

Wolvey Site Allocations Development Pack

25th May 2016

Introduction

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

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

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 Wolvey 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

Highlight the extent of the flood zone around Wolvey and advise on site selection if a site is selected within flood zone 2 and 3.

Natural England Response

No specific concern was raised by Natural England due to their being no Sites of Special Scientific Interest (SSSI) in close proximity to the settlement.

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 have 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 however could be absorbed within the existing network.

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 Wolvey 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.

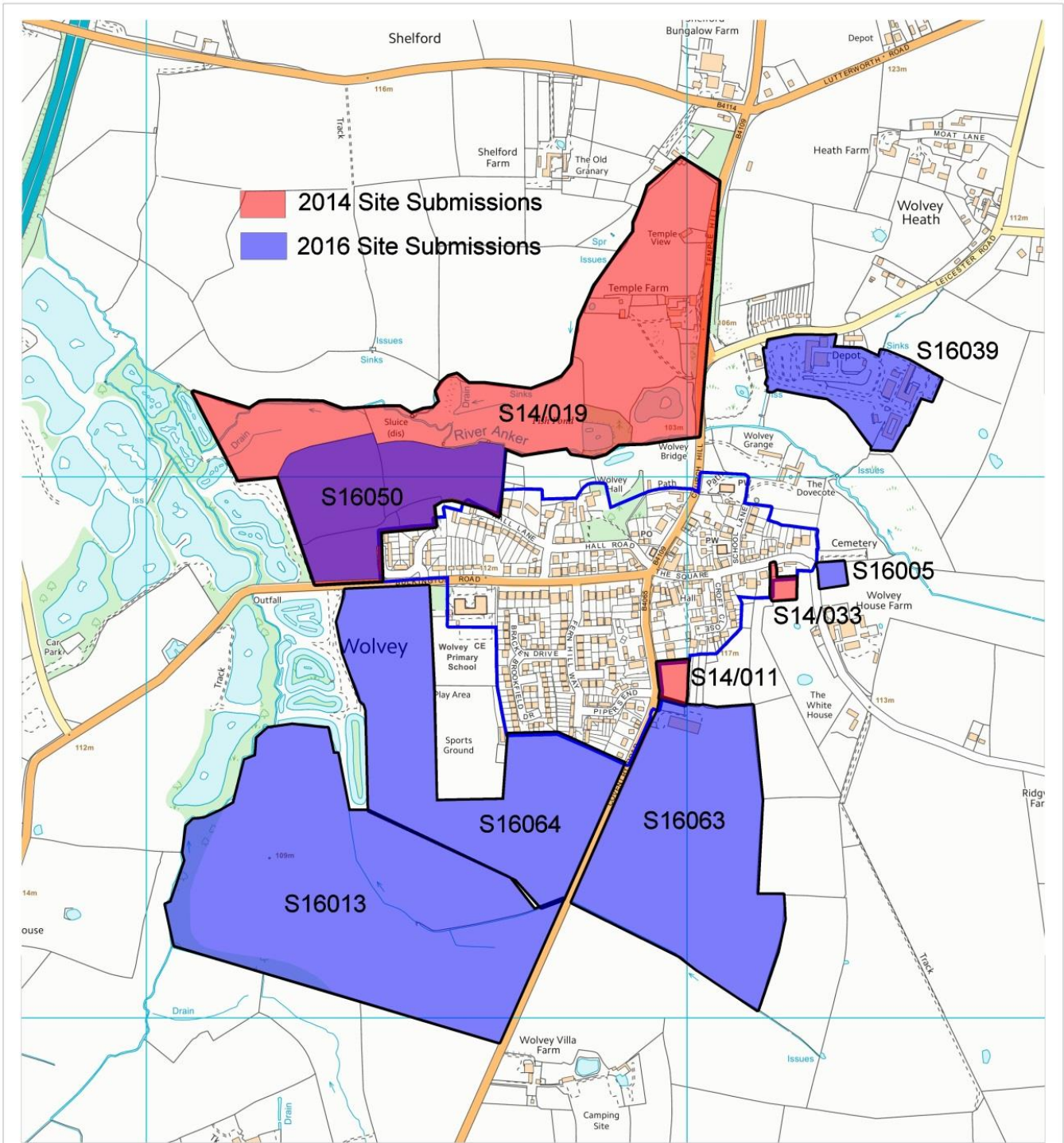
The sites within this document have been identified from two sources namely the Strategic Housing Land Availability Assessment (SHLAA) report published in December 2015 and from the recent call for sites exercise, which coincided with the consultation on the Local Plan Preferred Options document.

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 Wolvey 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 8 sites within Wolvey that have been considered within this document (displayed in the map below). None of these sites are located within the settlement boundary of Wolvey. 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 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 (2016) 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 (2016) 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 8 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

