

Stretton on Dunsmore
Site Allocations Development Pack

27th May 2016

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Introduction

The following document has been produced to aid discussions between the Development Strategy team and Stretton on Dunsmore Parish Council, on the Local Plan site allocation selection process for the settlement of Stretton 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 Stretton 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 Stretton on Dunsmore.

The table below provides a summary of the responses and discussions held with the statutory consultees that are relevant to Stretton 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 Wolston 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.

Environment Agency

The majority of Stretton on Dunsmore is located in Flood Zone 1. However, there are a number of ordinary watercourses which bisect the settlement and the risk of flooding from these watercourses should be assessed.

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 however 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 Stretton 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.

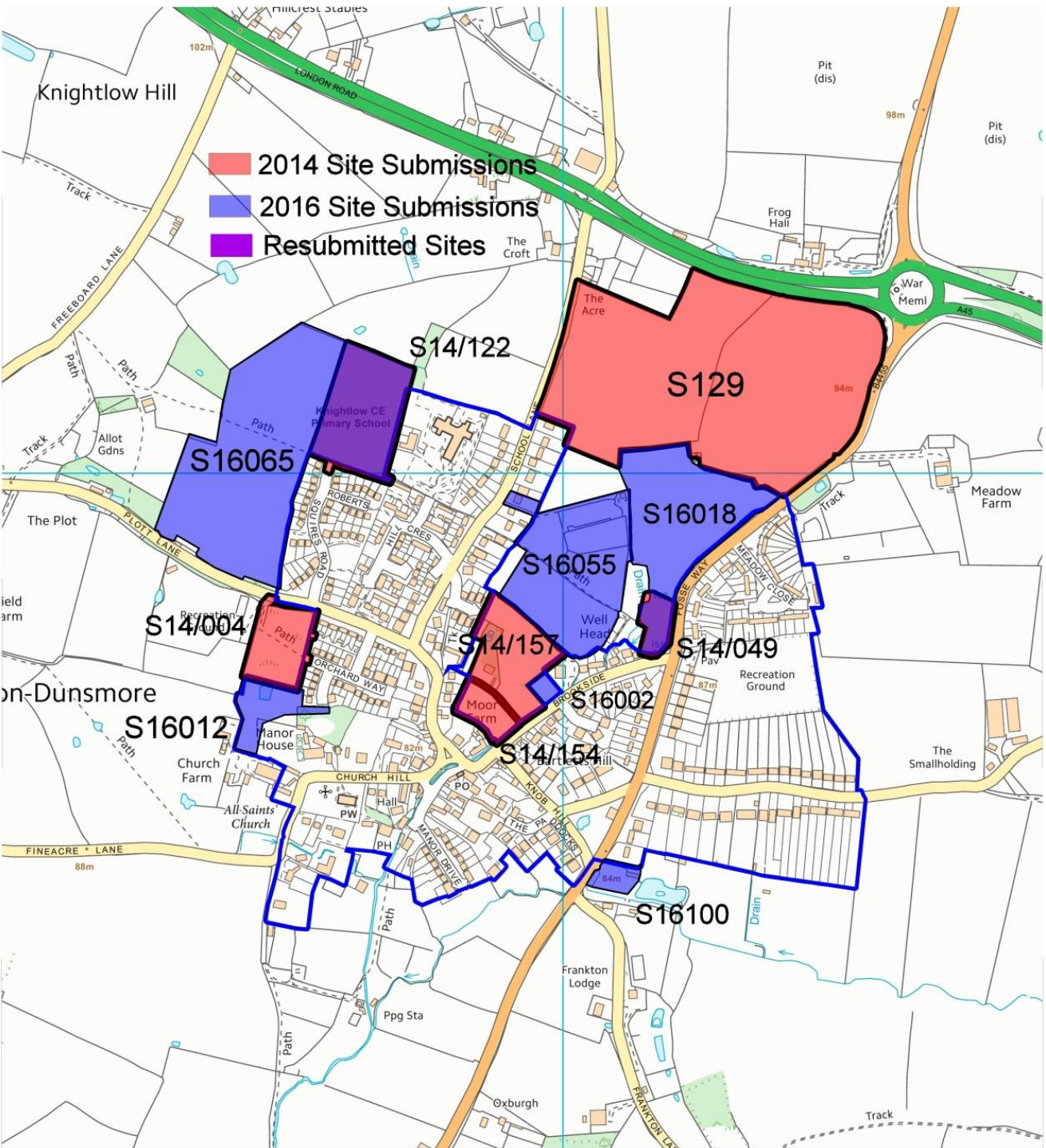
These sites, in view of Planning Officers, warrant consideration in order to ensure that sufficient regard has been had to all of the 'reasonable alternative' options, for site allocation.

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

Location	Sites are within, adjacent to or close to the existing settlement boundary of Stretton 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 10 sites within Stretton on Dunsmore that have been considered within this document (displayed in the map below). Only one of these sites is located within the settlement boundary of Stretton 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.

- 2014 Site Submissions
- 2016 Site Submissions
- Resubmitted Sites



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 buffers 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) and 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 10 sites have 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

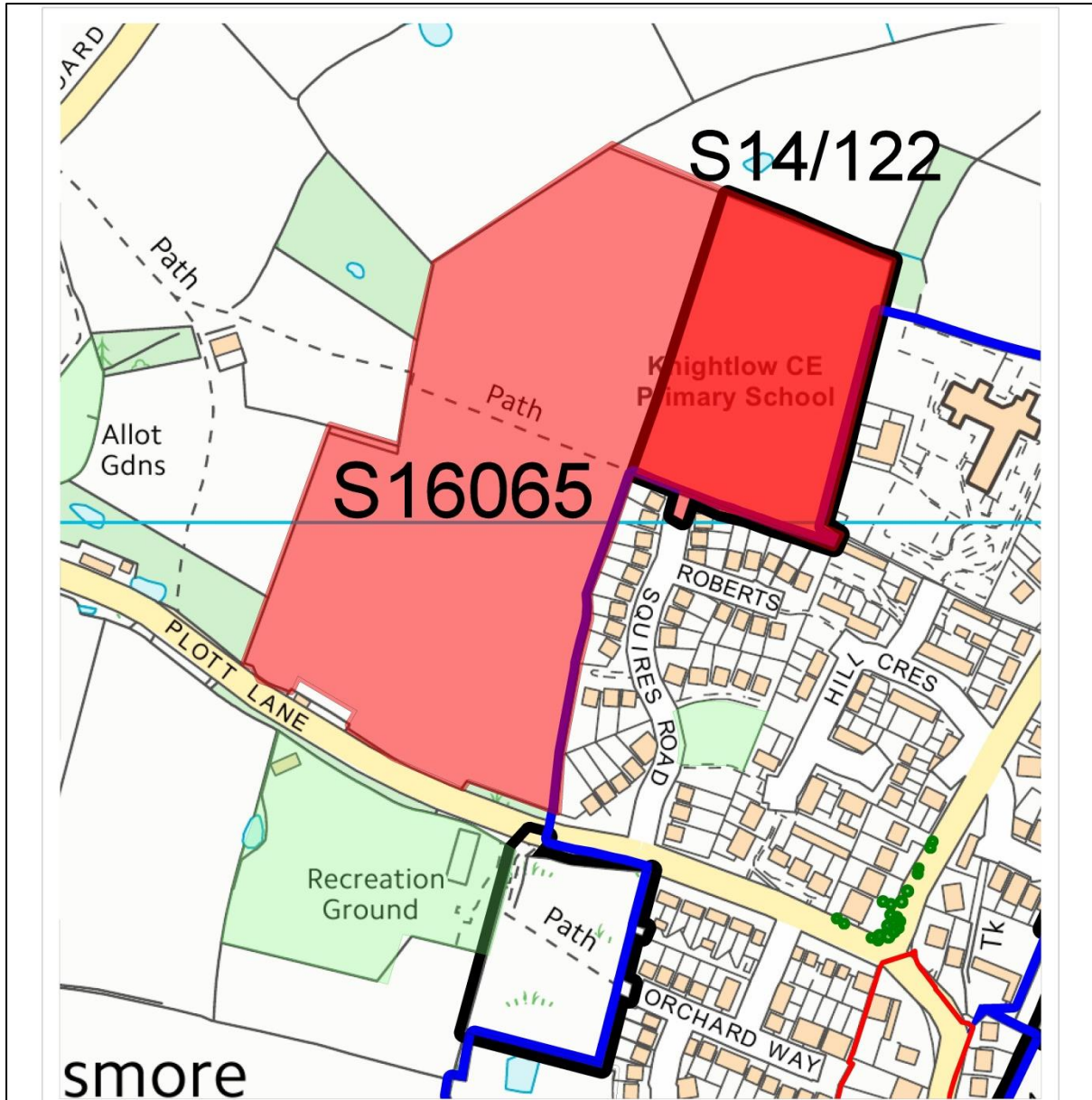
SITE ASSESSMENT TABLES

APPENDIX ONE

Site S14/122 (S16065) Land off Squires Road, Stretton-on-Dunsmore

Capacity	47 dwellings (smaller parcel of S16065)
Site Area	1.83 hectares (overall S16065 is 7.6 hectares)
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Tree Preservation Order (TPO)
- Conservation Area Boundary
- Site S16065 (and S14/122)
- Stretton on Dunsmore Village Boundary

The site is greenfield land in agricultural use classed as grade 3 agricultural quality. The part of the site under consideration for development (the full extent of S14/122) is to the northeast corner of the overall site S16065 and adjoins the settlement boundary.

