guide comprehensive development of the South West Rugby allocation. It has been specifically referenced in Local Plan Policies DS8 and DS9 and once adopted will be a material consideration in the assessment of planning applications on or close to the allocation site.
Purpose of Consultation	Regulation 12b of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires SPDs to be consulted on for a minimum of 4 weeks. This consultation is a further consultation as a result of material changes to the previous draft of the SW SPD. The aim of this consultation is to ensure the wider public are aware of the content of the document, the updated changes since 2019 and give the public and other stakeholders an opportunity to submit representations on the draft document.
Nature of issues that need to be consulted upon	<p>The SW SPD provides the Councils preferred masterplan for the site. It also provides more detailed information on the requirements for many aspects of the site including, education provision, design and open space. The SW SPD crucially does not introduce new policy but develops and expands upon Local Plan policies.</p> <p>A previous consultation on the document took place in 2019. There have been several important changes and amendments since this first consultation which has led to the need for this further engagement.</p>
Who should be consulted	<p>The consultation will be open to anyone who wishes to submit a representation.</p> <p>In line with the Councils SCI the following groups will be notified directly of the consultation. This will be done by email where possible with letters sent to those for whom an email address is not available:</p> <ul style="list-style-type: none"> • All statutory bodies; • All Parish Councils; and

APPENDIX 3 – CONSULTATION STRATEGY

	<ul style="list-style-type: none"> • All groups and individuals who have opted to be on the Consultation Database. <p>In addition to direct emails and letters, in order to raise wider public awareness of the consultation it will be promoted in the following ways, in line with the Council’s SCI:</p> <ul style="list-style-type: none"> • Information and documents will be published on the Council’s website; • Ward Councillor and Parish Councils will be asked to make reasonable attempts to publicise the consultation; • The consultation will be publicised via the Council’s social media platforms; and • The consultation will be advertised in the local paper. <p>Due to restrictions with Covid-19 hard copies will not be made available at the Town Hall and libraries at this time. However, in cases where people are unable to view the document online they can request a hard copy to be posted out to them directly.</p>
<p>Why are we consulting them</p>	<p>We are carrying out this consultation to ensure all individuals and groups who may be affected by the South West Rugby development have the opportunity to voice their opinions on the content of the document.</p>
<p>When consultation will take place</p>	<p>The consultation will take place for a period between September and October 2020. The exact dates will be confirmed in due course. The consultation will run for a period of 4 weeks.</p>
<p>Accessible Inclusive Consultation</p>	<p>As outlined above the consultation will be promoted both online and in the local newspaper and the document will be available to read both online or can be requested in hard copy form.</p> <p>In addition to this, to ensure the consultation is accessible and inclusive, the following measures will be put in place:</p> <ul style="list-style-type: none"> • Individuals can call or email to discuss the document with a planning officer; • Adapted versions of the document can be produced on request, e.g. large print; • Representations can be submitted by email or post; • Representations can be sent in via email on behalf of someone who does not have internet access; and • Representations can be made by an individual representing an organisation or group.
<p>How comments will be taken into account</p>	<p>Each representation will be read and carefully considered. If it is felt that as a result of the representation changes should be made to the SW SPD then these will be incorporated into the final document. It is important to note that not all representations received will lead to changes in the SW SPD.</p>

APPENDIX 3 – CONSULTATION STRATEGY

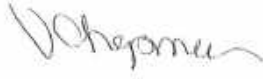
	<p>A comment will be provided by the Council on each representation received and this will be published as part of the Consultation Statement.</p>
How comments will be reported	<p>A Consultation Statement will be published following the close of the consultation. This will include:</p> <ul style="list-style-type: none">• A list of the persons consulted;• A summary of each representation; and• A comment on how each representation has been considered.

EQUALITY IMPACT ASSESSMENT (EqIA)

Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
 - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
 - advancing equality of opportunity between people who share a protected characteristic and those who do not,
 - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
 - age
 - disability
 - gender reassignment
 - marriage/civil partnership
 - pregnancy/maternity
 - race
 - religion/belief
 - sex/gender
 - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published online.
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:
Minakshee Patel
Corporate Equality & Diversity Advisor
minakshee.patel@rugby.gov.uk
Tel: 01788 533509

Equality Impact Assessment

Service Area	Development Strategy
Policy/Service being assessed	South West Rugby Supplementary Planning Document
Is this is a new or existing policy/service? If existing policy/service please state date of last assessment	This is a subsidiary document of the Rugby Borough Local Plan 2011-2031 that had its own EqIA as part of its statutory adoption process.
EqIA Review team – List of members	Victoria Chapman – Development Strategy Manager
Date of this assessment	03 August 2020
Signature of responsible officer (to be signed after the EqIA has been completed)	

A copy of this Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Advisor.

If you require help, advice and support to complete the forms, please contact Minakshee Patel, Corporate Equality & Diversity Advisor via email: minakshee.patel@rugby.gov.uk or 01788 533509

Details of Strategy/ Service/ Policy to be analysed

<u>Stage 1 – Scoping and Defining</u>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	The Supplementary Planning Document (SPD) elaborates on the Local Plan’s policies DS8 and DS9 relating to a site known as ‘South West Rugby’, providing guidance on how the allocation for 5000 dwellings and 35Ha of employment will be taken forward and implemented.
(2) How does it fit with Rugby Borough Council’s Corporate priorities and your service area priorities?	The Local Plan is considered to benefit all groups with protected characteristics through increased provision of housing, employment and supporting infrastructure, including social and community facilities.
(3) What are the expected outcomes you are hoping to achieve?	<p>a) Cabinet is being asked to approve the SPD for public consultation, which will be for four weeks and can make use of the extensive consultation database developed for the Local Plan.</p> <p>b) Further Engagement Consultation is likely to take place September-October 2020.</p>
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> • Customers • Employees • Wider community or groups 	The Borough Local Plan is considered to benefit all groups with protected characteristics through increased provision of housing, employment and supporting infrastructure. However the local plan is a broad document, having a detailed policy document (the SPD) setting out how this specific allocation can be implemented will enable the Council to provide guidance to how the site is delivered and provide the spatial objective to be achieved for the new neighbourhood, ensuring that Council priorities can be delivered.
<u>Stage 2 - Information Gathering</u>	
(1) What does the information tell you about those groups identified?	The SPD is subsidiary to the Local Plan, so relies upon the extensive documentation already gathered for the Local Plan, which is available on the Council’s website.

<p>(2) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement? If yes, what were their views and how have their views influenced your decision?</p>	<p>Informal consultation was undertaken with the consortium of developers and landowners with interests in the South West Rugby allocation and key stakeholders at Warwickshire County Council, including highways, education and biodiversity. This informed many aspects of the draft versions of the SPD which was the subject of the first public consultation. This first public consultation event on the draft version of the SPD was carried out for a period of six weeks between the 17th October and the 29th November 2019. All of these bodies had the opportunity to provide a representation to the consultation and all of their responses have been considered with changes made where required.</p>		
<p>(3) If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.</p>	<p>Further Engagement Consultation likely to take place September-October 2020.</p>		
<p><u>Stage 3 – Analysis of impact</u></p>			
<p><u>(1)Protected Characteristics</u> From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination? If yes, identify the groups and how they are affected.</p>	<p>RACE No adverse or negative impacts identified</p>	<p>DISABILITY No adverse or negative impacts identified</p>	<p>GENDER No adverse or negative impacts identified</p>
	<p>MARRIAGE/CIVIL PARTNERSHIP No adverse or negative impacts identified</p>	<p>AGE No adverse or negative impacts identified</p>	<p>GENDER REASSIGNMENT No adverse or negative impacts identified</p>
	<p>RELIGION/BELIEF No adverse or negative impacts identified</p>	<p>PREGNANCY MATERNITY No adverse or negative impacts identified</p>	<p>SEXUAL ORIENTATION No adverse or negative impacts identified</p>

<p><u>(2) Cross cutting themes</u></p> <p>(a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how?</p> <p>(b) Are your proposals likely to impact on a carer who looks after older people or people with disabilities? If yes, please explain how?</p>	<p>When implemented proposals will result in increased employment opportunities and educational/health/community provision and affordable housing. This may help reduce social inequalities.</p> <p>No.</p>
<p>(3) If there is an adverse impact, can this be justified?</p>	<p>Not applicable</p>
<p>(4) What actions are going to be taken to reduce or eliminate negative or adverse impact? (this should form part of your action plan under Stage 4.)</p>	<p>Not applicable</p>
<p>(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?</p>	<p>See 2(a) above.</p>
<p>(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?</p>	<p>Planning for the increased provision of housing, employment and associated services is considered to offer the potential for improved relations between groups through less competition for services reducing the potential for negative perceptions of service allocation.</p>
<p>(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?</p>	<p>None identified.</p>

Stage 4 – Action Planning, Review & Monitoring

If No Further Action is required then go to – Review & Monitoring

(1) Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.

EqlA Action Plan

Action	Lead Officer	Date for completion	Resource requirements	Comments

(2) Review and Monitoring
State how and when you will monitor policy and Action Plan

The Council produces an annual monitoring report, which is reported to Cabinet. In addition, the SPD will be subject to annual review and updating. If required, the SPD can be amended following feedback from Cabinet or as a result of any future consultation exercise.

Please annotate your policy with the following statement:

‘An Equality Impact Assessment on this policy was undertaken on 3rd August 2020 and will be reviewed on 3rd August 2021.’

AGENDA MANAGEMENT SHEET

Report Title:	Finance & Performance Monitoring 2020/21 - Quarter 1
Name of Committee:	Cabinet
Date of Meeting:	<u>7 September 2020</u>
Report Director:	Interim Chief Finance Officer
Portfolio:	Corporate Resources
Ward Relevance:	All Wards
Prior Consultation:	None
Contact Officer:	Jon Illingworth, Acting Section 151 and Chief Finance Officer jon.illingworth@rugby.gov.uk 01788 533410
Public or Private:	Public
Report Subject to Call-In:	Yes
Report En-Bloc:	No
Forward Plan:	Yes
Corporate Priorities:	This report relates to the following priority(ies):
(CR) Corporate Resources	<input checked="" type="checkbox"/> To provide excellent, value for money services and sustainable growth
(CH) Communities and Homes	<input checked="" type="checkbox"/> Achieve financial self-sufficiency by 2020
(EPR) Environment and Public Realm	<input checked="" type="checkbox"/> Enable our residents to live healthy, independent lives
(GI) Growth and Investment	<input checked="" type="checkbox"/> Optimise income and identify new revenue opportunities (CR)
	<input checked="" type="checkbox"/> Prioritise use of resources to meet changing customer needs and demands (CR)
	<input checked="" type="checkbox"/> Ensure that the council works efficiently and effectively (CR)
	<input checked="" type="checkbox"/> Ensure residents have a home that works for them and is affordable (CH)
	<input checked="" type="checkbox"/> Deliver digitally-enabled services that residents can access (CH)

- Understand our communities and enable people to take an active part in them (CH)
- Enhance our local, open spaces to make them places where people want to be (EPR)
- Continue to improve the efficiency of our waste and recycling services (EPR)
- Protect the public (EPR)
- Promote sustainable growth and economic prosperity (GI)
- Promote and grow Rugby's visitor economy with our partners (GI)
- Encourage healthy and active lifestyles to improve wellbeing within the borough (GI)
- This report does not specifically relate to any Council priorities but

Statutory/Policy Background: This report has been submitted in accordance with the Financial Standing Orders.

Summary: This report sets out the anticipated 2020/21 financial & performance position for the Council based on data at 30 June 2020 (Quarter 1). It also presents proposed 2020/21 budget adjustments for approval as required by Financial Standing Orders.

Financial Implications: As detailed in the main report.

Risk Management Implications: This report is intended to give Cabinet an overview of the Council's forecast spending and performance position for 2020/21 to inform future decision-making.

Environmental Implications: There are no environmental implications arising from this report.

Legal Implications: There are no legal implications arising from this report.

Equality and Diversity: No new or existing policy or procedure has been recommended.

Options: Members can elect to approve, amend or reject the supplementary budget requests listed at recommendation 4.

Recommendation:

RECOMMENDATION

- 1) The Council's anticipated financial position for 2020/21 be considered;
- 2) performance summary & performance data included in Section 7 and Appendix 3 be considered & noted;
- 3) the response to the PWLB lending options consultation in section 8 and Appendix 4 be noted; and
- 4) IT BE RECOMMENDED TO COUNCIL THAT -
 - (a) supplementary HRA capital budgets of £0.120m and £0.080m for 2020/21 for Kitchen Upgrades (Voids) and Bathroom Upgrades (Voids) to be met from the Major Repairs Reserve be approved;
 - (b) the following General Fund capital budgets be carried forward to 2021/22:
 - a. Crematorium Car Park Extension £0.180m
 - b. Glaramara Close Play Area Refurbishment £0.150m
 - c. CRM system and new Website (Year 1 maintenance) £0.080m; and
 - (c) the 2020/21 draw down of Revenue carry forwards from earmarked reserves of £0.331m be approved.

Reasons for Recommendation: A strong financial and performance management framework, including oversight by Members and senior management, is an essential part of delivering the Council's priorities and statutory duties

Cabinet - 7 September 2020

Finance & Performance Monitoring 2020/21 – Quarter 1

Report of the Chief Finance Officer

RECOMMENDATION

- 1) The Council's anticipated financial position for 2020/21 be considered;
- 2) performance summary & performance data included in Section 7 and Appendix 3 be considered & noted;
- 3) the response to the PWLB lending options consultation in section 8 and Appendix 4 be noted; and
- 4) IT BE RECOMMENDED TO COUNCIL THAT -
 - (a) supplementary HRA capital budgets of £0.120m and £0.080m for 2020/21 for Kitchen Upgrades (Voids) and Bathroom Upgrades (Voids) to be met from the Major Repairs Reserve be approved;
 - (b) the following General Fund capital budgets be carried forward to 2021/22:
 - a. Crematorium Car Park Extension £0.180m
 - b. Glaramara Close Play Area Refurbishment £0.150m
 - c. CRM system and new Website (Year 1 maintenance) £0.080m; and
 - (c) the 2020/21 draw down of Revenue carry forwards from earmarked reserves of £0.331m be approved.

1. INTRODUCTION

This is the first of the quarterly finance and performance monitoring reports for 2020/21, which combines finance (revenue and capital) as well as performance for General Fund (GF) and Housing Revenue Account (HRA). The year-end forecasts for 2020/21 are based on actual expenditure from 01 April 2020 to 30 June 2020 (Quarter 1) plus any known changes that have developed thereafter. The report also includes proposed 2020/21 budget adjustments which are recommended for approval by Members.

The key sections of the report are laid out as follows:

- Background- Section 2
- General Fund (GF) Revenue Budgets and Performance - Section 3 & Appendix 1;
- Housing Revenue Account (HRA) Revenue Budgets & Performance- Section 4 & Appendix 2;
- Capital Budgets - Section 5 and Appendices 1 (GF) & 2 (HRA);
- Performance- Section 7 and Appendix 3
- PWLB lending options consultation Appendix 4 – Section 8

Throughout the report, pressures on expenditure and income shortfalls are shown as positive values. Savings on expenditure and additional income are shown in brackets.

2. BACKGROUND

The Final balanced budget 2020/21 was approved by Full Council on 25 February 2020 and the detailed papers can be found at;

[Council 25 February 2020](#)

The approved budget of **£17.435m** is summarised in the following table.

General Fund Revenue Summary 2020/21	2020/21 Approved Budget	2019/20 Carry forwards	2020/21 Revised Budget
	£000	£000	£000
Growth & Investment	3,016	38	3,054
Corporate Resources	1,027	8	1,035
Environment & Public Realm	7,292	243	7,535
Communities & Homes	1,975	42	2,017
Executive Director's Office	2,069	0	2,069
PORTFOLIO EXPENDITURE	15,379	331	15,710
Corporate Items	(143)	0	(143)
Less Capital Charge Adjustment	(2,767)	0	(2,767)
Less Corporate Savings Target (including salary voids)	(300)	0	(300)
Less Pension Adjustment	(357)	0	(357)
NET PORTFOLIO EXPENDITURE	11,812	0	12,143
Net Cost of Borrowing	315	0	315
Minimum Revenue Provision (MRP)	1,594	0	1,594
Investment Income	(50)	0	(50)
Revenue Contribution to Capital Outlay	440	0	440
Contribution to Business Rate Equalisation Reserve	1,726	0	1,726
Contribution to/from Reserves & Balances	742	(331)	411
Parish Council Precepts and Council Tax Support	856	0	856
TOTAL EXPENDITURE	17,435	0	17,435

Table 1 – Summary General Fund Budget 2020/21 to include Carryforwards approved in 2019/20 Outturn.

Whilst the Council continues to make efficiencies and drive forward the key corporate priority of self-sufficiency, this does not take away from the significant challenges that are faced in future years.

In order to mitigate the anticipated reduction in funding from business rates reset and fair funding in future years, a total amount of £1.726m was budgeted to be put into the business rates equalisation reserve.

Another part of the Council's commitment to self-sufficiency is to reduce its overall level of debt and reliance on borrowing. In order to contribute towards capital schemes, the budget for Revenue Contribution to Capital (RCCO) was increased to £0.440m for 2020/21.

3. GENERAL FUND (GF) REVENUE BUDGETS

3.1 GF Overview and Key Messages:

The current reported forecast position is largely balanced with a slight overspend of **£0.017m**.

However, it needs to be noted that there are significant risks that the deficit will increase with potential pressures continuing to be reviewed and considered. The details are as follows;

- Impact of continued increased demand on Council services.
- Impact of continued pressures on service providers, local businesses, and the general public.
- Review of pressures resulting from required changes that will need to be made to ensure a safe environment for both staff and customers.
- Any financial impact of the implementation of recovery plans over the short to medium term.
- Inability to speculate what lies ahead over the coming months as the Coronavirus (COVID-19) pandemic continues.

Whilst, the position looks positive, in this report, this unprecedented set of circumstances may mean that there will be significant changes which will be reported in future quarterly reports.

Further details of portfolio variances and key performance indicators can be seen in Appendix 1.

This variance is made up of the following significant items-

A pressure of **£1.274m** from GF Portfolios; this mainly due to loss of income and increased costs due to the impact of COVID-19.

- Communities and Homes reports £0.634m of pressure mainly resulting from accommodation costs for housing homeless people during the Coronavirus pandemic. The forecast represents a central case of maintaining the rough sleeper cohort in Bed and Breakfast accommodation for the remainder of 2020/21 without additional central government funding. Government has announced an application process for the Next Steps Accommodation Programme grant and a submission is being prepared. The outcome of this will be included in future reports.
- Appendix 1 provides details of the loss of income to services which totals £1.200m of which (£0.686m) is forecasted to be offset by Government funding 75p in every £1.
- In addition, there have been further grants which total (£1.284m) to support local authorities with anticipated additional financial pressures from COVID-19
- The corporate items include an underspend total of (£0.302m) due to the associated borrowing costs not being incurred. The slippage in the Capital programme is a consequence of the lock down for the first quarter of 2020/21.

2020/21 Savings and Income Proposals

- Total Portfolio Service savings of (£0.385m) - (£0.216m) are risk assessed as green and deliverable. The balance of (£0.169m) is assessed as amber and continues to be monitored.
- It needs to be noted that the 2020/21 income proposals of (£0.570m) are at significant risk of non-delivery and are included in the forecast loss of income.

