

# RYTON-ON-DUNSMORE



## Neighbourhood Plan 2018 - 2031 Referendum Version



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*Cover photograph courtesy of David Kenning*

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## Foreword

The process of creating the Ryton on Dunsmore Neighbourhood Plan has been driven by Parish Councillors and members of the community and is part of the Government's approach to planning contained in the Localism Act of 2011. Local people now have a greater say about what happens in the area in which they live by preparing a Neighbourhood Plan that sets out policies that meet the needs of the community whilst having regard for local, national and EU policies.

The aim of this Neighbourhood Plan is to put forward the wishes of the community regarding future development and to deliver local aspirations within the context of the strategic planning framework.

Ryton on Dunsmore Parish Council has overseen the development of the Neighbourhood Plan but has delegated its preparation to a Steering Committee.

The Neighbourhood Plan contains a number of policies, including some areas where the Parish Council will support development activity, and other areas such as 'Local Green Spaces' that the community wish to protect. These policies have been drafted following engagement with the residents and landowners of Ryton on Dunsmore Parish.

During the development of the Plan and the dialogue with residents and other stakeholders, it became evident that there were opportunities to improve the Parish in a variety of ways, in addition to the policy requirements for a Neighbourhood Plan. These aspirational opportunities would help to realise our Vision Statement. These are included as Community Actions. The aspiration is to progress these Community Actions, which are not formal policies, whilst acknowledging that the ability to do so will in many cases depend upon residents volunteering their time, energy and skill to convert them into action. The Parish Council may in some cases be the appropriate body to provide some oversight.

We are grateful to Officers from Rugby Borough Council who have supported us through the process and to our community for engaging so enthusiastically in the process. Many hours of volunteer time and expertise have made this plan possible. The Parish Council wishes to express sincere thanks to all the Parishioners who kindly contributed to the development of the Neighbourhood Plan.

Ryton on Dunsmore is an attractive and popular place in which to live and the contribution from people who care about their community and want to make it better for generations to come is greatly appreciated.

Cllr Geoffrey Marsh – Chair  
Ryton on Dunsmore  
Neighbourhood Plan Steering  
Committee

Cllr Steve Witter - Chair  
Ryton on Dunsmore Parish Council

# 1. Introduction

This is the Referendum Version of the Neighbourhood Plan for Ryton on Dunsmore Parish. It has been prepared by the Ryton on Dunsmore Neighbourhood Plan Steering Committee together with the support of three Focus Groups. This organisation has brought together members of the local community and Parish Councillors and has been led by the Parish Council.

A Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops and evolves. It is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live or work in that community, or who visit it.

As the Plain English Guide to the Localism Act 2011 states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.

It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level to realise this vision. This includes, for example, where new homes, shops and industrial units should be built, what new buildings and extensions should look like and which areas of land should be protected from development.

Neighbourhood Plans can be general or more detailed, depending on what local people want. They must, however, be in general conformity with Borough-wide planning policies, have regard for national planning policies and must be prepared in a prescribed manner.

Comments received through the pre-submission and submission consultation process have been taken on board as have the comments made at Examination, and the Neighbourhood Plan amended where appropriate.

The Plan will now be put forward to referendum, where those on the electoral register in Ryton on Dunsmore Parish will be invited to vote on whether or not they support it. At least 50% of those voting must vote yes for it to become a ‘Made’ statutory planning document.

After being ‘Made’, each time a planning decision has to be taken by Rugby Borough Council, or any other body, they will be required to refer to the Neighbourhood Plan (alongside the Borough’s own Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

## 2. How the Neighbourhood Plan fits into the Planning System

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

A Neighbourhood Plan is not prepared in isolation. It also needs to be in general conformity with relevant national and Borough-wide (i.e. Rugby) planning policies.

For Ryton on Dunsmore, the most significant planning document is the Rugby Local Plan, due to be adopted in 2019. This sets out the strategic planning framework for the District's future development up to 2031. It contains a number of policies and objectives which are relevant to Ryton on Dunsmore and which the Plan must be in general conformity with. These policies and objectives span issues such as the provision and location of new housing; providing strong and sustainable communities; protecting and enhancing historic character and local distinctiveness whilst protecting and enhancing natural habitats; and providing transport systems that reduce the need to travel. The Neighbourhood Plan is in general conformity with the policies contained in these documents.

Also important is the National Planning Policy Framework (NPPF) updated in July 2018. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to promote sustainable development and details three dimensions to that development: an economic dimension – they should contribute to economic development; a social dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high quality-built environment with accessible local services and an environmental dimension – they should contribute to protecting and enhancing the natural, built and historic environment.

In addition, Neighbourhood Plans must be compatible with European Union (EU) legislation. Relevant EU obligations in relation to the neighbourhood planning process are those relating to Strategic Environmental Assessments, protected European Habitats and Human Rights Legislation.

This Plan and the policies it contains are consistent with the NPPF, Rugby Local Plan and relevant EU legislation. Full details of how the Plan complies with these legislative requirements are set out in the Basic Conditions Statement (Appendix 1). Furthermore, these policies are specific to Ryton on Dunsmore and reflect the needs and aspirations of the community.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development will still take place, but without the policies in this Plan, which set out the type of development that is in keeping with our area's character having any effect. Decisions will instead be primarily based on the Borough's policies rather than local criteria.

### 3. The Plan, its vision, aims and what we want it to achieve

The Plan area encompasses the whole of the Parish of Ryton on Dunsmore and covers the period up to 2031, a timescale which deliberately mirrors that for the 2019 Rugby Local Plan.

