

**Long Lawford Site Allocations Development Pack**

**Addendum following Parish Council consultation in June 2016**

## Summary of Addendum

The original Long Lawford Site Allocation Development Pack (June 2016) contained analysis of four sites adjacent or in close proximity to the settlement boundary.

This addendum includes revision to one of these sites (S16034) following revised evidence regarding the site's potential local wildlife site (LWS) status and the resulting impact this had on the landscape sensitivity of the site. As the site was deemed a 'potential' LWS, RBC requested that further assessment was undertaken by the Habitat Biodiversity Audit team (Warwickshire County Council). Following this assessment the site was adjudged to not be suitable for designation as a local wildlife site due to limited meadowland biodiversity value remaining on this site (this also includes a parcel of land adjacent to S16034 which currently has a residential planning permission) and the area has therefore been updated to remove its potential LWS status.

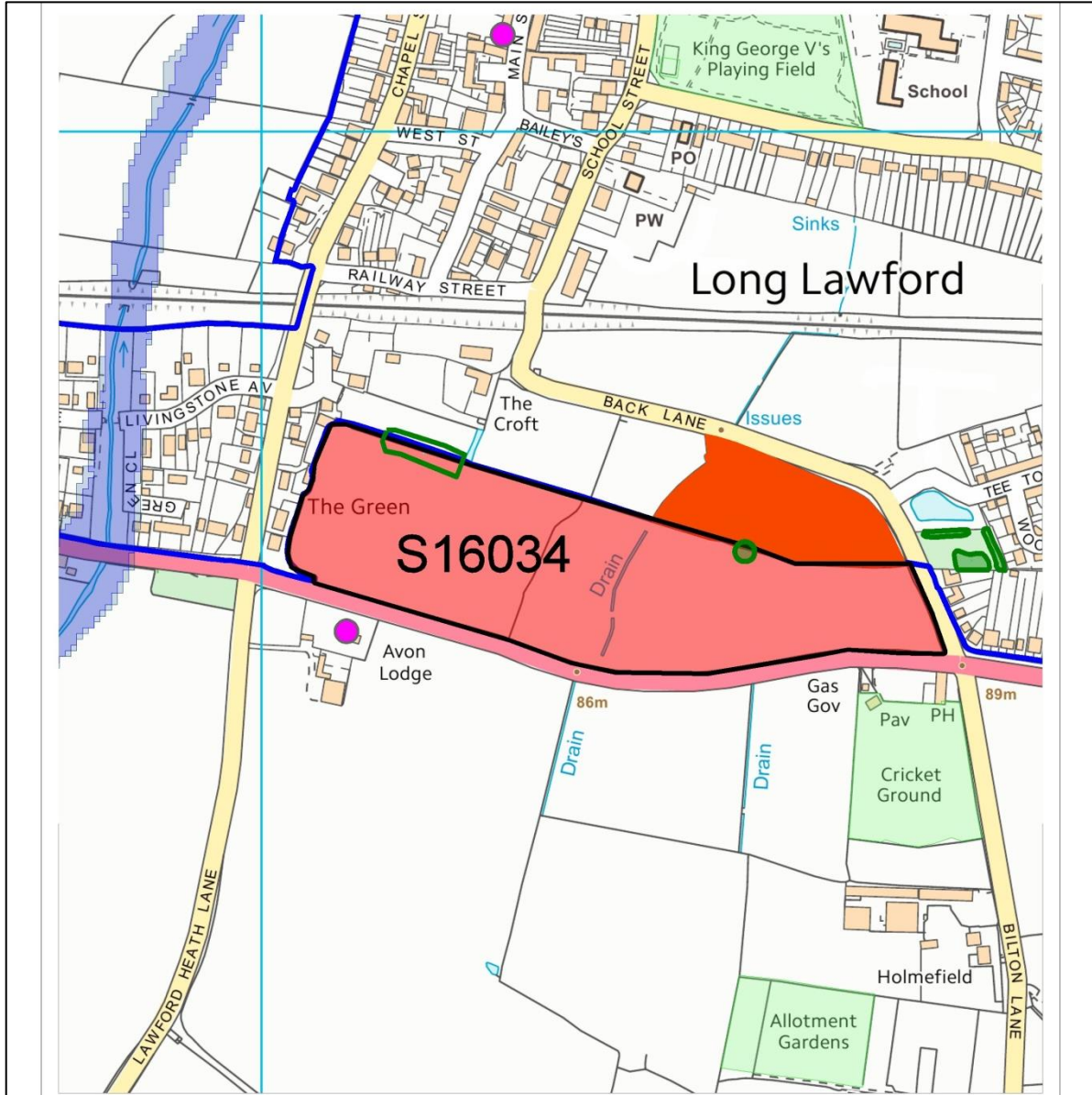
References in the original development pack to site S16034 and its potential LWS status have therefore been amended in the proforma below. Where these amendments have been made they are shown in ~~striketrough~~ (deletions) and underlined (additions) text. The site conclusion has also been amended to reflect this position.