The site lies immediately to the north of residential properties on Squires Road, west of Knightlow Primary School and to the south and east of open agricultural land. To the north of the site is a mature hedgerow boundary. A public footpath runs east to west across the site, close to the southern boundary. There is a small pond located at the south of the site, adjacent to the footpath.

The site has previously been refused outline planning permission (R13/0250) due to the site being located within the Green Belt and lack of a great crested newt survey being undertaken. It should be noted the Local Plan would not require the site to have had such a survey to be undertaken; this would be a planning application matter should permission be applied for again on this site.

Green Belt and Landscape Character

The site is within Green Belt parcel SD1. The Green Belt review states the parcel helps to prevent ribbon development along School Lane and Plott Lane, and that some of the openness of the Green Belt setting here is compromised by agricultural buildings but not to a large extent. It states that the A45 to the north creates a boundary from further encroachment on the countryside in this direction however this is some distance from site S16065 (S14/122). There is no similar defensible boundary to the west.

The Warwickshire Landscape Character Assessment Draft 2016 considers site S14/122 within landscape parcel SD_01 (the larger area of S16065 to the southwest is within landscape parcel SD_03). It states that this parcel comprises medium scale mixed farmland on very gently undulating terrain bounded by the A45 London Road, the Fosse Way, Plott Lane and Freeboard Lane.

Generally it is a framed to open landscape however the small copse together with tree / scrub vegetation around field ponds and along water courses within the western part of the zone creates a more enclosed, smaller scale character. It concludes that site S14/122 (S16065) would be appropriate for development providing a substantial landscape buffer of native trees and shrubs is planted along the western and northern edges and that the settlement edges are 'indented'.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14122 (S16065)	650	600	150	740	600	220

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 S14/122 (S16065) is within walking distance of all the village services; the furthest is 740m which is still within a ten minute walking time and therefore the site can be deemed sustainable in this regard.

Accessibility – Highways and Site Access

A new site access will need to be created from Squires Road (an existing residential cul-de-sac) from parts of the front gardens of numbers 32 and 33. The Highways Authority considers the proposed access to be suitable.

Photo1 – Proposed access point to site on Squires Road (no.32 Squires Road to right of picture)



Layout

The below layout was submitted for the refused planning application (R13/0250) where only access was considered as part of this application. The layout displays that there will be additional landscaping to the north and west of the site. To the south of the site by the existing residential properties there will be landscaping and a drainage area. The layout also displays the existing footpath that will continue to run east to west across the southern end of the site.

NOTE
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 10. The drawings shall be used with care and should not be used for other purposes and without the written consent of Fusilier Design.

HOUSE TYPE SCHEDULE		
Type	Description	No.
A	2 Bed Semi Detached House ~ 750sq.ft	4
B	3 Bed Semi Detached House ~ 820sq.ft	6
C	3 Bed Semi Detached House ~ 975sq.ft	7
D	3 Bed Semi Detached House ~ 1000sq.ft	5
E	4 Bed Detached House ~ 975sq.ft	4
F	4 Bed Detached House ~ 1375sq.ft	11
G	4 Bed Detached House ~ 1675sq.ft	6
Total		47



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0m 10m 20m	
rev.	date by detail
client Wilbraham Associates	
site Land off Squires Road Stretton	
drawing title Proposed Layout	
scale 1:500 @A2	date 30.11.12
drawing number 964-ST-01	revision -

Site Conclusion

The site S14/122 is adjacent to the settlement boundary and the development of the site would be within the existing development line of the residential dwellings to the south and Knightlow Primary School to the east, thus not resulting in ribbon development along Plott Lane. The site is considered to be appropriate in landscape terms providing a substantial landscape buffer of native trees and shrubs is planted along the western and northern edges

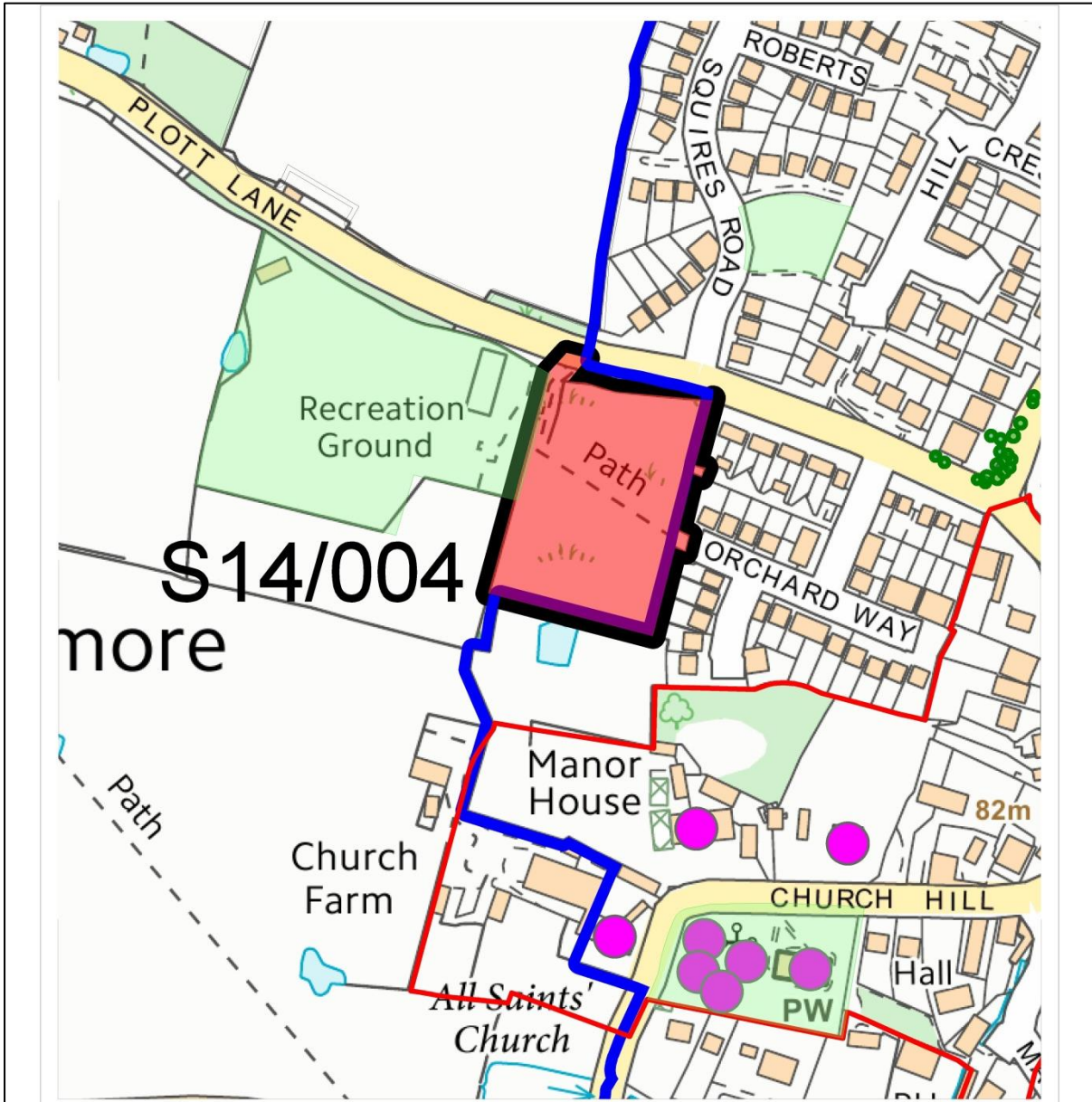
and that the settlement edges are 'indented'. The site will link to an existing road and footpath with the access being acquired by the site owner.

The site is considered suitable for allocation

Site S14/004 The Old Orchard, Plott Lane, Stretton on Dunsmore

Capacity	23 dwellings
Site Area	0.92 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Tree Preservation Order (TPO)
- Conservation Area Boundary
- Site S14004
- Listed Buildings
- Stretton on Dunsmore Village Boundary

The site is a former orchard that is now overgrown scrub land with mature trees to the northern and southern boundaries. The site is approximately 0.9 hectares in area and adjoins the settlement boundary on three sides. The land is classified as grade 3 agricultural quality although it is a vacant orchard site, not currently used for agricultural purposes.

The site is bordered to the north by Plott Lane and residential properties along Squires Road; to the east by residential properties on Orchard Way; to the south is garden land to the rear of the Manor House which is a Grade II Listed Building; and to the west of the site is a recreation ground and playground which are located outside the village boundary.

The site was previously refused outline planning permission at appeal in 1989 due to the impact on the Green Belt. Matters of drainage and increased traffic were not considered to be sufficient to warrant rejection of the application with the inspector highlighting that the access would not cause significant disturbance.

Green Belt and Landscape Character

The site is within Green Belt parcel SD4. The Green Belt review states this parcel will prevent ribbon development along Plott Lane and Fineacre Lane, and that some of the openness of the Green Belt setting here is compromised by agricultural buildings but not to a large extent. It states that there are no defensible boundaries beyond the parcel to prevent encroachment into the countryside. However this site is contained from encroachment in the countryside with existing residential development in the village to the north (Squires Road), east (Orchard Way) and south (Church Hill), and the location of the recreation ground to the west.

