

Ryton on Dunsmore
Site Allocations Development Pack

8th June 2016

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Introduction

The following document has been produced to aid discussions between the Development Strategy team and Ryton on Dunsmore Parish Council, on the Local Plan site allocation selection process for the settlement of Ryton on Dunsmore. The document sets out the background of the Local Plan process to date; the framework for site selection; next steps for the Local Plan; and appendix one contains the site assessment tables.

Background

The Local Plan Preferred Options consultation document (December 2015), consulted upon during 14th December 2015 to the 19th February 2016, set out the Council's preferred strategy to meet the housing target of 12,400 dwellings to be delivered during the plan period 2011- 2031.

Relevant to Ryton on Dunsmore Parish Council, the preferred strategy to meet the housing target included the proposals for seven of the Borough's main rural settlements (MRS) to accommodate approximately 100 dwellings each.

The Local Plan Preferred Options consultation document did not identify any site allocations for the MRS, with it stating that the sites will be identified in the Submission Local Plan informed by partnership working with the Parish Council. The submission Local Plan which is the next consultation stage of the Local Plan (timetable for Local Plan is set out in the next step section of this document) is the document that the Council considers ready for independent examination by the Planning Inspectorate on behalf of the Secretary of State.

The Local Plan Preferred Option highlighted that in accommodating growth at the MRS, amendments to the Green Belt boundary might be required. National Planning Policy Framework paragraph 83 highlights that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.

During the Local Plan Preferred Options consultation period responses were received and discussions were held with a number of statutory consultees who are responsible for infrastructure provision. In reviewing the responses received and holding further discussions with the consultees, it is considered that at this point in time there are no constraints present which would prevent the delivery of 100 dwellings within Ryton on Dunsmore.

The table below provides a summary of the responses and discussions held with the statutory consultees that are relevant to Ryton on Dunsmore:

Warwickshire County Council Education

The proposed housing growth in the Borough will put pressure on the provision of school places. The County Council will continue to monitor school places, provide further evidence, clarify where pressure for school places exists and the pressure points that are likely to occur.

Primary School: Fluctuating birth cohort sizes over this large rural area has resulted in varying capacity levels across year groups and schools. Short term accommodation may be needed to alleviate in year pressures and/or spike in pupil numbers at the usual point of transfer into primary education that can occur as a result of new housing in an area.

Secondary School: Growth in rural area, particularly as the larger primary cohorts transfer in secondary, will need to be factored into sufficiency in the town. Home to school transport cost implications for the Local Authority.

Warwickshire County Council Highways

Local Plan Preferred Option response provided no comment on proposal for Ryton on Dunsmore to accommodate approximately 100 dwellings.

WCC Highways currently producing a Strategic Transport Assessment for the Local Plan which takes account of the allocation of 100 dwellings within each of the 7 main rural settlements.

WCC Highways have provided advice on site access as part of this document.

WCC Minerals

Note that there are several Rural Area Allocations proposed in some of the major villages in the Borough. Again these may be within Safeguarding Areas of Sand and Gravel and in the case of Brinklow may be close to the existing quarry. Any new proposed Rural Areas Sites should be assessed against the existing and proposed sites in the Warwickshire Minerals Plan and the associated Safeguarding Areas.

Environment Agency

In relation to Ryton on Dunsmore, the response highlighted that the majority of Ryton on Dunsmore is located within Flood Zone 1. However, there is an ordinary watercourse crossing the site and the risk of flooding from this watercourse should be assessed if it's near the proposed development area.

Natural England Response

Highlight that proposed allocations to the south west of the plan area (Ryton on Dunsmore, Stretton on Dunsmore, Binley Woods and Wolston) fall in close proximity to the following designated sites:

- Binley Woods SSSI
- Brandon Marsh SSSI
- Ryton and Brandon Gravel Pitts SSSI
- Wolston Gravel Pitts SSSI

Natural England would advise clearer information to evidence the consideration of these designations.

NHS England and Clinical Commissioning Group Response

The response highlights that using an average occupancy of 2.4 people per home and an average list size of 1,750 registered patients per whole time equivalent GP, each of these settlements will need an additional 0.14 whole time equivalent GP, equivalent to one session a week. There are GP practices in Brinklow, Stretton-on-Dunsmore and Wolston that can accommodate the very small increase in demand at those locations and the remaining additional patients can also be served by the existing GP infrastructure. There is therefore no need for the development of new GP premises to provide services to the residents of the new homes planned in the main rural settlements.

National Grid

In reviewing the consultation document no comment was made. Further discussions were held highlighting that there is sufficient capacity on the grid and that discussions should be held with the local electricity distributor which for Rugby is Western Power.

Western Power

No consultation comment was received by Western Power. However, discussions are ongoing and Western Power have stated that there is always capacity, albeit at a certain price. It has been indicated that there are currently certain limitations within the Rugby area and where additional demand connections are requested these will trigger network reinforcement. The scale of development proposed at the main rural settlements is connectable without any major reinforcements.

Western Power also indicated that they have a medium and long term strategy for reinforcement within the wider area which will unlock additional capacity taking account of planned growth.

Severn Trent

No consultation comment has been received though the Council are in the process of undertaking a Water Cycle Study which will inform if there is sufficient water capacity and additional sewerage treatment work infrastructure required. Severn Trent, Environment Agency and the Warwickshire County Council as local lead flood authority will be involved in this study and Parish Council's will be informed of the outcome.

Framework for Site Selection

In order to ensure that decisions about the Local Plan site selection are undertaken in a transparent and objective way, a process of assembling relevant information and then considering this information in a consistent manner has been undertaken. This approach will determine whether the promoted sites within Ryton on Dunsmore Parish could be considered suitable for allocation.

Site Identification

The starting point for site selection is identifying potential sites that could be considered for allocation.

The sites within this document have been identified from two sources namely the Strategic Housing Land Availability Assessment (SHLAA) report published in December 2015 and from the recent call for sites exercise, which coincided with the consultation on the Local Plan Preferred Options document.

These sites, in view of Planning Officers, warrant consideration in order to ensure that sufficient regard has been had to all of the 'reasonable alternative' options, for site allocation.

The 'reasonable alternatives' have been developed using the following criteria:

Location	Sites are within, adjacent to or close to the existing settlement boundary of Ryton on Dunsmore enabling access to its services. Sites which are in isolated locations are not included.
Size	Sites need to be capable of accommodating 5 dwellings or more in accordance with SHLAA guidance. This ensures that there are not an unmanageable number of sites being included, impacting upon the delivery of houses. It also helps to prevent double counting of windfall sites (sites less than five dwellings, not allocated within the Local Plan).
SHLAA 2015 and preliminary assessment of 2016 call for sites	Sites that have been assessed as suitable, available and achievable or suitable if policy changes are included.

In total there are 6 sites within Ryton on Dunsmore that have been considered within this document (displayed in the map below). Only one of the sites is located within the settlement boundary of Ryton on Dunsmore and its capacity would not be sufficient to meet the requirement of 100 dwellings. Therefore to meet the Local Plan preferred strategy for housing delivery the Local Plan will be required to make amendments to the Green Belt boundary.

Approach to Site Selection

Having identified a list of sites, it is necessary to consider the approach to take in assessing the sites. Making decisions about whether sites can and should be allocated requires information from a range of sources in order to come to a balanced decision.

Information has been sourced from a range of evidence used to inform the Local Plan Preferred Option such as the Green Belt Review, SHLAA and the Local Plan Sustainability Appraisal¹. Further to this, new evidence has been commissioned by the Council in relation to landscape character and advice sought from WCC Highways with regard to the accesses of the sites.