- Corporate, Salary and Digitalisation savings of (£0.403m) – The current forecast assumes that (£0.280m) will be delivered with £0.100m being reported as non-deliverable at this point due to additional staff costs from increased demand for services. Therefore, underspends from staff vacancies is not expected to be at the same level as seen in previous years.

Any savings at risk of delivery continue to be reviewed to take action to mitigate wherever possible and updates will be provided in future reports.

Reserves

The table below shows the anticipated balance in the GF balances at 31 March 2021 based on the forecasts at Quarter 1.

	Forecast in-year change £000s	Balance £000s
Reported Balance Final Outturn 2019/20		(2,256)
Changes reported in Draft Statement of Accounts	6	
Revised GF Balance at 01 April 2020		(2,250)
Net amount to be taken from balances	17	
Anticipated GF Balance at 31 March 2021		(2,233)

Table 2 – Summary General Fund Balances in Reserve.

The Final Outturn Report for 2019/20 reported an estimated balance of (£2.256m) which was subject to any changes that may occur during the closure of accounts. The draft statement of accounts reports a further change to this balance of £0.006m which will be fully confirmed in the production of the Final Statement of Accounts which has been extended due to COVID-19 and has a deadline of 30 November 2020.

Whilst the current reported position is showing a relatively balanced position the Council continues to face significant challenges as a result of COVID-19.

There are risks in both increased expenditure and reduced income for services which will have a significant impact on the level of reserves if not met by other funding streams.

Consequently, a revised Risk Assessment has been completed and is considered within the initial budget report elsewhere on the Agenda where it is anticipated that;

- The General Fund has a risk of **£1.506m** to support any potential further impact of the Coronavirus Pandemic.
- The Budget Stability Reserve has a significant risk in excess of **£0.800m** to support service pressures from additional costs, loss of income and risk to the delivery of savings during 2020/21
- If all of the risks were to materialise over the next 2 years, then Reserves will be fully depleted by the financial year 2023/24.

The initial estimate for forecast reserves over the medium term can be seen within the General Fund Appendix 1 – Dashboard. These will continue to be updated as new information is made available.

3.2 Coronavirus pandemic (COVID-19)

Since March 2020, the government has worked closely with local authorities to understand their needs and provided more than £27 billion to help councils, businesses, and communities through the Coronavirus pandemic.

As part of the range of support measures for businesses affected by COVID-19, the government announced a Coronavirus Business Loan Interruption Scheme (CBILS). It supports small and medium sized businesses to access loans, overdrafts and invoice finance of up to £5 million for up to six years. The scheme is delivered through commercial lenders, backed by the Government-owned British Business Bank. Importantly, the Government provides lenders with a guarantee of up to 80% on each loan. The Government also makes a Business Interruption Payment to cover the first 12 months of interest payments and any lender fees.

Accredited lenders for the scheme include all major banks and local, alternative finance providers such as Coventry and Warwickshire Reinvestment Trust (CWRT) which are an arm of the Coventry and Warwickshire LEP. To support the recovery process and to offer prompt access to cash, the Council has also committed to provide a loan of up to £0.250m, repayable over a 6 year term to CWRT which will be funded by reserves. It is currently expected that this will lead to 4 loans which will help to secure 40 jobs in the borough.

To date, Rugby Borough Council has been allocated (£33.447m) to pass directly to residents and businesses as follows:

COVID-19 Funding Type	£000s	Notes
Council Tax Hardship Fund	(651)	Council tax relief to support vulnerable people and householders in the local area
Rough Sleeping Initiative	(9)	Funding to provide accommodation and support to vulnerable people, including rough sleepers, who do not have anywhere to self-isolate.
Small Business Grant Fund Retail, Leisure and Hospitality Fund	(20,044)	Cash grants for small business, and businesses in the retail, hospitality and leisure
Local Authority Discretionary Grants Fund	(985)	Cash grants paid to small and micro businesses not eligible for the grants above
Expanded Business Rates Relief	(11,727)	Initial allocation to fund the increase in business rates retail relief to 100% to eligible retail, leisure and hospitality properties.
Business Improvement District Support (BIDS) Grant	(31)	Passed to Rugby BID to contribute to their operational losses
TOTAL COVID-19 FUNDING	(33,447)	

Table 3 – Summary Grants and Reliefs – COVID 19.

This total will increase by a further £0.096m subject to the recommendation to sign the grant funding agreement for the Reopening of the High Streets Safety Fund which is elsewhere on this agenda.

In addition, since the initial lockdown on 23 March 2020 local authorities have been required to report on a monthly basis to MHCLG. These have included updates on the impact of the Coronavirus

pandemic from both a financial and non-financial perspective. This information has enabled the government to recognise the financial support required to ensure that cash flow pressures can be limited, and local authorities can continue to serve their communities.

The estimated Service pressures included in the Q1 forecast total £2.200m. However, it needs to be noted that the climate and circumstances are constantly changing and it is anticipated that the full impact will not be known until much later in the year. Future reports will continue to provide updates on both the costs and income.

Whilst services are continuing to take action to minimise cost pressures wherever possible, the reported forecast pressures mentioned previously have been mitigated by grants awarded by Government. See table 4 as follows;

COVID-19 Emergency Local Government Funding	£000s
First Tranche	(42)
Second Tranche	(1,079)
Third Tranche	(163)
Total	(1,284)

Table 4 – Summary Emergency COVID-19

Alongside increased spending during the pandemic, the national lockdown has had a significant impact on income from Council Tax, Business Rates and sales, fees and charges. To help mitigate this, the Government has recently announced the following to help manage the losses:

- A co-payment scheme to compensate local authorities for irrecoverable losses in 2020/21 from eligible sales, fees and charges under the scheme. Under this scheme, councils bear the first 5% of losses compared to budgeted income and the Government will compensate 75p in every pound of loss thereafter. The service forecasts have included an estimated government income of (£0.686m) at Q1 and will continue to be monitored with any changes reported during the current financial year.
- An option for authorities to spread collection fund deficits arising in 2020/21 over the next three years rather than the usual one. A full announcement will be made at the next Spending Review.

Council Tax

The largest cause of Council Tax losses is due to the increase in the number of taxpayers claiming council tax support (CTS).

The latest Coronavirus return submitted to MHCLG, reported an increase of 7.1% compared to budget.

After an initial sharp incline in CTS, the number of cases is stabilising and up to date. However, there are still significant downside risks from CTS, especially if unemployment pushes applications higher over future months.

At the end of June 2020 (quarter 1), the Council taxbase was 1.89% below budget. New properties are coming on the valuation list, but any increase in the taxbase is currently being over-shadowed by increases in CTS. It is not clear yet whether the Council will achieve its budgeted taxbase and the extent of any collection fund deficit. This will be monitored closely over the coming months.

At this stage, it is difficult to anticipate if non-collection will be a driver of council tax losses. The delay in the 10 month payment profile starting June (or July if already paid in April) means that it is too early to make any forecasts about trends that might emerge in the coming months.

Business Rates

Gross Rates at the end of quarter 1 are 3% lower than estimated in the NNDR1. This is mainly due to:

- Empty property relief is higher than anticipated in the NNDR1. At the end of quarter 1 it is running at 3.05% compared to 2.3% in the NNDR1. A large contributor is the loss of Penguin Books at Junction 1.
- Business rates growth was anticipated from the J1 service station in 2020/21, but it is unlikely that there will be any income until 2021/22.
- There has been a significant increase in reliefs due to the expanded retail discount scheme. This is fully funded by COVID-19 s31 grant funding and there is no effect on the authority's bottom line.

There are further risks to gross rates as in the short-to-medium term it is possible that businesses will be eligible for reductions in valuations as a result of Material Changes in Circumstances due to lockdown. In the longer term (from 2021/22) it is possible there will be a permanent reduction in the "footprint" occupied by the business sector, which means that business rates may not ever recover.

There is no evidence to date that non-collection will be a driver of business rates losses. A significant number of ratepayers are receiving COVID-19 grants and up to 100% relief. This will continue to be monitored in the coming months.

This makes it difficult to forecast the extent of any collection fund deficit at this stage. However, if necessary, the Council can consider spreading the year end deficit over the next three years instead of the usual one. This scheme could be useful but full details are not available until the next Spending Review.

4 HOUSING REVENUE ACCOUNT (HRA) REVENUE BUDGETS:

4.1 Context

Housing Rents were set by Council on 4 February 2020. Following 4 years of rent reductions of 1% annually, Council agreed to a rent uplift of 2.7% (CPI + 1%) for 2020/21 in line with government guidance on Social Rent policy for the period 2020/21 to 2024/25.

Biart Place/Rounds Gardens

Council has received previous reports concerning the condition and potential redevelopment options for both Biart Place and Rounds Gardens.

Deconstruction works have recommenced at Biart Place following delays resulting from the Coronavirus pandemic and are scheduled for completion in early 2021. As noted within the monitoring table, 142 properties at the Rounds Gardens site have now been decanted and the schedule of full decant by March 2022 remains on target.

The structural findings in respect of the blocks at both sites, which account for almost 10% in total of the Council’s HRA stock, were unanticipated. The measures required to respond to these findings will have an extraordinary impact on the HRA’s financial resources, which will in turn impact on its ability to meet to both current and emerging housing needs.

As part of rent setting for 2020/21 Council also agreed to a recommendation that £3.743m previously set aside for the repayment of debt within the HRA medium term financial plan is now utilised as Revenue Contributions to Capital Expenditure. The HRA has also taken advantage of historically low PWLB interest rates during March/April 2020 to secure financing for the build costs at both sites when capital investment balances have been depleted.

4.2 HRA Overview and Key Messages

The total approved HRA budget is £17.088m. Based on the June 2020 forecast, it is anticipated that the year-end variance at 31 March 2020 will be a pressure of £0.708m. This variance is made up of the following significant items-

- £0.596m - An income shortfall predominantly related to the decant of properties at the Rounds Gardens site. As at 20 July 2020 142 flats (of 221 in total) are empty. It is anticipated that all properties at the site will be vacated by 31 March 2022 but the timing of the decant process will be driven by variable dynamic factors including the availability and suitability of alternative accommodation for tenants.
- £0.098m - Additional agency costs of within the Housing Management service as a result of:
 - back-filling whilst staff undertake user acceptance testing of the new Housing Management system; and
 - long term sickness / vacancies at the control centre

The COVID-19 pandemic has not had a material impact on HRA budgets to date. The ability to undertake repairs or relet void properties was curtailed during April and May but has now returned to pre-COVID levels. More than a third of tenants do not receive housing benefit or universal credit and are therefore possibly impacted by current furlough arrangements. As the furlough scheme unwinds in the coming months close scrutiny will be required to assess any impact on rent arrears arising from a potential increase in unemployment levels.

The table below shows the anticipated balance in the Housing Revenue Account at 31 March 2021 based on the forecasts at Quarter 1.

	Forecast in-year change £000s	Balance £000s
HRA Balance at 01 April 2020		(5,085)
Supplementary Budget & In-Year Approvals	0	
Forecast variance at the end of 2020/21	708	
Net amount to be taken from balances		708
Anticipated HRA Balance at 31 March 2021		(4,377)

Table 5 – Summary HRA Balances

5. CAPITAL

The latest approved capital programme (GF and HRA) is £36.806m. The programme has a forecast variance to year-end of (£2.123m) against the budget, after taking into consideration the proposed carry forwards the net total reduces to £1.713m.

5.1 General Fund Capital – Overview (Appendix 1)

The latest approved GF capital programme is £8.262m. The programme has forecast variance to year-end of (£1.368m). Taking into account the recommendation to carry forward projects as detailed below and recommendation 5 the net variation reduces to (£0.958m).

The variance is made up of the following key items:

- (£0.080m) - CRM System and new Website budget carry forward due to committed costs. (see Recommendation 5)
- (£0.180m) - Crematorium Car Park extension carry forward due to delays arising from COVID-19(see Recommendation 5)
- (£0.150m) - Glaramara Close Play Area Refurbishment carry forward due to COVID-19 (see Recommendation 5)
- (£0.648m) - Corporate Property Enhancements – potential slippage resulting from ongoing review of Town Hall / Public Offices site; and
- (£0.314m) Carbon Management Plan - underspend pending review by Climate Change Working Group of alternate uses for financing.

5.2 Housing Revenue Account – Capital (Appendix 2)

The latest approved capital programme is £28.544m. The programme shows a forecast net variance to year-end of **(£0.755m)**. Taking into account the recommendation to carry forward projects as detailed below and recommendation 4 the net variation increase to £0.955m. However, several major projects, notably the surveying and design phases of the Biart Place and Rounds Gardens redevelopment schemes, are likely to require revised profiling of budgets as more detailed timelines are established during the autumn.

The variance is made up of the following key items:

- £0.120m - Kitchen Upgrades (Voids) supplementary budget request (see Recommendation 4)
- £0.080m - Bathroom Upgrades (Voids) supplementary budget request (see Recommendation 4)
- (£0.045m) - CCTV upgrades potential budget saving due to high rise site redevelopments
- (£0.567m) - Biart Place - estimated slippage to 2021/22 for design and survey fees
- (£0.050m) - Biart Place - COVID-19 deconstruction delays estimated costs
- (£0.105m) - Boiler Works Tanser Court - possible saving pending site review
- (£0.288m) - Various year end estimated savings on refurbishment work

6. SUPPLEMENTARY BUDGET REQUESTS

As included within the recommendations section of this report, see below for further detail on the supplementary budget requests:

- 1) A supplementary HRA Fund capital budgets of £0.120m and £0.080m for 2020/21 for the Kitchen and Bathroom Voids to be met from the Major Repairs Reserve be approved.

7. PERFORMANCE SUMMARY

The data for Quarter 1, 2020/21 can be seen in Appendix 3.

Training on the RPMS is available to Members and can be requested by contacting the Corporate Assurance & Improvement team. Training involves learning how to navigate the system, how to interpret the data and development of personalised performance dashboards. This can be arranged for a time to suit Members, either during the day or evening.

If you wish to request training or if there is specific piece of performance data not covered in the appendix on a particular subject matter that you wish to review, then please request a performance report from the Corporate Assurance & Improvement team by emailing rpmssupport@rugby.gov.uk

8. PWLB LENDING OPTIONS CONSULTATION

Government issued a consultation document on future borrowing activity from the Public Works Lending Board (PWLB) in March. The deadline for response was extended to 31 July 2020 following the onset of the Coronavirus pandemic. The principal issue for consultation was government's proposal to exclude access to PWLB financing for "debt for yield" schemes. This followed concerns raised at the level of commercial property investment undertaken by some authorities in recent years. The full text of the Council's response to the consultation can be found at Appendix 4.

Name of Meeting: Cabinet

Date of Meeting: 7 September 2020

Subject Matter: Finance & Performance Monitoring 202021- Quarter 1

Originating Department: Corporate Resources

DO ANY BACKGROUND PAPERS APPLY

YES

NO

Appendix 1 - Revenue Forecasts - Key variance information

Service	Current Net Budget £000s	Exp to date plus commitments £000s	Forecast £000s	Employee Variance £000s	Running Cost Variance £000s	Income Variance £000s	Pending Supplementary Budget/Virement £000s	Total Variance £000s	Key reasons for variances
Growth & Investment	3,054	1,727	3,245	(8)	(33)	232	0	191	<p>£196,000 overspend for the planning service mainly due to loss of income following the COVID-19 pandemic.</p> <p>£164,000 overspend for the sports and recreation service due to unachieved income due to non delivery of activities between April - August during the COVID-19 pandemic, in addition to this there is further pressure around the delivery to meet stretched targets new for 2020/21. It is hoped that these services will resume in September.</p> <p>£141,000 overspend for The Benn Hall due to closure of the building following the COVID-19 pandemic.</p> <p>£50,000 overspend for the Land Charges service due to loss of income following the COVID-19 pandemic.</p> <p>£30,000 overspend for the Visitor Centre due to loss of income on sales following the closure of the building during the COVID-19 pandemic. It is hoped that the building will reopen in August however the level of recovery on sales is thought to be low.</p> <p>£39,000 Other minor variances</p> <p>(£429,000) has been forecasted as an estimate of income which we will receive from MHCLG for loss of income due to the COVID-19 pandemic</p>
Environment & Public Realm	7,535	1,152	7,700	(64)	127	102		165	<p>£309,000 mainly due to loss of income within Car parks following the COVID-19 pandemic</p> <p>£94,000 overspend in Refuse due to consultancy costs of £83,000 for the interim waste manager plus an increase in haulage costs which have been based on the previous years actuals.</p> <p>(£19,000) Other minor variances</p> <p>(£219,000) has been forecasted as an estimate of income which we will receive from MHCLG for loss of income due to the COVID 19 pandemic</p>
Communities & Homes	2,017	1,639	2,724	307	185	215	0	707	<p>£634,000 overspend in the CAST team - The large variance is due to accommodation costs for housing homeless people during the COVID- 19 pandemic as part of the government's "Everyone In" programme. In year grant income (pre-COVID-19 allocations) from Preventing Homelessness, Housing Reduction Act, and Rough Sleepers Initiative grants will mitigate other overheads, notably the use of agency staff to process an increased caseload. The forecast represents a central case of maintaining the rough sleeper cohort in B & B for the remainder of 2020/21. Government has announced an application process for the Next Steps Accommodation Programme, designed to provide continuing interim accommodation for those who need it and to secure additional supported accommodation this year for those in emergency accommodation, which RBC will be bidding for. The outturn forecast will be revised in light of the outcome of this bid.</p> <p>£43,000 relates to ICT Services - One off expenditure in year of £18,000 for the planning system following delays in the installation of the new system. Income for Street name and numbering has been reduced by £20,000.</p> <p>£45,000 overspend in Welfare Services - income levels are lower than anticipated due to delays in forecast sales of the Lifeline service during the COVID-9 pandemic.</p> <p>£23,000 Other minor variances</p> <p>(£38,000) has been forecast as an estimate of income which we will receive from MHCLG for loss of income due to the COVID-19</p>
Executive Director's Office	2,069	863	2,130	61	0	(0)	0	61	Overspend due to staff changes and turnover which is mitigated by the underspend on staffing within Corporate Resources
Corporate Resources	1,035	(1,647)	1,185	(99)	100	149	0	150	<p>£150,000 reduced income from Council Tax and Business Rates recovery as the courts have been closed during the COVID 19 pandemic.</p> <p>£23,000 overspend in General Financial Services due to increased banking and treasury related costs.</p> <p>£25,000 Other minor variances</p> <p>(£48,000) underspend in Head of Resource due to vacant head of service post which will offset overspend in Executive Directors.</p>
Corporate Items	1,725	1,174	468	0	(1,257)	0	0	(1,257)	<p>£317,000 overspend relating to central pressures as a result of the COVID-19 pandemic. (£1.284m) reflects the total government funding for COVID costs to help mitigate the total pressures seen across the piece.</p> <p>(£159,000) underspend for the net cost of borrowing due to delays in expenditure on capital programme items (see also MRP) resulting in increased cash balances.</p> <p>£143,000 underspend on MRP due to a delay in delivery of fleet vehicles as a result of the COVID-19 pandemic which has meant delivery will now be in the autumn and so the associated MRP will carry on through to the 2021/22 charge.</p> <p>£100,000 risk to shortfall in the delivery of the delivery of the Corporate Savings target due to additional staff costs from increased demand for services during the Covid-19 Pandemic.</p> <p>(£88,000) Central budget released to cover estimated forecast pay award of 2.5% accross services. However it needs to be noted that negotiations are still taking place and final figures will be confirmed in later reports.</p>
Grand Total	17,435	4,908	17,452	197	(878)	698	0	17	