The Warwickshire Landscape Character Assessment Draft 2016 considers site S14/004 within landscape parcel SD_04. It states that this parcel comprises medium scale predominantly pastoral farmland on gently undulating terrain to the south of Plott Lane. It is bounded by lanes to the north and south, a stream course to the west and the settlement edge to the east. It concludes the parcel has medium and high sensitivity in parts and that site S14/004 would be appropriate for development provided that development does not extend any further to the west into the wider countryside. There should be a landscape buffer of native tree and shrub planting on the western and southern edges to integrate the development with the wider countryside.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14004	490	400	450	560	400	380

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 S14/004 is within walking distance of all the village services and is deemed particularly sustainable in this regard with the furthest service being only 560m away, well within a ten minute walk time.

Accessibility – Highways and Site Access

There is a potential access off Plott Lane though this adjoins the access to the recreation ground (see Photo1 and Photo2 below). This site access would adjoin the highway in a 30mph zone approximately 30 metres east of a change to national speed limit on Plott Lane. In order for an acceptable access to be accommodated the Highway Authority would require Plott Lane to be widened and extension of the footway to the site access. In addition the Highway Authority would also require an extension to the 30mph speed limit area to the west of the site.

Photo1 – Plott Lane looking east, site on right (south) of photo

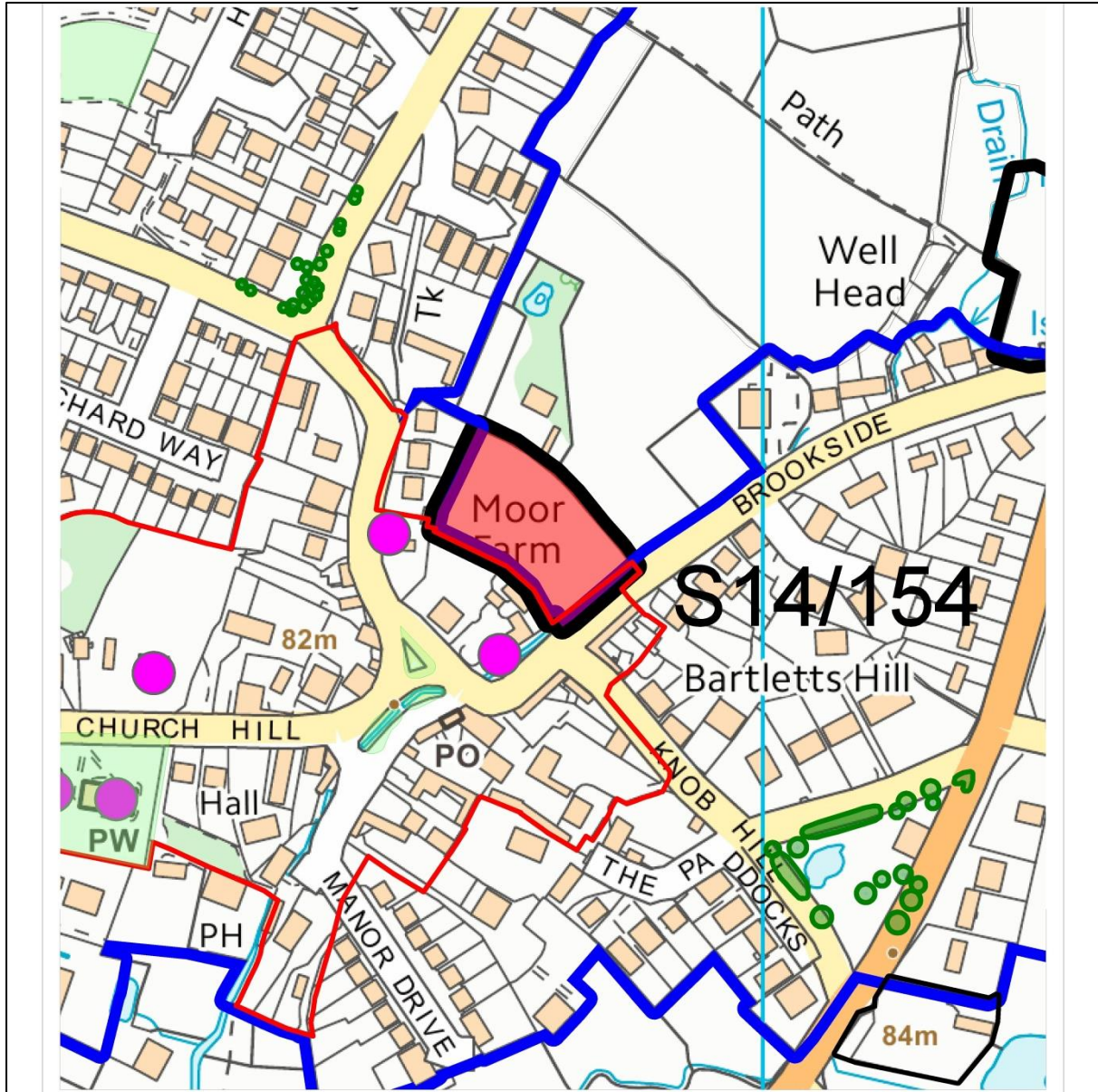


Photo2 – Potential site access from Plott Lane (land immediately right of Photo1 above)



Site S14/154 Land off Brookside, Stretton on Dunsmore	
Capacity	10-15 dwellings (site promoter indicates 16 dwellings)
Site Area	0.43 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Tree Preservation Order (TPO)
- Conservation Area Boundary
- Site S14154
- Listed Buildings
- Stretton on Dunsmore Village Boundary

The site is approximately 0.4 hectares in area and is primarily used for agricultural grazing land, with the land being classified as grade 3 agricultural quality. To the north of the site is agricultural grazing land with a number of stable buildings and the village GP surgery off

Brookside; to the east are residential dwellings; to the south is a large residential dwelling and curtilage of Moor Farm, a Grade II Listed Building; and to the west are residential dwellings off School Lane.

The site, which is higher ground, abuts both the village boundary and the conservation area boundary to the south. There is a stream that borders the site along its eastern boundary with Brookside. Existing hedgerows to the east of site are identified within the current Conservation Area Appraisal as forming a boundary between the village and the wider rural landscape.

Green Belt and Landscape Character

The site is within Green Belt parcel SD2. The Green Belt review states this parcel will prevent ribbon development along School Lane and the Fosse Way, and that some of the openness of the Green Belt setting here is compromised by agricultural buildings but not to a large extent. It states that the A45 to the north creates a boundary from further encroachment on the countryside in this direction however this is some distance from the site with open countryside in between. The development of the site would not result in the existing development line of the settlement being extended.

The Draft Warwickshire Landscape Character Assessment 2016 considers site S14/154 within landscape parcel SD_02. It states that this parcel comprises small to intimate scale pastoral farmland on very gently undulating terrain and is a framed to enclosed rural landscape managed for pasture, with some wetter areas of tussock grass.

It comments that site S14/154 abuts the Conservation Area and although currently vacant is referenced as being potentially part of the old Medieval settlement. It concludes that S14/154 is inappropriate for development, in order to preserve the historic landscape character, irregular outline of the settlement, the setting to the Conservation Area and the transition zone between the settlement and wider countryside.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14154	180	90	570	130	90	40

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 S14/154 is within walking distance of all the village services and is deemed particularly sustainable in this regard with the furthest service being only 570m away, well within a ten minute walk time. In actual fact, all but the primary school are within 200m of the site making these services walkable in less than five minutes from the site.

Accessibility – Highways and Site Access

The site will be accessed off Brookside which will require a bridge to be constructed over the brook. The Highways Authority has raised concern with this access. Brookside is a 30mph zone that can accommodate two-way traffic however parked cars regularly lining one side of the street reduce the width of the carriageway. Traffic regulation orders may be necessary in order to restrict parking and protect visibility splays from any proposed access.

Photo1 – View to site looking north-west; potential site access via bridge off Brookside



Layout

The site promotor has submitted a design layout. The layout displays terraced houses fronting Brookside and the conservation area. Consideration would be needed to the impact of the dwellings on the conservation area and the listed building, as well as the proximity of the terraced housing to the brook and proposed access point.