To present this information it was decided to use a series of site assessment tables. The format of the table covers a range of considerations identified within the NPPF which would impact the suitability of the sites (providing further detail than that contained within the SHLAA 2015 report).

The table below sets out the information used in the site assessment table, the reason it has been used and its source.

Information	Reason	Source
Number of Dwellings	To identify the level of development that is being considered on the site.	SHLAA December 2015 Call for sites form
Site Area	To show the extent of the site being promoted for development; and to identify potential area of land that could act as a buffer for example for landscape purposes or to protect heritage assets.	SHLAA December 2015 Call for sites form
Deliverability	To identify if the sites could be delivered within the first 5 years of plan period to help the Council demonstrate a five year housing supply at the point of adoption.	SHLAA December 2015 Call for sites form
Local Planning Policy Designation	To identify any local policy constraints which could be amended to allow development	Core Strategy and Saved Local Plan Policies
Site Location, Characteristics and Constraints	To identify the area and factors that could affect the site such as flood risk, historic assets, agricultural land classification and biodiversity assets.	SHLAA December 2015 Sustainability Appraisal (2015) Habitat Biodiversity Audit Flood Risk Mapping Historic Environment Records

¹ The new 2016 call for sites will be subject to a Sustainability Appraisal

Green Belt and Landscape Character	To identify the least sensitive Green Belt parcel for release whilst taking account of landscape sensitivity (other factors such as those highlighted in the constraints section will be taken account in the overall site conclusion).	Green Belt Review (2015) Draft Landscape Character Assessment (2016)
Accessibility - Proximity to Services	To ensure opportunities to use transport modes other than the private car such as public transport, public rights of way, access to jobs and services, such as shops, community facilities and open space	Sustainability Appraisal (2015) In house measurement from the site proposed access to a range of services within the settlement were undertaken for each site
Accessibility – Highways and Site Access	To ensure safe suitable access to the site can be achieved for all people	Site Visit Assessment from WCC Highways
Layout (where provided)	To provide an indication of how the site could be developed in consideration of any identified constraints identified	Site Promoter Submission
Conclusion	To balance the considerations within the site table and provide a view on the suitability of the site for allocation in the Submission Local Plan	

Site assessment findings

Each of the 6 sites has been assessed in line with the criteria set out above. The assessments are contained within appendix 1 of this document.

What next?

This document identifies Planning Officers views of each site (appendix 1), taking account of a range of factors and draws a conclusion as to their suitability for allocation in the Local Plan.

The purpose of this document is to enable discussion on the conclusion drawn for each of the sites and understand the Parish Councils' view on the most appropriate site for allocation, based on the information before you.

It should be noted that the Local Plan deals with the principle of the site being developed whilst any application for the selected site(s) would provide the detail of the proposed development. Planning applications would therefore need to take account of planning policy matters contained within the Local Plan such as design, drainage; provision of open space,

infrastructure and affordable housing. These policies will help improve the quality and sustainability of the development.

Local Plan Timescales

As stated above it is only through the Local Plan that amendments can be made to the Green Belt boundary. Therefore the proposed allocation will be required to be identified in the Local Plan Submission Document. The Local Plan Submission document is scheduled to be consulted upon for a 6 week period during September - October 2016. This means that the allocation(s) must be identified by the end of June to enable a report to be completed by the 29th June for the Local Plan Submission to go Full Council on the 19th July 2016, which will determine if the document can go out to public consultation.

During the Local Plan Submission document consultation local residents, landowners, developers, businesses, organisations and any other individual or group can make representations on whether they support or object to the sites proposed to be allocated; comments can include support for the allocation of other sites not proposed for allocation. The comments received will be submitted alongside the Publication Draft for examination by an independent Planning Inspector appointed by the Secretary of State. This examination will include Hearing Sessions run by the Inspector who may invite people who have made comments to participate.

Following the examination the Inspector will issue a report into whether the Local Plan is sound and legal and recommend whether it can be adopted as part of the statutory Development Plan for Rugby Borough Council. The Inspector may recommend that it be adopted with number of modifications. Once adopted as part of the Development Plan the sites will be allocated for development.

The timescales for this consultation and the subsequent stages of the plan making process is set out in the below table:

Stage	Dates
Submission consultation	September - October 2016
Submission to the Planning Inspectorate	December 2016
Examination	April 2017
Adoption	July 2017

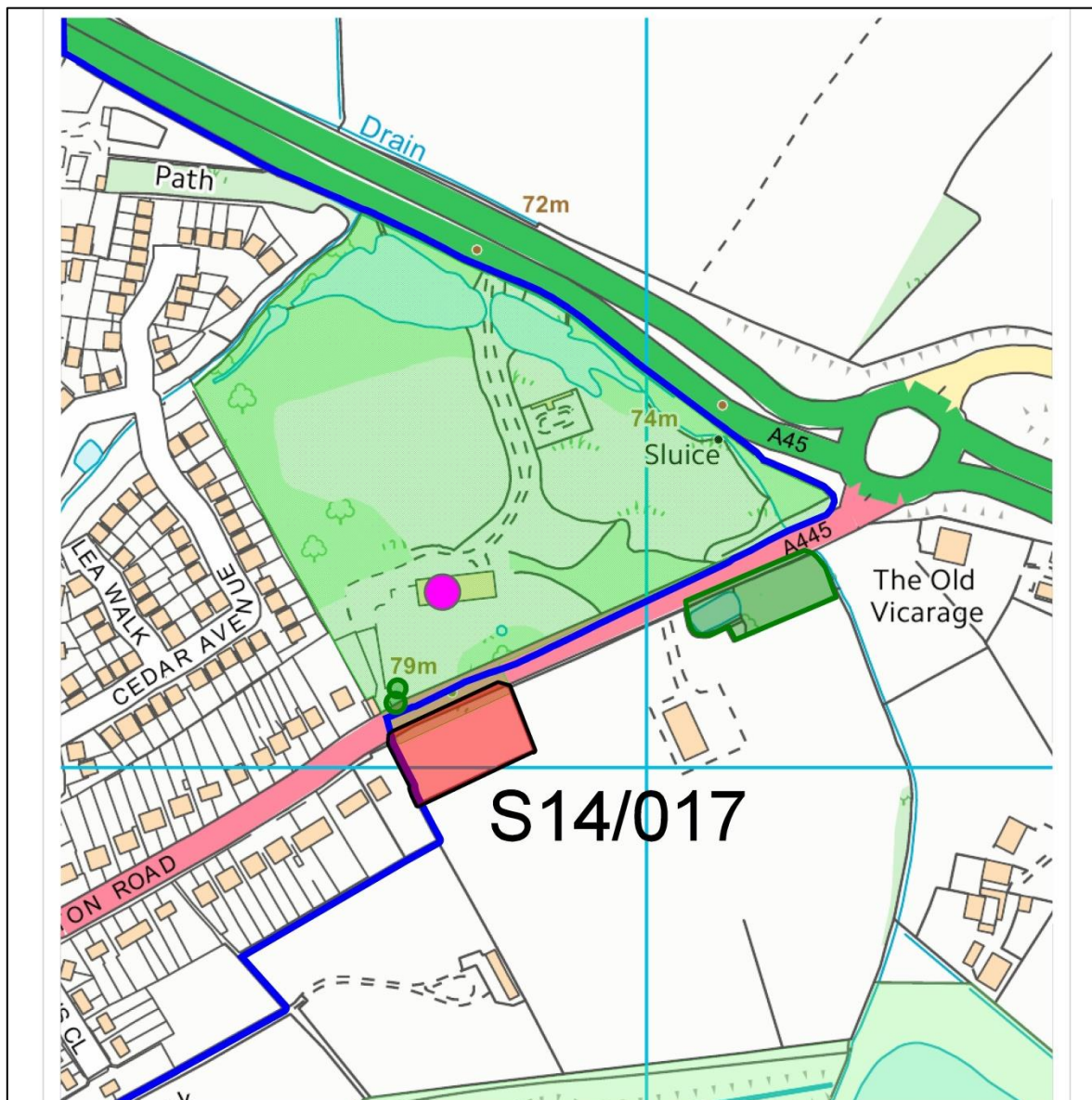
SITE ASSESSMENT TABLES

APPENDIX ONE

Site S14/017 Land on the south side of Leamington Road

Capacity	5 dwellings
Site Area	0.315 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation Saved local plan policy E17 – Development affecting parks and gardens and other elements of the historic landscape