Head Count- Vacancies

General Fund- FTE's at Q1 2020/21

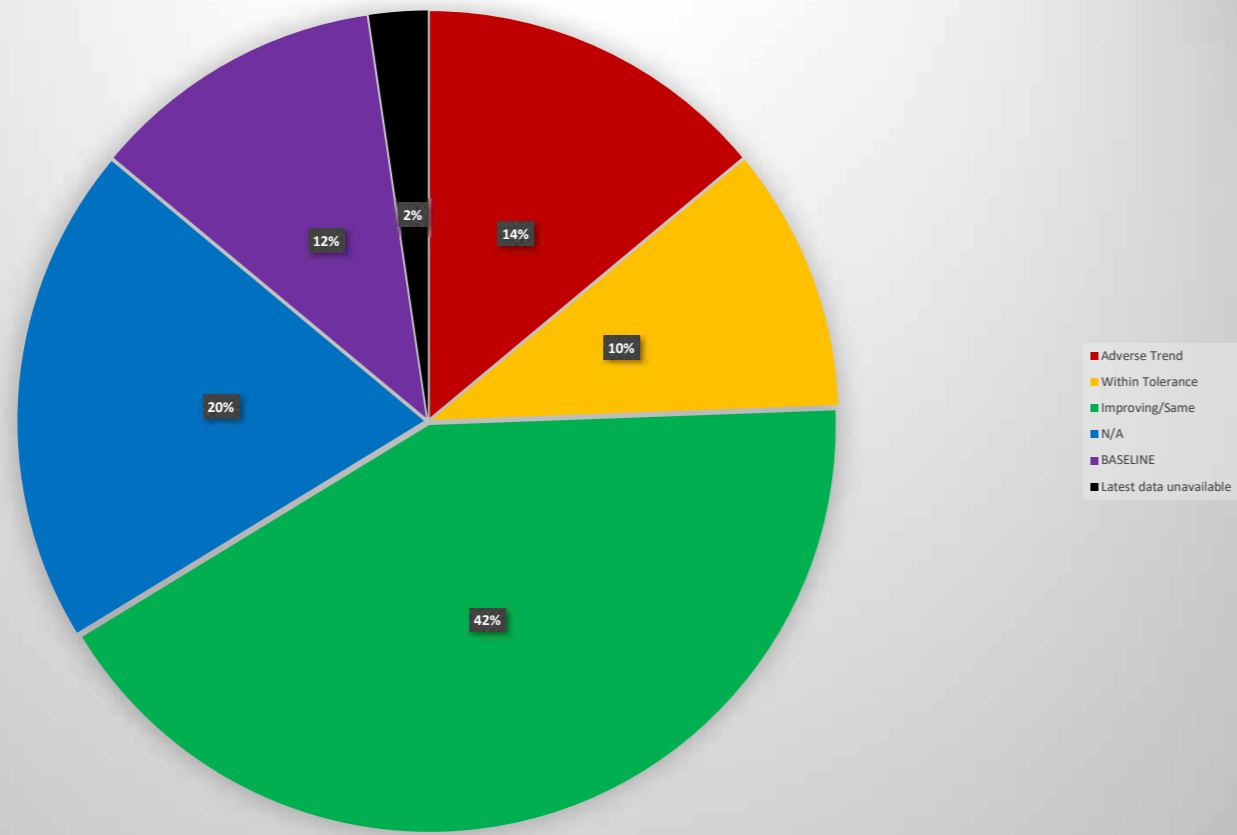
Portfolio	Budgeted FTE's	Actual FTE's at Q1	Vacant FTE's
Growth & Investment	61.00	58.09	(2.91)
Environment & Public Realm	172.42	158.78	(13.64)
Communities & Homes	92.61	93.23	0.62
Executive Directors	18.13	16.02	(2.11)
Corporate Resources	58.72	49.44	(9.28)
Total	402.88	375.56	(27.32)

Name of reserve	Balance as at 1/04/20	Forecast contribution (to)/from	Forecast balance as at 31/03/21	Forecast contribution (to)/from	Forecast balance as at 31/03/22	Forecast contribution (to)/from	Forecast balance as at 31/03/2023	Forecast contribution (to)/from	Forecast balance as at 31/03/2024	Description
	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	
General Fund Balances	(2,250)	17	(2,233)		(2,233)		(2,233)	0	(2,233)	
General Fund Carryforwards	(332)	332	0	0	0	0	0	0	0	Draw down of carryforwards as requested in the Q1 Report
Business Rates Equalisation Fund	(3,646)	(1,012)	(4,658)	(461)	(5,119)	(750)	(5,869)	(800)	(6,669)	As per the MTFP. Any further delay to the planned business rates reset will mean that this contribution of £1.836m would be delayed
Budget Stability Fund	(2,494)	898	(1,596)	0	(1,596)	0	(1,596)	0	(1,596)	This includes the risks associated with the COVID Pandemic for 2020/21 as per the risk assessment elsewhere on the Agenda
Other Corporate Reserves	(1,649)	131	(1,518)	0	(1,518)	0	(1,518)	0	(1,518)	
Growth & Investment	(636)	619	(17)	11	(6)	0	(6)		(6)	Forecast usage of service Earmarked Reserves
Environment & Public Realm	(296)	(321)	(617)	164	(453)	151	(302)	(59)	(361)	Forecast usage of service Earmarked Reserves
Communities & Homes	(591)	(2)	(593)	(21)	(614)	(10)	(624)	(11)	(635)	Forecast usage of service Earmarked Reserves
Executive Director's Office	0	0	0	0	0	0	0		0	No reserves within this Portfolio
Corporate Resources	(110)	(18)	(128)	(18)	(146)	3	(143)		(143)	Forecast usage of service Earmarked Reserves
Total Reserves	(12,004)	644	(11,360)	(325)	(11,685)	(606)	(12,291)	(870)	(13,161)	

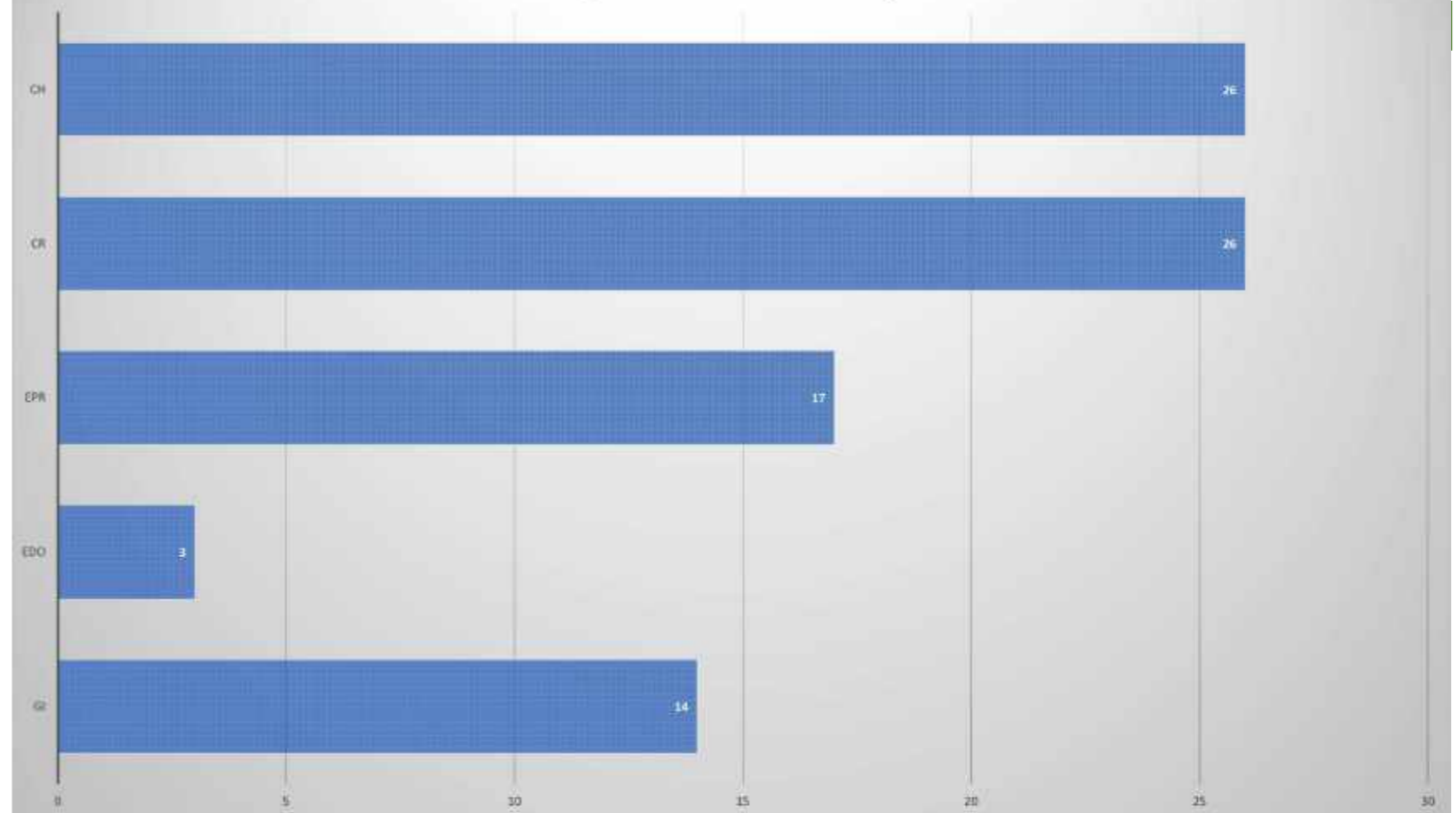
Capital Forecasts - Key variance information						
Portfolio	Current Budget	Exp to date & commitments	Full year forecast 2020/21	Pending Supplementary Budget / Virement/Carry forward	Total Variance	Comments
	£000s	£000s	£000s	£000s	£000s	
Growth & Investment	250	0	250	0	0	
Environment & Public Realm	4,794	1,026	4,464	330	0	Budgets (Crematorium Car Park and Glanamara Play Area) recommended to be carried forward to 2021/22 due to delays caused by COVID.
Communities & Homes	1,304	95	1,228	80	5	Budget recommended to be carried forward (£80k) for Year 1 Maintenance costs of new CRM system offset by minor overspend on Legal Case Management system
Executive Directors	0	0	0	0	0	
Corporate Resources	1,914	25	951	0	(963)	Forecast spend on Corporate Property Enhancements and Carbon Management Plan pending further decisions to be made on schemes.
Overall Total	8,262	1,146	6,893	410	(958)	

Delivery of Approved Savings 2020/21		
Service	Description	Value £000s
Cast Team	Stretched saving linked to Housing Acquisition Fund Proposal approved in 2019/20 for the medium term	(140)
Customer and Information Services	Reduction in costs for software maintenance and crisis funding based upon current expenditure and estimated requirements	(47)
Central Telephone Service	Savings found through procurement of a new supplier	(15)
Communities and Homes Total		(201)
Resources	Agency staff budget no longer required	(20)
Retired Employees/Unaffordable	Reduces over time as people leave the pension scheme	(6)
To be apportioned	Growth Proposals less than £25,000 will be met from efficiencies or increased commercialisation within services - to be realigned to services within future budget papers and small savings across the portfolio	(7)
Corporate Resources Total		(33)
Communication	Following historic spend the budget to be reduced on Publicity & Marketing	(16)
Electoral Registration	Savings found through new ways of working through service redesign	(4)
Members Allowances	Cease funding member broadband and landlines	(8)
Executive Directors Total		(28)
Car Parks & Parking	Budget no longer required for consultancy following service review	(5)
Miscellaneous Highways Services	Budget reduced based on historical spend and on going requirements.	(6)
Land Drainage	Budget reduced based on historical spend.	(9)
Licensing	Restructure of Licensing team, including introduction of trainee post	(33)
Regulatory Services	Airways Radio software no longer needed	(5)
Regulatory Services	Reduction due to review of historic spend and on-going requirements	(8)
WSU Vehicle Workshop	Qualified post replaced with Trainee post	(24)
Other Minor Savings	Minor savings across the portfolio for items such as Vehicle Running Costs and Personal Protective Clothing	(18)
To be apportioned	Growth Proposals less than £25,000 will be met from efficiencies or increased commercialisation within services - to be realigned to services within future budget papers	(14)
Environment and Public Realm Total		(122)
Grand Total		(385)

Status of RBC Key Performance Indicators for Q1 2020/21



Number of Key Performance Indicators by service area



Appendix 2- Cabinet Summary as at June 2020 (Quarter 1) - Housing Revenue Account (HRA)

Revenue Outturn - Key variance info

Service	Current Budget £000s	Total Net Expenditure to date £000s	Forecast £000s	Employee Variance £000s	Running Cost Variance £000s	Income Variance £000s	Pending Supplementary Budget /Virement £000s	Pending Reserve Movement Requests £000s	Total Variance £000s	Reason for variance
Rent income from dwellings	(15,746)	(3,207)	(15,185)	0	0	561	0	0	561	An income shortfall of £0.596m predominantly related to the decant of properties at the Rounds Gardens site. As at 20 July 2020 142 flats (of 221 in total) are empty. It is anticipated that all properties at the site will be vacated by 31 March 2022 but the timing of the decant process will be driven by variable dynamic factors including the availability and suitability of alternative accommodation for tenants.
Rent income from land and buildings	(130)	(27)	(134)	0	0	(4)	0	0	(4)	
Charges for services	(997)	(198)	(959)	0	0	39	0	0	39	
Contributions towards expenditure	(214)	(7)	(214)	0	0	0	0	0	0	
Total Income	(17,088)	(3,440)	(16,492)	0	0	596	0	0	596	
Transfer to Housing Repairs Account	3,837	0	3,837	0	0	0	0	0	0	
Supervision & Management	5,643	3,481	5,732	89	0	0	0	0	89	Additional agency costs within the housing management service as a result of back-filling whilst staff undertake user acceptance testing of the new Housing Management System and long term sickness / vacancies at the control centre.
Rent, rates, taxes and other charges	5	8	9	0	4	0	0	0	4	
Depreciation and impairment	2,137	0	2,137	0	0	0	0	0	0	
Debt management costs	24	0	24	0	0	0	0	0	0	
Provision for bad or doubtful debts	114	0	114	0	0	0	0	0	0	
Total Expenditure	11,761	3,489	11,854	89	4	0	0	0	93	
HRA share of CDC costs	224	0	224	0	0	0	0	0	0	
Net cost of HRA services	(5,103)	49	(4,414)	89	4	596	0	0	689	
Interest payable and similar charges	1,532	0	2,418	0	886	0	0	0	886	
Interest and Investment Income	(220)	0	(1,087)	0	0	(867)	0	0	(867)	
Net Operating expenditure	(3,791)	49	(3,083)	89	890	(271)	0	0	708	
Contributions to (+) / from (-) reserves	48	0	48	0	0	0	0	0	0	
Revenue Contributions to Capital Expenditure	3,743	0	3,743	0	0	0	0	0	0	
(Surplus) / Deficit for the Year on HRA Services	0	49	708	89	890	(271)	0	0	708	

Head Count- Vacancies (HRA)

Budgeted FTE's 20/21	Actual FTE's at Q1	Vacant FTE's at Q1
88.42	85.92	(2.50)

Name of reserve / balance	Balance as at 1/04/20 £000s	Forecast contribution (to)/from £000s	Forecast balance as at 31/03/21 £000s	Forecast contribution (to)/from £000s	Forecast balance as at 31/03/22 £000s	Forecast contribution (to)/from £000s	Forecast balance as at 31/03/2023 £000s	Forecast contribution (to)/from £000s	Forecast balance as at 31/03/24 £000s	Description
Housing Revenue Account Balances	(5,085)	708	(4,377)	0	(4,377)	0	(4,377)	0	(4,377)	
HRA Balances (Capital)	(14,765)	10,888	(3,877)	(865)	(4,742)	0	(4,742)	(689)	(5,431)	
HRA Major Repairs Reserve	(2,190)	(317)	(2,507)	(262)	(2,769)	(659)	(3,428)	(675)	(4,103)	
Housing Repairs Account	(668)	0	(668)	0	(668)	0	(668)	0	(668)	
Sheltered Housing Rent Reserve	(212)	(48)	(260)	(48)	(308)	(48)	(356)	(48)	(404)	
Right to buy Capital Receipts	(7,582)	4,556	(3,026)	(100)	(3,126)	(400)	(3,526)	(400)	(3,926)	
	(30,501)	15,787	(14,714)	(1,275)	(15,989)	(1,107)	(17,096)	(1,812)	(18,908)	