Site Conclusion

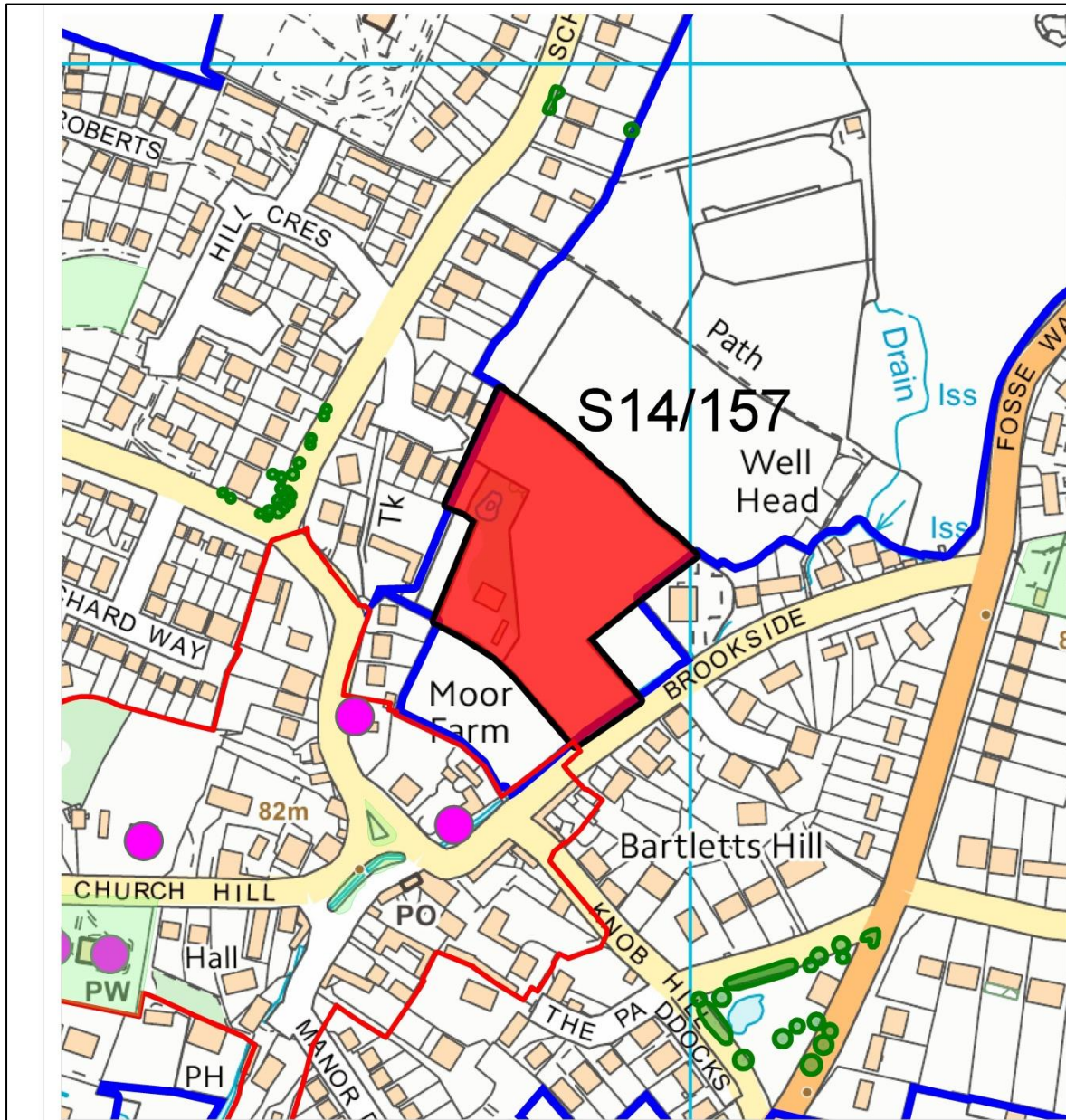
The site is close to a number of services though a new access will be required for the site off Brookside. The Highways Authority has raised concern about the proposed access and to enable a safe visibility splay, an area used car parking along Brookside would be lost. This would reduce car parking opportunities for residents and those who are seeking to use services within the area. The development of the site will also have a negative impact on the Conservation Area with it forming a boundary between the village and the wider rural landscape. Due to the site being on higher ground than Moor Farm development would have an impact on the setting of the listed building.

In landscaping terms the site is considered to be of high sensitivity to development, with it potentially part of the Medieval settlement. Development of the site would be inappropriate to preserve the historic landscape character, irregular outline of the settlement, the setting to the Conservation Area and the transition zone between the settlement and wider countryside.

The site is not considered to be suitable for allocation.

Site S14/157 Land off Brookside, Stretton on Dunsmore	
Capacity	34 dwellings (informed by site promoter)
Site Area	1.3 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Tree Preservation Order (TPO)
- Conservation Area Boundary
- Site S14157
- Listed Buildings
- Stretton on Dunsmore Village Boundary

The site is 1.3 hectares in size and is used as agricultural pasture land with small agricultural buildings / stables present on site. The land is classed as grade 3 agricultural quality and a brook bounds the site to the east along Brookside road. The site is bounded, particularly to

the north, south and west by established hedgerows and mature trees.

The site adjoins residential properties and the GP surgery to the east on Brookside, and residential properties on Moor Farm Close to the west. To the north and south of the site is agricultural pasture land, with the land to the south being adjacent Moor Farm a Grade II Listed Building within the village conservation area.

The site falls around 3 metres in height from north to south. The site is screened by boundary vegetation. There are no public footpaths through the site, although a public footpath does run to the north. The site promoter has undertaken a Phase 1 Habitats Survey. The survey highlighted that the pond located in the woodland to the west of the site was not considered suitable for Great Crested Newts; a nesting bird and badger survey is recommended should the proposal proceed further. The survey concluded that there are no ecological issues encountered that would prevent the development of the site.

Green Belt and Landscape Character

The site is within Green Belt parcel SD2. The Green Belt review states this parcel will prevent ribbon development along School Lane and the Fosse Way, and that some of the openness of the Green Belt setting here is compromised by agricultural buildings but not to a large extent. It states that the A45 to the north creates a boundary from further encroachment on the countryside in this direction however this is some distance from the site with open countryside in between. The development of the site would not result in the existing development line of the settlement being extended.

The Warwickshire Landscape Character Assessment Draft 2016 considers site S14/157 within landscape parcel SD_02. It states that this parcel comprises small to intimate scale pastoral farmland on very gently undulating terrain and is a framed to enclosed rural landscape managed for pasture, with some wetter areas of tussock grass. It concludes that S14/157 is inappropriate for development, in order to preserve the historic landscape character, irregular outline of the settlement, the setting to the Conservation Area and the transition zone between the settlement and wider countryside. It also states that the hedge lines on the northern and southern boundaries of the site are of historic interest and should be conserved.

The site promoter has undertaken its own landscape assessment which has indicated that development would have a minor negative landscape impact and the visual impact would be minor negative in the immediate area. The report highlights that landscaping along the boundaries limits views into the site and there will be opportunities to further improve this screening if considered necessary.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14157	240	150	630	70	150	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 S14/157 is within walking distance of all the village services and is deemed particularly

sustainable in this regard with the furthest service being only 630m away, well within a ten minute walk time. In actual fact, all but the primary school are within 240m of the site making these services walkable in less than five minutes from the site.

Accessibility – Highways and Site Access

The site will be accessed off the existing access off Brookside which will be enhanced to accommodate a development of 35 dwellings, as set out in the site promoter's Transport Assessment. Brookside is a 30mph zone which can accommodate two-way traffic however with parked cars regularly lining one side of the street (see Photo2 below), this reduces the width of the carriageway. The Highways Authority have some concern over the proposed access and state that traffic regulation orders may be necessary in order to restrict parking and protect visibility splays.

The site promoter's own Transport Assessment states "the access would need to cross the brook and therefore the existing concrete access and twin pipes would need to be removed. The proposed access would need to be supported by a culvert or a similar structure. The design of the structure would need to be approved by the appropriate authority and would offer greater capacity for water flow along the brook than is currently available."

Photo1 – Existing access point to site off Brookside



Photo2 – Looking south-west from site access (right of photo) along Brookside

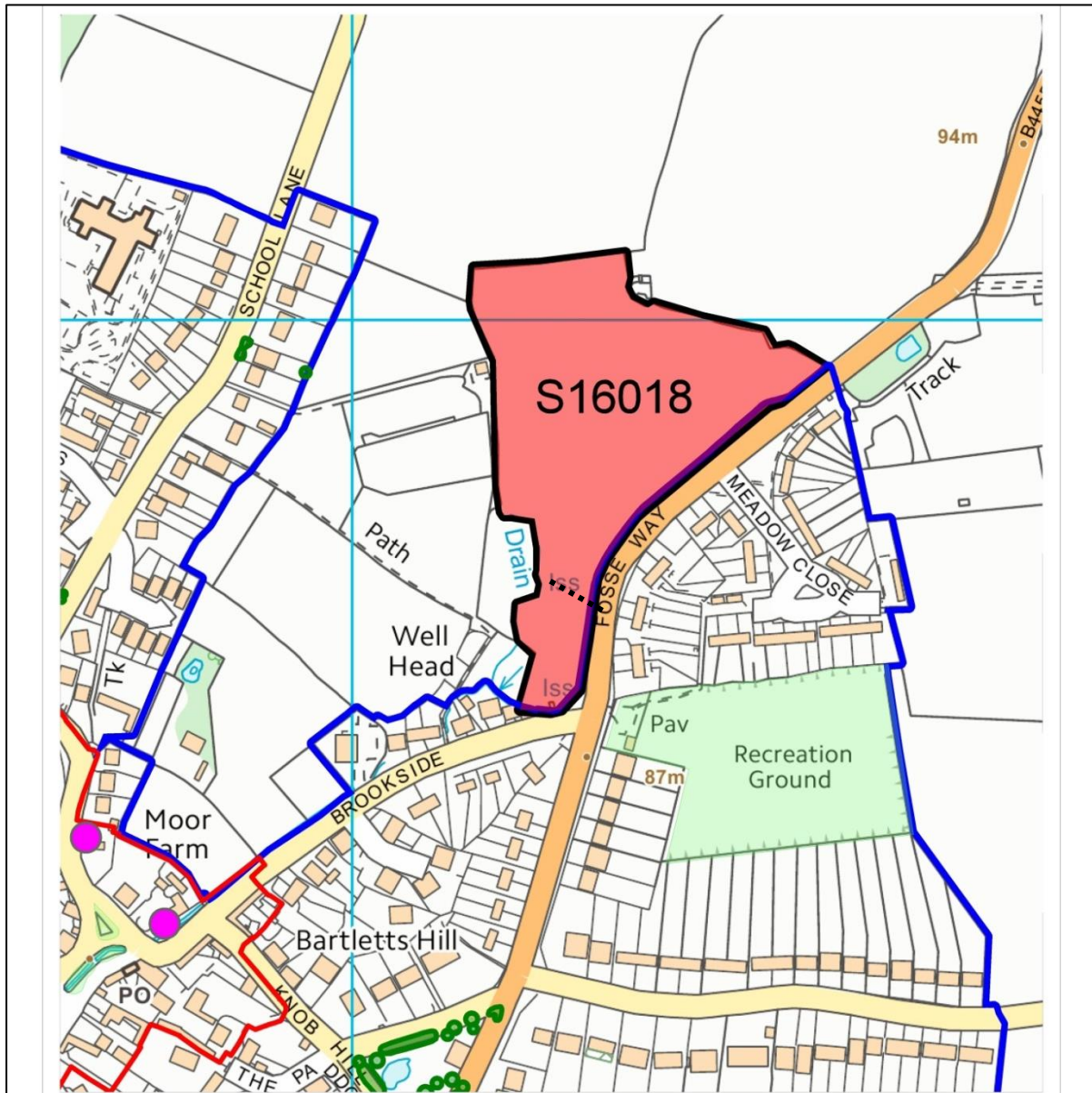


Layout

The site promotor has submitted a design layout. The layout retains the existing pond and surrounding trees whilst also identifying a location for the provision of open space. The existing hedgerows that bound the site will be maintained and enhanced ensuring only localised visual impact into the site. The site layout will not result in any key views relating to the conservation area being affected and the screening of the site will maintain a sense of enclosure from the conservation area.