Our Vision is as follows:

The policies in this Plan aim to ensure that Ryton-on-Dunsmore will retain its distinct 'village' feel and identity as it grows and evolves up to 2031. It will be a thriving, attractive and safe place to live, work, visit and move around. Its countryside setting, green spaces, flora and fauna and other community assets will have been preserved and enhanced as far as possible. The redevelopment of disused commercial sites and other sites with buildings that are derelict will be local priorities as will improvements to the communications infrastructure.

New housing developments will be sustainable with a balanced mix in the sizes of homes reflecting the local need for affordable starter homes, small to medium family homes and housing for older people. The number of dwellings on any development will be appropriate to a rural village.

Any new building in the Parish will be high quality, environmentally friendly, have exterior building styles that are sympathetic to the village character and have thoughtful and imaginative approaches to street scenes, parking, landscaping and boundary structures.

Appropriate new business developments and land use which encourage local employment will be supported subject to due consideration of any potential negative impacts of increased commercial activity on neighbouring residents in general and existing traffic issues in particular.

The initial draft of the Vision was based heavily on community feedback contained in the Parish Plan 2012. The draft Vision received very high levels of support through the initial consultation processes and only minor amendments were necessary in response to the feedback received from the Neighbourhood Plan Questionnaire. The Steering Committee felt that the Vision comprised a sufficient number of detailed individual aims which could be allocated as appropriate amongst the Focus Groups to underpin their work in developing policies.

## 4. How the Plan was prepared

The Parish Council decided to undertake the formulation of a Neighbourhood Plan for Ryton on Dunsmore and appointed a Steering Committee to take the process forward. The Parish Council appointed neighbourhood plan consultants 'Yourlocale' to advise and assist the Steering Committee.

The mandate was to drive the process, consult with the local community, gather evidence to support the development of policies and deliver the plan.



The whole of the Parish was designated as a neighbourhood area by Rugby Borough Council on 11 October 2016.

All Parishioners were invited to an initial Open Event which was held in November 2017 in the Village School. The purpose of the consultation

was to find out which aspects of life in the village were important and highly valued, and which, if any, needed to change. A series of display boards and large-scale village maps were set out in the school hall with each focussing on a topic relating to planning and development.



A logo competition amongst local school children was judged at the event and a logo chosen.



The turnout was good, with 68 attendees participating, providing important input into the future development of the plan. A summary of the responses is contained in the Open Event Report on the Village Website



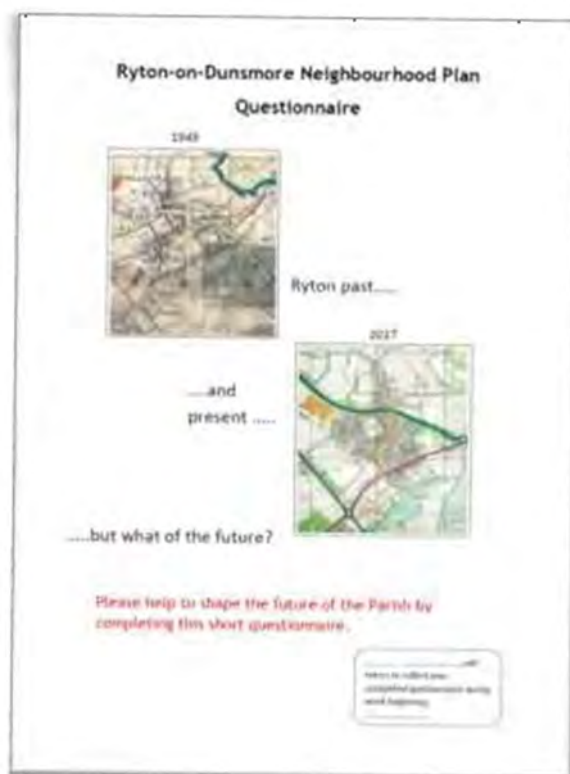
A comprehensive questionnaire was produced in late 2017/early 2018 to obtain further information from the community. The questionnaire was distributed to every household in the Parish with an invitation to all householders, including children aged 12 and over to respond. Responses were received from over 500 householders representing 34% of the target audience and provided very clear direction for the Plan and the future of the Parish. Many

households chose to return a single questionnaire representing the views of more than one person, so the response rate figures are arguably higher than those stated.

An independent analysis of the questionnaire was distributed to each household and all comments in the completed Questionnaires were published on the Parish Council website.

In order to involve younger members of the community in the consultation process, it was decided to focus on two age groups, the year 5 class at the local Primary School and a focus group of young people aged between 11 and 17.

The Primary School children were challenged in an exercise to consider and prioritise facilities and amenities for the village, while the older group held a discussion considering what they like or do not like about living in Ryton and what features they felt would be important to develop as the village grows. A report detailing the two events is included in the Consultation Statement (Appendix 2).





Focus groups were established in January 2018 which looked in detail at the draft Vision and considered the development of the Neighbourhood Plan from the perspective of Housing, Environment and Community Sustainability. These groups continued to meet until the autumn of 2018 and it was through this process that the draft policies and supporting evidence emerged.

On 10 November 2018, a Drop-in Event was held in the Village Hall to allow Parishioners to view draft policy statements and make their comments on the Plan.

A total of 30 people attended this session. There was overwhelming support for the policies on display and the session was lively and interactive. Members of the Steering Committee and various focus groups were on hand for clarification and to answer any questions.

Throughout the process parishioners were kept informed through the Parish newsletter and the Parish Council website. Appendix 2 summarises all the steps taken to consult and communicate during the preparation of the Plan.

