

**Stretton on Dunsmore Site Allocations Development Pack**

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

## Summary of Addendum

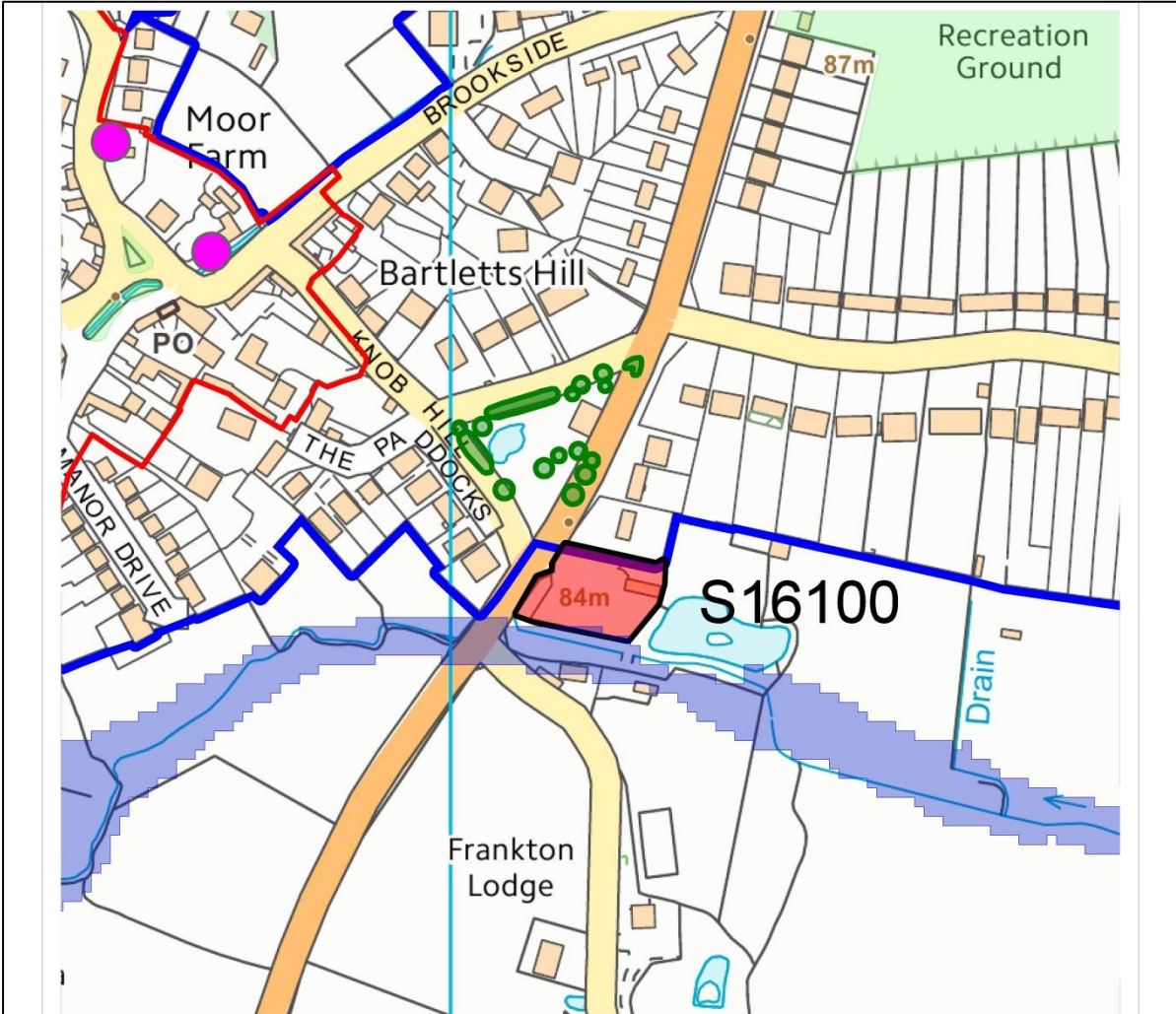
The original Stretton on Dunsmore Site Allocation Development Pack (June 2016) contained analysis of ten sites adjacent or in close proximity to the settlement boundary.

This addendum includes a revision to the site conclusion regarding site S16100, following further assessment of the site through RBC's Strategic Housing Land Availability Assessment (SHLAA) 2016 update. Whilst preliminary findings in the SHLAA considered the site could be suitable for development, further investigation of the site size and likely density of development achievable on the site, particularly in relation to the character of the locality, has led the Council to conclude that the site would not be suitable for allocation as it would not be able to achieve a minimum of five dwellings.








This change is reflected in a revised site conclusion in the proforma below, with additional text shown as underlined.

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 0.25 hectares in size, however it is not deemed appropriate to accommodate a minimum of five dwellings if it was to provide a design and density appropriate to the character of the local area and neighbouring properties.

**Therefore the site is not considered suitable for allocation**