Site S16018 (incorporating S14/049) Land off Fosse Way, Stretton on Dunsmore	
Capacity	52 dwellings (S14/049 = 15 dwellings)
Site Area	3.3 hectares (S14/049 = 0.3 hectares)
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Tree Preservation Order (TPO)
- Conservation Area Boundary
- Site S16018
- Listed Buildings
- Stretton on Dunsmore Village Boundary

The site is 3.3 hectares in size in agricultural use and classed as grade 3 agricultural quality. The site's eastern edge is adjacent to the settlement boundary with residential properties to

the south and east along Brookside and Fosse Way. To the west of the site is agricultural pasture land and to the north of the site is more open agricultural land. The site has mature trees / hedgerows along its boundaries, which are broken in part to the north and west of the site. A watercourse runs along part of the western and southern boundary of the site and there is also a public footpath that runs adjacent to the site to the west.

Green Belt and Landscape Character

The site is within Green Belt parcel SD2. The Green Belt review states this parcel will prevent ribbon development along School Lane and the Fosse Way, and that some of the openness of the Green Belt setting here is compromised by agricultural buildings but not to a large extent. It states that the A45 further to the north creates a boundary from further encroachment on the countryside in this direction however this is some distance from the site with open agricultural land in between. The development of the site would not result in the existing development line of the settlement being extended.

The Warwickshire Landscape Character Assessment Draft 2016 considers site S16018 (and the smaller S14/049) within landscape parcel SD_02. It states that this parcel comprises small to intimate scale pastoral farmland on very gently undulating terrain and is a framed to enclosed rural landscape managed for pasture, with some wetter areas of tussock grass., particularly across parts of site S16018. It concludes that both S14/049 and S16018 are inappropriate for development in order to preserve the historic landscape character, irregular outline of the settlement, and the transition zone between the settlement and wider countryside. It also notes that roadside vegetation along Brookside gives the brook a more rural character.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16018	580	490	490	310	490	420

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 S16/018 is within walking distance of all the village services and is deemed particularly sustainable in this regard with the furthest service being only 580m away, well within a ten minute walk time. Access to the primary school is made easier by the public footpath that runs west from the site, between Brookside and School Lane.

Accessibility – Highways and Site Access

The site promoter has stated an access will be required off the Fosse Way near to the existing field access, which is adjacent to an existing traffic calming measure. For the smaller S14/049 site access is also proposed from Fosse Way further south near the junction with Brookside. However the Highways Authority have stated that they would not support any new accesses to be created off the Fosse Way due to it being a core component of the County’s highway network in a strategic capacity.

Photo1 – Looking south to existing site (S16018) access off Fosse Way



Layout

The site promotor has submitted a design layout which displays 1.51 hectares suitable for development and 1.82 hectares identified as an area of open space/green wedge on the western edge of the site. The layout displays the existing public footpath which will be retained and the landscaping of the site to minimise views into and out of the site.



Site Conclusion

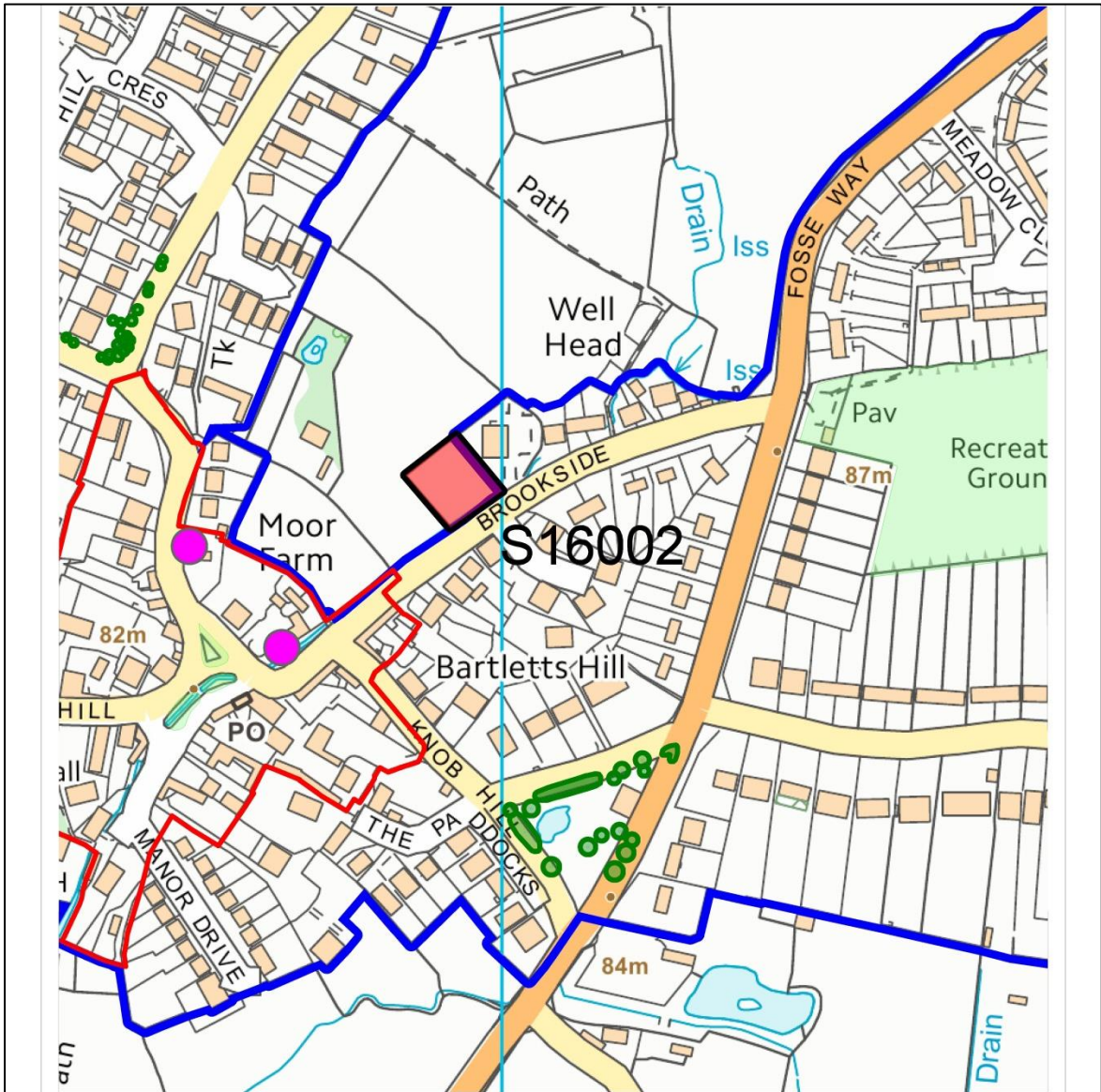
The site benefits from an existing access though improvements would be needed to ensure safe access to the Fosse Way. The Highways Authority would have concerns regarding this level of development accessing the Fosse Way as a core component of the strategic highway network. The site sits on a lower area of pasture land between existing village development on both Fosse Way and School Lane. This pasture land is described as providing an enclosed rural landscape and is seen as important for a number of landscape factors namely preserving the historic landscape character, maintaining the irregular settlement outline, and preserving the transition from the village to the wider countryside beyond. As a result it is considered inappropriate for development.

The site is not considered suitable for allocation.

Site S16002 Land adjacent Surgery, off Brookside, Stretton on Dunsmore

Capacity	5 dwellings (informed by site promoter)
Site Area	0.15 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Tree Preservation Order (TPO)
- Conservation Area Boundary
- Site S16002
- Listed Buildings
- Stretton on Dunsmore Village Boundary

The site is 0.15 hectares in size and is pasture land with agricultural classification of grade 3 quality. The site is adjacent to the settlement boundary with residential properties to the east and south along Brookside. To the northeast of the site is the village GP Surgery, with agricultural pasture land to the north and west of the site. The site has a mature tree boundary fronting Brookside but otherwise it is an open site. A watercourse runs along

the southern boundary of the site along Brookside.