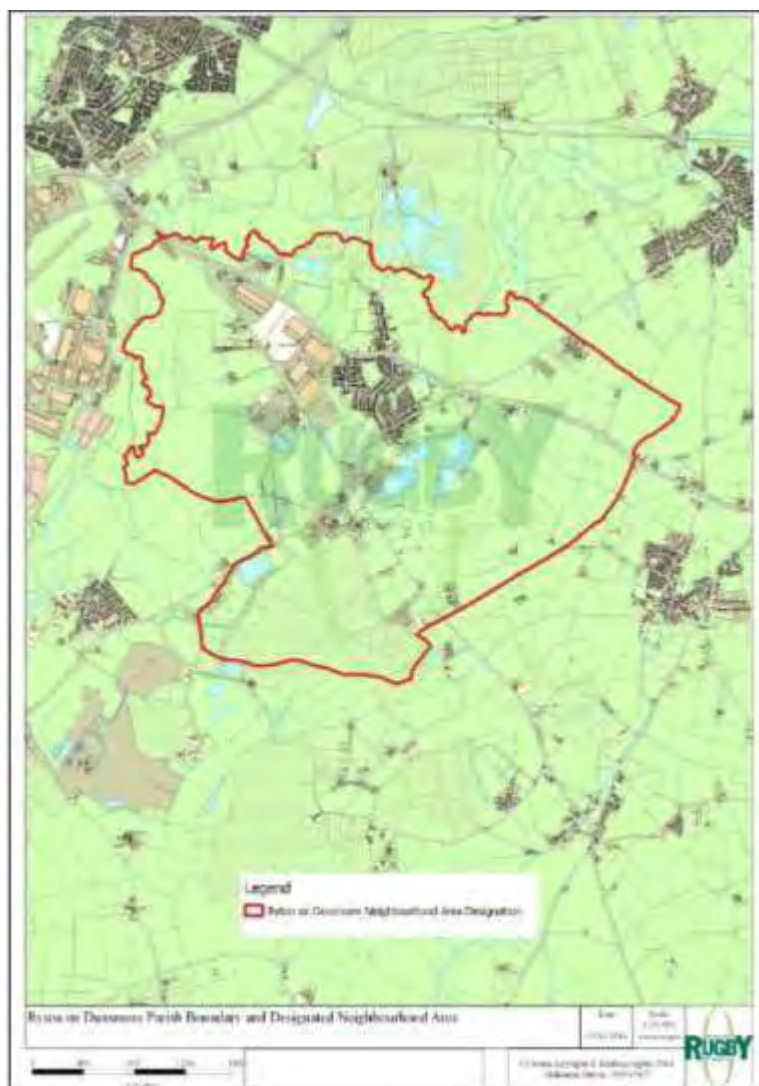


## 5. Our Parish

The Plan area comprises the whole of the Parish of Ryton on Dunsmore, within the Borough of Rugby, as shown in Figure 1. (High resolution versions of all figures are available in 'Supporting Documents and Information' on the Village Website.)

The area was formally designated by Rugby Borough Council on 11 November 2016.

Figure 1 – Parish of Ryton on Dunsmore – Designated Area



### 5.1 History of Ryton on Dunsmore

The name 'Ryton' is derived from the old English 'Ryge Tun', meaning 'Rye Farm' thus firmly establishing the Village's credentials as a rural community. 'Dunsmore' is the adjacent heath land which once was home to the 'Dun Cow', and original breed of wild British cattle with dun coloured hair. It was one of these wild bulls which legend has it was killed by Guy of Warwick after terrorising the local countryside.

Ryton is mentioned in the Domesday Book of 1086 as 'Rietone' with a stated value of 60 shillings. The earliest parts of Ryton Church St Leonard's, date from this time having been completed in 1080.

Ryton is home to the Wroth Silver Ceremony, Britain's oldest annual ceremony, which records indicate as 'ongoing' in 1170 and is still held every year on Martinmas Eve (11th November) before sunrise. At this time, representatives of each of the 25 parishes which made up the 'Knightlow Hundred' meet at Knightlow Cross to pay their annual dues to the Duke of Buccleugh. A total of nine shillings and four pence is collected but the Ryton Parish, being the host of the event, is exempt from payment.

We know that in the early part of the 17th century the village consisted of 24 cottages and six small farmhouses with a population of 150. By the early 1800s the population had grown to around 500, where it remained until after the Great War. Ryton saw rapid growth during the Second World War with the construction of a large 'shadow factory' to build and test aero engines. After the War this site became the Rootes Motor company car assembly plant. Car production continued here until 2006 when the then owner, Peugeot, closed the plant with the loss of 2,300 jobs. The site has since been acquired by Prologis who have developed a high-quality business park with a mixture of warehousing and distribution and light industrial activities.

The village also saw significant growth in the 1990's with the addition of over 150 homes (a 25% increase) in less than a decade. Although at a slower pace, Ryton has continued to grow to the present day.

## 5.2 Ryton on Dunsmore today

Ryton-on-Dunsmore is a village situated in the heart of the Warwickshire countryside, protected from the Coventry conurbation by Green Belt. It is also adjacent to Rugby, Leamington Spa, Warwick and Kenilworth. Ryton is very conveniently located for commuting to the nearby towns and cities, as the A45 dual carriageway is on the doorstep - indeed it bisects the village.