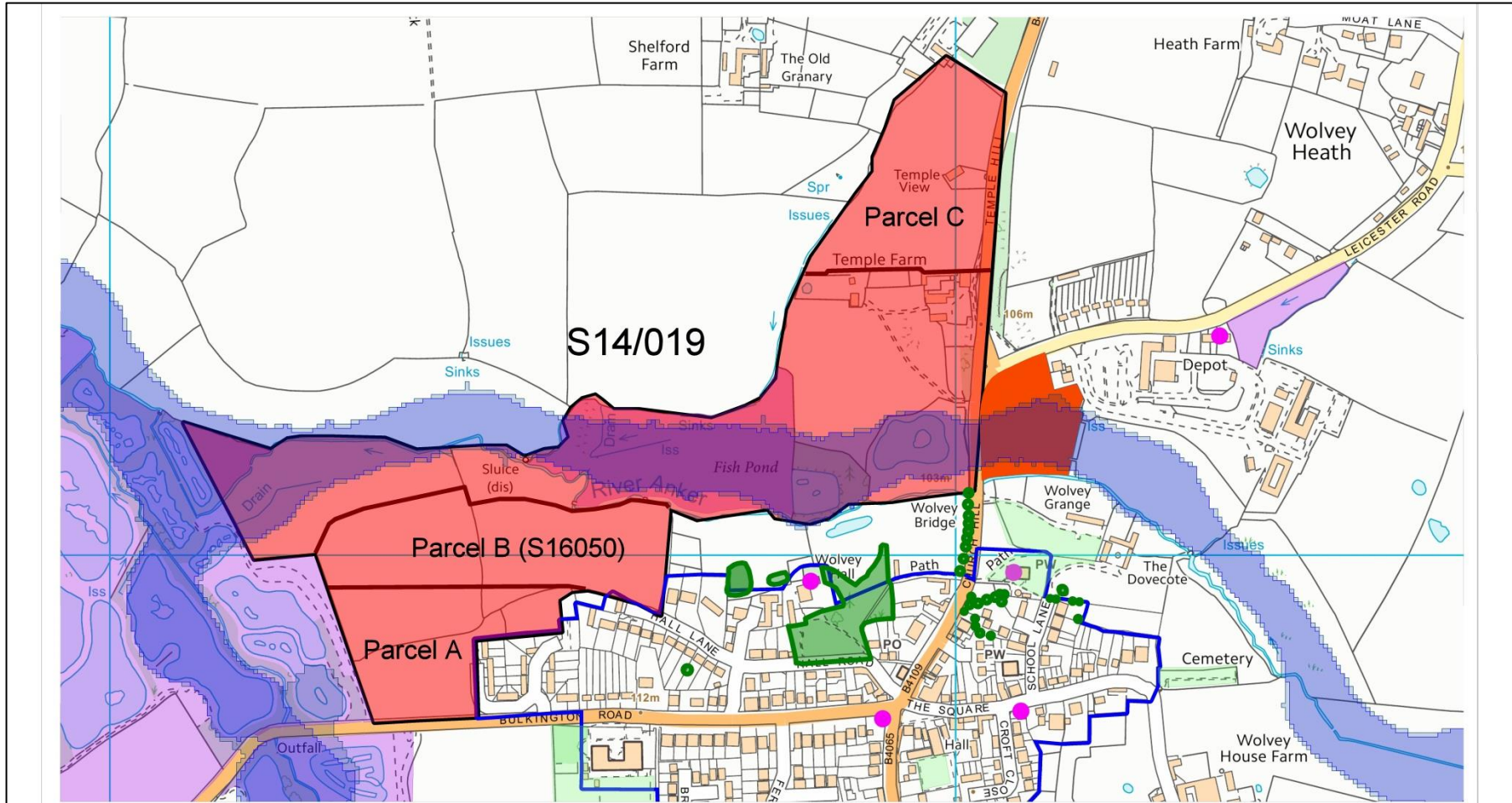
SITE ASSESSMENT TABLES

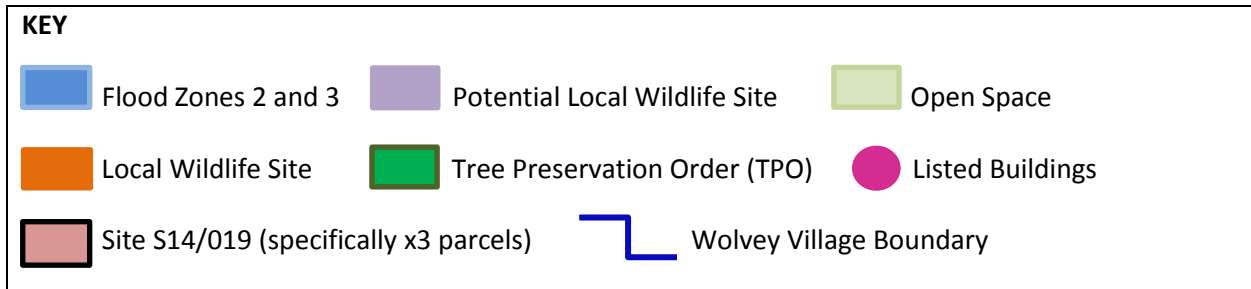
APPENDIX ONE

Site S14/019 (S16/050) Land off Bulkington Road

Capacity	Parcel A 70 dwellings Parcel B 190 dwellings Parcel C 95 dwellings (Informed by site promoter)
Site Area	Parcel A 2.6ha; Parcel B: 6.8ha; Parcel C: 3.4ha (All land submitted 23.8ha)
Deliverability	1-5 years
LP policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS





The site comprises a large tract of land submitted to the north and west of Wolvey village, extending from Bulkington Road towards and beyond Temple Farm. The site has been submitted by two site promoters. Persimmon Homes submitted the larger site S14/019 which has been divided into 3 potential development parcels (as indicated in the map above) referred to as parcels A, B and C. Howkins and Harrison submitted site S16/050 on behalf of the landowners, this coincides with Persimmon Homes parcel A and B.

Land to the east of the entire site which incorporates Parcel C, extending southwards towards (and just overlapping with) S16/050, is Grade 2 agricultural land and is therefore of high quality. However, virtually the entirety of site S16/050 is Grade 3 agricultural quality. The River Anker dissects the overall site and runs to the north of S16/050. Flood zones 2 and 3 are present along the river for its entire stretch through this site. Due to the raise in land from the River Anker towards the settlement boundary development of the site would need to take account of surface run off and drainage. To the south of Temple Farm runs a public right of way that runs diagonally across site S14/019 below Parcel C.

Within the submitted site, to the north of S16/050, there is a potential local wildlife site which is located north of the River Anker and immediately west of the ponds off Church Hill. Adjacent to the site, to the west of S16/050, is Makins Fishery site which is also a potential local wildlife site. The capacity of site S16/050 therefore might be impacted upon should any biodiversity mitigations be required as a result of the potential wildlife site. Wolvey Rush Pastures local wildlife site is located to the east of the overall site, on the other side of the junction of Church Hill / Temple Hill.

Wolvey Hall, a Grade II Listed Building, is located outside the site boundary. It is envisaged that development would not occur within the immediate setting of the building due to the flood zone to the north and existing tree coverage to the west of this building. The trees are protected by a Tree Preservation Orders (TPO) and are also on the national forestry inventory.

Site S16/050 is located within Green Belt Parcel WY4. Makins Fishery to the west of the parcel represents a significant boundary that prevents encroachment to the countryside beyond. However, the fishing ponds do not prevent encroachment to the north with the River Anker, which runs along the northern boundary of the parcel, acting as a much less significant boundary. As the parcel contains no buildings whatsoever it is considered to be wholly open in character with no urbanising influences. The remaining part of site the S14/019 is within Green Belt Broad Area 1, which is identified as making a significant contribution to the purposes of the Green Belt.

The Draft Landscape Character Assessment 2016 considers site S16/050 within its assessment of landscape parcel WV_03. It states that the parcel is small to medium scale, pastoral landscape which rises up from the river corridor. The overall impression is of entering into a rural landscape which connects with the wider countryside and therefore this parcel has a high sensitivity to new development due to its strong rural character, locally prominent skyline and connectivity to the wider farmland. The small scale, pastoral setting is also closely associated with village settlements within and around the edge of the open plateau landscape. Therefore it is concludes that site S16/050 is inappropriate for development.

To the north of S16/050, where no development is proposed (i.e. to the north of the river), is assessed within landscape parcel WV_04. It states that this parcel is an enclosed landscape with a small scale rural character enhanced by the scattered trees along the river corridor (and flood plain). It therefore concludes that the parcel has a high sensitivity to new development.

Parcel C is assessed within landscape parcel WV_05, which is of sensitivity due to views of the church in a rural setting and a locally prominent skyline. It is on higher ground and is very visible. It also functions as a green corridor along the River Anker which forms part of the setting to the village. The zone is also detached from the settlement edge. Therefore development is inappropriate in this zone.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16050 (Parcels A+B)	590	590	200	610	590	620
S14019 (Parcel C)	680	580	920	700	580	710

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.

Parcels A and B within the site (S16050) are within walking distance to all village services, in particular the primary school which is within a five minute walk time. Parcel C however is further from the settlement boundary of Wolvey, and is nearly 1km distance from the school, which reduces the sustainability of this parcel.

Accessibility – Highways and Site Access

Site S16/050 is proposed to be accessed directly from Bulkington Road. The access would need widening / a new access to be created, which is likely to involve some loss of hedgerow. The access currently adjoins Bulkington Road in a 50mph speed limit area, with a 30mph zone beginning approximately 60 metres to the east of the site access (entering Wolvey village). There are no existing footpaths from the proposed site entrance heading towards the settlement boundary, though pedestrian routes could be provided through the site connecting to residential area on Bulkington Road. Access to parcel A of the site could be accessed off Bulkington Road and an emergency access could potentially be required for the overall S16/050 site.

Parcel C would be accessed off Temple Hill, a 50mph speed limit area, via the existing access from the residential property within the site or the field access. A footpath is present on the opposite side of the road towards the settlement WCC highways to advise on the suitability of the access in time for meeting on the 8th June.

Photo1 – Existing site access off Bulkington Road



Photo2 – Looking west from existing site access along Bulkington Road



No layout has been provided for the site.

Site Conclusion

Site S16/050 proposed access off Bulkington Road would be suitable and an emergency access would potentially be required. The site is within a walkable distance to the services within settlement. The Green Belt review highlights that there is a defensible boundary to the west of the site which together with the existing built form to the east could give a sense of enclosure to parcel A of the site, preventing linear ribbon development. However is within a landscape parcel that is of high sensitivity to new development due to its strong rural character, locally prominent skyline and connectivity to the wider farmland. Development of the site would result in the loss of small field parcels which would be visually prominent. The site is therefore considered inappropriate for development.

S16/050 (Parcel A and B) is not considered suitable for allocation

Parcel C plays a significant contribution to the purposes of the Green Belt. There are a few buildings within the site which have a localised impact on the openness of the Green Belt. However, the development of 95 dwellings would result in a significant incursion of the Green Belt, due to the site having no defensible boundaries to the south and west of the site and it being approximately 370 metres away from the settlement boundary. The site is within a parcel of high landscape sensitivity with a prominent skyline and therefore Parcel C is considered inappropriate for development.