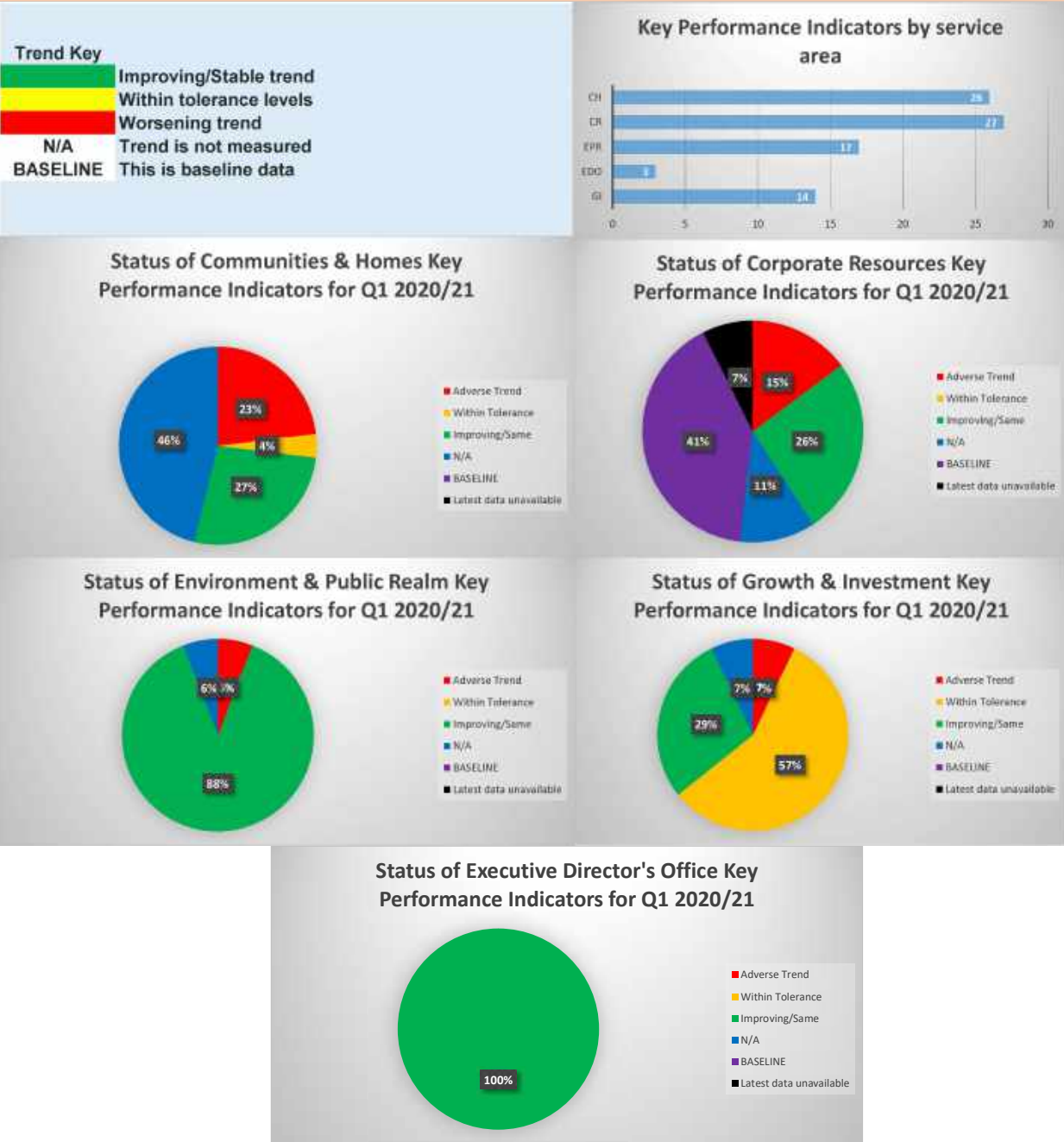
Service	Original Budget	Total Net Expenditure to date	Forecast	Pending Supplementary / Virement / Carry Forward	Total Variance	Comments
	£000s	£000s	£000s	£000s	£000s	
Bell House Redevelopment	1,965	10	1,965		0	
Biart Place - Capital	1,134	15	567		(567)	Estimated design and other fees in 2020/21. Slippage to be confirmed later in year.
Biart Place Demolition	2,083	0	2,083		0	
Biart Place COV-19	0	30	50		50	Additional costs arising from delays in deconstruction timeline during lockdown including site security
Cawston Meadows Houses	0	(17)	0		0	
Housing Repairs Service - IT system	0	0	0		0	
Fire Alarms at Rounds Gardens	0	0	0		0	
Garage Site HRA	1,229	9	1,229		0	
Housing Management System	391	19	391		0	
Fire Risk Prevention Works	70	(7)	70		0	
Rewiring	0	10	11		11	
Lifeline Renewal Programme	64	34	64		0	
CCTV upgrades	45	0	0		(45)	Budget to be reviewed in light of high rise site redevelopment.
Finlock Gutter Improvements	111	5	111		0	
Rebuilding Retaining Walls	89	0	89		0	
Roof Refurbishments - Rounds Gardens	0	0	0		0	
Roof Refurbishments - Biart Place	0	0	0		0	
Roof Refurbishment - Lesley Souter House	70	0	70		0	
Replacement Footpaths	120	0	120		0	
Door Security Systems	311	7	208		(104)	Current estimate of works allocated in year
Rewiring - Ashwood Court	0	0	0		0	
Electrical Upgrades - Community Rooms	186	0	67		(120)	Current estimate of works allocated in year
Boiler Works - Tanser Court	105	0	0		(105)	Allocation pending site review & potential redevelopment scheme
LED lighting	16	0	16		0	
Disabled Adaptations	206	(8)	206		0	
Kitchen Modifications	99	1	5		(94)	Current estimate of works allocated in year
Kitchen Modifications Voids	0	4	120	(120)	0	Supplementary budget requested
Heating Upgrades	1,423	4	1,423		0	
Bathroom Modifications	343	6	358		15	
Bathroom Modifications - voids	0	1	80	(80)	0	Supplementary budget requested
Patterdale sheltered scheme improvements	37	0	40		3	
Energy Efficiency Long Lawford External Cladding	0	0	0		0	
Energy Efficiency Phase 2	0	0	0		0	
Housing Window Replacement	34	0	34		0	
Carbon Management Plan (HRA)	0	0	0		0	
Purchase of Council Houses	15,186	1,750	15,186		0	
Rugby Gateway - Bloor Homes	0	(3)	0		0	
Rugby Gateway - Cala Homes	434	0	434		0	
Rounds Gardens Capital	2,494	49	2,494		0	
Strategic Land Acquisition	0	0	0		0	
Property Repairs Team Vehicle	300	0	300		0	
Overall Total	28,544	1,919	27,789	(200)	(955)	

Appendix 3 - Q1 2020/21 Performance report

This appendix collects the performance data for each of the Council's service areas. You can navigate to each service area's performance data using the tabs below.

CH = Communities & Homes
 CR = Corporate Resources
 EPR = Environment & Public Realm
 EDO = Executive Director's Office
 GI = Growth & Investment

Also below is the key to understanding the performance trends followed by the status charts of each service area.



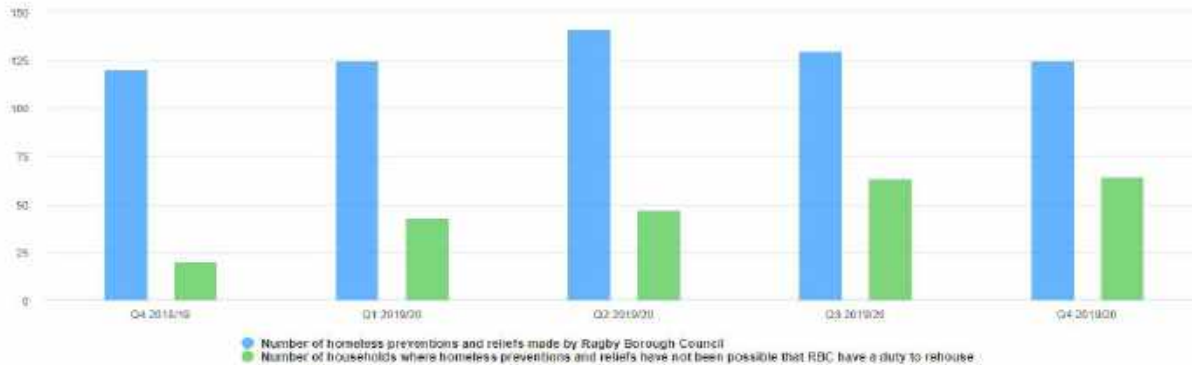
Performance Appendix - Communities & Homes

Performance Indicator	Service Area	Current Value	Trend
Number of affordable homes delivered	Community & Projects	Q1 2020/21 31	
		Q4 2019/20 261	
		Q1 2019/20 81	

Latest Note

Acquisitions by RBC - 11, Registered Provider delivery - 20 Properties. Q1 always has a low provision of affordable housing.

Homelessness preventions -



Latest Note

There has been a need to balance priorities during lockdown. This is attributable to demand for front-line homelessness services reaching previously unseen levels during the response to the government's 'everybody in' requirement in respect of those with nowhere to stay. The need to resource this crisis intervention appropriately has also contributed to reduced activity in other areas. This does not indicate a reduction in workload.

Performance Indicator	Service Area	Current Value	Trend
Number of households in Bed & Breakfast at the end of Quarter	Community Advice and Support Team	Q1 2020/21 36	N/A
		Q4 2019/20 2	
		Q1 2019/20 3	

Latest Note

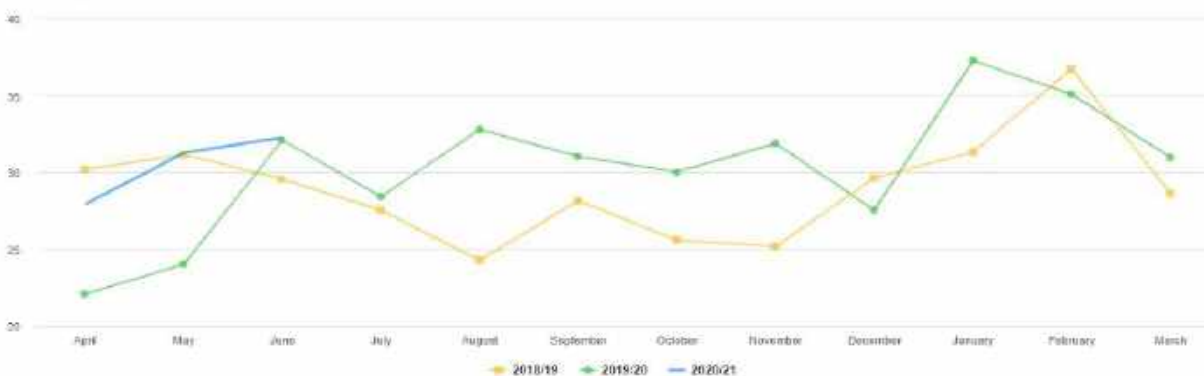
The significant rise in Bed and Breakfast use is directly attributable to demand for front-line homelessness services reaching previously unseen levels during the response to the government's 'everybody in' requirement in respect of those with nowhere to stay.

Performance Indicator	Service Area	Current Value	Trend
Number of households in other types of temporary accommodation	Community Advice and Support Team	Q1 2020/21 177	N/A
		Q4 2019/20 592	
		Q1 2019/20 149	

Latest Note

The continuing rate of households in other types of temporary accommodation is due to the response to the current pandemic and suspension of housing allocations work.

Benefits process time -



Latest Note

The average time to process new claims reflects the allocation of resources to assist with the response to the current pandemic and the priority to ensure that accommodation is found for those who are homeless. Work will be continuing to bring this figure down during the remainder of this year.

Performance Indicator	Service Area	Current Value	Trend
Percentage of employees at Rugby Borough Council identifying as disabled	Equality & Diversity	2019/20 23.00%	N/A
		2018/19 27.60%	

Latest Note

Performance Indicator	Service Area	Current Value	Trend
Percentage of residents identifying as disabled within the Borough of Rugby	Equality & Diversity	2019/20 16.10%	N/A
		2018/19 16.10%	

Latest Note

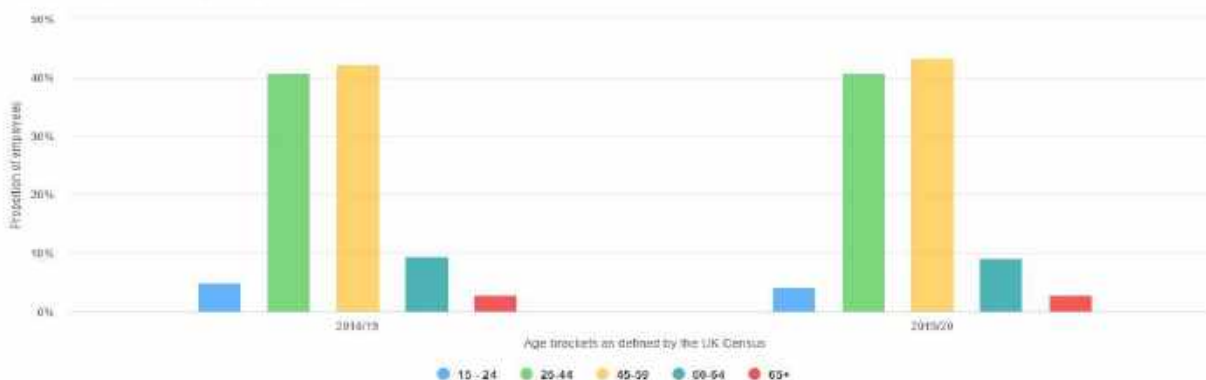
Performance Indicator	Service Area	Current Value		Trend
Percentage of employees at Rugby Borough Council who identify as male	Equality & Diversity	2019/20	51.92%	N/A
		2018/19	51.20%	

Latest Note

Performance Indicator	Service Area	Current Value		Trend
Percentage of employees at Rugby Borough Council who identify as female	Equality & Diversity	2019/20	48.08%	N/A
		2018/19	48.80%	

Latest Note

Employee Age Profile (as a percentage)-



Latest Note

Performance Indicator	Service Area	Current Value		Trend
Proportion of current rent arrears caused by Universal Credit	Housing Management & Tenancy Sustainment	Q1 2020/21	38.40%	Green
		Q4 2019/20	47.00%	
		Q1 2019/20	42.50%	

Latest Note

This is a notable drop in comparison to last month and can partly be attributed to TEMP accounts that were delayed in being set up due to COVID 19 and in turn the arrears figure increasing by over £100k.

Performance Indicator	Service Area	Current Value		Trend
Average number of days to allocate void property (in days)	Housing Management & Tenancy Sustainment	June 2020	50.86	Red
		May 2020	33.44	
		April 2020	18.46	

Latest Note

14 properties were let in June, 6 of which were Genreal Needs tenancies. 3 of these properties were allocated in March just as we went into lockdown and the remaining were offered during lockdown. COVID-19 has impacted on the ability to let these properties.

Performance Indicator	Service Area	Current Value		Trend
Average void rent loss	Housing Management & Tenancy Sustainment	June 2020	£1,208.13	Red
		May 2020	£882.99	
		April 2020	£603.92	

Latest Note

COVID-19 has impacted on the ability to let these properties.

Performance Indicator	Service Area	Current Value		Trend
Average number of days for void properties (Keys in to keys out)	Housing Management & Tenancy Sustainment	June 2020	98	Red
		May 2020	62	
		April 2020	52	

Latest Note

14 properties were let in June, 6 of which were Genreal Needs tenancies. 3 of these properties were allocated in March just as we went into lockdown and the remaining were offered during lockdown. COVID-19 has impacted on the ability to let these properties.

Performance Indicator	Service Area	Current Value		Trend
Current position of rent arrears	Housing Management & Tenancy Sustainment	Q1 2020/21	£983,279.10	Yellow
		Q4 2019/20	£843,959.05	
		Q1 2019/20	£1,023,864.63	

Latest Note

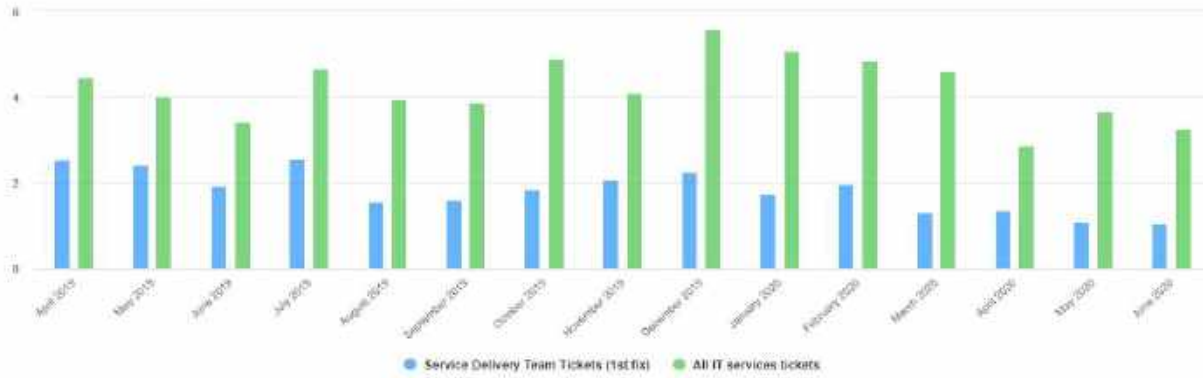
It is worth noting that this is gross arrears and doesn't take into account accounts that are paying a month in advance and includes all TEMP arrears.

Performance Indicator	Service Area	Current Value		Trend
Service Delivery Metric: Number of tickets	Information & Communications Technology	June 2020	1,663	Red
		May 2020	1,510	
		April 2020	1,741	

Latest Note

The Service Desk ticket numbers are showing as an adverse trend due to the spike we received in March and April due to COVID related support calls. Staff are now able to return to business as usual which should result in a downward trend of tickets in Q2.

IT Service desk average resolution time of tickets (in hours)-



Latest Note

Our standard SLA is a 8 hour response and 16 hour fix time-
 Other times are:
 Priority 1 = 1 hour response and 4 hour fix
 Priority 2 = 4 hour response and 8 hour fix
 Priority 3 = 8 hour response and 16 hour fix.
 Our Service Standards are fully documented and available on both SharePoint and the Service Desk Portal.

Performance Indicator	Service Area	Current Value	Trend
Service Delivery Metric: Customer satisfaction	Information & Communications	June 2020 100%	█
	Technology	May 2020 97.7%	
		April 2020 97.5%	

Latest Note

-96 responses

Performance Indicator	Service Area	Current Value	Trend
Critical systems downtime	Information & Communications	Q1 2020/21 0%	█
	Technology	Q4 2019/20 0%	
		Q1 2019/20 0%	

Latest Note

Performance Indicator	Service Area	Current Value	Trend
Internet downtime	Information & Communications	Q1 2020/21 0%	█
	Technology	Q4 2019/20 0%	
		Q1 2019/20 0%	

Latest Note

Appendix 3 Performance - Corporate Resources

Performance Indicator	Service Area	Current Value		Trend
Total amount recovered due to fraud or irregularity	Corporate Assurance & Improvement	2019/20	£4,948.05	BASELINE

Latest Note

This reflects the amount recovered through the National Fraud Initiative in 2019/20. Whilst there were two investigations into allegations of internal fraud at the Council in 2019/20, fraud was not confirmed in either case.

Performance Indicator	Service Area	Current Value		Trend
Total number of insurance claims	Corporate Assurance & Improvement	2019/20	25	N/A
		2018/19	22	
		2017/18	31	

Latest Note

The data shows there has been a substantial, and sustained, reduction in claims over recent years. This is due to effective management of the risk of claims, and an increase in the use of technology.

Performance Indicator	Service Area	Current Value		Trend
The % of total suppliers 'In Scope'	Procurement Services	Q4 2019/20	10.11%	No Change


Latest Note

Q1 Data will be available on 30th July and this report will be updated then.

Performance Indicator	Service Area	Current Value		Trend
The % of total spend with suppliers 'In Scope'	Procurement Services	Q4 2019/20	81.45%	Improving

Latest Note

Q1 Data will be available on 30th July and this report will be updated then.

Performance Indicator	Service Area	Current Value		Trend
% of invoices paid without a Purchase Order	Financial Services	June 2020	43%	
		May 2020	46%	
		April 2020	58%	

Latest Note

Performance Indicator	Service Area	Current Value		Trend
% delivery of savings targets	Financial Services	2019/20	100%	BASELINE

Latest Note

Performance Indicator	Service Area	Current Value		Trend
% delivery of corporate savings target	Financial Services	2019/20	100%	BASELINE

Latest Note

Performance Indicator	Service Area	Current Value		Trend
% delivery of income generation targets (excluding inflation)	Financial Services	2019/20	100%	BASELINE

Latest Note

Performance Indicator	Service Area	Current Value	Trend
Number of working days lost due to long term sickness absence	Human Resources	Q1 2020/21 692.2	
		Q4 2019/20 406.2	
		Q1 2019/20 908	

Latest Note

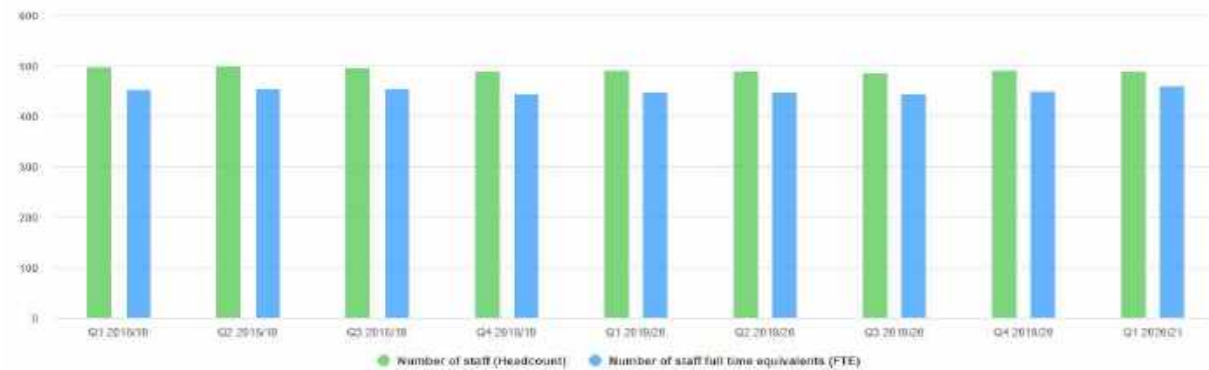
We expect Q1 absence to be higher as absence is affected by seasons eg more flu. Q1 for 2019/20 is lower than the previous year. There are many interventions being implemented to reduce absence and this appears to be having an impact.