Green Belt and Landscape Character

The site is within Green Belt parcel SD2. The Green Belt review states this parcel will prevent ribbon development along School Lane and the Fosse Way, and that some of the openness of the Green Belt setting here is compromised by agricultural buildings but not to a large extent. It states that the A45 further to the north creates a boundary from further encroachment on the countryside in this direction however this is some distance from the site with open agricultural land in between. The development of the site would not result in the existing development line of the settlement being extended

The Warwickshire Landscape Character Assessment Draft 2016 considers site S16002 within landscape parcel SD_02. It states that this parcel comprises small to intimate scale pastoral farmland on very gently undulating terrain and is a framed to enclosed rural landscape managed for pasture. However it acknowledges that this site is seen as a separate parcel from the majority of SD_02 and could accommodate small scale development providing visibility splays do not destroy the roadside hedgerow.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16002	260	170	510	30	170	120

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 S16/002 is within walking distance of all the village services and is deemed particularly sustainable in this regard with the furthest service being only 510m away, well within a ten minute walk time. Access to the primary school is made easier by the public footpath that runs west from the site, between Brookside and School Lane. In actual fact, all but the primary school are within 260m of the site making these services walkable in less than five minutes from the site.

Accessibility – Highways and Site Access

Brookside is a 30mph zone which can accommodate two-way traffic however parked cars regularly lining one side of the street reduces the width of the carriageway. The Highways Authority would be concerned if the site is proposed to be accessed from a new access off Brookside and state that traffic regulation orders may be necessary in order to restrict parking and protect visibility splays. Access could potentially be made via the GP Surgery access and car park however this potentially presents an issue with land ownership and ransom strips.

Layout

No site layout has been provided for the site.

Site Conclusion

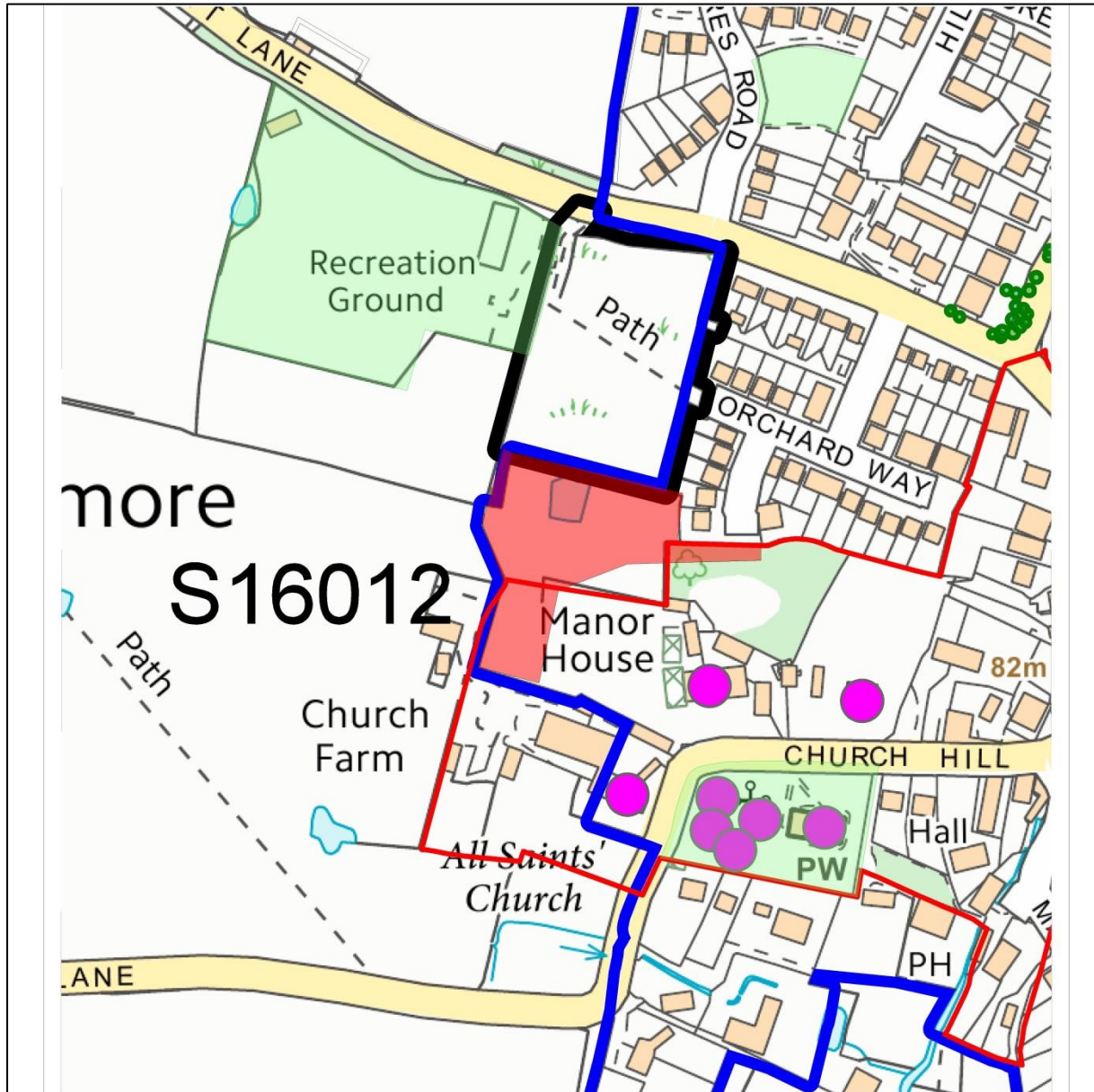
The site benefits from excellent accessibility to the local services within Stretton on Dunsmore. Whilst the site is sat within a landscape parcel seen as important for a number of landscape preservation factors, this small site itself could be developed with minimal







adverse landscape impact. The deliverability of the site in terms of its highway access is currently uncertain though as it would require land acquisition or a shared access either from an adjacent proposed site (S14/157) or from the adjacent GP Surgery.

The site is not considered deliverable or suitable for allocation.

Site S16012 Land to rear of Manor House, Stretton on Dunsmore	
Capacity	5-6 'executive' dwellings (informed by site promoter)
Site Area	0.61 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY			
	Open Space		Tree Preservation Order (TPO)
	Site S16012		Listed Buildings
	Conservation Area Boundary		Stretton on Dunsmore Village Boundary

The site is 0.6 hectares in size and forms garden land to the rear of the existing Manor House, a 16th century grade II listed building. The site is within the settlement boundary for the village and the conservation area boundary bisects the site. To the east of the site are large residential properties off Church Hill. A former orchard and adjacent recreation ground

are to the north, village church to the south and open agricultural land to the west, outside the village boundary and within the Green Belt.

The site currently has a number of mature trees across it and established tree boundaries along the northern and western edges. Existing agricultural buildings and barns are immediately adjacent to the south of the site. The site is not classed as Green Belt as it is located within the settlement boundary.

Green Belt and Landscape Character

Site S16012 itself is within the existing settlement boundary and is not therefore located in the Green Belt. It would also have a limited impact in landscape terms. The Warwickshire Landscape Character Assessment Draft 2016 parcel SD_04 is immediately west of the site covering open agricultural land in the Green Belt. As with site S14/004 to the north of this site, development would require a landscape buffer on the western edge, although a mature tree boundary already exists.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16012	230	320	730	520	320	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 S16/012 is within walking distance of all the village services with the furthest service being the primary school at 730 metres walking distance, within a ten minute walk time.

Accessibility – Highways and Site Access

The site would be accessed from the adjacent farm buildings access off Church Hill. This access is from Church Hill, within a 30mph zone in the village of Stretton on Dunsmore. The Highways Authority do not have any objections to development of the site providing access arrangements are upgraded to a suitable standard for the proposed scale of development.

Photo1 – Existing farm access (left of picture) off Church Hill



Layout

No site layout has been provided for the site.

Site Conclusion

The site is within the settlement boundary and therefore would have a limited impact on Green Belt and landscape parcels around the village. A landscape buffer on the western edge of the site would be important to screen views of the development from the open countryside.

The Highways Authority state improvements would be needed to upgrade an access and ensure safe pedestrian movement from the site to the village by linking with the existing footpath on Church Hill. However, the proposed access off Church Hill is not currently practical and would need substantial upgrading for the scale of development proposed and this would be likely to affect the setting of the Manor House listed building.