However, these facts tell you little about the community which lives in Ryton today. Yes, the A45 does bisect our village - but a pedestrian subway provides a link between the two sides and villagers, recognising this as an opportunity, have chosen to make a feature of this to encourage the connection between the two halves of the village. In collaboration with a local artist, over 150 people of all ages came together to decorate the subway, creating a mural depicting many different scenes relating to Ryton's past and present.

Ryton is fortunate to have a primary school, a church, a Village Hall, two pubs and

many green spaces within its parish. These provide a range of opportunities for many different groups to meet and enjoy a variety of activities and hobbies, both indoor and outdoor. Ryton is a caring community. There is a minibus, driven by volunteers which is in regular use to ensure that as many people as possible are able to access the different clubs and groups and a taxi service, again run by volunteers, to ensure patients can get to the local doctors' surgery.

There is a well-attended annual fete and football competition held on the Recreation Ground to raise funds for St Leonard's Church. The school children are involved, both in playing football and maypole dancing as well as enjoying the many games and challenges offered by the different stalls. The fete leads into an evening community event which is greatly enjoyed by many parishioners.

There are people living in Ryton today who can recall the village in the past when there was a village pump on the Leamington Road, and cars were very few and far between - a far cry from today when the speed of cars and the increase in congestion along that same road are now a very real source of concern.

### 5.3 Ryton on Dunsmore statistical analysis

At the time of the 2011 Census, Ryton on Dunsmore was home to around 1,813 residents living in 728 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 8% (141 people). During this period, the number of dwellings rose by 5% (36). At 19% the parish had a higher propensity of older residents (aged 65+) and evidence of an ageing population with the share of residents aged 65 and over increasing from 15% in 2001 to 19% in 2011.

Home ownership levels were relatively high with around 79% of households owning their homes outright or with a mortgage or loan. At 6% the share of households living in private rented accommodation was relatively low and social rented housing accounted for just 12% of tenure. Land Registry price paid, and Council Tax data indicate evidence of a relatively high volume of new build housing in the parish over the past 20 years.

Deprivation is not a significant issue in the parish. However, the high price of housing in the area makes it difficult for those on lower and middle incomes to enter the local housing market.

## 6. Meeting the requirement for sustainable development

The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated.

### **a) Social**

We have sought, through the neighbourhood plan, to safeguard existing open space for the future enjoyment of residents.

We are also seeking to protect existing community facilities and to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

### **b) Environmental**

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing historic character of the area in order to:

- Protect the village identity and conserve the rural nature of its surroundings;
- Recognise the need to protect and, where possible, improve biodiversity and important habitats; and
- Provide for improved pedestrian facilities.

### **c) Economic**

Whilst the built-up parts of the parish of Ryton on Dunsmore are primarily residential, there is a significant commercial element within the parish and a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. We therefore wish to encourage employment opportunities in our area by:

- Supporting appropriate existing business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
- Encourage start-up businesses and home working.

This document sets out local considerations for delivering sustainable development across Ryton on Dunsmore Parish. Development proposals should meet the requirements of all relevant policies in the Local Development Plan.

## 7. Neighbourhood Plan Policies

### A. General

One of the key ways in which the planning system can ensure sustainable development is to direct residential and employment growth to the most sustainable locations.

This is a core principle of the NPPF, which seeks to “focus significant development in locations which are or can be made sustainable”. It is also at the heart of the Rugby Local Plan which seeks to direct growth to the most sustainable settlements based on a Settlement Hierarchy.

Ryton on Dunsmore, classed as a ‘Main Rural Settlement’ along with eight other settlements, is second in the Rugby Borough Council Settlement Hierarchy, behind Rugby but ahead of Rural Villages. The Local Plan states that ‘Main Rural Settlements play an important role locally and the settlement hierarchy is intended to support the sustainability and maintenance of existing services, such as schools, by enabling development which will support the local community. Main Rural Settlements have a sufficient level of services, or access to services to allow for development within the existing settlement boundaries.’

Consultation shows that the community do not wish to see significant housing and other growth in the Parish but are generally sympathetic to development that helps meet local needs, supports local services and facilities, and fosters diverse and mixed communities. Consultation responses clearly favoured smaller developments of up to 25 dwellings although there was also significant support for larger development sites of up to 75 dwellings (with only 31% Disagreement, compared to 76% Disagreement for larger developments of 75-100 dwellings). Any development will also need to respect the distinct character of the Parish and not have an adverse impact on the amenity of this predominately rural area.

The community also recognised that by focusing development in the main settlement and encouraging the re-use of previously developed buildings or sites, the open countryside can be protected.

### Limits to Development

Limits to Development are a commonly used tool in planning documents such as Neighbourhood Plans and Local Plans. They are used to define the extent of a built-up part of a settlement. They distinguish between areas where, in planning terms, development would be acceptable in principle (such as towns and villages) and where it would not be (generally in less sustainable locations, such as in the open



countryside). As a general principle, suitable development proposals should be directed towards sites within Limits to Development.

The purpose of Limits to Development is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations that will avoid impinging into the local countryside. Limits to Development have been defined by Rugby Borough Council in the Local Plan for Villages such as Ryton on Dunsmore that is seen as a suitable location for development.

The Neighbourhood Plan adopts the same Limits to Development for Ryton on Dunsmore as those defined in the Rugby Local Plan (Policy GP2 and accompanying map). Within the Limits to Development, new development proposals should be suitably designed, taking into account the local design guidance and should avoid those areas that are safeguarded from development.

**POLICY GD1: LIMITS TO DEVELOPMENT** - Within the Limits to Development as identified in Figure 2, development proposals will be viewed positively where they are in accordance with the other policies of this Neighbourhood Plan, in particular policy H2, Safeguarded Site, and relevant Borough and National planning policies and subject to accessibility, design and amenity considerations.