Performance Indicator	Service Area	Current Value	Trend
Number of working days lost due to short term sickness absence	Human Resources	Q1 2020/21 329	
		Q4 2019/20 652	
		Q1 2019/20 838	

Latest Note

There are many interventions being implemented to reduce absence and this appears to be having an impact

Staff headcount-



Latest Note

Headcount: April = 498
 May = 484
 June = 486

FTE: April = 458.98
 May = 459.87
 June = 463.48

Performance Indicator	Service Area	Current Value	Trend
% of Staff turnover	Human Resources	Q1 2020/21 2.45%	
		Q4 2019/20 10.64%	
		Q1 2019/20 12.3%	

Latest Note

12 Leavers in period

Performance Indicator	Service Area	Current Value	Trend
Number of recruitment applicants aged under 30 years	Human Resources	2019/20 384	BASELINE

Latest Note

Performance Indicator	Service Area	Current Value	Trend
Number of internal promotions	Human Resources	2019/20 10	BASELINE

Latest Note

Performance Indicator	Service Area	Current Value	Trend
Number of training courses run internally	Human Resources	2019/20 1,506	BASELINE
Latest Note			
These are training places (not whole courses)			

Performance Indicator	Service Area	Current Value	Trend
Number of recruitment vacancies filled	Human Resources	2019/20 73	BASELINE
Latest Note			

Performance Indicator	Service Area	Current Value	Trend
Number of flexible working requests approved	Human Resources	2019/20 36	BASELINE
Latest Note			

Performance Indicator	Service Area	Current Value	Trend
Number of disciplinary cases	Human Resources	2019/20 8 2018/19 16 2017/18 7	
Latest Note			

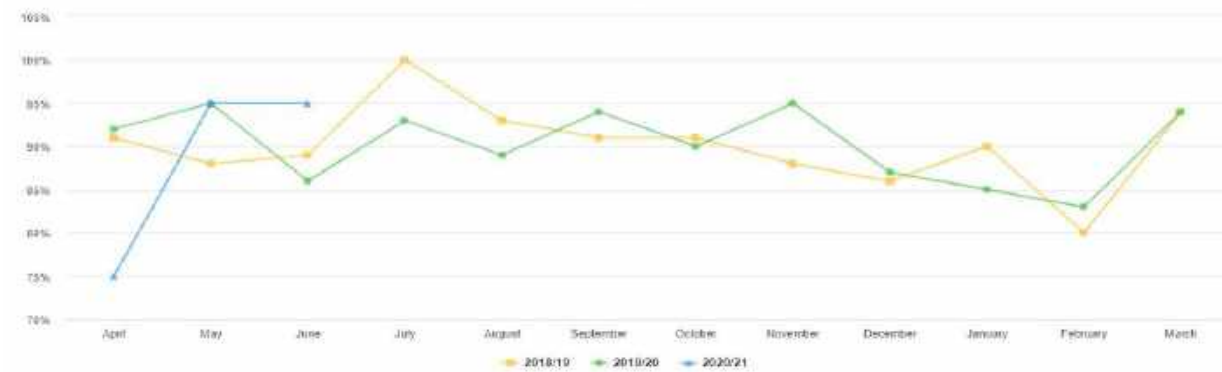
8 disciplinary cases in 2019/20 is relatively low compared to the previous year, but this PI does fluctuate significantly each year.

Performance Indicator	Service Area	Current Value	Trend
Number of grievances including bullying, harassment and recruitment complaints.	Human Resources	2019/20 6 2018/19 3 2017/18 3	
Latest Note			

6 grievance cases in 2019/20 is higher than the previous 2 or 3 in the previous 4 years. The grievances cases can be categorised as follows: 3 x bullying and harassment complaints - all resolved informally, 1 x recruitment complaint, 1 x pay complaint, 1 x confidentiality concern

Performance Indicator	Service Area	Current Value	Trend
Number of employees receiving market supplements	Human Resources	2019/20 76	BASELINE
Latest Note			

Tenant feedback on the Oneserve repairs survey as a % responding as satisfied or better.-



Latest Note
People have been pleased that the repairs service still operated to the best of their ability due to COVID-19 restrictions.

Performance Indicator	Service Area	Current Value	Trend
Average number of days to complete a repair	Property Repairs Services	June 2020	4
		May 2020	12
		April 2020	11

Latest Note

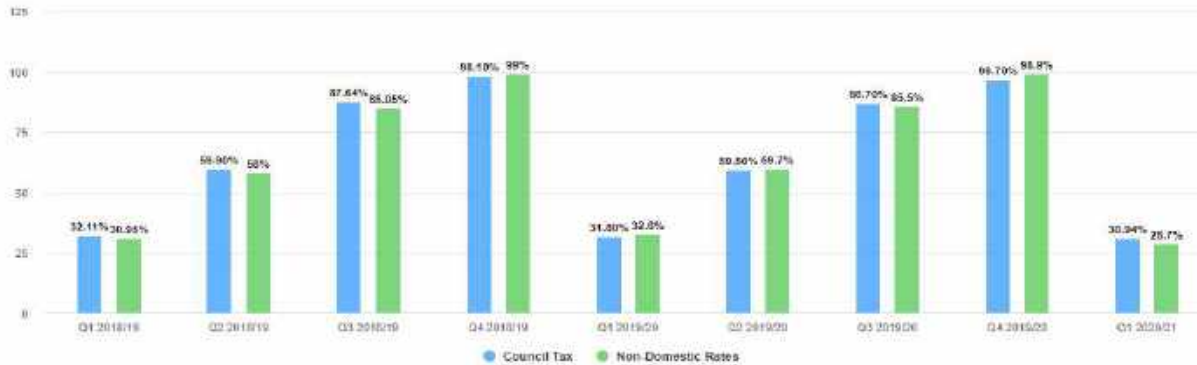
Due to only carrying out emergency works and the rest of our workforce doing external works during COVID-19 lockdown then this has dropped the days significantly as we have had more resource to use on the limited work we have been able to do without entering properties

Performance Indicator	Service Area	Current Value	Trend
Energy Efficiency of Housing Stock	Property Services	2019/20	68
		2018/19	68
		2017/18	68

Latest Note

The target SAP rating of 68 is above the National Average in England and Wales which is 60.

Council Tax and Non-Domestic Rates (Cumulative percentage over the financial year)-



Performance Indicator	Service Area	Current Value	Trend
% of Council Tax collected	Revenues Services	Q1 2020/21 30.94%	

Latest Note

Performance Indicator	Service Area	Current Value	Trend
Percentage of Non-domestic Rates collected	Revenues Services	Q1 2020/21 28.70%	

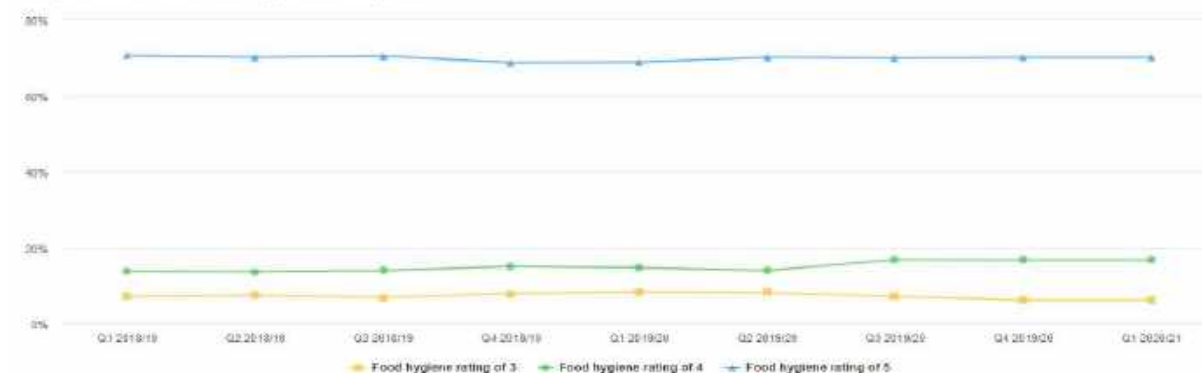
Latest Note

Performance Appendix - Environment & Public Realm

Performance Indicator	Service Area	Current Value	Trend
% of local deceased usage through Rainsbrook Crematorium	Bereavement Services	Q1 2020/21 81.17%	
		Q4 2019/20 22.67%	
		Q1 2019/20 77.83%	

Latest Note

% of premises with a food hygiene rating of 3+-



Latest Note

No change since last quarter as no inspections have occurred due to COVID-19 lockdown.

Performance Indicator	Service Area	Current Value	Trend
Number of volunteer hours on RBC green space	Parks and Open Spaces	2019/20 15,765	
		2018/19 11,727	

Latest Note

The number of volunteer hours has steadily increased since 2012. The 2019 figure is the highest yet, which has been bolstered by new volunteer groups being established in Dunchurch and the Northern Section of Great Central Walk.

Performance Indicator	Service Area	Current Value	Trend
Number of trees planted on RBC green space	Parks and Open Spaces	2019/20 113	
		2018/19 100	

Latest Note

Tree planting is an important part of ensuring a healthy tree stock is maintained on our parks and open spaces. They play a major role in air quality and climate change mitigation. Over recent years we have planted significant areas of new tree cover on our open spaces so opportunities for more large scale planting is now limited. However we do still plant where possible.

Performance Indicator	Service Area	Current Value	Trend
Number of Green Flags awarded	Parks and Open Spaces	2019/20 5	
		2018/19 5	

Latest Note

We have retained our 5 Green Flag Awards for 2019/20

Percentage of household waste sent for reuse, recycling and composting-

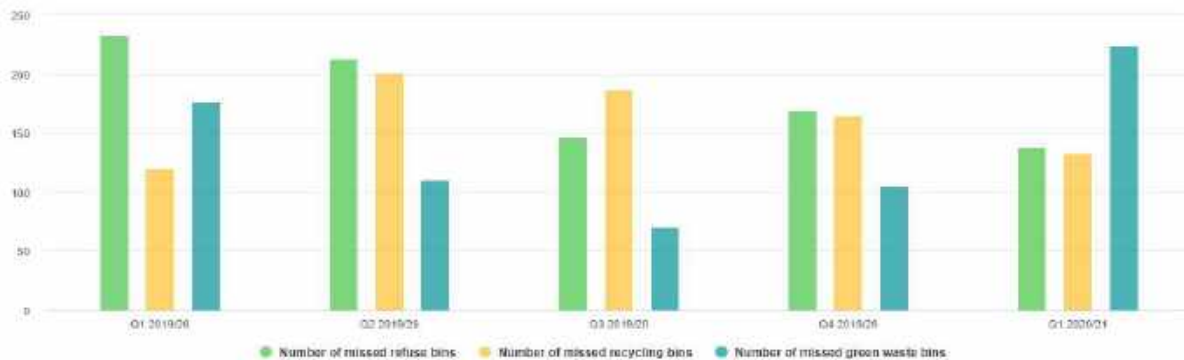


Latest Note

Performance Indicator	Service Area	Current Value	Trend
Total number of bin collections	Refuse & Recycling	Q1 2020/21	677,968
		Q4 2019/20	688,200
		Q1 2019/20	696,000
			N/A

Latest Note

Number of missed bins-



Latest Note

Green Waste collection had issues with IT and payment administration created additional missed collections during this period

Performance Indicator	Service Area	Current Value	Trend
% of contamination in collected recycling	Refuse & Recycling	Q1 2020/21	10.75%
		Q4 2019/20	13.26%
		Q1 2019/20	13%

Latest Note

Performance Indicator	Service Area	Current Value	Trend
Number of tagged contaminated recycling bins	Refuse & Recycling	Q1 2020/21	126
		Q4 2019/20	163
		Q1 2019/20	1,757

Latest Note

This is based on reports from the operatives. Reporting remains a concern.

Performance Indicator	Service Area	Current Value	Trend
Number of Complaints	Refuse & Recycling	Q1 2020/21	4
		Q4 2019/20	33
		Q1 2019/20	29

Latest Note

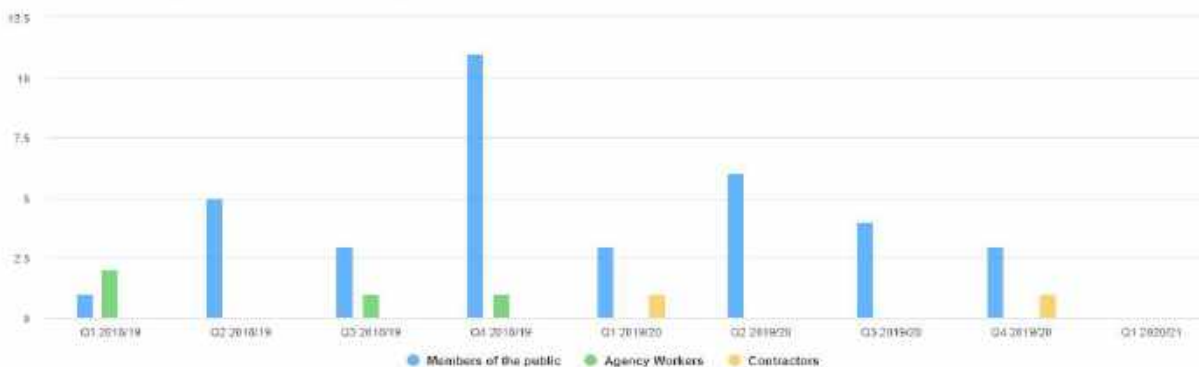
greatly reduced number due in part to increased staff attendance, vehicle availability and service improvements and communications during period

Performance Indicator	Service Area	Current Value	Trend
Bulky Waste Complaints	Refuse & Recycling	Q1 2020/21	0
		Q4 2019/20	6
		Q1 2019/20	11

Latest Note

no complaints during Q1 due in part to the service being suspended for a 2 week period due to Coronavirus

Non-employee categories recorded as being involved in an accident-



Latest Note

During Q1 2020/21 there were no recorded accidents involving members of the public, agency workers or contractors.

Performance Appendix - Executive Director's Office

Performance Indicator	Service Area	Current Value	Trend
Number of data breaches reported to the Information Commissioner's Office (ICO)	Communications, Consultation & Information	Q1 2020/21 0	
		Q4 2019/20 0	
		Q1 2019/20 0	

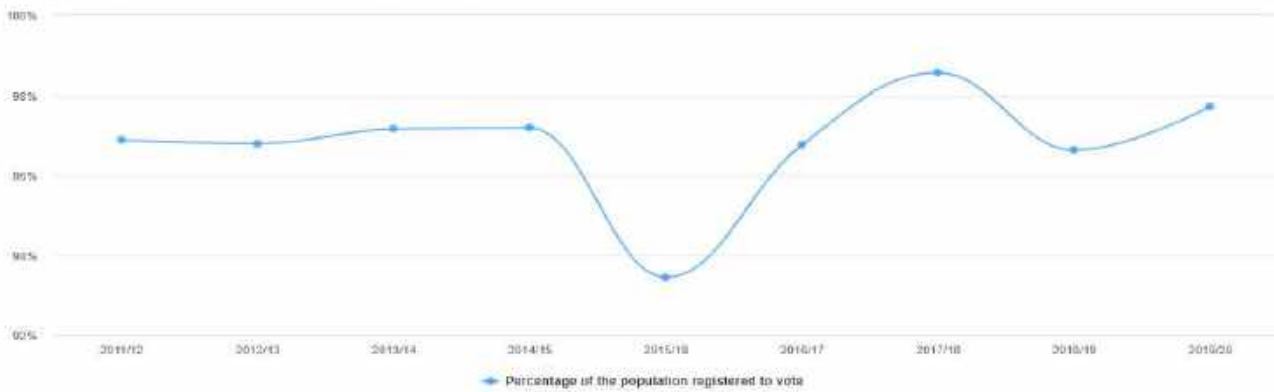
Latest Note

Performance Indicator	Service Area	Current Value	Trend
Member attendance at Committee meetings	Democratic Services	June 2020 100%	
		May 2020 N/A	
		April 2020 N/A	

Latest Note

No public meetings were held during April and May due to the COVID19 pandemic. June saw the start of virtual public meetings.

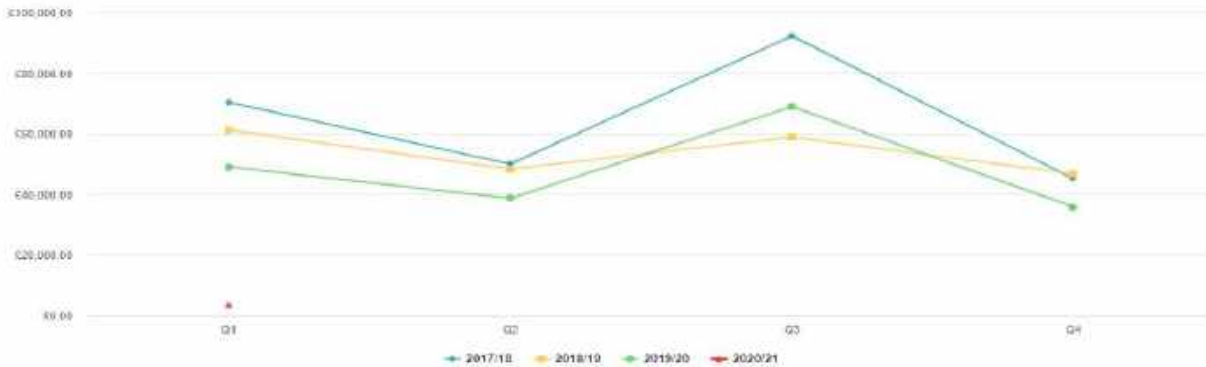
Electoral Registrations within the Borough of Rugby-



Latest Note

Performance Appendix - Growth & Investment

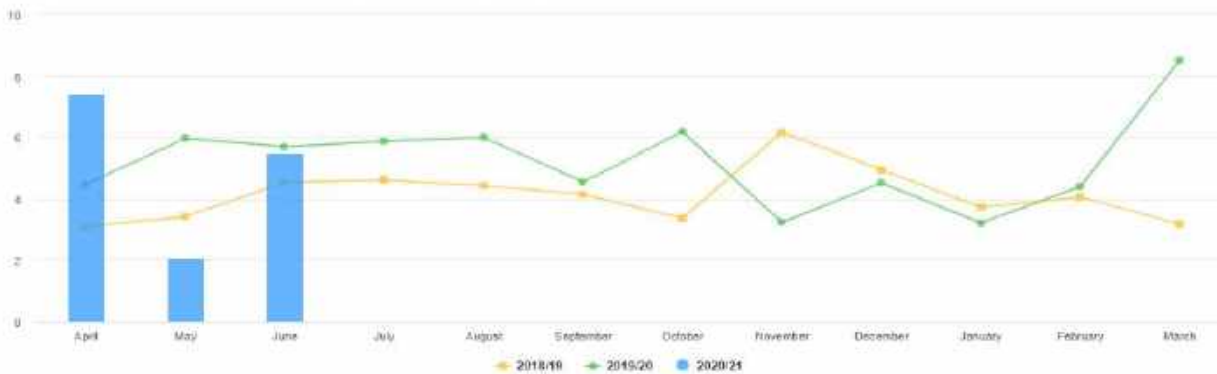
Benn Hall overall income-



Latest Note

Due to COVID-19 lockdown there was no income on catering, ticket sales or the bar.