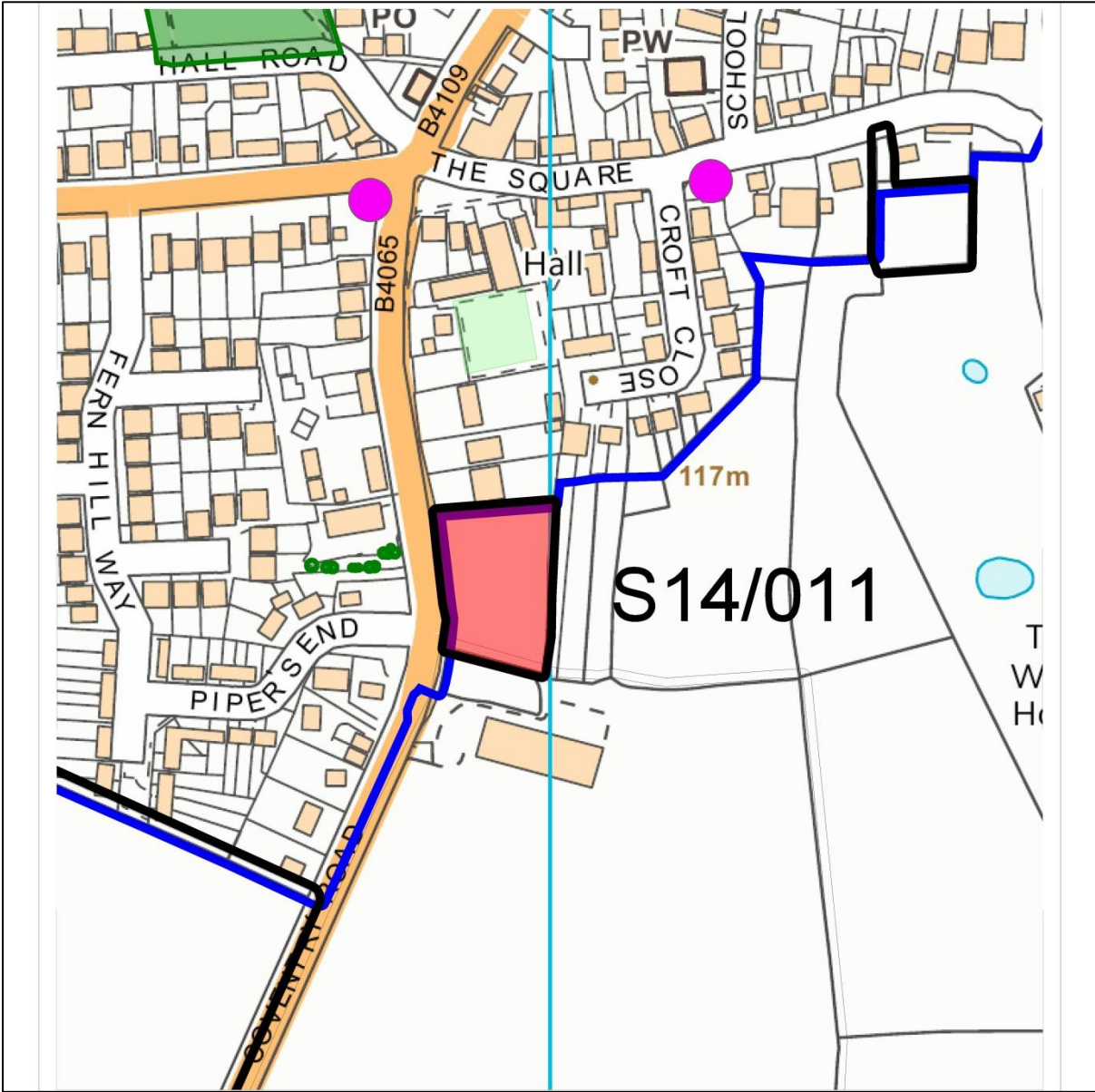
In addition the site is of agricultural grade 2 quality, this is of a higher quality than other sites considered around the village of Wolvey. The site is within a walkable distance to the services within settlement using footpaths on the opposite side of the road, though there are safety concerns in crossing the road due to the speed limit being 50mph.

Parcel C is not considered suitable for allocation




Site S14/011: Land at Coventry Road, Wolvey

Capacity	9 dwellings
Site Area	0.37 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

 Designated Open Space	 Listed Buildings	 Tree Preservation Order (TPO)
 Site S14/011	 Wolvey Village Boundary	

The site is a small area of greenfield pasture land of grade agricultural quality that adjoins the existing settlement boundary of Wolvey. The site is bounded to the north by residential properties and to the west by Coventry Road where there are residential dwellings within the settlement boundary. To the east of the site is residential garden land and to the south there is a large agricultural building.

Green Belt and Landscape Character

The site is located to the north of Green Belt parcel WY2; the large agricultural barn immediately to the south of site S14/011 compromises the openness of the Green Belt in its immediate vicinity. There are no boundaries to the overall parcel that prevents encroachment to the countryside beyond, however in terms of extent of the site proposed, the site is well related to the settlement boundary and contained by the agricultural barn which reduces the openness of the site.

The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel WV_11. It states that this parcel is a small pocket of pastoral farmland enclosed by a roadside hedgerow on one side and mature trees on the other. Agricultural buildings are also present within the parcel. Due to the parcel being adjacent the village boundary, relatively enclosed and detached from the wider agricultural land, it concludes that the parcel has only a medium sensitivity to new development and the site could be developed. It is noted that should development occur the roadside hedge and field hedge with mature trees should be retained.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14011	220	210	490	240	210	110

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 S14/011 is within walking distance to all village services; the furthest service is only 490 metres walking distance and is therefore well within a ten minute walk time, with other services being within a five minute walk time.

Accessibility – Highways and Site Access

A new access will be required on Coventry Road; indication from the promoter of the site is that the proposed access could accommodate 50 dwellings. The access adjoins Coventry Road in a 30mph zone, with this extending approximately 100 metres further to the south (beyond the bend in road) before Coventry Road becomes national speed limit. The site can link to the existing footpath network.

The Highway Authority has no objection to this site being considered and notes that the existing field is accessed from Coventry Road by a field gate. To ensure access can be provided the applicants would have to clearly demonstrate an adequate level of visibility can be achieved.

Photo1 – Existing site access off Coventry Road



Photo2 – Looking south from site access (left of photo) along Coventry Road



Layout

No layout has been provided for the site.

Site Conclusion

The presence of the agricultural building to the south of the site compromises the openness of the Green Belt in its immediate setting. This together with the site being adjacent to the residential properties within the settlement boundary and its strong field boundary (which should be retained) means the site is relatively enclosed. The site has the highest accessibility to services in comparison to other sites and benefits from being capable of connecting to the existing footpath network. The site is also capable of being delivered within the first 5 years of the plan's adoption and there are no constraints present that would prevent this from occurring.

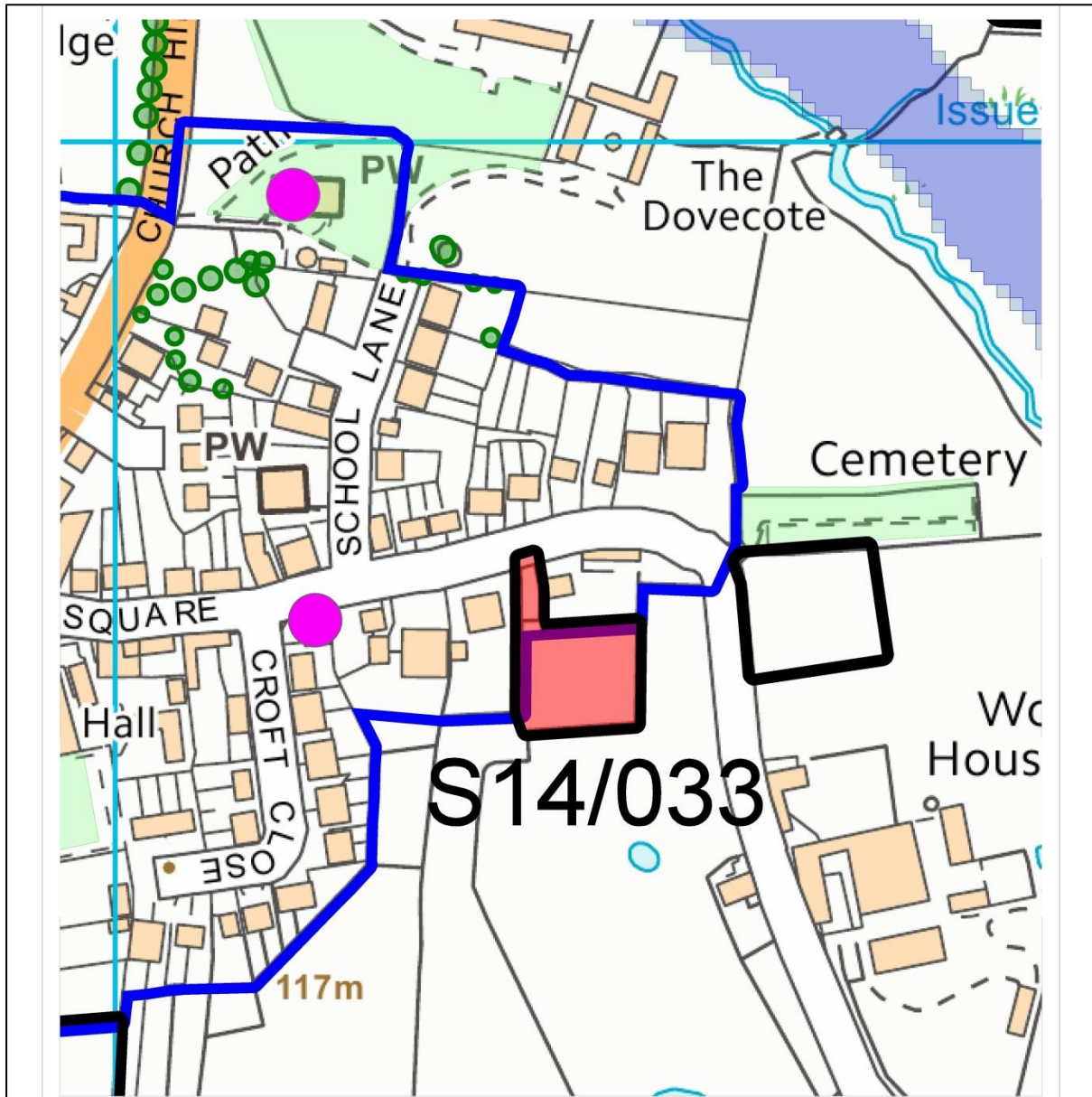
The site is considered suitable for allocation.