Figure 2 - Limits to Development



## Design

There is a very wide variety of housing styles in the Parish which reflect the different prevailing styles of private and local authority construction over time. Traditional 'village' style cottages and houses are very much in the minority and whilst there are some single storey dwellings, the vast majority of homes are two storey. The housing styles of recent major developments have tended to be drawn from a relatively narrow speculative portfolio and the Bellway Estate housing in the Parish, for example, can be found replicated in an urban area of the Borough (Aqua Place, Rugby CV21).

The Neighbourhood Plan seeks to ensure that future design in residential or commercial/community buildings is more consistently reflective of and sympathetic to both the rural context of the Village and the existing buildings nearby. Additionally, the materials used in any new development must not only be aesthetically pleasing but also high quality and therefore durable in the long term. Community feedback overwhelmingly supported the key design features below which, in the interests of simplicity and consistent application, have been combined into a single set of design principles applicable to all new development in the Parish, including extensions.

Recent residential developments have failed to maximise some additional storage opportunities which can easily be undertaken at the build stage and at relatively low cost. This Plan seeks to encourage more thoughtful approaches to internal storage by developers.

Another storage issue is an external one relating to refuse bins. The Local Plan includes a generalised requirement for off-street storage for wheeled bins to serve all new residential properties (Policy SDC1). In the context of a rural area and the anticipated types of future housing, that requirement should be met by hard standing suitably located within all rear gardens and screened hard standing in any shared amenity area and detailed provisions relating to this are included in the Principles below.

**Policy GD2: BUILDING DESIGN PRINCIPLES** – All commercial and residential development, including one or more houses, replacement dwellings and extensions, should ensure the following design principles are incorporated as appropriate and relevant to the development concerned:

- a)** High quality materials and architectural design incorporating variety, detail and craftsmanship that enhances the street-scene. Care should be taken to ensure that the development does not disrupt the visual amenities of the street-scene and impact negatively on any significant wider landscape views;

- b)** The development relates well to the topography of the area, with existing trees, hedges and streams preserved whenever possible;
- c)** The development should be of a similar density to properties in the immediate surrounding area;
- d)** Development should respect the shape, massing, form and character of dwellings in the immediate vicinity in order to maintain a consistent character and enhance it where possible. Three-storey houses are unlikely to suit the scale and mass of existing development.
- e)** A reasonable size frontage is provided to each dwelling with an adequate balance of soft landscaping and high-quality hard landscaping;
- f)** A reasonable rear garden or apartment amenity space is allocated for the size of each property which is at least equal to the ground floor footprint of the dwelling;
- g)** There is provision for the planting of indigenous trees and large shrubs to dwelling frontages and open spaces;
- h)** High quality boundary treatments such as close board timber fencing and/or brick walling should be specified. Particular attention should be paid to the detail and visual appeal of site perimeter boundary treatments;
- i)** Any existing boundary walls and other boundary structures (such as isolated gate piers) that are significant from either an architectural or heritage point of view, should be retained where practicable. Plans should indicate any improvement works and/or other alterations that would be necessary to bring any such structure up to both a physically sound and visually appealing standard;
- j)** Thoughtful approaches to the maximisation of useful storage space in all new dwellings are encouraged. These might include, amongst other things:
  - boarding of loft spaces and incorporating roof lights and/or electrical lighting;
  - installation of loft ladders for safe access;
  - provision of full height utility storage cupboards in kitchens and utility rooms.
- k)** Provision is made for dedicated hard standing within the rear garden of each new dwelling which is accessible without entering the building. It should be capable of accommodating 3 x 240 litre double wheeled bins each measuring 1100x585x740mm (HxWxD) and, in the case of shared amenity areas, screened (with close board timber or equivalent) so as to minimise the visual impact of the

bins from the dwellings and garden. Paved pathways at least 650mm wide should be incorporated into plot and site layout as necessary to provide a continuous flat connection between the dwelling, the hard standing and the nearest bin collection point;

- l)** Development incorporates sustainable design and construction techniques to meet high standards for energy and water efficiency. The inclusion of any of the following features in particular will be viewed positively:
  - Discreet solar energy/water heating panels;
  - Rainwater harvesting for toilet flush/washing machine/garden irrigation/vehicle cleaning;
  - Shower/bath grey water collection for toilet flush.
- m)** 7kW cabling or relevant standard as advised by statutory bodies or endorsed by current or revised Building Regulation is provided to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point;
- n)** In order to better promote the incorporation of accessible, flexible and adaptable living into house design to meet the changing requirements of occupiers throughout their lives, developers are specifically encouraged to adopt the optional requirement M4(2) of Building Regulations 2010 or relevant standard as advised by statutory bodies or endorsed by any revised Building Regulation in relation to all new- build homes in the Parish;
- o)** All house extensions or conversions should follow or relate well to the style and vernacular of the original building, paying particular attention to details such as roof shapes and pitch angles, fenestration, brickwork and tile colour. The combined building (the original and extension) should not detrimentally change the form, bulk and general design of the original or harm its landscape character or setting;

Whilst any development must comply with all relevant Design Principles and wider policies in the Neighbourhood Plan, large housing developments by their very nature raise some specific concerns. The following requirement for a Design and Access Statement seeks to ensure demonstrable consideration and adoption of all statutory guidance and national and/or regional design guidance in relation to key aspects of such developments.