Average end to end time for Land Charge searches (in days)-



Latest Note

The average end to end time for Land Charges Searches this quarter was within the government set target of 10 days, however there were less searches than normal due to the impact of the Coronavirus Pandemic.

Performance Indicator	Service Area	Current Value	Trend
Percentage of major planning applications determined within statutory time frame	Development & Enforcement	Q1 2020/21 100%	Green
		Q4 2019/20 100%	
		Q1 2019/20 100%	

Latest Note

-Ref designation report 8 out of 8 major planning applications were determined within the statutory time frame

Performance Indicator	Service Area	Current Value	Trend
Percentage of non-major planning applications determined within statutory time frame	Development & Enforcement	Q1 2020/21 94%	Green
		Q4 2019/20 94%	
		Q1 2019/20 84%	

Latest Note

-Ref designation report 143 out of 152 non-major planning applications were determined within the statutory time frame

The main cause for any reduction in performance on this measure is when either the time frame exceeded and the applicants are willing to grant the Local Planning Authority an extension of time to determine the application. The Government designation target for this threshold is 70%. It can be seen from the data that Rugby Borough Council are well in excess of this threshold.

Number of new homes built within the year-





Latest Note

2019/20 figure is expected to be available at the end of August 2020. This will be available to view on the RPMS.

Performance Indicator	Service Area	Current Value	Trend
No. of visits to Rugby Art Gallery & Museum in person	Art Gallery, Museum, Visitor Centre & Hall of Fame	June 2020	0
		May 2020	0
		April 2020	0

Latest Note

Rugby Art Gallery and Museum closed from 20th March 2020 due to Covid-19 lockdown..

Performance Indicator	Service Area	Current Value	Trend
No. of visits to the Hall of Fame in person	Art Gallery, Museum, Visitor Centre & Hall of Fame	June 2020	0
		May 2020	0
		April 2020	0

Latest Note

Hall of Fame closed due to lockdown measures following the Coronavirus outbreak

Performance Indicator	Service Area	Current Value	Trend
Leisure Centre Visits	Sport & Recreation	June 2020	0
		May 2020	0
		April 2020	0

Latest Note

QDJC still closed during Covid-19

Performance Indicator	Service Area	Current Value	Trend
Total grants income from external funding	Sport & Recreation	H2 2019/20	£131,572.00
		H1 2019/20	£188,107.00
		H2 2018/19	£161,860.93

Latest Note

Performance Indicator	Service Area	Current Value	Trend
Number of participants - Family Weight Management	Sport & Recreation	Q1 2020/21	20
		Q4 2019/20	20
		Q1 2019/20	222

Latest Note

Minimal group delivery with small trials of new delivery methods.

Performance Indicator	Service Area	Current Value	Trend
Visitor Centre overall retail sales	Visitor Centre	Q1 2020/21	£0
		Q4 2019/20	£4,238.02
		Q1 2019/20	£8,618.69

Latest Note

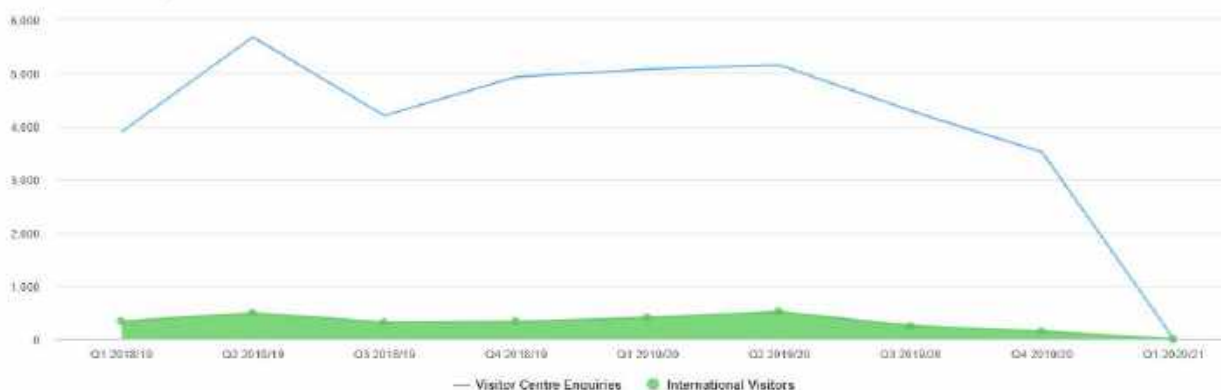
The reduction in overall sales was anticipated due to the closure of the visitor centre during the initial COVID-19 outbreak.

Performance Indicator	Service Area	Current Value	Trend
Visitor Centre online retail sales - excl. Hall of Fame	Visitor Centre	Q1 2020/21	£0
		Q4 2019/20	£8.1
		Q1 2019/20	

Latest Note

No income, the Visitor Centre was closed to the public throughout April, May, June due to the COVID-19 lockdown. £109.89 still outstanding in Paypal to be banked in Q2. Re-opening scheduled for 6th August 2020

Visitor Centre Enquiries



Latest Note

Record of enquiries received via e-mail and social media whilst closed to the public throughout Q1. Re-opening scheduled for 6th August 2020

Public Works Loan Board: Future lending terms

Consultation response: Rugby Borough Council

General comments

Rugby Borough Council welcomes the opportunity to comment in the draft proposals regarding the PWLB's future lending terms published by HM Treasury on 11 March 2020. As acknowledged in the consultation paper, this Council, like all others, has long owned buildings that could serve a commercial purpose, and has preliminary plans use commercial structures, such as partnership or joint venture arrangements, to advance its core role in delivering public services, housing, and regeneration to the benefit of citizens and taxpayers.

The statement that 'the government is committed to continuing to support this valuable investment' is very welcome, as is the declared intention to 'cut the interest on all new loans from the PWLB, subject to market conditions, following the development and implementation of a robust lending framework codesigned with the sector through this consultation.'

The consultation paper states that a recent report by the National Audit Office (NAO) highlights how a minority of local authorities have started using low-cost loans from the Public Works Loan Board to buy investment property primarily for rental income. However, the consultation paper does not put forward any argument as to why this is not appropriate, especially in the light of the acknowledgement that local authorities have held 'commercial properties' for many years, other than that it 'introduces risks.'

We would address these as follows:

1. It exposes ratepayers to the risk that the income does not materialise

This risk already exists and cannot be said to be introduced. Local authorities have considerable experience in managing such risks and have been encouraged by successive Governments to take an entrepreneurial approach to improving their finances. It is highly likely that many local authorities would have issued Section 114 notices within the past five years if this approach had not been adopted due to the impact of austerity measures. It is acknowledged that there is an issue of scale, however, which proper use of the prudential code framework should be used to mitigate.

2. It diverts money from core services such as schools, hospitals, and roads.

On the contrary such investment increases cashflow to support local services and provides significant returns to HMT through PWLB interest payments which can be invested in other services. The Prudential Code framework was introduced to enable local decision-making because the previous framework of national and local borrowing limits (Basic and Supplementary Credit Approvals) was seen to be stifling investment and entrepreneurial approaches. It has been demonstrated in recent weeks during the Coronavirus pandemic that Government can quickly reset overall borrowing targets when it becomes appropriate to do so to help address challenging economic circumstances.

3. Because local authorities can often access debt more cheaply than the private sector, it becomes hard for businesses to compete. In the wider economy, it could crowd out public investment, and risks distorting property markets.

In a depressed market, purchasing a business ‘as a going concern’ stimulates trade and helps to maintain a viable local economy. Such investment will be particularly important in the process of supporting local economies as they attempt to recover from the economic shock of the Covid-19 lockdown. While these are perceived risks, we recognise that there may be actual risks related to the increase in the use of PWLB borrowing to invest in income generating assets, particularly when this activity is of considerable scale. We therefore suggest that sustainable borrowing can be used to stimulate local economic development in order to support and not distort the market.

Risk mitigation can be achieved while retaining local flexibility and accountability, as follows:

- *HM Treasury could set overall limits on PWLB borrowing by local authorities but base these on Authorised Limits set locally by councils as part of the prudential Regime*
- *Introduce a warning system for local authorities that are perceived to be misusing the prudential regime and enforce this with fixed borrowing limits for those authorities*
- *Restrict access to PWLB loans to investment in assets within the local economic area which can be considered in all cases to be an engagement in stimulating the local economy by councils as part of their place shaping role.*
- *Treat schemes with a capital value of less than £5m as de minimis and therefore to be disregarded.*

In our view the consultation paper fails to recognise that local property acquisition always has a dual benefit of generating income to spend on local services and supporting the local economy. Every such procurement needs to generate a sufficient return/ value for money assessment to justify the spending and allow for some element of risk and so will be ‘income generating.’ However, there will always be a local value in stimulating trade, securing the local high street, and enabling the authority to carry out its local ‘place-shaping’ role. This may be a far-reaching strategy which could take many years to come to fruition but where property needs to be held as income generating until the point is reached when large scale development can take place. One option to help address this is to restrict such procurement to each authority’s local economic area. There is no reason put forward, therefore, why HM Treasury objects in principle to the ‘debt for-yield’ approach. This is clear from the statement that ‘LAs that wish to buy investment assets primarily for yield would remain free to do so but would not be able to take out new loans from the PWLB in the year in which they have bought the asset.’ The only substantive argument put forward for the proposed intervention is that: ‘The rapid increases in PWLB debt that would accompany continued LA investment in debt-for-yield schemes could push PWLB lending to a level beyond that which Parliament is willing to allow.’ Overall borrowing by Government or Local government would not necessarily be reduced by the proposed restrictions on PWLB loans. The alternative would be a return to nationally-prescribed borrowing limits. However, to retain the principle of local decision-making, these limits could be set by local authorities themselves under the prudential regime within an overall national limit.

Specific questions

The primary purpose of the PWLB is to support the construction and maintenance of capital assets, but it has other effects and uses.

Q1: Do you use the PWLB to support treasury management, for example by refinancing existing debt, or to externalise internal borrowing? *Yes, this is normal treasury management activity which is not addressed by these proposals.*

Q2: How far do the lending terms of the PWLB affect the terms offered by private lenders? *There is no evidence that PWLB terms affect the terms of other lenders.*

Q3: Are there any other effects or uses of the PWLB beyond those described here?
No.

Q4: Do you think the proposal described in paragraphs 1.24 to 1.28 would be effective in achieving the aim set out in paragraph 1.22? *Paragraph 1.22 states that the aim of the consultation is to develop a proportionate and equitable way to prevent local authorities from using PWLB loans to buy commercial assets primarily for yield, without impeding their ability to pursue service delivery, housing, and regeneration under the prudential regime as they do now. Paragraph 1.6 states that ‘the restriction of access to new PWLB loans would have to apply if an LA was planning a debt-for-yield scheme anywhere in their capital plan’. This suggests that access to PWLB loans would be restricted for all planned capital spending if the forward plan included a debt-for-yield scheme. This would impede the Council’s ability to pursue other objectives. Paragraphs 1.4 and 1.5 indicate that the S151 Officer would need to make a declaration that the capital plan does not include any spending designed ‘primarily’ to generate income. The S151 Officer may declare that all proposed spend is for the purposes of inward investment to support the local economy in furtherance of the Council’s place-shaping objectives. Income Generation would always be a secondary purpose. There is no indication in the consultation paper how HM Treasury would determine that a S151 Office has not made a proper declaration. There would need to be an audit process to determine this. If the assessment is retrospective it could be subject to interpretation by successive S151 Officers – what is deemed acceptable by one S151 Officer may not be deemed so by another. Also auditors may reach different conclusions on similar schemes at different authorities.*

Q5: Do you agree with the conclusion in paragraph 1.26 that LAs finance their capital requirement in the round, and that it is not therefore possible to meaningfully link PWLB borrowing to specific spending? *Yes.*

Q6: If you answered ‘no’ to question 5, do you have an alternative suggestion? *N/A*

Q7: Do you agree that the approach set out in paragraph 1.27 is a reasonable approach to the situation in which an LA borrowed from the PWLB and was subsequently found to have pursued a debt-for-yield scheme despite the assurances given through the application process? If not, how would you recommend that the government addresses this issue? *Paragraph 1.27 indicates that the Authority could be required to repay the loan by HM Treasury on demand, including any penalties for early repayment. Immediate repayment of a loan – which may have been deployed very successfully for local benefit – could remove the local benefits and cause considerable financial hardship. We would suggest a traffic light system whereby initially the authority would receive a warning and be advised to restructure its plans accordingly. This could be reinforced with limits imposed on the individual authority’s access to PWLB loans.*

Q8: Do you think that the proposal set out in paragraphs 1.24 to 1.28 would limit your ability to effectively manage your existing investment portfolio in a year in which you still wish to access PWLB borrowing for ‘accepted’ purposes? *Yes. Any proposed capital spending on an existing commercial property, designed to increase yield on that property, could be defined as a ‘debt-for-yield’ activity. This could extend, for example, to adding*

additional spaces to a car park, refurbishing a property to attract new tenants, or building on land already owned by the Authority.

Q9: Do you have a view on when in the calendar or financial year this new system should be introduced? *No. In our view is that it should not be introduced.*

Q10: Do you agree with the proposal in paragraph 1.29 that these new lending terms should apply uniformly to larger LAs in England, Scotland, and Wales? *No comment.*

Q11: Do you agree with the assessment in paragraph 1.30 that it is not necessary to change the arrangement for smaller authorities? *Yes*

Q12: The government proposes that you submit your plans for the year or years ahead. Over what period could you provide meaningful plans? *Our capital programme is based on a three-year timescale. However, the opportunity to purchase local assets which will yield income but also support the Authority's inward investment objectives may be very short term and may not therefore feature in forward plans as part of the annual budgetary cycle.*

Q13: This proposal would also require a short description of the projects in each spending area as set out in paragraph 1.34 to improve the government's understanding of how the PWLB is used, but without putting an unreasonable reporting requirement on LAs. What level of granularity would give this understanding? For example: projects covering 75% of spending? Anything over £5 million per year? etc Existing capital plans could be used to provide this information. It would be for HM Treasury to determine the level of granularity it requires. We suggest that all schemes under £5m are regarded as de-minimis for this purpose.

Q14: Do you agree with the approach in paragraph 1.38 that the section 151 officer of the applicant authority should assess if the capital plan is eligible for PWLB access, or would it be more suitable for another body to do this? The S151 Officer is best placed to make this assessment. However, S151 Officers would need to understand in advance the process by which HM Treasury would reach the conclusion covered by paragraph 1.27: 'If an LA borrowed from the PWLB and was subsequently found to have pursued a debt-for-yield scheme despite the assurances given through the application process, HM Treasury would reserve the right to require loans in that year to be repaid' Who would undertake this assessment, during what time period, subject to what appeal process?

Q15: Would you as an s151 officer feel confident categorising spending into the categories proposed here? If not, what would you propose instead? *Yes, at first sight, but it would depend on guidance regarding detailed definitions.*

Q16: Would these proposals affect the ability of LAs to pursue innovative financing schemes in service delivery, housing, or regeneration? *Yes. Any local scheme could be open to interpretation by a third party that it was primarily for the purposes of income generation and that regeneration was a secondary objective. The overarching purpose of local investment is to help secure and develop the local economy. Local decision-making would therefore be hampered and distorted by the concern that the local decision of the S151 Officer could be overturned by subsequent review, potentially leading to crippling financial penalties. The proposals would seriously undermine local decision-making and stifle creative approaches to financial management designed to further the Authority's core aims and ambitions.*

Q17: Are there specific examples of out-of-area capital spending for service delivery, housing, or regeneration that support policy aims? *Our view is that capital spending should be restricted to the local economic area of the Authority.*

Q18: Would these proposals affect your ability to refinance existing debt? *Yes, where it was deemed that the PWLB loan was supporting a debt-for-yield scheme or access to PWLB loans was restricted due to there being such a scheme in the forward capital plan, even where it was intended to finance that scheme in part at least from non-PWLB sources, such as internal borrowing.*

Q19: Would these proposals affect your ability to undertake normal treasury management strategies? If so, how, and how might this be avoided? *Yes, where it was deemed that the PWLB loan was supporting a debt-for-yield scheme or access to PWLB loans was restricted due to there being such a scheme in the forward capital plan. The impact on Treasury Management is unavoidable if every decision whether to access PWLB loans is dependent upon a statement that the Authority has no intention of seeking that loan for the purposes of 'debt-for-yield' which could be subsequently deemed to have been a misleading statement.*

Q20: Do you have any views about the implications of these proposed changes for people with protected characteristics as defined in section 149 of the Equality Act 2010? What evidence do you have on these matters? *We do not think there will be a direct impact.*

Q21: Is there anything that could be done to mitigate any impact identified? *N/A*

Q22: Is there anything else you would like to add on this issue? *No.*

Q23: Why did MRP fall as debt rose? Was the 2018-19 increase a one-off, or do you expect MRP to continue growing? *No comment.*

Q24: Why do you think the average loan length is increasing? *No comment. This Authority has only recently undertaken PWLB external borrowing for the purposes of its HRA debt pool and for terms less than the expected useful life of the assets.*

Q25: What impact would changes to the maximum available length of loan, and/or the existing offer of repayment methods, have on your finances? *Restricting the maximum available length of a loan would reduce flexibility and restrict the Authority's ability to obtain long-term secure financing. This would result in shorter loans and increase exposure to interest rate risk unless there were future guarantees of interest rates obtainable via PWLB on re-financing.*

Q26: What are the benefits of the existing two-day turnaround time for PWLB loans? *Effective short-term treasury management decision-making. The ability to put policy decisions into immediate effect. Certainty for sellers that payments will be due very shortly after completion but without having to hold debt for lengthy periods while the transaction is completed.*

Q27: What would the impact be of increasing the time between loan application and advance – for example, to three or five working days? *It could remove all of the above and result in a greater risk of the Authority placing an application for a loan which is subsequently not required due to an unforeseen delay in completing the transaction.*

Q28: How long could the turnaround time be for a PWLB loan before the PWLB becomes less attractive? *Any extension to the current arrangement would be less attractive.*