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Listed Buildings
- / Tree Preservation Order (TPO)
- Registered Park and Garden
- Ryton on Dunsmore Village Boundary
- Site S14/017

The site is approximately 0.315 hectares, adjacent to the settlement boundary of Ryton on Dunsmore. The current use as noted from site promoter is that of garden land and is classified as Grade 3 agricultural quality.

To the south and east of the site is farmland and to the west is a detached property. On the opposite side of Leamington Road is the British Legions social club which is Grade II Listed Building which is also a registered parks and garden. The parks and garden designation does extend into walled frontage of the site, which was a walled kitchen garden dating from the mid to late 19th Century.

The site is identified in the Habitat Biodiversity Audit data as a destroyed local wildlife site. There are 3 SSSI's is located within 2km of the site namely Ryton Pools, Brandon Marsh, Ryton and Brandon Gravel Pits and Wolston Gravel Pitts. It is not considered that the development of the site would impact on the SSSI's.

Green Belt and Landscape Character

The site is located within Green Belt parcel RD2 and development would result in ribbon development along Leamington Road towards the A45 roundabout which is a defensible boundary preventing further encroachment of the countryside. The equestrian building to the east of the site impacts the openness of the Green Belt within the immediate vicinity.

The Draft Landscape Character Assessment 2016 considers site S14/017 within its assessment of landscape parcel RD_04. The zone comprises framed to open, small to medium scale pastoral farmland, some of which is managed as paddocks. It is highlighted that a small part of the zone lies within the listed Historical Park and Garden to Ryton House and therefore is inappropriate for development. Therefore application site S14/017 is inappropriate for development.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14017	970	640	890	-	990	150

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 S14/017 is within walking distance of the village services; however it is around 1km walking distance (greater than ten minutes walking time) to three of these services, which reduces the sustainability of the site in terms of access to services.

Accessibility – Highways and Site Access

The site promoter has stated that site will be accessed directly from an existing gate from Leamington Road. It is observed that the access is small and will need enhancement. The access would adjoin the highway in a 30mph zone with this changing to a 50mph zone approximately 50 metres east of the site along Leamington Road.

WCC Highways Authority state that the frontage of site where access would be attained from the A445 Leamington Road would appear to be bounded by a high brick wall. To attain visibility is likely to require its removal or partial removal. However, the alignment of the carriageway in an easterly direction may impact on the availability of visibility. The scale of the development proposed would not have a detrimental impact upon the operation of the highway network. Suitable access arrangements to support the development proposals would be required which should consider improvements to the existing footway

Photo1 – Looking south-west to site with proposed access off Leamington Road



Layout

The site promotor has not submitted a design layout.

Conclusion

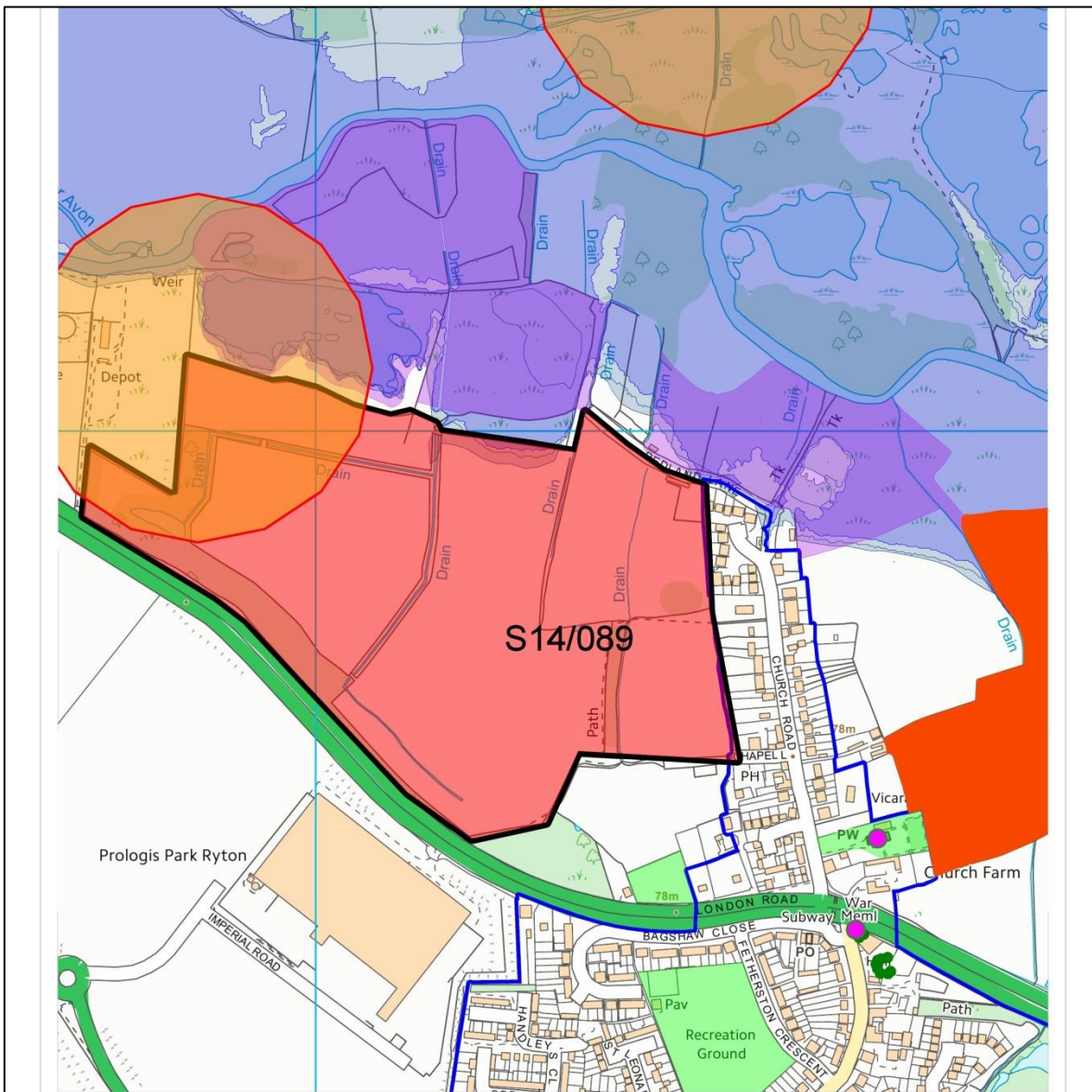
The site is not considered suitable for development as access to the site would result in the partial or removal of the walled garden which forms part of the registered parks and garden site. Development of the site would also have a landscape impact and lead to ribbon development along Leamington Road to the A45 roundabout.