Policy GD3: DESIGN AND ACCESS STATEMENT Any proposal for a major housing development (one involving 10 or more dwellings or development of a site of more than 1 hectare) must be accompanied by a Design and Access/Planning Statement which clearly shows how the plans respond to the above Design Principles and the wider policies in the Neighbourhood Plan.

The Statement should:

(1) Include a section on broadband connectivity to support the Neighbourhood Plan Vision and to comply with RBC Local Plan Policy SDC 9. If possible, it should identify who the intended network provider(s) will be and how the connection will be secured to each property in the context of taking every opportunity to future-proof broadband provision and infrastructure;

(2) Clearly show how the plans demonstrate imaginative and thoughtful best practice on parking such that resident and visitor parking is well integrated and does not dominate streets;

(3) Clearly indicate how the plans reflect relevant guidance in the latest version of Building for Life 12 (BfL12) and in particular should indicate how the plans:

- a) Integrate the development in the best way possible into the existing neighbourhood rather than create an inward-looking cul-de-sac development;
- b) Contribute toward creating a more walkable and cycle friendly neighbourhood;
- c) Create streets that are pedestrian, wheelchair and pushchair friendly and that encourage cars to be driven more slowly and carefully;
- d) Offer good natural surveillance opportunities to impact positively on the safety, security and vitality of the street and open spaces;
- e) Provide a management and maintenance plan to include a sustainable way to fund public or shared communal open spaces.

## B. Housing and the Built Environment

Devising a land use plan for residential development is an important element of the Neighbourhood Plan.

The 2019 Rugby Local Plan identifies an overall development need to 2031 of 12,400 additional homes with seven of the nine Main Rural Settlements identified for residential allocations. Policy DS3 identifies site allocation DS3.9 in Ryton on Dunsmore off Leamington Rd for around 75 dwellings but notes that implementation can only occur when adequate replacement of pitch provision is made in accordance with the NPPF.

In embracing the NPPF requirement for the planning system to contribute to sustainable development and to control and shape development over the plan period, this Neighbourhood Plan both supports the residential allocation in the Rugby Local Plan and also identifies a further residential development to exceed the minimum requirement through the Local Plan. A Safeguarded site is also identified to be brought forward in the event that the allocated sites fail to deliver the required volume of new housing, or housing need increases during the Plan period.

In this way, the Neighbourhood Plan meets the requirements of the NPPF (2018) para 14 which confirms that with further housing applications where Rugby BC cannot demonstrate a 5-year supply of housing, nonetheless 'the adverse impact of allowing development that conflicts with the Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits'.

### Residential Site Allocations

In progressing the Neighbourhood Plan, the Ryton on Dunsmore Neighbourhood Plan Steering Committee established three 'Focus Groups' to develop specific policy areas. One of these was the Housing Focus Group which was tasked with assessing potential sites put forward by landowners, developing key design principles and other housing related policies.

Landowners in the Parish with sites adjacent to the built-up area were written to and asked whether they had plans to develop their land over the Plan period. All sites were subject to an independent Sustainability Assessment. The process followed a formula that measured 27 criteria covering a wide range of issues including capacity, current use, topography, visual impact, wildlife considerations, vehicular access, flooding, heritage and distance to community facilities. The results are shown in Appendix 5 and have enabled the Group to recommend the following Allocated Sites and a Safeguarded Site. Where appropriate, conditions are attached to the development. The conditions include provision for affordable housing that reflects the local situation.



Affordable housing provision in the Parish has increased significantly following the recent approvals of a substantial exception site (Warren Field) and the redevelopment of the Old Coal Yard.

The type of preferred affordable housing was specifically raised in the Neighbourhood Plan Questionnaire and there was very high support expressed for more discounted starter homes (86%) and for making affordable housing available to people with a local connection to the Parish.

Another key outcome of consultation was that there was a desire for more affordable housing for local younger people so that they have the opportunity to stay in the village. An affordability analysis in the Housing Needs Report (see Appendix 4) cites an entry level property in the Parish as costing on average £176,875 which is significantly above the national average and indicates how financially challenging that price point would be for youngsters seeking to enter the housing market.

Historic England raised concerns in relation to the former British Legion site (Site 2) involving a Grade II a listed building set within a Registered Historic Park and Garden. The initial Site Allocations policy was amended following a comment raised through Regulation 14 consultation to remove reference to specific development numbers and to ensure that development does not take place until the impact on the designated heritage assets is mitigated to the satisfaction of Historic England. The site is currently in disrepair and it is considered that sympathetic and appropriate development would represent a significant enhancement.

**POLICY H1: RESIDENTIAL SITE ALLOCATIONS** - The Neighbourhood Plan makes provision for a minimum of 75 new dwellings in Ryton on Dunsmore up to 2031. This is met by land being allocated at the following locations as shown in Figures 3 and 4.

Site 1 - Development at the Leamington Road (Coventry City Training Ground) site will be supported subject to the following criteria:

- a) The development will provide for around 75 dwellings;
- b) Development will only occur when adequate replacement of the pitch and training facility has been made to the satisfaction of Rugby Borough Council and Sport England and in accordance with national planning policy;
- c) Affordable housing is to be provided in line with Rugby Borough Council policy H2;
- d) The affordable housing tenure mix is to be 60% for ownership models (shared ownership/starter homes) and 40% for affordable rent unless viability or other local factors show a robust justification for a different mix. Different tenures should be fully integrated into the development ('tenure blind');
- e) All new affordable housing will be prioritised for local people meaning that people

with a strong local connection to the Parish and whose needs are not met by the open market will be offered the tenancy or shared/discounted ownership of the home before it is opened up across the Borough. In this context a strong local connection is defined as someone:

- who has a minimum period of five continuous years permanent residence in the Parish or adjoining parishes (Brandon and Bretford, Wolston, Stretton-on-Dunsmore, Bubbenhall, Baginton); or
- has resided permanently in the Parish, or an adjoining parish, for five years or more within the previous 20 years; or
- is required to live close to another person who satisfies the above criteria in order to provide or receive essential frequent attention and/or care due to age, infirmity or disability.