Q29: Do you have any PWLB debt that would you like to repay early? If so, what is the total value of this debt and at what price/discount would this be viable? *No*

Q30: How much PWLB debt would you transfer to other LAs if you could? *N/A*

Q31: If novation were permitted, under what circumstances would you take on debt from another LA rather than taking on new borrowing from the PWLB or another source? *N/A*

Q32: Are there any other barriers to discharging unwanted PWLB debt? *The only significant barrier is penalty charges for early repayment.*

Q33: Should HM Treasury introduce a process by which borrowing by an individual authority might be slowed or stopped without affecting PWLB access or terms for other LAs? *The recent intervention whereby HM Treasury increased the PWLB interest rates to slow borrowing penalised those authorities that had intended to borrow for the purposes of regeneration or housing development. The warning system suggested above in response to Q7 would be one means of achieving a more targeted intervention, especially where this is reinforced by imposing limits on individual authorities rather than a blanket approach which would penalise good practice elsewhere.*

Q34: Under what circumstances should this process be applied? *Through the audit process which would be necessary to achieve enforcement under paragraph 1.27*

Q35: Do you use Debt Management Account Deposit Facility currently, and if so, why? *Not used recently*

Q36: What would make you increase your use of DMADF? *More competitive rates of return and less volatility.*

Q37: Does your LA actively consider borrowing from alternative lenders to finance capital investment? *Yes*

Q38: If you answered 'yes' to question 37, what are the reasons that would inform your choice to borrow from other providers? *Not to over-rely on one particular source of funding in line with the code Affordability/Rate levels Economic and market factors Length of loan required Structure/conditions of potential borrowing.*

Q39: What are the main reasons that you borrow from other LAs and how do these reasons differ to borrowing from the PWLB? *Shorter-term borrowing more readily available at more competitive rates in the LA market benchmarked to short end PWLB*

Q40: Following this, is there a case for changing the name of the PWLB? *No – what would be the purpose of this?*

Agenda No 9

AGENDA MANAGEMENT SHEET

Report Title: Initial Review of General Fund Budget 2021/22

Name of Committee: Cabinet

Date of Meeting: 7 September 2020

Report Director: Interim Chief Finance Officer

Portfolio: Corporate Resources

Ward Relevance: All

Prior Consultation: None

Contact Officer: Jon Illingworth, Acting Section 151 and Chief Finance Officer jon.illingworth@rugby.gov.uk
01788 533410

Public or Private: Public

Report Subject to Call-In: Yes

Report En-Bloc: No

Forward Plan: Yes

Corporate Priorities: This report relates to the following priority(ies):

- To provide excellent value for money services and sustainable growth
- Achieve financial self-sufficiency by 2020
- Enable our residents to live healthy, independent lives
- Optimise income and identify new revenue opportunities (CR)
- Prioritise use of resources to meet changing customer needs and demands (CR)
- Ensure that the council works efficiently and effectively (CR)
- Ensure residents have a home that works for them and is affordable (CH)
- Deliver digitally-enabled services that residents can access (CH)
- Understand our communities and enable people to take an active part in them (CH)
- Enhance our local open spaces to make them places where people want to be (EPR)
- Continue to improve the efficiency of our waste and recycling services (EPR)

(CR) Corporate Resources
(CH) Communities and Homes
(EPR) Environment and Public Realm
(GI) Growth and Investment

- Protect the public (EPR)
- Promote sustainable growth and economic prosperity (GI)
- Promote and grow Rugby's visitor economy with our partners (GI)
- Encourage healthy and active lifestyles to improve wellbeing within the borough (GI)

Statutory/Policy Background: The Council has a statutory duty to set a balanced annual General Fund Revenue budget that will enable it to determine the level of council tax.

Summary: This is the first 2021/22 General Fund budget setting report from the Chief Financial Officer.

The primary purpose of this report is to provide an initial overview of the Council's financial outlook taking into consideration the risks and challenges faced by the Council, alongside the approach that will be taken over the coming months to ensure a balanced budget be reported to Full Council in February 2021.

Financial Implications: As detailed in the main report.

Risk Management Implications: As detailed in the main report.

Environmental Implications: There are no environmental implications arising from this report.

Legal Implications: There are no legal implications arising from this report.

Equality and Diversity: There are no Equality and Diversity implications arising from this report. It may be necessary later in the budget process to carry out Equality Impact Assessments of the implications of any service changes

Recommendation: (1) The initial financial and economic outlook and risks faced by the Council that will impact the General Fund Revenue budget position for 2021/22 be considered alongside the Council's Medium-Term Financial Plan;

(2) the Risk Assessment at Appendix 1 be noted; and

(3) the proposed changes to the process identified in section 6 be approved.

Reasons for Recommendation: This initial overview of the Council's General Fund revenue and capital budgets is for consideration by Cabinet as part of the budget setting process and to ensure its affordability and contribution to the Council's ambition to achieve self-sufficiency.

Cabinet - 7 September 2020

Initial Review of General Fund Revenue Budget 2021/22

Public Report of the Interim Chief Finance Officer

Recommendation

- (1) The initial financial and economic outlook and risks faced by the Council that will impact the General Fund Revenue budget position for 2021/22 be considered alongside the Council's Medium-Term Financial Plan;
- (2) the Risk Assessment at Appendix 1 be noted; and
- (3) the proposed changes to the process identified in section 6 be approved.

1. Purpose

This is the first 2021/22 General Fund budget setting report from the Financial Services Manager in his capacity as the Council's Interim Chief Financial Officer.

The primary purpose of this report is to provide;

- An initial overview of the challenges faced by the Council during the current year, taking into consideration the risks (section 2).
- An update on Government announcements made and latest intelligence on the reform of the local government funding system (section 3).
- An update on risks faced by the Council and estimated impact on level of Reserves (section 4.3).
- The approach that will be taken by the Council in budget planning and setting (section 6).
- Proposed changes to the process (section 6).

The detailed Draft Budget will be reported in January 2021 giving full details of growth, income and savings proposals in preparation for the Final Budget and Medium Term Financial Plan (MTFP) to be approved by Cabinet and Full Council in February 2021.

The process to set Housing Revenue Account (HRA) budgets, Council House Rents and the Housing Capital Programme is subject to a different timetable. An updated HRA Medium Term Financial Plan will be presented to Cabinet when details of the indicative 2021/22 rent setting proposals are available.

Throughout the report savings on expenditure and income are shown in brackets.

2. Background

2.1. Rugby Borough Council's opening budgetary position

The 2020-24 Medium Term Financial Plan was presented to Council at its meeting on 25 February 2020. The detailed papers can be found using the link below.

[Council 25th February 2020](#)

2.2. Economic outlook - national picture

The economy shrank 20.4% between April and June (quarter 1) compared with the first three months of the year. This followed a fall of 2.2% in quarter 1 of 2020. The two consecutive quarters of decline caused by the COVID-19 lockdown pushed the UK officially into recession for the first time since 2009.

The UK reported a £34.8 billion budget deficit in June compared to a £6.5 billion gap a year earlier. Borrowing in the first quarter of this financial year (April to June) is estimated to have been £127.9 billion, £103.9 billion more than in the same period last year and the highest borrowing in any April to June period on record.

The coronavirus pandemic continues to have a significant impact on the UK public sector finances, due to both the introduction of public health measures and from new government policies to support businesses and individuals. Excluding public sector-owned banks, borrowing was £35.5 billion in June 2020, roughly five times that in June 2019 and the third highest borrowing in any month since records began in 1993. Debt outstanding at the end of June was £1,984 billion or 99.6% of GDP, the highest debt to GDP ratio since the financial year ending March 1961.

The annual inflation rate rose to 0.6% in June from 0.5% in May, but still triggered the need for the Bank of England (BoE) Governor to write a letter to the Chancellor explaining why inflation has fallen more than 1% below the BoE target level of 2%. Inflation expectations remain subdued and may turn negative in the near term before returning to the target level in late 2021.

As largely expected, the BoE sat tight on monetary policy at the August Monetary Policy Committee (MPC) meeting, with unanimous 9-0 votes for both keeping interest rates at 0.10% and the planned stock of asset purchases (quantitative easing) at £750 billion. MPC observed that its Regional Agents expressed concern about the demand outlook. Specifically, "*There was a common fear of a large rise in unemployment, and apprehension about the possibility of a resurgence in COVID-19 cases, which might harm consumer confidence and lead to the re-imposition of restrictions on some activities.*" MPC also considers that the UK economy is now unlikely to regain its 2019 size until at least the end of 2021.

The UK unemployment rate was at 3.9% in the three months to May 2020, the same as in the previous period and below market expectations of 4.2%. The BoE considers that in the near term, the unemployment rate is likely to rise "*materially to around 7.5% by the end of 2020.*" The number of people claiming unemployment related benefits increased by 116.8% or 1.4m between March and July.

The GfK consumer confidence index increased to -27 in July from -30 in May. This was a slight recovery from the lowest figure since January 2009, as restrictions to curb COVID-19 loosened and daily death toll figures continue to show a downward trend.

2.3. Economic outlook - local picture

The data presents evidence that unemployment figures have fallen nationally from 2018/19 to 2019/20 by 0.02% but Rugby has seen an increase of 0.03%.

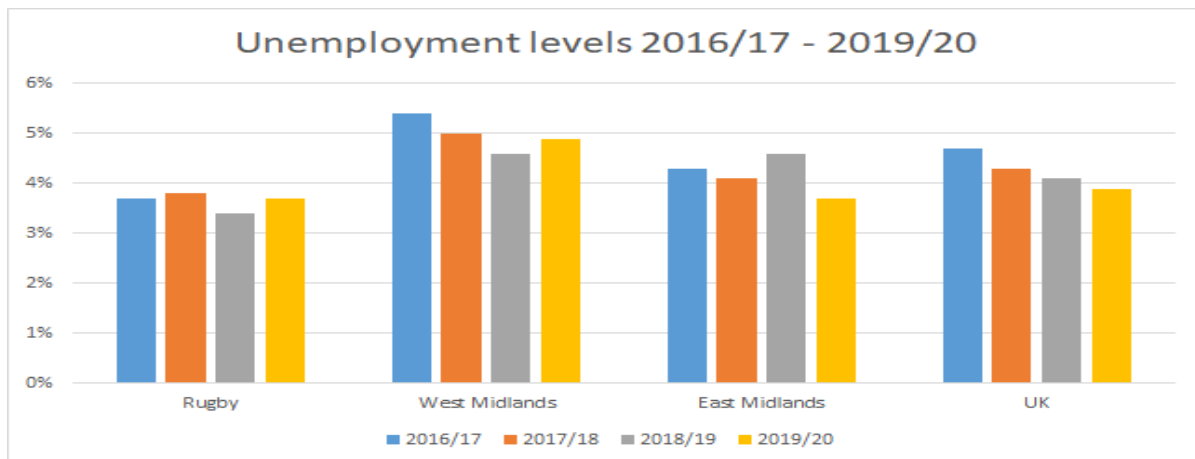


Chart 1 – National and local unemployment. Source: Inter Departmental Business Register (ONS).

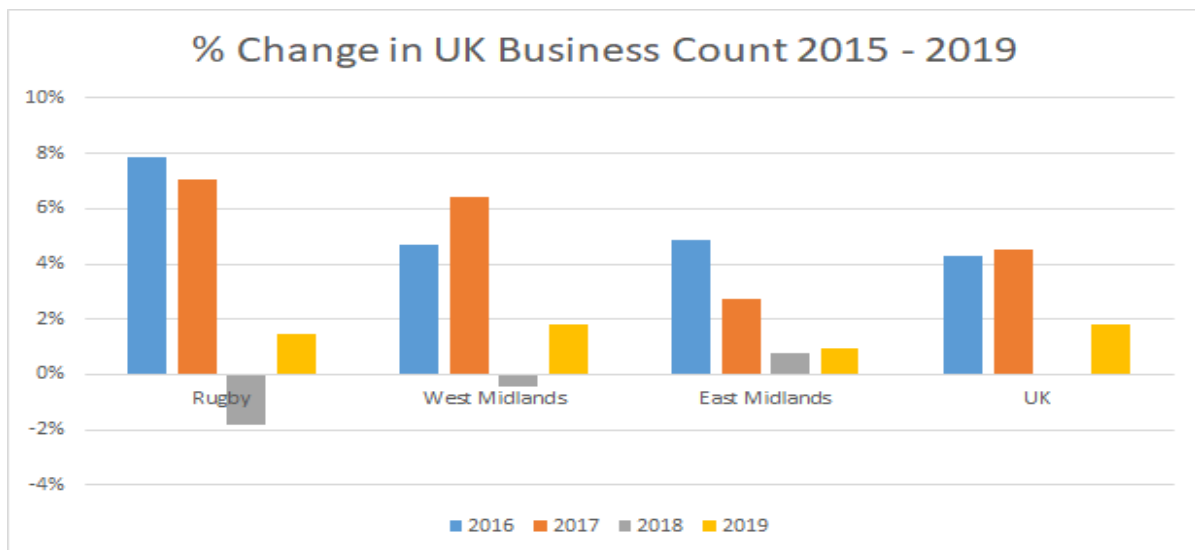


Chart 2 – % Change in UK Business Count recorded as at March of the reference year Source: Inter Departmental Business Register (ONS).

The dataset shows that the number of businesses at a national and local level did increase in 2018 to 2019 with Rugby seeing increased growth by 3.3% prior to the Coronavirus Pandemic.

Both graphs illustrate that pre COVID-19 Rugby was performing well in the growth of the local economy which is in line with local intelligence surrounding increased Council tax base and Business rates income. However, there is an increased risk that new business growth is not fully established and therefore may face greater challenges in the current circumstances.

2.4. Coronavirus pandemic (COVID-19)

As detailed in the quarter 1 Finance and Performance report which is elsewhere on this agenda, the Coronavirus pandemic has had a significant impact from both an operational and financial perspective. Consequently, there have been actions taken to address local pressures for public, businesses and local government services which are detailed in this section.

Government response

March 2020

- £1.6bn of COVID-19 emergency local government funding. These funds were un-ringfenced to allow local authorities decide how to meet the pressures in the local area. The Council allocated this first phase to tackle homelessness.
- A Rough Sleeping Contingency Fund of £3.2m to help local authorities provide accommodation and support to vulnerable people, including rough sleepers, who do not have anywhere to self-isolate (this is on top of the emergency support above).
- £500m council tax hardship funding for local authorities to support economically vulnerable people and households in the local area.
- A £12.3bn funding package for local authorities to deliver grants to small businesses, and businesses in the retail, hospitality, and leisure sectors.
- A government-funded 100% business rates retail discount to cover the leisure and hospitality sectors, for 2020/21 only.
- A government-funded 100% business rates nursery discount to eligible childcare providers in 2020/21 only.
- Billing Authorities are paid their 2020/21 business rates s31 grants upfront in a lump sum to ease cash flow.

May 2020

- A second tranche of £1.6bn un-ringfenced COVID-19 emergency local government funding was allocated to local authorities.
- A £617m discretionary fund was set up to accommodate small and micro businesses who were not eligible for the Small Business Grant Fund, and the Retail, Hospitality and Leisure Grant Fund.
- £6.1m of funding to Business Improvement Districts to cover funding for 3 months and contribute to their operational costs.
- Local authorities will be central to supporting the new test and trace service in England, with the government providing a new funding package of £300 million. This will be managed through the County Council in 2 tier authorities.

July 2020

- A further £500 million of un-ringfenced COVID-19 emergency local government funding was allocated to respond to spending pressures.

- A new scheme to reimburse councils for lost income. Where losses are more than 5% of a council's planned income from sales, fees and charges, the government will cover 75p in every pound lost and;
- Changes to give local authorities the option to spread council and business rates tax deficits over 3 years rather than the usual one.

The short term impact of the pandemic has been reported in regular briefings to Cabinet and group leads with updates of the grants awarded to Rugby Borough Council as follows;

- COVID-19 Grants to date to pass directly to residents and businesses total (£33.447m)
- Emergency funding to provide recognised pressures from additional costs total (£1.284m)

Council tax and Business rates

The national lockdown has had an impact on the collection of Council Tax and Business Rates in 2020/21. The income losses are monitored closely and reported to the Ministry of Housing, Communities and Local Government (MHCLG) as part of a monthly COVID-19 return.

The table below summarises the reported forecast net loss in business rates and council tax as at July 2020. The £3.355m is the total losses from a billing perspective, of which Rugby Borough Council's share will be in the region of £0.525m.

	Full Year (£000s)
Business Rate losses	18,885
Council Tax losses	1,022
Collection fund reported loss	19,907
Less COVID-19 relief (Section 31 grant)	(15,902)
Less Council Tax Hardship Fund	(652)
Net loss	3,355

Table 1 – Estimated loss of Council Tax and Business Rates for 2020/21

Council tax

The Council's budgeted estimate of the Council tax base for 2020/21 is 38,735.24.

At the end of June 2020 (quarter 1), the Council tax base was 38,003.80 (1.89% lower than estimated). New properties are coming onto the valuation list, but any increase in tax base is currently being over-shadowed by increases in Council Tax Support (CTS).

The number of CTS cases is now stabilising but there are still significant downside risks from CTS, especially if unemployment pushes applications higher over future months.

It is not clear yet whether the Council will achieve its budgeted tax base in 2020/21 and consequently the extent of any collection fund deficit. The uncertainty around unemployment and CTS, makes it very difficult to estimate the impact this will have on the 2021/22 tax base.

Officers will be using PIXEL Financial Management, who are our local authority funding advisors, to support future modelling different scenarios to council tax over the MTFP period.

Business rates

The Council sets its business rates income budget based on the NNDR1 form that is submitted to Government on 31 January each year. The estimated income is shared between Central Government (50%), Rugby Borough Council (40%) and WCC (10%).

The Council's 40% share of estimated business rates income for 2020/21 is £6.318m.

At the end of June, gross rates (the amount payable by ratepayers in absence of any reliefs) were 3% lower than estimated in the NNDR1.

There are further risks to gross rates over future months which makes it difficult to forecast the extent of any collection fund deficit at this stage.

- In the short-to-medium term it is possible that businesses will be eligible for reductions in valuations because of Material Changes in Circumstances due to lockdown.
- In the longer term (from 2021/22) it is possible there will be a permanent reduction in the "footprint" occupied by the business sector, which means that business rates may not ever recover.
- There is no local evidence to date that non-collection will be a driver of business rates losses. A significant number of ratepayers are receiving COVID-19 grants and up to 100% relief.

As previously mentioned, on 2 July 2020 the Secretary of State announced that the repayment of collection fund deficits arising in 2020/21 can be spread over the next three years rather than the usual one. This support intends to "allow authorities to pay deficits off in a reasonable timescale and will limit their cashflow pressures." A full announcement will be made at the next Spending Review.

The Council's local authority funding advisors, PIXEL Financial Management, comment on this:

Spreading the effect of the collection fund deficit will help local authorities to manage the effect of council tax and business rate losses – but only if councils are financially viable over the medium term. The proposals do not yet mitigate the expected losses, they simply push the problem into future years when councils might – or might not – have the resources to manage them. For the sector, there is a danger that the pressure for central government to fund these losses will have dissipated in future years.