N.B We are aware that the site promoter has been in discussions with landowners of the residential properties of Croft Close to incorporate residential garden land to the east of the site into the site promotion. To date no site submission has provided to the Development Strategy team showing the extent of this area and that the landowners are willing parties.

Site S14/033: Land to the rear of Wolds Lane

Capacity	5 dwellings
Site Area	0.2 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Flood Zones 2 and 3
- Open Space
- Listed Buildings
- Tree Preservation Order (TPO)
- Site S14/033
- Wolvey Village Boundary

The site is a small area of agricultural grazing land, of grade 3 agricultural quality, with a strong mature hedgerow boundary separating it from open agricultural land to the south. The character of the surrounding area is predominantly residential properties immediately located to the north and west of the site.

Green Belt and Landscape Character

The site is located within Green Belt parcel WY2, its immediate setting is that of open fields to the south and east. It is stated that isolated dwellings to the north of the Green Belt parcel compromise the openness of the Green Belt in the immediate vicinity. The nearest dwelling to the site, within the Green Belt parcel, is to the south east of the site which is adjacent a group of buildings at Wolvey House Farm (located within Green Belt parcel WY1) which provide an urbanising factor.

The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel WV_10. The parcel comprises small to medium scale pastoral farmland on undulating ground on the south eastern edge of the settlement. It contains small pockets of farmland nestled between new and refurbished development of clustered residential properties that include barn conversions along a narrow winding rural lane. It concludes that whilst the parcel has a medium / high sensitivity to new development, site S14/033 could be developed for the capacity proposed within its existing field boundary.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14033	230	290	590	210	290	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 S14/033 is within walking distance to all village services; the furthest service is only 590 metres walking distance and is therefore well within a ten minute walk time, with other services being within a five minute walk time.

Accessibility – Highways and Site Access

The site is served by an existing vehicular access point between residential properties 'The Bungalow' and 'Hawthorns'.

The Highway Authority has no objection to this site being considered and the scale of the development proposed would not have a detrimental impact upon the operation of the Highway Network.

Photo1 – View from site access back to Wolds Lane



Layout

No layout has been provided for the site.

Conclusion

The site is well related to the settlement and would not result in an unacceptable landscape impact. The site is also capable of being deliverable within the first 5 years of the plan's adoption and there are no constraints present that would prevent this from occurring.

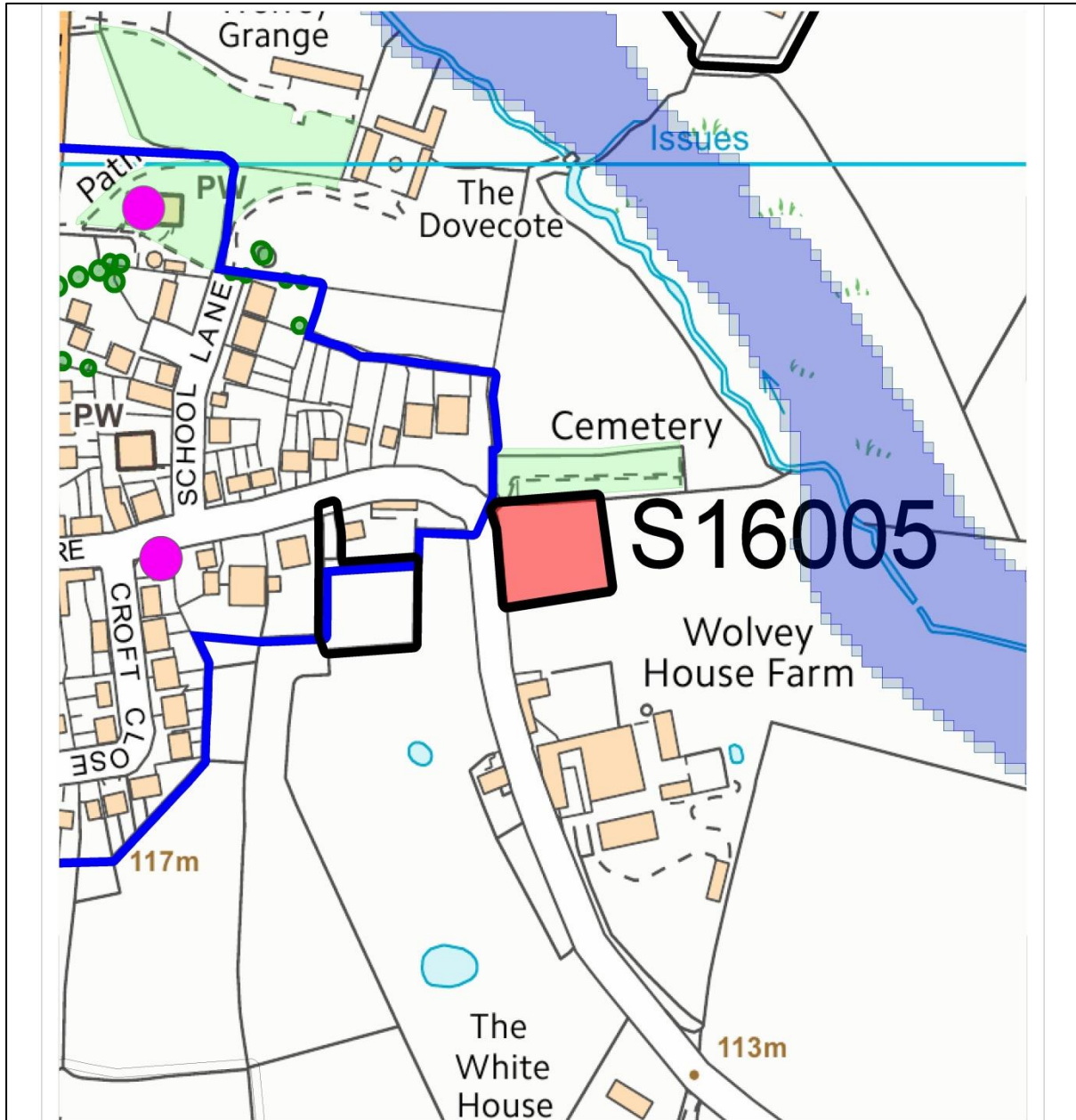
However, it should be noted that 5 dwellings would unlikely be achieved when taking account of the access into the site, residential amenity of the neighbouring properties and the character of the area.

The site is considered suitable for allocation

Site S16/005: Land at Wolvey House Farm

Capacity	5 dwellings
Site Area	0.2 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Flood Zones 2 and 3
- Open Space
- Tree Preservation Order (TPO)
- Listed Buildings
- Site S16005
- Wolvey Village Boundary

The site is a small parcel of agricultural grazing land that is of grade 3 agricultural quality. To the north of the site is a cemetery, to the east is open agricultural land; to the south is a ménage and a small number of residential dwellings at Wolvey House Farm, and to the west are residential dwellings on Wolds Lane. A public right of way runs through the site on the northern edge, with pedestrian gate access to Wolds Lane in the north west corner of the site. The River Anker is approximately 100 metres to the east of the site with an area of flood zone 2 and 3 running alongside the river.

Green Belt and Landscape Character

The site is located within Green Belt parcel WY1, where to the south of the site there are some dwellings and Wolvey House Farm which compromise the openness of the Green Belt within the immediate vicinity. However, the remaining area of the parcel particular to the east remains open and free from development with no urbanising influences. The Green Belt parcel helps to prevent ribbon development along Wolds Lane.