Only where no such individual can be found that meets the above criteria within a three-week period from advertising the vacancy shall affordable housing within the plan area be allocated to other eligible residents from elsewhere across Rugby Borough.

If it is not possible to provide affordable housing on site, in exceptional circumstances it will be acceptable to provide funding in lieu of affordable housing on-site if this leads to the provision of additional affordable housing in the Parish.

Figure 3 – Residential Site Allocation at Coventry City Training Ground, Leamington Road



Site 2 - Sympathetic limited development on the Leamington Road (former British Legion) site will be supported where it allows restoration of the listed building and registered garden. Proposals will need to avoid harm to the designated heritage assets to the satisfaction of Historic England.

Figure 4 – Residential Site Allocation at the former British Legion.



Aerial photograph showing the current state of the former British Legion building. There is strong village support for a sympathetic limited development of the site to enable the building and garden to be restored.

## Safeguarded site

Although Ryton on Dunsmore as a parish has met, and exceeded, its housing requirement for the Plan period through the housing allocations identified in Policy H1, it is recognised that circumstances change and that there may be a need for additional new housing over the timeframe of the Neighbourhood Plan.

In the event that the allocations identified in the Neighbourhood Plan fail to deliver the required housing target, or there is a recognised increase in housing need, the following Safeguarded Site will be considered. The period of five years as set out in the Policy reflects the initial housing trajectory period used in the Local Plan. After this five year period has expired, factors including whether permission has been granted and works have started on site will be considered when assessing whether the allocation has failed.

Policy H2: SAFEGUARDED SITE – the area of land known as Lamb’s Field (see Figure 5 below) is to be safeguarded in relation to future development. It will be considered for residential development but only where either:

- a) It is required to remediate a substantial shortfall in the supply of housing land due to the failure of the Leamington Road (Coventry City Training Ground) Site (allocated under Policy H1 in this Plan and Policy DS3 in the Rugby Local Plan) to deliver the anticipated scale of development required. Any assessment as to whether or not the site has failed can only be made after the first five years from the date of Local Plan adoption;

or:

- b) It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the 2019 Rugby Local Plan or any updated version of this Neighbourhood Plan.

Figure 5 – Safeguarded Site



## Windfall sites

A windfall site is defined in the NPPF as one which has not been specifically identified as available through the local or neighbourhood plan process. The sites often comprise previously developed land that has unexpectedly become available. Any such sites that do emerge can make a valuable contribution to new housing provision over the lifetime of this Plan.

To help protect the nature of the Village character, development beyond the housing allocation described in H1 above (or development of the Safeguarded site in Policy H2 should this be necessary) will be restricted to windfall sites within the Limits to Development in Policy GD1.

Policy H3: WINDFALL SITES - Small residential development proposals will be supported subject to proposals meeting all relevant requirements set out in other policies in this Plan and where such a development:

- a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Ryton on Dunsmore or where the site is closely surrounded by buildings.
- b) Does not involve the outward extension of the built-up area of Ryton on Dunsmore;
- c) Provides for safe vehicular and pedestrian access;
- d) Respects the shape, massing, form and character of dwellings in the



immediate vicinity of the development in order to maintain a consistent character and enhance it where possible;

- e) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or on the amenity of neighbours and the existing and future occupiers of the dwelling where relevant;
- f) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and
- g) If it involves two or more dwellings, provides for at least one small dwelling with three or fewer bedrooms for every one larger dwelling (i.e. four or more bedrooms).

## Support for brownfield sites

Economic derelict sites (brownfield sites) remain across the Plan area and these often create a drag on its vibrancy and attractiveness.

This is also a core principle of the NPPF (paragraph 118) which gives 'substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support(s) appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'.

Development that addresses these issues will be supported.

**POLICY H4: SUPPORT FOR BROWNFIELD SITES** – Within the Limits to Development, proposals for the redevelopment or change of use of redundant land or buildings will be supported over non-brownfield sites, where opportunities exist to remediate despoiled, degraded, derelict, contaminated or unstable land.

## Housing mix

The Housing Needs Report (Appendix 4) indicates that the highest proportion of dwellings type at the last census was semi-detached (40%), well above the district level and nearly 10% above the national average. Detached homes were nearly 5% above district level and 10% above England as a whole. Terraced housing was 3 - 4% below comparative averages whilst flats/maisonettes/apartments were significantly below and accounted for just 3% of household spaces. That hierarchy of type was replicated in the responses to the Neighbourhood Plan Questionnaire with 87% wanting to see more semi-detached, 72% more detached, 61% more terraced and 48% more flats/ apartments.



The Warren Field site of affordable housing will adjust the current mix of type given the inclusion of apartments and terraced housing within the predominant semi-detached provision of the development. The recently approved Old Coal Yard development of affordable housing will also add some semi-detached houses within the predominant terraced provision. Whilst it is not thought to be helpful to include specific proportions of house type as a matter of policy, there is an expectation that there will be a suitable and balanced variety of house types on any development.