It is not clear whether the decision to phase collection fund deficits will be taken by the billing authority (as it was with the spreading of backdated appeal refunds in 2013-14) or whether it is automatic or a decision that can be taken independently by preceptors. We assume that spreading the deficit will be done in equal instalments.

The offer to consider “apportioning” (i.e. funding) collection fund losses is useful but needs to be much clearer.

Recovery from lockdown

Through budget monitoring and reporting to the Ministry of Housing Communities and Local Government (MHCLG) we are aware of the financial impact of the pandemic on our General Fund position for 2020/21. The current difficulty that all Local Government has is understanding the length of time for recovery and whether income levels will ever return to pre-March 2020 levels. As a result of the pandemic:

- Locally – 3,290 Universal Credit claimants was reported in July 2020
- Locally - 27% of total employment has been affected (15,000 jobs)
- Across West Midlands – 32% remain furloughed
- Nationally - 77% of staff remain furloughed in small to medium sized businesses (5 to 249 staff employees)
- Economic forecast – sharp fall & slow recovery of at least two years

The recovery process is being forensically monitored and because of this the value of savings required to balance the budget for 2021/22 is under constant review.

Consequently, the impact of the pandemic on the Council’s medium term financial plan is still being established due to the evolving nature of the recovery process for both the borough and the country. As a result of this, the medium term financial plan has not been yet revised it.

2.5. Brexit

It should be noted that the Council has no direct exposure to loss of funding from the European Union. However, the outcome of Brexit and the consequent wider impact upon the UK economy remains uncertain. The availability of total funding for local government is influenced by the state of the economy and the condition of national finances, which to an unknown direction and magnitude could be affected by the outcome of Brexit. Moreover, given the Council’s increasing reliance on growth backed funding allocations, the outcome of Brexit may pose an increased risk to the income from these schemes.

Any relevant updates in the progress of Brexit will be included in the draft budget report.

3. Government Announcements – Budget Planning

The MTFP reported in February 2020, includes assumptions about the anticipated changes to Business Rates in 2021/22. Following the outbreak of Coronavirus the following announcements have been made and will need to be considered during the budget planning process for 2021/22 and future years

3.1 Funding changes to Business rates 2021/22 and beyond

The uncertainty of the funding reforms has made financial planning for 2021/22 and beyond extremely challenging.

Since the production of the 2020/21 budget and the latest MTFP, the Government have suspended the following funding reforms to 1 April 2022:

- The implementation of the Review of Relative Needs and Resources
- The planned increase to 75% business rates retention
- The business rates revaluation

The Government has **not** formally confirmed that the planned business rates baseline reset will be delayed from its expected 1 April 2021 implementation date. If the baseline reset was delayed until 2022, this means that authorities will be able to keep their accumulated business rates growth for another financial year.

However, the Government has made it clear that they “*will work closely with local councils as it determines how best to treat accumulated business rates growth and the local government finance settlement in 2021/22*”. The details are not yet known but it might mean that authorities are not able to retain their business rates growth in 2021/22 even if there is no formal baseline reset.

The Council will be using PIXEL modelling to forecast different scenarios to business rates over the MTFP period.

3.2. Comprehensive Spending Review 2020 (CSR)

The Chancellor has launched the 2020 CSR, which will report in the Autumn and will set out the Government’s revenue spending plans for 2021/22 to 2023/24 (and capital plans to 2024/25). Whilst there was no guidance on the “*spending envelope*” it did lay down some initial priorities;

- *“strengthening the UK’s economic recovery from COVID-19 by prioritising jobs and skills*
- *levelling up economic opportunity across all nations and regions of the country by investing in infrastructure, innovation and people – thus closing the gap with our competitors by spreading opportunity, maximising productivity and improving the value add of each hour worked*
- *improving outcomes in public services, including supporting the NHS and taking steps to cut crime and ensure every young person receives a superb education*

- *making the UK a scientific superpower, including leading in the development of technologies that will support the government’s ambition to reach net zero carbon emissions by 2050*
- *strengthening the UK’s place in the world*
- *improving the management and delivery of our commitments, ensuring that all departments have the appropriate structures and processes in place to deliver their outcomes and commitments on time and within budget”*

3.3 Devolution to local government in England

Since 2014 there has been continued ‘devolution deals’ across England. The recent announcement in July 2020 indicated that government will be pressing ahead with the publication of the white paper on devolution and local recovery this autumn.

4. Draft General Fund Revenue

As previously indicated the Council faces additional significant challenges from the impact of the Coronavirus pandemic in an existing climate of financial uncertainty over the medium term. Whilst it is still too early to fully evaluate the full financial implications of these, finance officers are working closely with Services and Senior Management Team to understand the risks and actions to be taken to ensure a balanced budget for 2021/22.

4.1. Medium Term Financial Plan

	2021/22 £ 000's	2022/23 £ 000's	2023/24 £ 000's
BASE BUDGET bf including Corporate Adj.	17,435	13,467	13,819
Growth Requirements	542	551	710
Other Corporate Adjustments	(193)	28	(212)
Savings and Income	(345)	23	0
Key Decisions and Budget Resolution	(255)	0	0
Savings to be Found	(1,711)	(538)	(743)
Movement in Reserves	(2,006)	288	50
Revised Budget Requirement	13,467	13,819	13,624
Financed by;			
Government Funding	(1,310)	(968)	(299)
Council Tax	(8,778)	(9,183)	(9,607)
Business Rates including Damping	(3,379)	(3,668)	(3,718)
Collection Fund Surplus/Deficit BRR	0	0	0
Transfer from BRR reserve	0	0	0
Total Funding Requirement	(13,467)	(13,819)	(13,624)
Net Variance	0	0	0

Table 2 –Draft General Fund Revenue Medium Term Financial Plan for 2021/22 and future years

Table 2 provides a summary of the MTFP that was approved in February 2020 which illustrates the savings to be found for 2021/22 of £1.711m and a total savings requirement of £2.992m up to 2023/24. The 2021/22 Draft Budget reported in January will include a four-year plan to 2024/25, as in previous years.

It needs to be noted that currently this does not incorporate the impact of the Coronavirus pandemic across the Medium Term and will be updated over the coming weeks and months with the most up to date information available for funding streams alongside the cost of services. This will also incorporate any changes in the Corporate and Financial Strategies which are also expected to be available for 2021/22.

4.2. Current financial position 2020/21

At 30 June 2020 (quarter 1) the Council is reporting a largely balanced budget with a pressure of £0.017m. Full details can be found within the Q1 – Finance and Performance Report elsewhere on the agenda. Any reserve transfers will not be requested until later in the financial year.

4.3. Risk Assessment

As part of the budget setting process a reserves risk assessment is completed for the main corporate reserves set aside to respond and manage financial risks in the medium term. However, the Coronavirus pandemic will require this assessment to be reviewed and updated on a regular basis with known assumptions on the financial impact. The detailed risk assessment is included at Appendix 1.

The Corporate and General Fund Reserves considered in this analysis are the General Fund itself, the Budget Stability Reserve, the Business Rates Equalisation Reserve, and the Welfare Support Reserve.

What the risk assessment shows is that there is potentially a funding gap of £3.244m in our corporate reserves if all the risks crystallised, particularly the funding risks. At this stage, the true cost of Coronavirus and the medium-term impact on the financial position is still being established, therefore this will be continually monitored throughout 2020/21 as the recovery develops with any updates reflected in future Cabinet reports.

The assessment identifies that in 2020/21 a potentially significant contribution could be required from reserves of £3.663m to mitigate against pressures and it is expected that the 31 March 2020 balance of the General Fund (£2.250m) and the Budget Stability reserve (£2.494m) will have a total remaining balance of (£2.021m) compared with potential risks identified of £5.923m.

The forecast balance of reserves at 31 March 2021 includes a contribution to the business rates equalisation reserve of (£2.848m) which incorporates an unwinding of a volatility reserve held with the Warwickshire business rates pool. Any further delay to the planned business rates reset will mean that this contribution of (£1.836m) would be delayed. This combined with a reduction in the business rates growth generated in the year will have a significant impact on the Authority's ability to mitigate against the future pressures identified in this assessment.

If the funding outcomes are not as bad as currently forecasted, the reserves could be used for other purposes.

4.4. Corporate strategy and recovery for the Council

Work has started on a new Corporate Strategy, based upon Cabinet's identified priorities. The Senior Management Team and several service managers have met recently to discuss Cabinet's priorities. A Corporate Strategy Group has been formed which will meet weekly to take forward those discussions and begin shaping the new Corporate Strategy. Ideas will be refined and presented to the Council's Corporate Management Forum in September, enabling all managers and team leaders to provide their input and help shape the Council's new journey. Development of the new Corporate Strategy will proceed at pace, and it will be submitted for approval within months.

5. Draft Portfolio Capital Budgets

Budget officers have been asked to submit their capital proposals for 2021/22 to 2024/25 by 4 September 2020. In line with the budget planning and setting process set out in section 6, Cabinet Member working groups will then discuss and appraise the various schemes, with particular emphasis on ongoing revenue implications, including financing costs, in light of our Medium Term Financial Plan. Where appropriate schemes should also demonstrate how they contribute to the Climate Change Emergency agenda of the Council.

It was anticipated as part of budget setting for 2019/20 that the Council could access an increasing share of New Homes Bonus (NHB) monies to provide financing for a significant portion of its General Fund capital programme requirements in future years. This is no longer the case. The national NHB scheme has been curtailed with only legacy payments in place.

Excluding schemes financed via grant and other contributions, the Council's 'typical' General Fund capital programme in recent times (ICT refresh, Corporate Property enhancements, Play and Open Space, etc.) has a net funding requirement of c.£1.3m year on year. Taking into account average asset lives and forecast interest costs therefore, provision for financing costs of c.£0.125m needs to be made annually if the programme is to be maintained at this scale.

6. Budget Planning and Setting

The Council has been successful in delivering savings and income proposals of (£4.300m) over the last 4 years. However, because the uncertainty of future funding and impact of the recovery from Coronavirus it is proposed that a different approach to the budget setting process is taken this year. Table 3 provides a summary of these recommended changes.

Date	Method	Proposal
September 2020	Public reporting	A summary position statement presented to Cabinet which sets the scene for both the national and local picture with any known changes since the last MTFP presented in February (This report) Begin external communications with the public
October 2020 - December 2020	Internal confidential reporting	Introduce Cabinet Member working groups to discuss savings targets and will include internal progress reporting – During this period, no public Cabinet reports will be prepared
January 2021	Public Reporting	Draft budget presented to Cabinet
February 2021	Public Reporting	Final budget presented to Cabinet /Council

Table 3 – Summary of proposed budget setting process and timelines

Replacing Cabinet reports with Member working groups

In previous years Cabinet reports were submitted monthly leading up to the draft budget report in January and these provided incremental updates on the delivery of the target. The recommendation is to replace this with an internal member working group approach

As reported to Council in February, the budget shortfall prior to Coronavirus was £1.711m and the true impact the pandemic will have on the medium term financial plan is still being established. The purpose of the internal working groups is to review all potential options for funding the deficit in a collaborative way which will inform the draft budget proposals.

Structure and organisation of working groups

a) Individual discussions with Cabinet Portfolio Holders

This group will discuss savings and income generation at an individual portfolio level in developing the savings proposals, the Senior Management Team (SMT) and the Financial Services Team will work with the Cabinet Portfolio Holders to establish the potential for saving for each service area. Data including cost and performance benchmarking and information on key cost drivers and underlying trends will be provided to assist in the development of the budget proposals.

The outcomes of this group will then be presented to group 2.

b) Cabinet working group

This group consists of the whole of Cabinet. The main purpose will be to establish;

- Pressures and mitigating actions from the current year to end of the existing MTFP

- Any proposed updates to the medium term financial strategy (MTFS)/ Medium term financial plan (MTFP)
- Detailed savings proposals for 2021/22 – 2023/24
- Amendments to previously approved savings proposals currently included in the MTFP

c) Budget working party

This will be a group which consists of Cabinet but also include representatives from the opposition parties. The purpose of this group is to review the context of the proposals and work towards an evaluation and prioritisation of workload. This is also an opportunity to discuss the wider strategic aims of the opposition parties

The group will then consider the proposals put forward by each cabinet portfolio in the light of intelligence on the pressures faced by each service and how such pressures will be managed.

The suggested terms of reference of this group are;

- Examine and provide input into the development of the projects to deliver a balanced MTFP
- Ensure that reviews and decisions are taken within the context of the new Corporate Plan
- To review the process of the delivery of the budget
- To monitor the delivery of the proposals agreed to deliver a balanced budget

Introduction of communication with the public

The potential changes to services and funding streams that are needed to set a balanced budget in 2021/22 are greater than any budget setting process in recent years. External communications will start to inform residents and businesses about the size of the challenge over the weeks and months.

Informing residents in this way opens the potential for conversations with residents about service priorities. It is proposed that residents and businesses are engaged in consultation on the relative importance they place on council services. An alternative approach is to consult on the relative importance of council priorities rather than financial detail which will enable more informed decisions to be made.

The proposed consultation can also be used to test residents' willingness to accept service changes that may be necessary to support carbon reduction targets.

An autumn consultation as outlined should give decision-makers sufficient information to inform service-specific budget decisions and allow external communications to demonstrate transparency and resident involvement.

Medium term financial plan - 3 year rolling budget setting process

Another proposed change for the 2021/22-2024/25 Medium Term Financial plan is a transition to 3 year rolling budgeting for the full MTFP. What this means in practice that once fully established, all 4 years of the plan will have income and saving proposals to balance the position. There are several benefits to this approach including;

- Have up to 3 years to finalise plans to deliver the target – meaning less pressure for the next financial year.
- Provides some certainty over the whole plan.
- Can use/establish an evidence-based approach for future savings.
- Is an effective method of budgeting given the potential uncertainty around funding changes and Devolution.
- Accountability at an early stage and will use monthly reporting to track progress.
- The greater the uncertainty about future central government policy then the greater the need to demonstrate the long-term financial resilience of the authority given the risks attached to its core funding.
- Demonstrates long term financial resilience.
- Aligns with good practice as identified in the CIPFA Financial Management code which the Council will need to be compliant with by 1 April 2021.

There are some challenges to this approach;

- Savings for the whole MTFP will need to be identified by January 2021 (£2.992m) as per current MTFP.
- Uncertainty around the medium term impact of Coronavirus.
- The new way of working may need time to embed into the organisation.
- Identified savings will need to be delivered to prevent future pressures.

In year one of full commencement (2021/22) there will be a requirement to provide options for delivering 3 years of savings. The true benefit of this will be established for the 2022/23 budget setting process, as subject to significant funding changes, the Council will begin to deliver savings for year three of the plan rather than year one, as currently the case. In the intervening years analysis will take place to ensure that all funding assumptions have not significantly moved from the original plan.

The impact of the significant target for 2021/22 will require most of the focus and effort concentrated on this, however it is recommended that the Council transitions to a rolling three-year budget setting cycle.

7. Conclusion

Local Government is continuing to experience significant challenges and is faced with making more difficult decisions on the services offered and delivered by councils. Within Rugby, the Council continues its journey through growth and investment and needs to continue taking steps to build on this.

The economic impact of the Coronavirus has led to a level of financial uncertainty faced by the sector which is unprecedented. What this has meant is that we have looked to establish a process which will allow the Council to best deal with the challenges that it faces.

This report has provided a summary of the recommended changes in process to deal with the challenges as well as set the scene in terms of the economic position for the country and the Borough. It is likely that during the recovery assumptions will change and Government policy will be updated and, in the lead up to the presentation of the draft budget, this will be taken into consideration

Beyond 2021/22 the picture is much more uncertain because of the unknowns associated with the reform of local government funding.

Name of Meeting: Cabinet
Date of Meeting: 7 September 2020
Subject Matter: Initial Review of General Fund Budget
Originating Department Chief Finance Officer

DO ANY BACKGROUND PAPERS APPLY YES X NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

Risk Assessment review of Corporate Reserves

Risks	General Fund £000	Business Rates Equalisation Reserve £000	Budget Stability Reserve £000	Emergency Climate Reserve £000	Welfare Support £000	TOTAL £000
Estimated Closing Balance previous year	(2,250)	(3,646)	(2,494)	0	(439)	(8,830)
forecast contribution (to) / from 2020/21	17	(2,848)	114	(500)	14	(3,203)
forecast contribution (to)/ from 2021/22	0	(461)	0	0	(13)	(474)
forecast contribution (to)/ from 2022/23	0	(750)	0	0	(13)	(763)
forecast contribution (to)/ from 2023/24	0	(800)	0	0	(13)	(813)
Closing Balance 31 March 2024	(2,233)	(8,505)	(2,380)	(500)	(464)	(14,083)
Potential Future Risks:						
Emergency - Unknown Risks associated with COVID -19	1,506	0	0	0	0	1,506
New Emergency - up to 1% of gross budget requirement and/or one month of salary	1,506	0	0	0	0	1,506
Known Risks - Net Fees and Charges/cost pressure as a result of COVID-19(after excluding government grants)	0	0	426	0	0	426
Potential reduction in council tax collection as a result of COVID-19	0	0	200	0	0	200
Risk of delivery of 2021/22 current budget shortfall as a result of COVID-19 recovery planning	0	0	850	0	0	850
Borrowing and interest rate exposure	50	0	0	0	0	50
Unexpected in year service demand: demographic growth, economic factors creating need	250	0	0	0	0	250
Unfunded new burdens e.g. separate food waste collection	200	0	0	0	0	200
Pay structure and Employment Market	100	0	0	0	0	100
Legal challenge	150	0	0	0	0	150
Loss of Business Rates growth included in Base Budget: timing risk of baseline reset	0	3,648	0	0	0	3,648
Total loss of income based on negative outcome option	0	3,000	0	0	0	3,000
Potential reduction in Business Rates collection as a result of COVID-19	0	450	0	0	0	450
Risk of a significant employer or business leaving the borough	0	750	0	0	0	750
Transformation or service improvement initiatives	0	0	600	0	0	600
New Homes Bonus - no legacy payments	0	0	1,700	0	0	1,700
Non achievement of savings plans including digitalisation	0	0	147	0	0	147
Income not achieved for traded and commercial services including parking and green waste	0	0	250	0	0	250
Planning fees income reduction	0	0	500	0	0	500
Potential loss of contract income from services at risk or being rendered	0	0	80	0	0	80
Action Plan to respond to Emergency Climate requirements as per paper Feb. 2020.	0	0	0	500	0	500
In year service demand: economic factors creating need in housing, homelessness	0	0	0	0	464	464
SUBTOTAL	3,762	7,848	4,753	500	464	17,327
Shortfall/(surplus)	1,529	(657)	2,373	0	0	3,244

Appendix 1

Profiled impact of forecast reserve movement

2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000
(8,830)	(8,370)	(1,189)	1,129
(3,203)			
	(474)		
		(763)	
			(813)
(12,033)	(8,844)	(1,952)	316
1,506	0	0	0
0	0	0	1,506
426	0	0	0
0	200	0	0
0	850	0	0
0	17	17	17
83	83	83	0
67	67	67	0
33	33	33	0
50	50	50	0
0	1,030	1,296	1,322
0	3,000	0	0
0	450	0	0
750	0	0	0
200	200	200	0
	1,020	680	0
147	0	0	0
0	83	83	83
0	250	250	0
80	0	0	0
167	167	167	0
155	155	155	0
3,663	7,655	3,081	2,928