The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel WV_10. To the east of Wolds Lane the zone is open and visually prominent due to being on higher ground. The parcel comprises small to medium scale pastoral farmland on undulating ground on the south eastern edge of the settlement. It contains small pockets of farmland nestled between new and refurbished development of clustered residential properties that include barn conversions along a narrow winding rural lane. These dwellings read as a separate unit from the settlement.

It concludes that the parcel has a medium / high sensitivity to new development and that site S16005 would not be appropriate for development as it would create a continuous line of development along Wolds Lane, thus impacting on the rural character in this area.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16005	290	350	650	270	350	390

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 S16005 is within walking distance to all village services; the furthest service is 650 metres walking distance and is therefore within a ten minute walk time, with other services being within a five minute walk time.

Accessibility – Highways and Site Access

The site promoter states that the site could be accessed by the existing field entrance (**photo1**); however this is not within the submitted site area boundary.

The Highway Authority express concerns about the location of the development site in close proximity to a sharp bend, on Wolds Lane, which may impede a safe access especially in regards to visibility. The Highway Authority is also concerned at Wold Lane is a rural lane with a narrow carriageway with no footway provision. At the location the site is proposed the speed limit is 60mph having been 30mph prior to the bend when leaving Wolvey. The

Highway Authority is concerned that the sharp bend with high vehicle speeds and an additional access raises a significant highway safety concern.



Layout

No layout has been provided for the site.

Conclusion

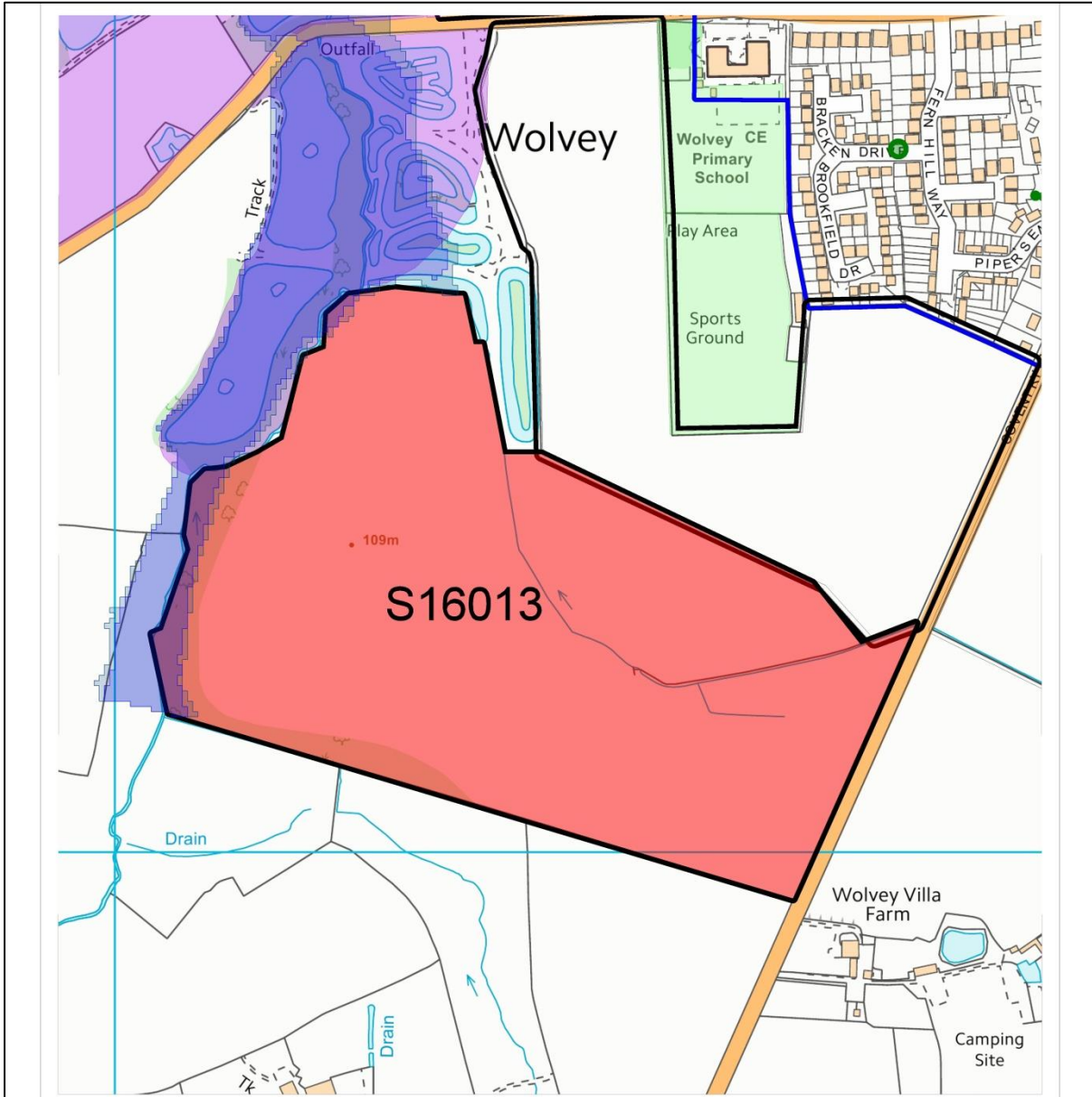
The site makes an important contribution to the purposes of the Green Belt. Development would result in linear development along Wolds Lane and there would be an unacceptable landscape impact due to the site being open in nature and being visually prominent. The site is also not deliverable with the access being outside the site boundary and there are also highway safety concerns regarding the siting of development on the bend of the road.

The site is not deliverable nor suitable therefore it is not considered for allocation

Site S16/013: Wolvey Fields Farm

Capacity	590 dwellings
Site Area	23.55 hectares
Deliverability	1-5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Flood Zones 2 and 3
- Potential Local Wildlife Site
- Open Space
- Tree Preservation Order (TPO)
- Site S16013
- Wolvey Village Boundary

The site is a large greenfield area in agricultural use and classed as being of grade 3 agricultural quality. Open agricultural land surrounds the site in all directions. A potential local wildlife site is identified to the northwest of the site boundary where fishing lakes / ponds border the site. Areas of flood zone 2 and 3 are also present in this location. The site is bordered on its eastern side by Coventry Road and is approximately 280 metres from the southern edge of the existing Wolvey settlement boundary.

Green Belt and Landscape Character

The vast majority of the site is located within Green Belt Broad Area 1, which makes a significant contribution to the purposes of the Green Belt. However, a small area of the site is located, to the south of the sports ground to the brook, in Green Belt Parcel WY3 where it is described as being wholly open in character. Makins Fishery to the west provides a significant boundary to prevent encroachment to the countryside in this direction. Despite a small brook near the site, there is a less significant boundary to prevent encroachment to the south which is rural in character.

Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel WV_13. It states that this parcel comprises large scale open arable farmland on rolling terrain to the south of the settlement between a fishery and school playing fields and is characterised by wide views. It therefore concludes that the parcel has a medium / high sensitivity to new development, and that site S16013 would not be appropriate for development due to its openness, high visibility and detachment from the existing settlement.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16013	800	790	1,060	820	790	690

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 S16013 is some distance from the settlement boundary of Wolvey, although is still around a ten minute walk time to most of the village services. However the site is around 1km to the primary school.

Accessibility – Highways and Site Access

The Highway Authority is concerned that the scale of development proposed will have a substantial impact upon the safe and efficient operation of the highway network, most notable the Coventry Road corridor.

The Coventry Road is a straight road at this location with a 60mph speed limit, however vehicles are often observed travelling in excess of this speed. The site will be reliant on multiple accesses all of which can only be achieved from Coventry Road. In order to make a development acceptable substantial changes which need to be made on the Coventry Road corridor in order to reduce vehicle speeds and support the reduction of the speed limit and enable safe accesses to be incorporated.

The Highway Authority also notes concerns about capacity on the highway network most

notable the double roundabout junction between the B4109 / B4065 / Hall Road / The Square. The Highway Authority will need this junction to be fully assessed and a mitigation scheme would be required.

Photo1 – Looking south-west to existing site access (and site beyond) and south along Coventry Road.



Layout

The site was submitted during the Local Plan Preferred Options consultation and its scale does not reflect the Preferred Option proposal to deliver approximately 100 dwellings for Wolvey.