Site is not considered suitable for allocation.

Site S14/089: Lafarge land at Ryton-on-Dunsmore, North of the A45 and West of Church Road

Capacity	102 dwellings Developer informed with the potential to accommodate up to 200 dwellings on the wider site*
Site Area	24.12 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation Saved local plan policy E6

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Site of Special Scientific Interest
- Potential local wildlife site
- Open Space
- Flood zones 2 and 3
- Ryton on Dunsmore Village Boundary
- Site S14/089
- Listed Buildings
- Tree Preservation Order (TPO)

The site is adjacent to the village of Ryton-on-Dunsmore and is approximately 24.12 hectares in size. The site is irregular in shape, and is made up of agricultural fields that are used largely for grazing or are vacant and unused. The A45 (London Road) runs along the southern boundary of the site. The gardens of residential properties on Church Road lie to the east, undeveloped woodland and ponds to the north, and a sewage treatment works and small depot yard to the west.

The site has been the subject of previous mineral extraction (sand and gravel) carried out during the 1970s and 80s. Ryton and Brandon Gravel Pits Site of Special Scientific Interest (SSSI) lies within the site, towards its western edge. The site promoter has highlighted that a Phase 1 Habitat Survey has been undertaken for the site which revealed key habitats being identified on the site, it is proposed that the development of the site that these areas should remain unaffected by any proposal as far as possible. The study also stated that whilst no protected species were identified at the time of the site visit, the Study recommends that further surveys be undertaken to rule out the presence of any wildlife or habitat, which would need to be protected through any development proposals that come forward. The site has shown the potential for the presence of a number of species including Badgers, Water Voles, Otters, Bats, Great Crested Newts and Crayfish, which would need to be clarified through further surveys.

A small area along the northern edge of the site is within Flood Zones 2 and 3. Based upon the annotated Flood Zones it is apparent that during high water flows in the River Avon, the water overtops the river bank and creates localised flood areas. However, this will not impact upon the development potential of the site, which is proposed outside of Flood Zones 2 and 3 and entirely within Flood Zone 1.

The site has a number of public footpaths and bridleways that cross the site. These connect the site to Chapel Lane and Church Road and it is intended that these will be retained as key pedestrian connections to the site from the existing village. There is no vehicle access into the site at present.

Green Belt and Landscape Character

The site is located within Green Belt parcel RD4. The development of the whole site would erode the existing short gap between Ryton on Dunsmore and Coventry urban area. The site is open in character as opposed to the west of the Green Belt parcel boundary which has a number of buildings that has an urbanising influence on the Green Belt.

The Draft Landscape Character Assessment 2016 considers site S14/089 within its assessment of landscape parcel RD_01. This parcel comprises small to medium scale pastoral farmland on an undulating topography of low rounded hills and meandering river valleys. This zone contains the small scale field pattern around the settlement edge which is a feature of this landscape type and acts as a transition between the settlement and the wider farmed landscape beyond. There are scattered trees along stream courses and around a fenced pond adjacent to the A45 London Road which forms part of a SSSI.

The parcel is considered not to be appropriate for development because it is important to retain the small scale field pattern around the edge of the settlement. The remainder of the zone is not appropriate for development due to the presence of a SSSI and the need to retain vegetated corridors and connectivity between this and the wider landscape.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14089	330	670	900	-	310	450

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 S14/089 is within walking distance of the village services; however it is 900m walking distance (greater than ten minutes walking time) to the primary school, which reduces the sustainability of the site.

Accessibility – Highways and Site Access

There is currently no access but it is proposed a new junction will be provided off the A45 and two pedestrian access points on to Chapel Lane (see illustrative masterplan below).

WCC advice relates to the pedestrian access points on Chapel Lane. It is viewed that there may be level issues with the more northerly of the two points indicated and it is recommended that either both of these provide provision for cyclists. Visibility splays in accordance with the required standard for pedestrians and cyclists should be considered from these points onto Chapel Lane.

In terms of the vehicular access, no information has been provided to the Council that highlights that Highways England, the relevant Highway Authority in this case due to access being off the strategic road network, would be satisfied with the scheme. Officers have held discussions with Highways England, who highlighted that for such a proposal to be acceptable a significant amount of work would be required by the developer, prior to any application, to ensure its own requirements are met. An indicative figure for the works has also been provided by the site promoter and this was viewed to be too low (Highways England representative stated that they are not involved directly in the costing of the schemes).

Photo1 – View north into site from A45, approximate location of proposed new access junction



Layout

The site promoter has submitted a preliminary layout for the site with a net developable area of the smaller scheme being 4.25 hectares from a total site area of 10.44 hectares. It proposes 102 dwellings with open space, a LEAP, areas for sustainable drainage and significant landscape buffers to existing development along Church Road/Chapel Lane, Ryton-on-Dunsmore to ensure a satisfactory relationship with neighbouring residential properties. It is proposed that there will be a creation an integrated network of green infrastructure including the retention of existing trees and landscape features (e.g. hedgerows) where possible, using sustainable urban drainage systems (SuDS) and attenuation at low points to follow subtle changes in site topography, integrated as part of a network of green infrastructure corridors across the site.

The layout is said to be designed to be sensitively integrated into the village with careful consideration given to its relationship with neighbouring uses and accessibility links to and from other residential areas, local amenities and employment sites. The density of each residential parcel varies between 20 and 25 dwellings per hectare, to be consistent and in character with existing neighbouring residential areas in the northern part of Ryton-on-Dunsmore.