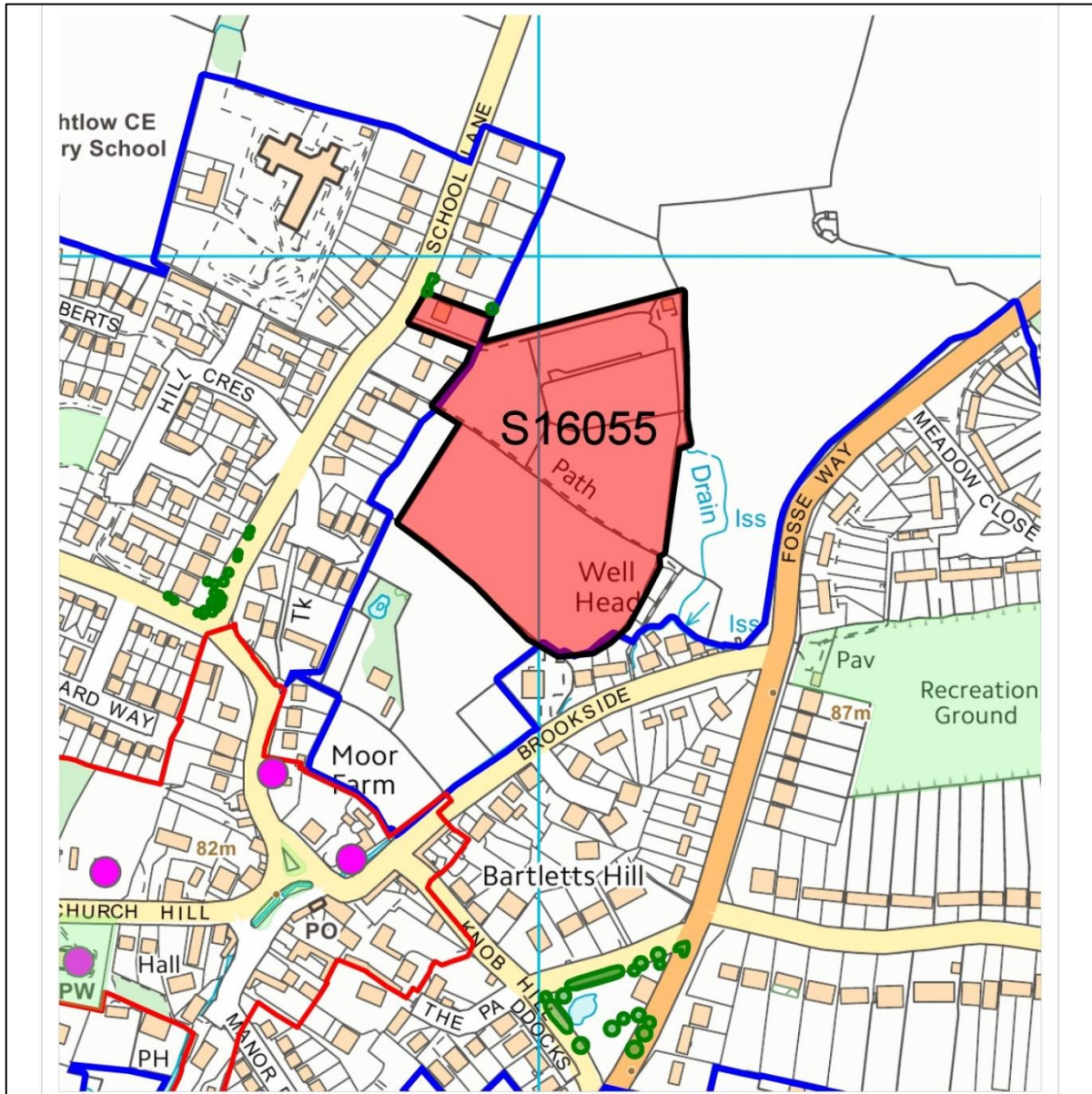
Existing buildings in this area are large, low density buildings with certain grandeur and the design of any proposed development on this site would have to observe this pattern of development. The scale of development proposed and proximity to the Manor House listed building, particularly the setting of the rear garden, would likely give rise to adverse impacts on conservation and heritage terms and therefore would be inappropriate for development.

The site is not considered suitable for allocation.

Site S16055 Land to rear of 32 School Lane, Stretton on Dunsmore

Capacity	80 dwellings
Site Area	3.2 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Tree Preservation Order (TPO)
- Conservation Area Boundary
- Site S16012
- Listed Buildings
- Stretton on Dunsmore Village Boundary

The site is 3.2 hectares in area and is agricultural land used for grazing / pasture, classed as grade 3 agricultural quality. Mature hedgerows form the boundary of much of the site, particularly to the north and south, however the hedge boundary to the east is more broken. To the west of the site are the rear gardens of properties on School Lane. The

doctor's surgery and several properties on Brookside are to the south of the site. To the north and east of the site is open agricultural land, with Fosse Way beyond the field parcel to the east.

A public footpath runs across the centre of the site from east to west. The part of the site to the north of the footpath falls away to the east, and the part of the site to the south of the footpath falls away to the south, towards the village boundary.

Green Belt and Landscape Character

The site is within Green Belt parcel SD2. The Green Belt review states this parcel will prevent ribbon development along School Lane and the Fosse Way, and that some of the openness of the Green Belt setting here is compromised by agricultural buildings but not to a large extent. It states that the A45 further to the north creates a boundary from further encroachment on the countryside in this direction however this is some distance from the site with open agricultural land in between.

The Draft Warwickshire Landscape Character Assessment 2016 considers site S16055 within landscape parcel SD_02. It states that this parcel comprises small to intimate scale pastoral farmland on very gently undulating terrain and is a framed to enclosed rural landscape managed for pasture, with some wetter areas of tussock grass. It concludes that S16055 is inappropriate for development in order that the historic landscape character, irregular outline of the settlement, the setting to the Conservation Area and the transition zone between the settlement and wider countryside is preserved.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16055	540	450	340	250	450	180

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 S16055 is within walking distance of all the village services and is deemed particularly sustainable in this regard with the furthest service being only 540m away, well within a ten minute walk time.

Accessibility – Highways and Site Access

The site is proposed to be accessed via an existing track off School Lane to the south of 32 School Lane. The site promoter has indicated demolition of a garage or possibly 32 School Lane itself could accommodate an improved access. The Highways Authority has commented that the access would need to be significantly upgraded to accommodate the level of development proposed for this site.

Photo1 – Existing access track off School Lane (to right of property) to site



Layout

No layout has been submitted, although the site promoter has indicated that enhancement of the existing access off School Lane may require demolition of a garage, or if necessary, the dwelling at 32 School Lane.

Site Conclusion

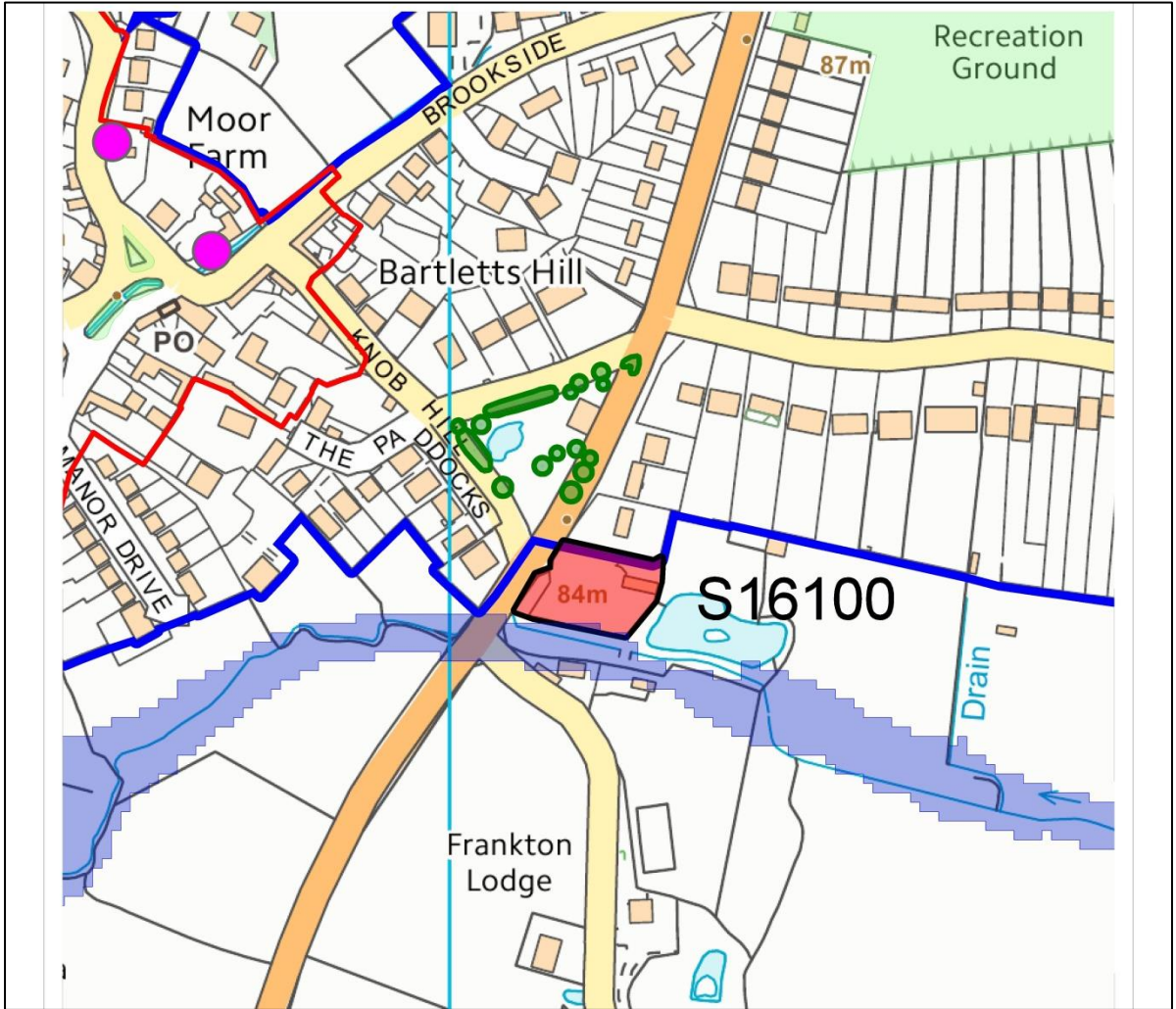
The site benefits from good accessibility to the services within Stretton on Dunsmore, including via use of the public footpath that bisects the site. Concerns are raised that the site access would need significant upgrading to accommodate the level of development proposed however the site promoter has indicated that this could be achieved by demolition of an existing property if required. The site sits on an undulating area of pasture land that is described as providing an enclosed rural landscape. This area is seen as important for a number of landscape factors namely preserving the historic landscape character, maintaining the irregular settlement outline, and preserving the transition from the village to the wider countryside beyond. As a result it is considered inappropriate for development.