Conclusion

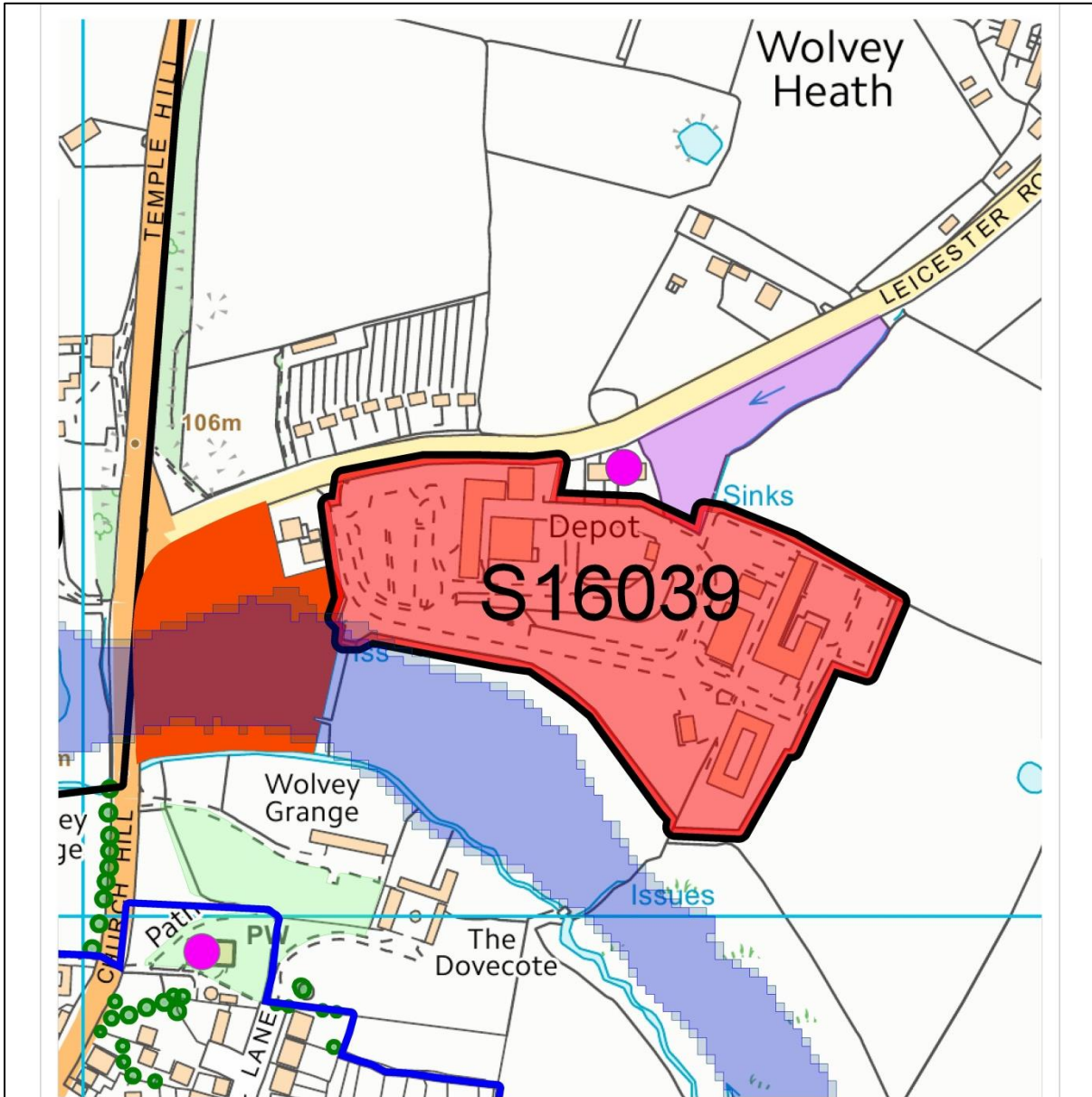
The scale of site exceeds the level of housing required and would have a significant impact on infrastructure provision within Wolvey. The site makes an important contribution to the functions of the Green Belt and due to the site being highly visible there would be an inappropriate landscape impact.

The site is not considered suitable for allocation

Site S16/039: Wolvey Campus

Capacity	Up to 80 dwellings (Informed by site promoter)
Site Area	3.7 hectares (2.8ha developable area informed by site promoter)
Deliverability	1 – 5 years
LP Policy	Existing Employment Site (saved Policy ED6) Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Flood Zones 2 and 3
- Potential Local Wildlife Site
- Designated Open Space
- Local Wildlife Site
- Tree Preservation Order (TPO)
- Listed Buildings
- Site S16039
- Wolvey Village Boundary

The site is previously developed land within the Green Belt, currently in employment use consisting of a mixture of one and two storey industrial and office buildings. Development of the site for residential could involve conversion of some of the existing office buildings (potentially under permitted development rights) or a more comprehensive development involving demolition of the existing buildings. The site is approximately 300 metres from the existing settlement boundary.

To the north of the site are residential dwellings, which include the grade II listed building known as ‘Three Roofs Cottage’, listed for its special architectural / historic interest in February 1988. To the east of the site is open agricultural land and to the south is a small area of grazing land adjacent to the River Anker, which separates the site from Wolvey village. Areas of flood zone 2 and 3 run along the stretch of river in this location. To the west is the Wolvey Wetland Reserve (Wolvey Rush Pasture) which is a local wildlife site. To the north east of the site, along Leicester Road, is another area of Wolvey Rush Pasture which is identified as a potential local wildlife site.

The site promoter has indicated that there is potential for localised contamination to be present at the site given the site’s history of employment use. A ground investigation survey would need to be undertaken to support any future development proposals.

Green Belt and Landscape Character

The site is within Broad Area 1 of the Green Belt Review and as such is not considered within a parcel attached to the village boundary of Wolvey. Broad Area 1 is considered to make a significant contribution to the Green Belt. However, the site due to its current built form would have urbanising impact on the Green Belt.

The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel WV_08. It states that this parcel comprises small to medium scale mixed farmland on undulating ground although a significant portion is already developed for commercial use and includes formal landscaped grounds to the road frontage with a number of mature trees. It concludes that the parcel has a medium / high sensitivity to new development, however site S16039 could be (re)developed providing this is limited to the existing developed site.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16039	590	510	860	610	510	610

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 S16039 is within walking distance to all village services however the primary school is over 800 metres away from the site.

Accessibility – Highways and Site Access

As an existing employment site, the site has an existing, wide, vehicular access from the Leicester Road, which will be retained as the primary vehicular access for the proposed development. The site access adjoins the highway in a 30mph zone. There are existing

pavements along Leicester Road / Church Hill and an existing public footpath located outside, but adjacent to, the south eastern boundary of the site.

The Highway Authority has no objection to this development site and would provide some betterment to the highway network with a reduction in the existing access arrangements for the development site.

However, due to the scale of the development the Highway Authority has concerns about capacity on the highway network most notable the double roundabout junction between the B4109 / B4065 / Hall Road / The Square. The Highway Authority will need this junction to be fully assessed and a mitigation scheme would be required.

Photo1 – Looking west along Leicester Road to existing site access on left



Photo2 – Looking east along Leicester Road from existing site access



Layout

An indicative layout has been provided by the site promoter (figure 1 and 2 below). The site promoter has indicated a buffer from the listed buildings and the potential wildlife site through the provision of landscaping and biodiversity enhancements as part of the redevelopment with the opening of the culvert through the proposed open space. Connections to the existing public rights of ways to the south of the site are also indicated.



Conclusion

The site benefits from existing infrastructure such as site access, utilities, footpaths and it can access a number of services within a suitable walkable distance. The site is also considered favourable in Green Belt and landscape terms due to the existing built form.

Development of the site accords with the NPPF core principle of reusing brownfield land and NPPF paragraph 89 which allows for the redevelopment of such sites within the Green Belt providing there is no greater impact on the openness.

However, there is a current development plan policy that applies to the site due to its current employment use. Saved local plan policy ED6 seeks to protect sites that are or were last in employment use (Use Class B) unless it can be demonstrated that there is no reasonable prospect of employment use continuing, resuming or being attracted; or the continued use for employment purposes would cause demonstrable harm to the environment or local amenity.