Conclusion

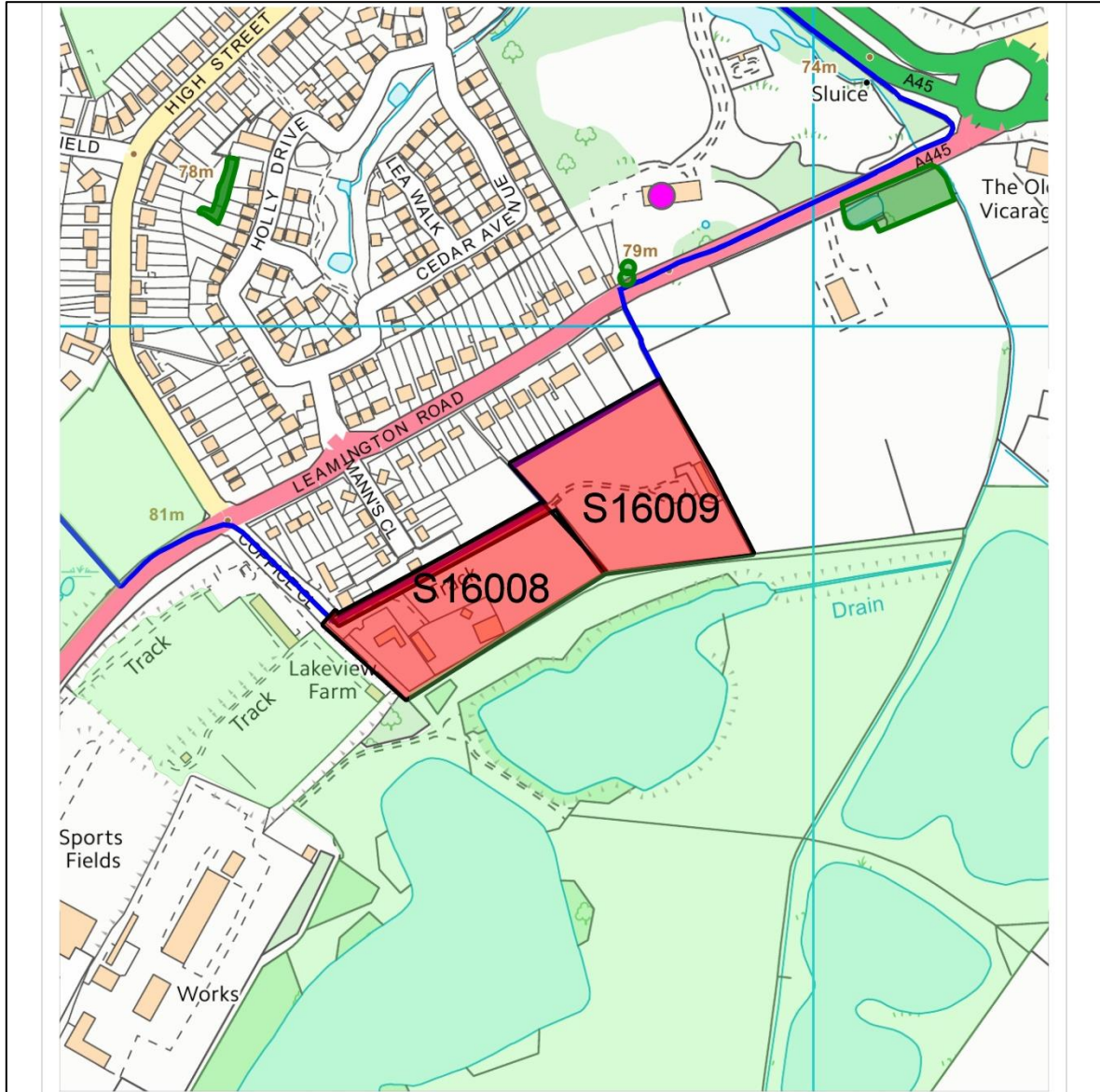
The site is not deemed deliverable as the access has not been considered by Highways England, further to this the cost of the access could potentially harm the viability of the site. Development of the site would also have an inappropriate landscape impact with the loss of small scale field pattern around the settlement edge which is a feature of this landscape type and acts as a transition between the settlement and the wider farmed landscape beyond.

Site is not considered suitable or deliverable for allocation.

Site S16/008 and S16/009 Land at Lakeview Road

Capacity	74 dwellings (developers states 85 dwellings)
Site Area	2.95 hectares
Deliverability	1 – 5 years
LP Policy	No policy designation beyond Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Listed Buildings
- / Tree Preservation Order (TPO)
- Ryton on Dunsmore Village Boundary
- Site S16008/S16009

The site is approximately 2.95 ha in size and adjoins the settlement boundary. The site has been submitted in two parcels but can be considered together following discussion with the site promoters. The land closest to the Coppice Close being 1.39 ha and the other parcel is 1.68 ha. The smaller parcel contains a residential dwelling, barns and outbuildings and is a

small holding. Whilst the other parcel contains a barn and was previously used as a paddock. The land is classified as Grade 3 agricultural quality. The neighbouring uses are residential properties to the north; to the east agricultural land to the south lakes where topography of the land drops downwards and to the west is Coventry City Football Club training ground. A public footpath runs between the sites and another runs along the perimeter of the site.

Green Belt and Landscape Character

The site is located in Green Belt parcel RD2 and the presence of residential dwellings, farm buildings, Coventry City Football Club training ground and the sports connexion provide an impact on the openness of the Green Belt within its immediate setting. The sports connexions and the industrial depot which are to the south west of the site have an urbanising influence on the Green Belt. 'Meadowlands Fisheries' ponds sit to the south of the site which acts as a boundary to the site from further encroachment of the countryside eastwards from the village.

The Draft Landscape Character Assessment 2016 considers sites S16/008 and S16/009 within its assessment of landscape parcels RD_04 and RD_08. In terms of parcel RD_04 the zone comprises framed to open, small to medium scale pastoral farmland, some of which is managed as paddocks. Views of the parcel are of a small to medium scale pastoral landscape. Views become more open as you move away from the settlement though the site is adjacent to the settlement boundary. The marquee / tent hire premises are a detractor, as are commercial units in nearby zones (particularly RD_08). Views are often framed by trees beyond the zone, e.g. around the fishing lakes.

Zone RD_08 comprises a mixture of development comprising; a football training ground, Leisure Centre, industrial / commercial buildings and some small fields of rough grass / pasture (one of which was formerly a sports field). Roadside hedgerows are outgrown with scattered to dense tree planting which softens the impact of development and helps to enclose the zone. The zone has semi-urban character and relates more to the settlement than the surrounding countryside.

The assessment considers that sites S16008/009 could accommodate some development provided that a landscape buffer is included within the scheme in order that a rural corridor along the PRow is maintained.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16008	750	420	670	-	770	140
S16009	870	540	790	-	890	130

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 S16008 is within walking distance of the village services and is deemed sustainable being within 800m (around ten minutes walking time) of all the above services. Site S16009 is a similar distance from all services, although the village hall and post office are beyond 800m walking distance making this less sustainable.

Accessibility – Highways and Site Access

The main access proposed is from Leamington Road, requiring the demolition of existing 54 – 56 Leamington Road a pair of semi-detached properties (see Photo1). The access arrangement will be through a T junction or a mini roundabout, both solutions can be accommodated within the available public highway and land within the landowners control. Coppice Close (Photo 2) is proposed to provide a sustainable route to and from the site for pedestrians and cyclists, and also provides a potential emergency access to the site, subject to Highways approval.

WCC Highways Authority state that the mini roundabout access arrangement is not the preferred method due to potential safety implications. The proposed priority junction would offer a more acceptable solution.

Photo1 – View from Leamington Road to property proposed for demolition to provide site access



Photo2 – Existing access to Coppice Close at western edge of sites (S16008)



Layout



- KEY PRINCIPLES**
1. PROPOSED PUBLIC ACCESS TO LEAMINGTON ROAD TO BE COMPLETED
 2. IMPROVED ACCESS TO COPPER CLOSE
 3. PRINCIPAL TREE LINED STREET
 4. SECONDARY STREET TO BE ADDED TO PUBLIC OPEN SPACE
 5. LOCAL PUBLIC OPEN SPACE
 6. OPEN TO BECOME PUBLIC OPEN SPACE
 7. PROPOSED SECONDARY STREET TO BE ADDED TO PUBLIC OPEN SPACE
 8. CONTRIBUTION OF ALL OPEN SPACE TO BE ADDED TO PUBLIC OPEN SPACE
 9. PROPOSED ACCESS TO THE DEVELOPMENT FROM LAND TO THE EAST AND
 10. OPEN SPACE BOUNDARY ADJACENT TO THE LANE

KEY

SITE LOCATION 7.25 ACRES (2.95 HECTARES)	PUBLIC OPEN SPACE INCLUDING SUEDE 1.56 ACRES (0.64 HECTARES)	EXISTING VEGETATION	PRINCIPAL TREE LINED STREET	PEDESTRIAN LINKAGES	PARISH LAND OUTSIDE BOUNDARY
NET DEVELOPMENT AREA 553 ACRES (224 HECTARES) ORCA BE DWELLINGS @ 240 PH	SUSTAINABLE URBAN DRAINAGE	PROPOSED VEGETATION	SECONDARY STREET	EXISTING PUBLIC RIGHTS OF WAY	

SUBJECT TO TOPOGRAPHICAL, UTILITIES AND ECOLOGICAL SURVEYS

LEAMINGTON ROAD, RYTON-ON-DUNSMORE - INDICATIVE MASTERPLAN

Fig. 4.2
Pegasus
Design

Layout

The site promoter has stated that the indicative Masterplan demonstrates a landscape led approach which incorporates area of public open space and green infrastructure including a 'T' shaped network of public open space which will create a green wedge into the heart of the development, green edges including children's natural play area and SuDs. A central tree lined street is proposed through the development connecting the entrance to the proposed public open space. A new network of footpaths are proposed through the development improving pedestrian connectivity and site permeability between the existing public rights of way, the proposed development and the adjoining residential area. The proposed development is set back along the existing public right of way, retaining the existing hedgerows and trees.