The site is not considered suitable for allocation.

Site S16100 2A Fosse Way, Stretton on Dunsmore

Capacity	5 dwellings
Site Area	0.25 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Tree Preservation Order (TPO)
- Flood Zones 2 and 3
- Site S16100
- Listed Buildings
- Conservation Area Boundary
- Stretton on Dunsmore Village Boundary

This small site is 0.25 hectares in area and currently comprises grazing land with a number of shed buildings on site. It is adjacent to residential properties along Fosse Way to the north, residential properties off Knob Hill to the west, Frankton Lane garage site to the south and a pond and further grazing agricultural land to the east.

A small watercourse runs adjacent to the south of the site and flood zones 2 and 3 are present along the length of this watercourse.

Green Belt and Landscape Character

The site is within Green Belt parcel SD3. The Green Belt review states this parcel will prevent ribbon development along Rugby Lane and the Fosse Way, and that isolated buildings in this parcel do not represent urbanising influences on the Green Belt. It states that there are no defensible boundaries to either the east or south to prevent encroachment on the countryside.

The Draft Warwickshire Landscape Character Assessment 2016 considers site S16100 as a separate field parcel just outside the parcel SD_07. It describes it as a pasture field that does not relate to any surrounding pasture land due to the presence of residential development to the north and west, the garage site to the south and the pond immediately to the east. It concludes that site S16100 could be appropriate for development providing the existing tree coverage on the southern and western boundaries can be retained and enhanced.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16100	380	290	730	340	290	250

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 S16100 is within walking distance of all the village services with the furthest service being the primary school at 730m away, just about within a ten minute walk time. However the site is closer to other village services, only being approximately a five minute walk time to these.

Accessibility – Highways and Site Access

The site will be accessed via the existing access off Fosse Way. This access adjoins the highway in a 30mph zone with national speed limit beginning approximately 100 meters south of the site on Fosse Way. The Highways Authority have stated that they would not support any new accesses to be created off the Fosse Way due to it being a core component of the County's highway network in a strategic capacity.

Photo1 – Looking south along Fosse Way with site and existing access to left



Layout

No layout has been submitted, although the site promoter has indicated existing shed buildings would require demolition.

Site Conclusion

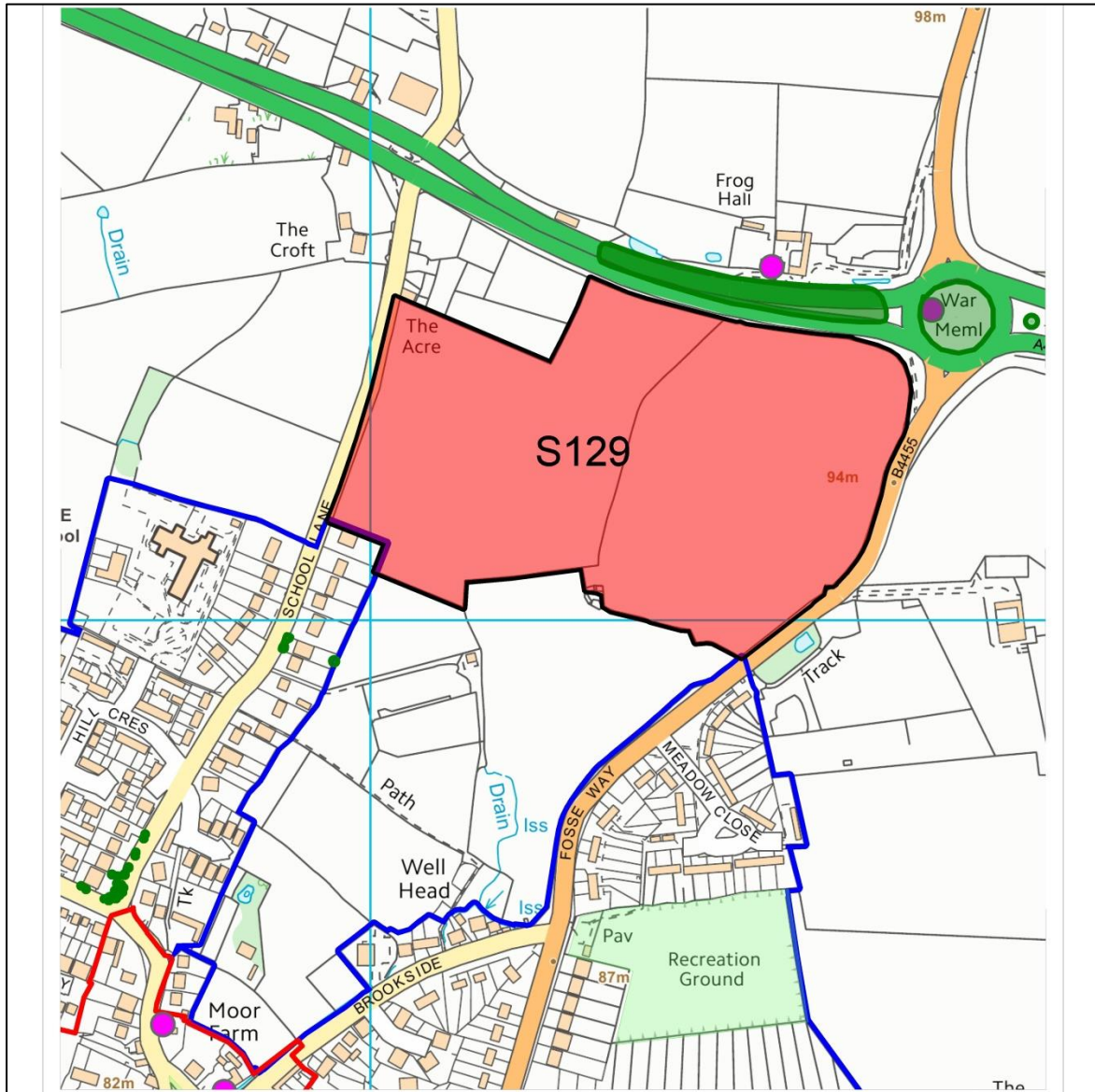
The site benefits from an existing access, though improvements would be needed to ensure safe access on to the Fosse Way and safe pedestrian movement from the site to the village. The site is within 800 metres to all local village services. Whilst the wider Green Belt parcel within which the site sits is open and lacking in defensible boundaries to the east and south, the site itself is relatively well contained in landscape terms and would therefore not have an adverse impact on landscape parcels around the village. It would however benefit from retained and improved boundary screening.

The site is considered suitable for allocation

Site S129 Land north of Stretton on Dunsmore, south of A45

Capacity	253 dwellings
Site Area	10.1 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Tree Preservation Order (TPO)
- Conservation Area Boundary
- Site S129
- Listed Buildings
- Stretton on Dunsmore Village Boundary

The site is approximately 10 hectares in size and is used as agricultural land with its agricultural classification being grade 3b. Two corners of the site abut the settlement boundary on School Lane and Fosse Way.

The site is generally surrounded by open agricultural land with the A45 to the north of the

site, Fosse Way to the east and School Lane to the west. There are two Grade II listed buildings/monuments which are located outside the site boundary to the north of the site. The site is visually prominent on higher land and slopes down towards the settlement boundary to the south.

Green Belt and Landscape

The site is within Green Belt parcel SD2. The Green Belt review states this parcel will prevent ribbon development along School Lane and the Fosse Way, and that some of the openness of the Green Belt setting here is compromised by agricultural buildings but not to a large extent. It states that the A45 to the north creates a boundary from further encroachment on the countryside in this direction, but there are no similar defensible boundaries to either the east or west.

The Warwickshire Landscape Character Assessment Draft 2016 considers site S129 within landscape parcel SD_01. It states that this parcel comprises medium scale mixed farmland on very gently undulating terrain. The mix of trimmed and outgrown relatively intact roadside hedgerows with infrequent to scattered mature hedge trees adds to this sense of enclosure. It concludes that S129 would be inappropriate for development as this part of the zone is very open and is highly visible. If this site is developed the transition provided by zone SD_02, to the south of SD_01, between the settlement and wider countryside would be lost.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S129	790	730	460	710	730	330

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 S129 is further from the village than all other sites submitted around Stretton on Dunsmore although remains within walking distance of the village services. The distances in the table above are from the southern edge of the site, however development further north within this large site would mean walking distances from dwellings to services would be increased and reduce the sustainability of this site.

Accessibility – Highways and Site Access

The site promoter indicated that access could be provided to the site but has not stated the location. The Highways Authority have stated that they would not support any new development to be accessed off the Fosse Way due to it being a core component of the County's highway network in a strategic capacity.

Layout

The site promotor has not submitted a design layout.

Site Conclusion

The site is a large, visually prominent site, which is somewhat detached from the settlement boundary and adjacent to the busy A45. Whilst this road provides a defensible boundary from further Green Belt encroachment to the north of the site, in landscape

terms the site is considered to be highly open and visible, and forms part of the rural character of open countryside surrounding the village of Stretton on Dunsmore. Development on this site would create an element of ribbon development along Fosse Way and School Lane. Only the two southern corners of the site abuts the settlement boundary and whilst part of the site would be accessible to local services, most of the site is beyond 800m walking distance to village services. The scale of site also exceeds the level of housing required and would have a significant impact on infrastructure provision within Stretton on Dunsmore.

The site is not considered suitable for allocation.