In landscape terms, initial assessment of the site raised concerns about the sensitivity of the site primarily due to its potential LWS status. Following the biodiversity assessment of the site referred to above, WCC are satisfied that the parcel of land can in fact be considered to be medium sensitivity to new development and therefore appropriate for development providing a landscape buffer can be accommodated alongside Coventry Road to the south of site S16034. Again, where amendments have been made they are shown in ~~striketrough~~ (deletions) and underlined (additions) text.

**Site S16034: Land north of Coventry Road, Long Lawford**

Capacity	163 dwellings
Site Area	6.5 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

**SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS**



**KEY**

- Flood Zones 2 and 3
- Local wildlife site
- Open Space
- Tree Preservation Order (TPO)
- Listed Buildings
- Site S16034
- Long Lawford Village Boundary

The site is approximately 6.5 hectares in size and adjoins the settlement boundary. The site is in agricultural use and is classed as being of grade 3 quality. The site has strong hedgerow

boundaries and there are no existing trees across the site other than along the boundaries. A ditch/drain and overhead electricity cables cross the site in a north to south direction.

To the south of the site on the opposite side of the A428 is Avon Lodge, a Grade II Listed Building, with open agricultural land beyond. To the east and west of the site are residential properties along the A428.

Land immediately to the north, between the site and Back Lane, has an approved planning permission for residential development subject to a signed Section 106 agreement. This land partly includes Long Lawford Meadows local wildlife site. Site S16034 itself is no longer identified as a potential local wildlife site as part of the wider Long Lawford Meadows area, following assessment by WCC's Habitat Biodiversity Audit team in June 2016.

#### **Green Belt and Landscape Character**

The site is identified within the Green Belt Review as parcel LL2 and is considered to no longer fulfil its role as Green Belt primarily due to the development that has occurred along the A428 immediately to the east and west of the parcel. This development limits the role that the land within the parcel plays in inhibiting ribbon development and maintaining a gap between Rugby and Long Lawford. It should also be noted that the field to the north of the site benefits from a residential planning permission.

The Draft Landscape Character Assessment 2016 considers site S16034 within its assessment of landscape parcel LL\_11. Parcel LL\_11 comprises a small scale pastoral landscape with some remnant ridge and furrow. Outgrown hedgerows and dense hedge / stream trees generally enclose views. To the south views are only as far as the first (adjacent) field as rising landform prevents any further views.

The parcel is considered to be high medium sensitivity and site S16034 is considered inappropriate for development dependent on provision of a landscape buffer along Coventry Road.

#### **Accessibility - Proximity to Services**

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16034	270	410	730	-	-	100

**NB.** The distances above are a guide for walking distance along pavements or public footpaths, and are not 'as the crow flies' distances from site boundaries.

Site S16034 is within walking distance of all village services; the furthest service is 730m walking distance away which is still within a ten minute walk time from the site, whilst the other accessible services are around a five minute walk time from the site. The village post office on Townsend Lane recently (February 2016) closed, however Post Office Ltd have confirmed that they are actively seeking an opportunity within Long Lawford to accommodate a new style branch known as a Post Office Local.

#### **Accessibility – Highways and Site Access**

The site promoter has stated highway works providing a new junction into the site from either Back Lane or A428 Coventry Road would be required. There is also potential for a

secondary vehicular and pedestrian / cycle access point linking from the north via the approved residential development (R12/1188).

The Highways Authority consider access could be possible from the A428 however to the eastern side of the site there would be potential problems with visibility and frontage access due to the alignment of the carriageway. The scale of development proposed would require multiple access points and improvements to existing footpaths would be required. Finally the proposal would require a transport assessment considering the impact of the development on junctions in the locality.

#### **Layout**

The site promotor has not submitted a design layout.

#### **Site Conclusion**

The site is adjacent to the settlement boundary and as it is considered to play a limited role in meeting the five purposes of including land in the Green Belt, it is recommended for removal by the 2015 Green Belt Review. A public footpath links the site to Long Lawford to the north and the site is within reasonable walking distance of the local village services. Development of the site would need to take account of the setting of the listed building.

Some concerns are raised by the Highways Authority regarding the provision of multiple access points to the site however as a residential planning permission exists on land to the north of the site, there is potential for access to be achieved to the site from Back Lane as well as the A428. The landscape of the site is relatively well enclosed and could accommodate development providing a landscape buffer is included along Coventry Road. ~~however is considered part of the wider Long Lawford Meadows (potential) local wildlife site and therefore development could require biodiversity mitigations which would have an impact on the viability of the site.~~

**Due to the uncertainty of the biodiversity value of the site it is not considered suitable for allocation at this point in time. Subject to the results of a further survey by the Habitat Biodiversity Audit team at Warwickshire County Council, the site may be considered suitable for allocation. [Further information to be given at the Parish meeting of 14/06/16].**

**[September 2016] Following the undertaking of the above assessment, the site's status as a potential Local Wildlife Site has been removed due to a lack of remaining biodiversity value relating to the site's initial identification for semi-improved natural grassland.**

**The site can be considered suitable for allocation.**