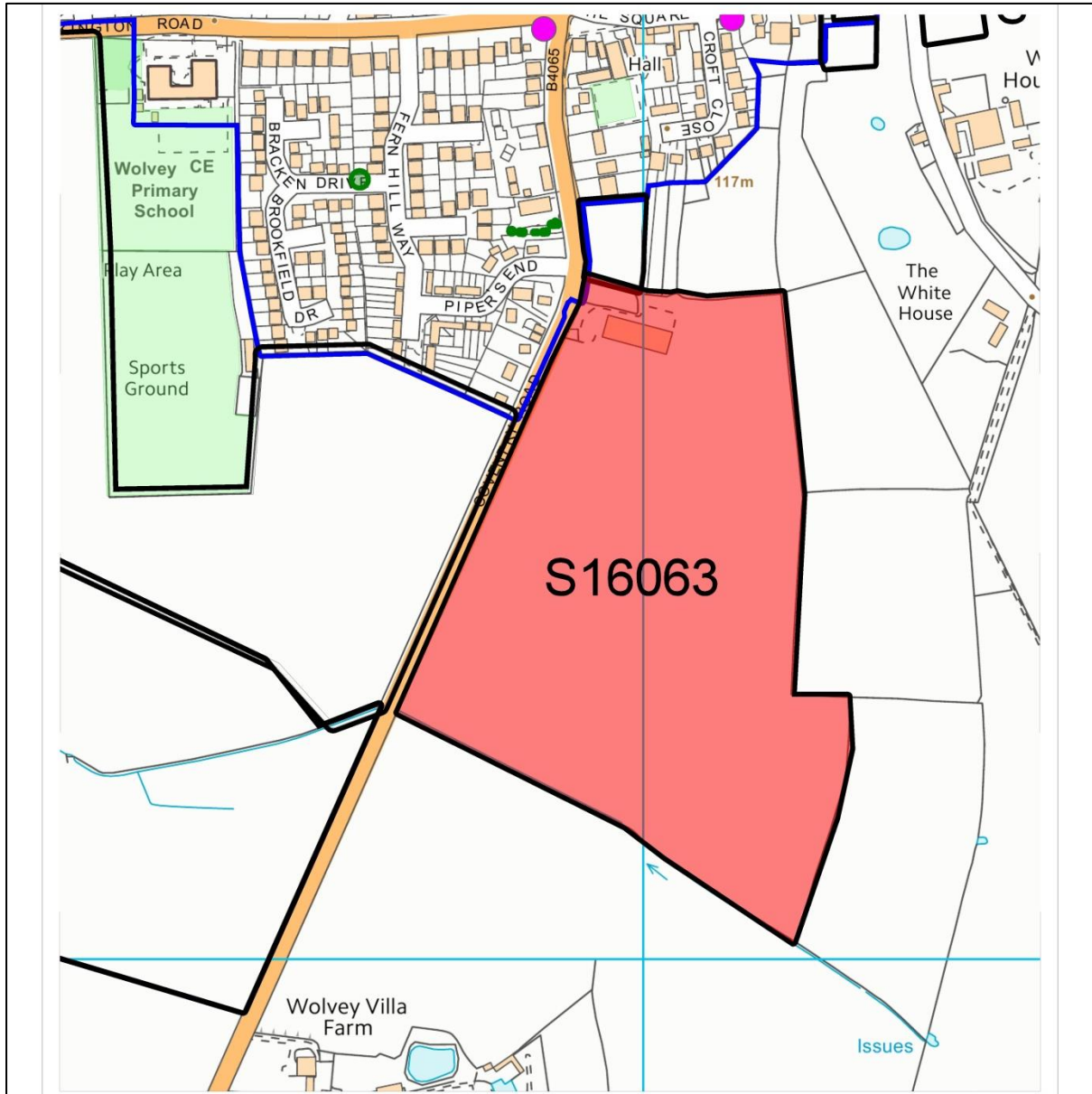
Therefore the principle of residential development for the site, without the need for a Local Plan allocation, is acceptable should it accord with relevant planning policies. Should the employment policy constraint be removed, through a Local Plan allocation, this will mean that the Local Plan would not need to identify a site for Wolvey which would result in the loss of Green Belt land.

The site is considered suitable and recommended for allocation

16/063: Land east of Coventry Road

Capacity	333 dwellings
Site Area	13.3 hectares
Deliverability	1 – 5 years
LP Policy	No policy designation beyond Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Designated Open Space
- Listed Buildings
- Tree Preservation Order (TPO)
- Site S16063
- Wolvey Village Boundary

The site is a large area of greenfield land in agricultural use and classed as grade 3 agricultural quality. To the north of the site is some agricultural grazing land with residential

properties on Coventry Road and Croft Close beyond. To the south and east of the site is open agricultural land. To the west of the site, beyond Coventry Road, is open agricultural land with some residential properties to the north west. A public right of way runs through the site, as well as three telegraph poles that would potentially need relocating or grounding.

Green Belt and Landscape Character

The site is located to the north of Green Belt parcel WY2, where the agricultural barn which forms part of the site is considered to compromise the openness of the Green Belt in the immediate vicinity. However, the remaining area of the parcel in relation to the site is open and free from development. There are no significant boundaries present that would prevent encroachment to the countryside within the Green Belt.

The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel WV_12. It states that the parcel comprises medium to large scale open arable farmland on gently rolling terrain to the south of the settlement. While roadside hedgerows are relatively intact with scattered mature hedge trees the internal field pattern has been severely weakened with the loss of vegetation along the stream course.

It concludes that the parcel has a high sensitivity to new development due to it forming part of the Dunsmore Open Plateau and, as such, sits on higher ground and is very open with wide views. Therefore this zone is inappropriate for development as it would be highly visible.

Accessibility - Proximity to Services

SITE REF	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16063	290	280	550	310	280	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 S16063 is within walking distance to all village services; the furthest service is only 550 metres walking distance and is therefore well within a ten minute walk time, with other services being within a five minute walk time.

Accessibility – Highways and Site Access

The site promoter has indicated that vehicular access will likely be achieved via a junction on to Coventry Road to the west of the site. The existing site access adjoins the highway at the point where a 30mph zone through Wolvey village becomes national speed limit heading south along Coventry Road.

The Highway Authority is concerned that the scale of development proposed will have a substantial impact upon the safe and efficient operation of the highway network, most notable the Coventry Road corridor.

The Coventry Road is a straight road at this location with a 60mph speed limit, however vehicles are often observed travelling in excess of this speed. The site will be reliant on multiple accesses all of which can only be achieved from Coventry Road. In order to make a

development acceptable substantial changes which need to be made on the Coventry Road corridor in order to reduce vehicle speeds and support the reduction of the speed limit and enable safe accesses to be incorporated.

The Highway Authority also notes concerns about capacity on the highway network most notable the double roundabout junction between the B4109 / B4065 / Hall Road / The Square. The Highway Authority will need this junction to be fully assessed and a mitigation scheme would be required.

Photo1 – Existing site access off Coventry Road (looking south-east across site)



A secondary pedestrian access may be provided via a footpath to the north into the settlement of Wolvey via a pre-existing public right of way.

Layout

The site was submitted during the Local Plan Preferred Options consultation and its scale does not reflect the Preferred Option proposal to deliver approximately 100 dwellings for Wolvey.

NB. Site layout for a proposal of 50 dwellings received 25/05/2016 and displayed in the conclusion section of site S16/064: Land west of Coventry Road. Due to lateness in receiving the layout there has been insufficient time to undertake an assessment of the smaller site this will be done in time for the meeting to be held on the 8th June.