Site Conclusion

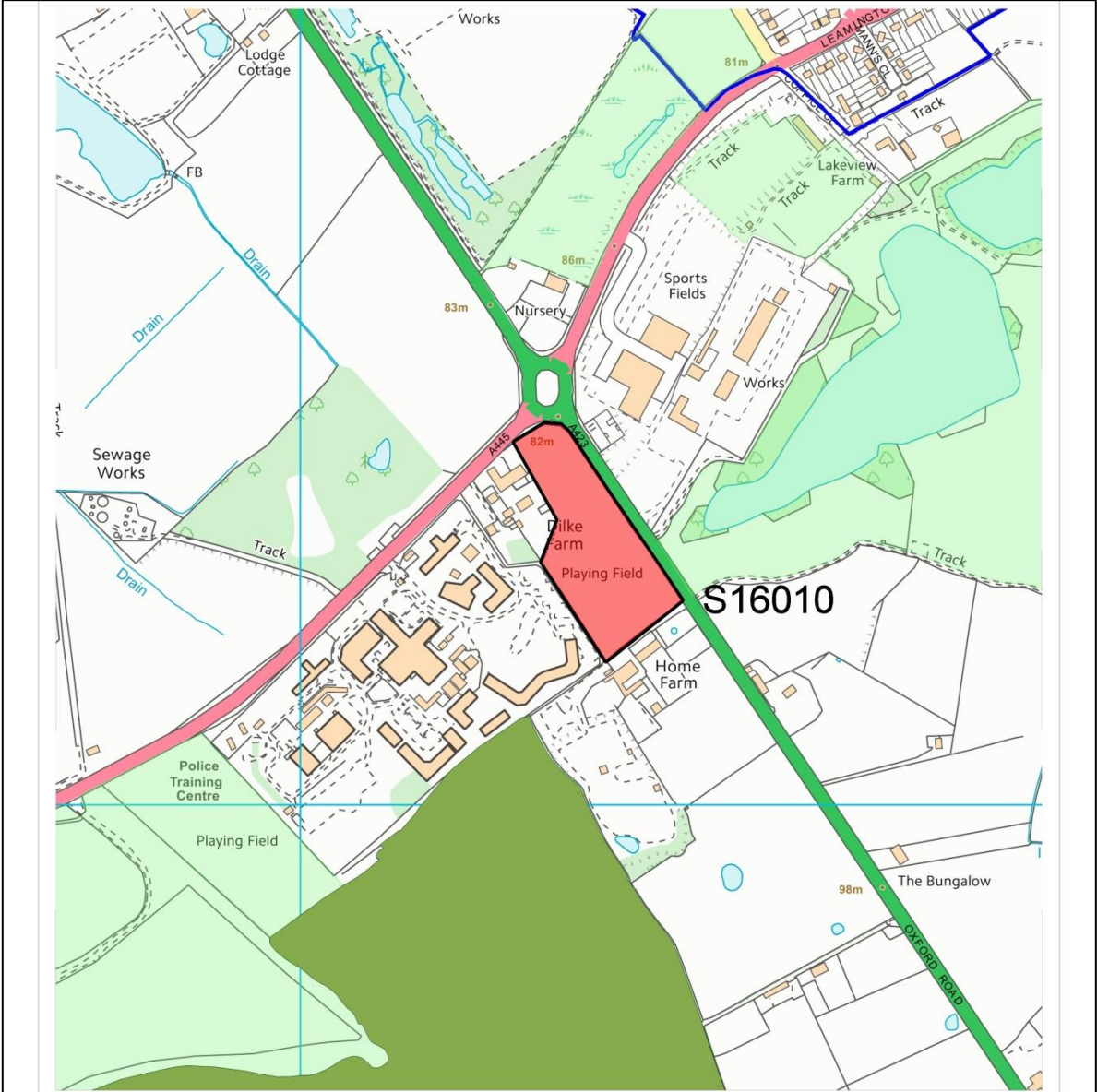
The site is partially previously developed land, reasonably well contained with residential development to the south/west and to the east are fisheries ponds where the topography drops downwards. These surrounding uses help prevent further encroachment into the countryside. The site is also considered to be suitable on landscape terms due to being semi-urban in character and it relating more to the settlement than the surrounding countryside. Access to the site can be achieved through works to the existing highway network and there are existing footpaths the site can connect to. The existing public right of way is proposed to be retained with additional green infrastructure provision which would help to retain a "green" footpath.

The site is considered suitable and recommended for allocation





Site S16/010 Land east of Ryton Police College

Capacity	57 dwellings
Site Area	2.29 hectares
Deliverability	1 – 5 years
LP Policy	No policy designation beyond Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

	Open Space		Ancient Woodland		Ryton on Dunsmore Village Boundary
	Site S16010				

The site approximately 2.29 ha in size and adjoins Ryton Police College to whom the land is leased too. The land is currently used only as an amenity area by the Police College, with the College’s lease containing a ‘break clause’ should the land be required for development.

The site is classified as being of grade 3 agricultural quality. The neighbouring use to the north of the site is the Ryton Sports Connexion and a commercial site; to the east there are lakes and agricultural land; to the south is a bed & breakfast and caravan park; and to the west is the Ryton Police College and commercial premises which benefits from planning permission for up to 14 dwellings (ref R15/0565).

Green Belt and Landscape Character

The site is located in Green Belt parcel broad area 3 which is highlighted as making a considerable contribution to all the purposes of Green Belt. It should be noted however that the site has a number surrounded by a number of employment buildings, Ryton Police College and caravan park which have an urbanising influence on the Green Belt.

The Draft Landscape Character Assessment 2016 considers site S16/010 within its assessment of landscape parcels RD_08. Zone RD_08 comprises a mixture of development comprising; a football training ground, Leisure Centre, industrial / commercial buildings and some small fields of rough grass / pasture (one of which was formerly a sports field). Roadside hedgerows are outgrown with scattered to dense tree planting which softens the impact of development and helps to enclose the zone. The zone has semi-urban character and relates more to the settlement than the surrounding countryside.

The assessment concludes that Site S16010 could be developed provided that the roadside hedgerows are retained.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16010	1,180	850	1,100	-	1,200	260

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 S16010 is further from the current settlement boundary of Ryton on Dunsmore than other sites submitted around Ryton, although it is still around a ten minute walk from a local convenience store and has close access to a regular bus stop/service. However, the distance between the site and other services reduces the sustainability of the site.

Accessibility – Highways and Site Access

The site could be accessed from the existing access off the A423. This access is a wide and established which adjoins the highway which is subject to the national speed limit.

WCC Highway Authority state that whilst there is an existing footway to the eastern side of the carriageway no footway exists on the side of the site. The scale of the development would require infrastructure improvements to the existing and provision of a footway and crossing facilities from the development site to the village. The Highway Authority is concerned that the development proposals would increase pedestrian movements along this corridor.

The frontage of the site is predominantly onto the A423 Leamington Road. The section of road is subject to the national speed limit (60mph) and with the straight alignment of the

carriageway and good level of forward visibility splays, this induces high speeds along this road. A concern is the remote location of the site in relation to the village and the infrastructure that would be necessary to try and provide a safe environment for residents/pedestrians walking to the village adjacent to 50/60mph roads.

The Highway Authority would also require consideration of bus provision with the potential need for bus lay-by and shelters to be provided within the proximity of the development site.

Photo1 – Looking north-west to site access and along adjoining A423 (Oxford Road)



Layout

No layout has been provided for the site.

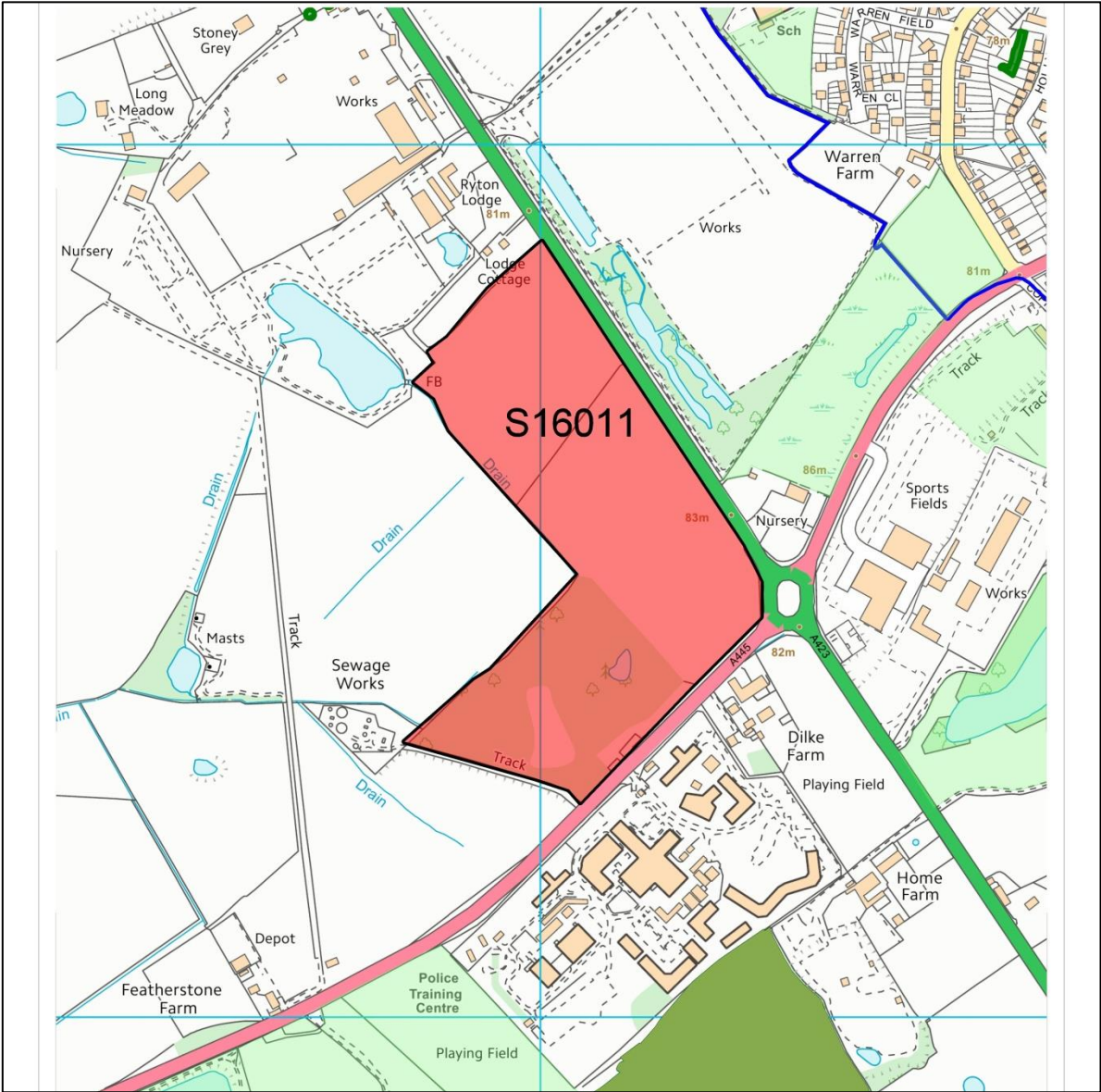
Site Conclusion

The site is visually self-contained due to its surrounding uses and is semi-urban in character, relating more to the settlement than the surrounding countryside. However, the site is over a 10 minute walk to services and will require the crossing of a national speed limit road where the Highway Authority has expressed concern about the safe pedestrian access across and alongside the A423.






The site is not considered suitable for allocation.

Site S16/011 Land west of A423, Ryton on Dunsmore	
Capacity	99 dwellings *also submitted for employment land consideration*
Site Area	1.22 hectares
Deliverability	1 – 5 years
LP Policy	No policy designation beyond Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

 Open Space	 Ancient Woodland	 Tree Preservation Order (TPO)
 Ryton on Dunsmore Village Boundary	 Site S16011	

The site approximately 13 ha in size and is in close proximity to the settlement boundary of Ryton on Dunsmore. The site is in agricultural use and is of grade 3 agricultural quality. To the north of the site are commercial uses; to the east there is consent for commercial use as part of the Prologis site; to the south there is Ryton Police College and a commercial premises that benefit from residential planning permission; and to the west is agricultural

land. An area of the site is on the national forestry inventory and also identified as a potential local wild life site. There is also a pond present within this section of the site.

Green Belt and Landscape Character

The site is located in open area of Green Belt parcel RD3 though to the north of the site there are several residential dwellings off Oxford Road along Glenfern Gardens and Avon View Park Homes; and a large stone depot, which have a significant urbanising influence over the countryside in the parcel and significantly compromise the openness of the land within their immediate vicinity. Development of the site would lead to further ribbon development along Oxford Road which would increase the urbanising influence of the area which is currently open in character.

The Draft Landscape Character Assessment 2016 considers site S16/011 within its assessment of landscape parcels RD_11. The parcel comprises an open to framed, medium to large scale, mixed farmland on gently rolling terrain and reads as a continuation of the surviving small scale field pattern within parcel RD_10. It is predominantly managed as farmland but includes some development within the northern part of the zone: a hotel, a small number of residential properties adjacent to the road and a park homes site. Roadside hedgerows vary in condition from good trimmed hedges to redundant outgrown. Internal hedges are becoming gappy and are being replaced with fencing. Hedge trees are insignificant within both roadside and internal hedgerow boundaries. There are also two small wooded areas which help to frame views, one of which forms part of a potential Local Wildlife Site.

The parcel is considered to be of high sensitivity with it being detached from the settlement edge and connects with the river corridor to the west and the wider countryside between Ryton and Bubbenhall. Therefore the site is considered to be inappropriate for development.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16011	1,290	960	1,210	-	1,310	370

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 S16011 is further from the current settlement boundary of Ryton on Dunsmore than other sites submitted around Ryton, although is within a five minute walk to a regular bus stop/service. However the accessibility between the site and other services in terms of walking distance reduces the sustainability of the site.

Accessibility – Highways and Site Access

The existing access off the A423 is proposed to be utilised. This access adjoins the highway to national speed limit.