Conclusion

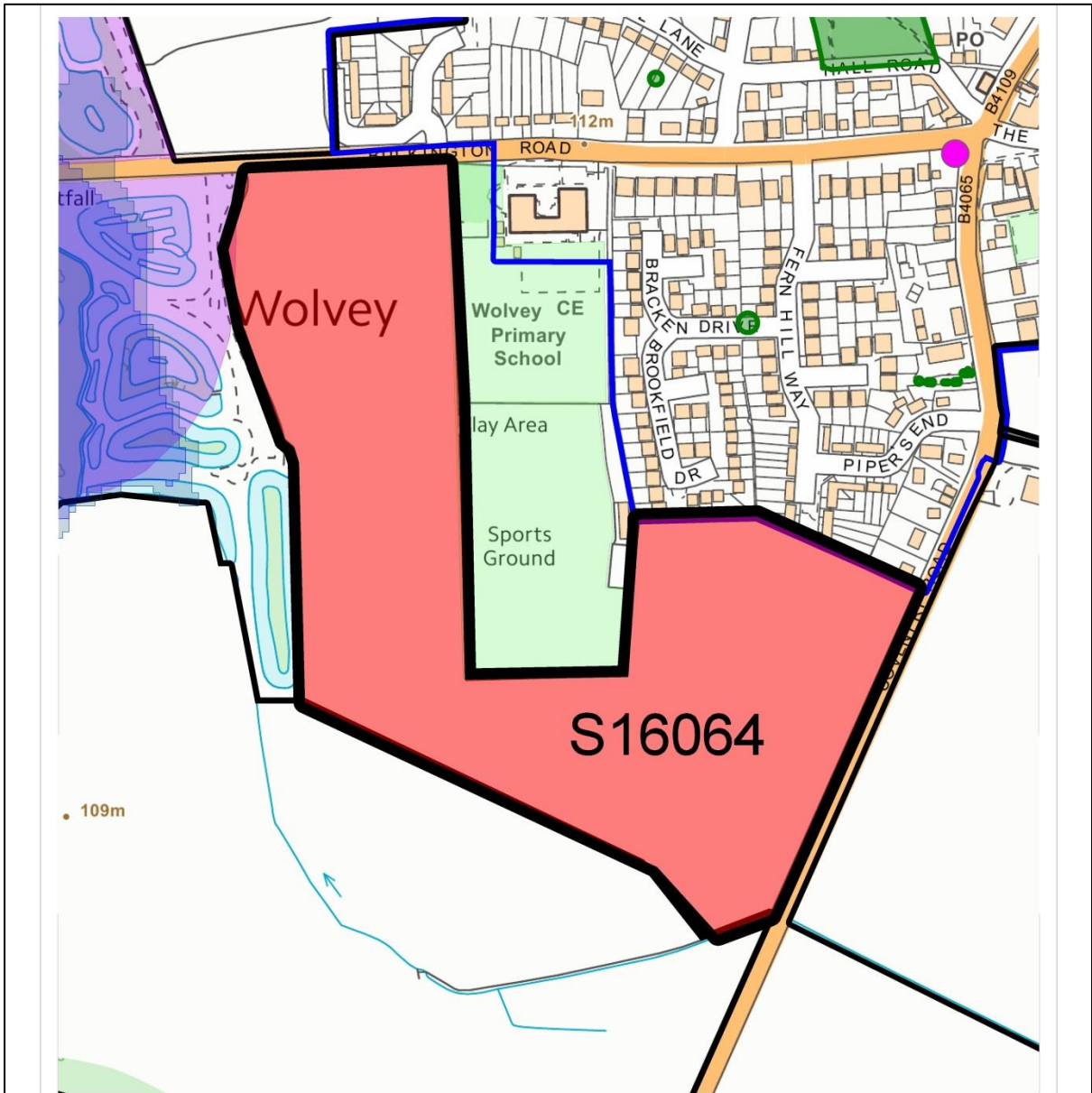
The scale of site exceeds the level of housing required and would have a significant impact on infrastructure provision within Wolvey. The site makes an important contribution to the function of the Green Belt and there are no defensible boundaries to the south of the site. There will also be an inappropriate landscape impact due to the site being on higher ground and therefore it is very open with wide views.

The site is not considered suitable for allocation

Site S16/064: Land west of Coventry Road

Capacity	308 dwellings
Site Area	12.3 hectares
Deliverability	1 – 5 years
LP Policy	No policy designation beyond Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Flood Zones 2 and 3
- Potential Local Wildlife Site
- Open Space
- Tree Preservation Order (TPO)
- Listed Buildings
- Site S16064
- Wolvey Village Boundary

The site is a large area of greenfield land in agricultural use which is of grade 3 agricultural quality. To the north of the site is predominantly residential properties within Wolvey village boundary, with the site also wrapping around a sports ground and Wolvey primary school playing field. To the south and east of the site is open agricultural land.

A potential local wildlife site is identified to the west of the site boundary where fishing lakes / ponds border the site. Areas of flood zone 2 and 3 are also present in this location. A ditch abuts the site boundary to the south draining towards a series of lakes to the west and there are four telegraph poles running through the site.

Green Belt and Landscape Character

The site is located within Green Belt Parcel WY3; the presence of the ponds to the west of the parcel provides a significant boundary to encroachment. To the south of the parcel there is a small brook which represents a much less significant boundary to open agricultural land beyond.

Within the parcel are two areas of hardstanding – the primary school playground on its northern border and a hard tennis court with floodlights slightly further to the south. Adjacent to the tennis court is the only building within the parcel; these features are small but do represent urbanising influences on the countryside within their immediate vicinity. However, the majority of this site is rural in character with nothing to compromise the openness of the parcel moving south away from the village.

The Draft Landscape Character Assessment 2016 considers the site within the assessment of landscape parcel WV_13. It states that this parcel comprises large scale open arable farmland on rolling terrain to the south of the settlement between a fishery and school playing fields and is characterised by wide views.

However, there is a hard modern settlement edge that is visible from the Coventry Road, along with the fencing and flood lights on the eastern edge of the sports ground. It concludes that the parcel has a medium / high sensitivity to new development, but that the parcel could accommodate some development in the eastern part, between the sports ground and the Coventry Road. For site S16064 development should not extend further than the southern end of the sports ground. Any new development should be set within a landscape framework that includes tree cover to soften its impact in views from the south.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16064	670	660	730	690	660	560

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 S16064 is within walking distance to all village services. All but one of the above services is between 600-800 metres walking distance from the existing site access off Coventry Road, which would be within a ten minute walk time. If land was allocated within the submitted site off Bulkington Road, then walking distances would be shorter to some services in particular the primary school, which would then be within a five minute walk time.

Accessibility – Highways and Site Access

The site promoter has stated that vehicular access will likely be achieved via a junction on to Coventry Road to the east of the site, or via a junction onto Bulkington Road to the north of the site. The access to Bulkington Road (photo1) adjoins the highway in a 30mph zone with this changing to 50mph approximately 10-20 metres from the access (photo2), heading west away from Wolvey village. A new access to Coventry Road on the eastern edge of the site would adjoin the highway to national speed limit.

The Highway Authority is concerned that the scale of development proposed will have a substantial impact upon the safe and efficient operation of the highway network, most notable the Coventry Road corridor.

The Coventry Road is a straight road at this location with a 60mph speed limit, however vehicles are often observed travelling in excess of this speed. The site will be reliant on multiple accesses all of which can only be achieved from Coventry Road. In order to make a development acceptable substantial changes which need to be made on the Coventry Road corridor in order to reduce vehicle speeds and support the reduction of the speed limit and enable safe accesses to be incorporated.

The Highway Authority also notes concerns about capacity on the highway network most notable the double roundabout junction between the B4109 / B4065 / Hall Road / The Square. The Highway Authority will need this junction to be fully assessed and a mitigation scheme would be required.

Photo1 – Existing site access to north-west part of site, off Bulkington Road



Photo2 – Looking west along Bulkington Road from site access



Layout

The site was submitted during the Local Plan Preferred Options consultation and its scale does not reflect the Preferred Option proposal to deliver approximately 100 dwellings for Wolvey.

NB. Site layout for a proposal of 50 dwellings received 25/05/2016 and displayed in the conclusion section. Due to lateness in receiving the layout there has been insufficient time to undertake an assessment of the smaller site this will be done in time for the meeting to be held on the 8th June.

Conclusion

The site exceeds the level of housing required and would have a significant impact on infrastructure provision within Wolvey. The site makes an important contribution to the functions of the Green Belt and due to the site being highly visible there would be an inappropriate landscape impact.

The site is not considered suitable for allocation

However, a section of the site (map below) could be considered suitable and would be capable of accommodating circa 60 dwellings. The site is adjacent to the settlement boundary, bounded to the east by Coventry Road and to the west by the sports ground. The site is well related to the settlement and the Green Belt review identifies that the presence of the sports ground provides an urbanising influence on the countryside. The landscape assessment identified that development not extending beyond the sports ground would be









appropriate providing adequate landscaping to soften its impact in views from the south. Further discussions in terms of the site access will be held with WCC highways in advance of the meeting on the 8th June.

The site is considered suitable for allocation subject to suitable access arrangements and site promoter willing to consider a smaller development area.



GLADMAN INDICATIVE SITE LAYOUT SUBMITTED 25/05/16 (CAVEATED THAT FURTHER DETAILS ARE STILL NEEDED TO BE LOOKED AT) FOLLOWING DISCUSSION WITH WOLVEY PARISH COUNCIL.



-  Developable area
[up to 100 dwellings]
-  Potential Extension To Primary School
-  Potential Extension To Pitches
-  Proposed roads and access
-  Existing trees and hedgerows
-  Proposed trees and hedgerows
-  Informal open space
-  Existing public rights of way

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Gladman Developments Ltd
 Land off Coventry Road
 Wolvey

INDICATIVE OPTION A

1:4000 @ A3 / 1:2000 @ A1
 3rd May 2016 CMW / KMN
7295-L-04 . A

fpcr
 FPCR Environment and Design Ltd
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