WCC Highway Authority state that whilst there is an existing footway across the site frontage no footway exists on the side of the site. The scale of the development would require infrastructure improvements to the existing and provision of a footway and crossing facilities from the development site to the village. The Highway Authority is concerned that the development proposals would increase pedestrian movements along this corridor.

The frontage of the site is predominantly onto the A423 Leamington Road. The section of road is subject to the national speed limit (60mph) and with the straight alignment of the carriageway and good level of forward visibility splays, this induces high speeds along this road. A concern is the remote location of the site in relation to the village and the infrastructure that would be necessary to try and provide a safe environment for residents/pedestrians walking to the village adjacent to 50/60mph roads.

Photo1 – Looking south to existing site access and along adjoining A423 (Oxford Road)



Layout

No layout has been provided for the site.

Site Conclusion

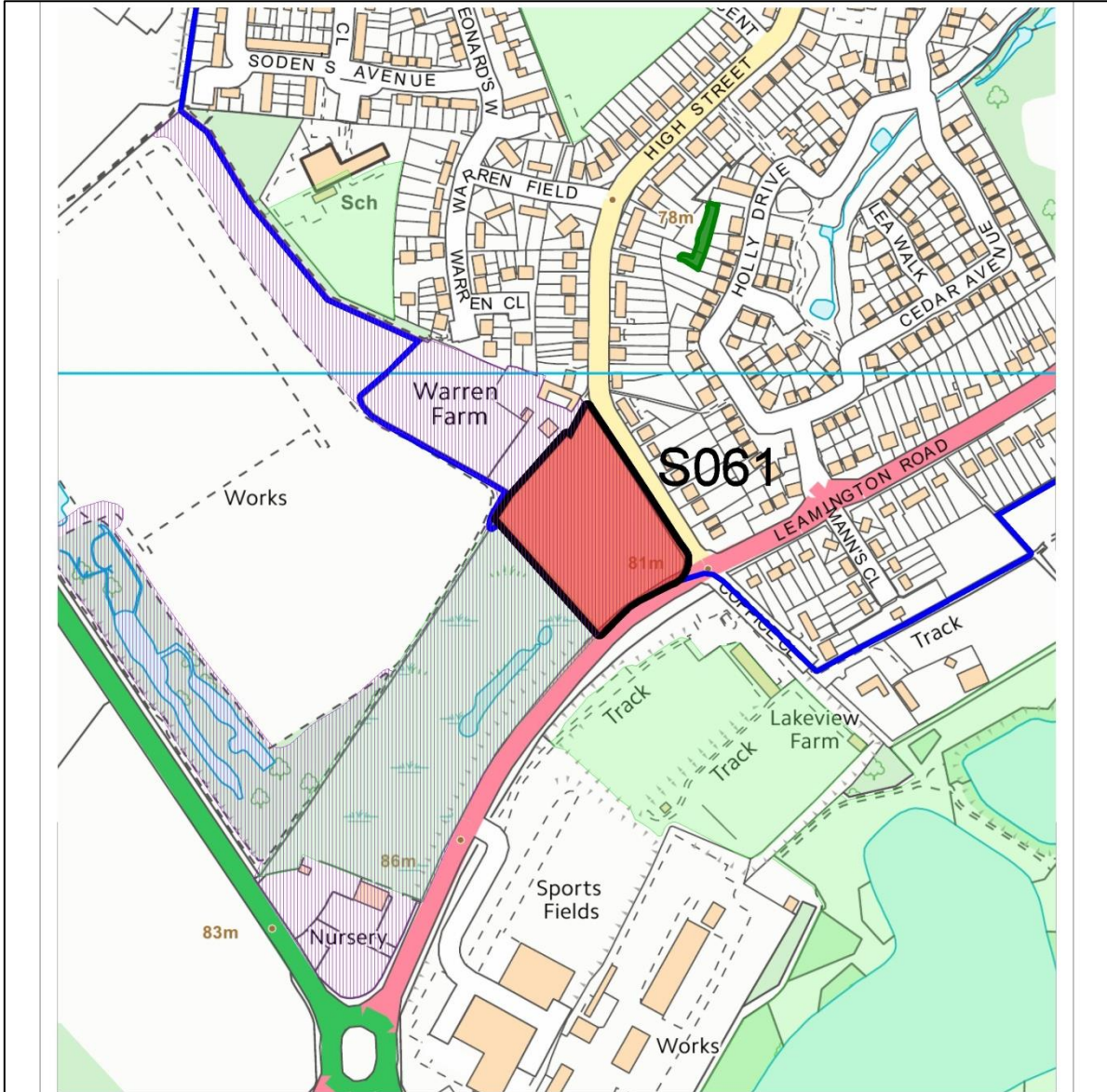
The site makes an important contribution to the function of the Green Belt, development would impact on the openness of the Green Belt and would result in ribbon development along Oxford Road. The site also has an unacceptable landscape impact due to it being detached from the settlement edge and its connection to the wider countryside. The site is also over a 10 minute walk to services and will require the crossing of a national speed limit road where the Highway Authority has expressed concern about the safe pedestrian access across the A423.

The site is not considered suitable for allocation.

Site S061: Land at Warren Farm, Ryton on Dunsmore

Capacity	30 dwellings
Site Area	1.22 hectares
Deliverability	1 – 5 years
LP Policy	Saved Local Plan Policy LR4 Safeguarding open space

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Tree Preservation Order (TPO)
- Potential local wildlife site
- Ryton on Dunsmore Village Boundary
- Site S061

The site is 1.22 ha in size and is currently designated as an open space. The site is used as a paddock and it is not currently in agricultural use. The site is within the settlement boundary and is bounded to the north by Warren Farm; to the east by residential properties; to the south by Leamington Road; to the west commercial premises and as a potential wildlife site.

The site itself is identified as a potential wildlife site therefore the biodiversity value of the site would need to be taken into account. The site is identified as having amenity value and

the Open Space Audit 2015 has identified that there is an existing deficiency in amenity green space.

Green Belt and Landscape Character

The Draft Landscape Character Assessment 2016 considers site S061 within its assessment of landscape parcels RD_09. This zone is a mixture of development comprising large warehouse buildings within the Prologis Park and thick scrub vegetation surrounding a former Peugeot depot, with palisade security fencing a detractor. The extreme south-eastern part of the zone is a small scale landscape of pastoral fields, which is a feature of this landscape type, and provides an edge to the settlement. The large warehouse buildings are visible from both the London and Oxford roads and from a narrow enclosed inhospitable public right of way that passes between the new development and the former Peugeot depot. A large expanse of hardstanding on the former Peugeot site remains and this includes an extensive area of woodland along its southern boundary.

The site is considered inappropriate for development due to its small scale field pattern, its potential as a Local Wildlife Site and the fact it provides an edge to the settlement.

Accessibility - Proximity to Services

The site can be accessed off High Street however a new vehicular access will be required off High Street or Leamington Road.

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16009	470	140	390	-	490	200

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.

The site is less than a 5 minute walk to all of the services within the settlement.

Accessibility – Highways and Site Access

The site will require a suitable visibility display off High Street.

WCC Highway Authority to advise further of the appropriateness of the access.

Layout

No layout has been provided for the site.

Site Conclusion

The site is located within the settlement boundary, therefore no Green Belt release will be required for the site. The site is the most accessible to the services within the settlement and suitable access is available. However, the site is designated as open space and there is a deficiency of such provision within the parish thus the loss of the site would exacerbate this deficit. Further to this the site is a potential local wildlife site and biodiversity mitigations might be required which could impact on the viability of the site in order for it to meet the requirements of other local plan policies such as affordable housing.

Site is not considered suitable for development