In relation to the mix of house size, the Housing Needs Report shows that the proportion of homes in the Parish with 4+ bedrooms is high (28%) when compared to rates at district (23%), regional (18%) and national (19%) levels. There is also a significant under-representation of homes for single people or couples with just 3% of dwellings having one bedroom (a quarter of the national average) and 2 bed properties being 3-5% below comparative averages. Such a housing size profile means that the supply of less expensive homes is particularly restricted in a Parish where housing is relatively expensive given that the overall annual average house price from residential resales in the 12 months to August 2018 was £329,167 (Rightmove data from 21 sales).

There is also some evidence of under-occupancy with just under half of all occupied households having two or more spare bedrooms and 36% having one spare. The Housing Needs Report suggests that older person households are more likely to under-occupy their dwellings. From census data, it concludes that around 57% of pensioner households in the Parish have at least two more bedrooms than is technically required by the household. This is 13% higher than the non-pensioner household rate. This under-occupancy is above district, regional and national rates and also 2% higher than the overall England rural estimate and would support a policy aimed at providing more smaller homes of up to two bedrooms which would be suitable for older householders needing to downsize, small families and those entering the housing market. Providing potentially suitable accommodation for elderly local residents in particular will enable them to remain in the local community and also release under-occupied larger properties onto the market which would be suitable for growing families. This is particularly important given that all the local and national demographic trends cited in the Housing Needs Report indicate that there will be an increasing need for housing provision for the elderly people in Ryton on Dunsmore. The number of residents aged 65+ at the last census was 2-3% higher than district, region and national levels having risen by 40% since the previous census. Rugby's 65+ age group is projected to grow by around 55% between 2014 - 2034.

A policy commitment to encourage a varied housing provision whilst emphasising smaller homes was strongly supported by responses to the Neighbourhood Plan Questionnaire. 95% wished to see more bungalows or accommodation suitable for

older people or people with disabilities whilst the preference for more medium sized 3 bed homes was 92% and for more small 1-2 bed homes it was 87%. Support for more large family homes (4+ beds) was far lower at 57% overall, with only 10% wishing to see a lot more and 43% wanting to see no more. The Warren Field development, with 15No. 2 bed houses, 10No. 3 bed houses and 4No. 1 bed flats, will contribute to increasing the proportion of smaller homes in the Parish as will the Old Coal Yard development with 8No. 2 bed and 13No. 3 bed houses.

The Neighbourhood Plan seeks to continue the above trend towards smaller homes in the context of the Local Plan SHMA recommended strategic mixes for each of market housing and affordable housing. The key neighbourhood variances are:

(a) Any specific commitment to single-bed dwellings is avoided due to the limited flexibility of such accommodation in adapting to future household change.

(b) The common use of small apartments to meet single bed targets in urban areas of the Borough would not be appropriate in Ryton on Dunsmore given not only a rural setting but also the existing mix of house types.

(c) In order to meet the identified local need for increased housing provision for elderly people, encouragement is given to a proportion of bungalows being delivered on larger developments. Opportunities in the regard have notably been overlooked in both of the most recent affordable housing proposals in the Parish.

**Policy H5: HOUSING MIX - Any new housing development proposals other than Windfall Sites should provide a mixture of housing types and sizes to meet the identified local needs of Ryton on Dunsmore. Any such new development overall should:**

- a) Give priority to dwellings of 2 and 3 bedrooms. The inclusion of four-bedroom houses will only be supported where they are subservient in number to 1, 2 and 3 bedroom accommodation unless there is a robust justification for an alternative mix based on site specific constraints or considerations.
- b) Seek to meet the needs of older residents and those with disabilities by including, wherever practical and viable, a small proportion of single level 2 bed bungalows with modest rear gardens. 2 and 3 bed dormer style bungalows would also be welcome provided that the ground floor is readily adaptable to single level living.

In seeking to meet local housing need, a key related consideration is the extent to which new housing of any type and size addresses changing needs. Current Building Regulations optional requirement M4(2) relates to accessible and adaptable dwellings and seeks to ensure that a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it immediately, or by adaptation, suitable and functional for a wide range of

occupants including young families, older people, those with reduced mobility and some wheelchair users.

Building to M4(2) or any relevant updated statutory guidance standards inevitably increases build costs which the Department for Communities and Local Government, (Housing Standards Review: Cost Impacts 2014) projects as follows:

Construction cost of detached dwelling (extra over usual industry standard)	£520
Additional space cost (after space cost recovery via additional sales revenues)	£866
Process costs per dwelling on a development of 5 dwellings	£235
50 dwellings	£48
100 dwellings	£46

Such additional costs are relatively modest in terms of overall development viability and are considerably less than the potential costs of later adaptation of industry standard built homes. On balance therefore, it is felt that there is an opportunity for new housing delivered during the Neighbourhood Plan period to better meet the accessibility needs of an ageing local population and the potential changing needs of all residents over time in a cost-effective way. Whilst the Local Plan broadly supports proposals which provide homes designed to meet the needs of older people and those with disabilities (Policy HS1), Rugby Borough Council have not undertaken to apply the new optional technical standards on accessibility as a matter of policy and therefore this Plan cannot be used to apply them. Nevertheless, our Design Principles incorporate encouragement for all new-build homes to comply with requirement M4(2) through Policy GD2 (n).

## Residential car parking

The provision of sufficient off-road parking spaces attracted the highest level of support of all the new-build features tested in the Neighbourhood Plan Questionnaire with 98% agreement and is therefore deserving of a specific policy. From the car ownership-per-household data in the 2011 Census, the percentage of Parish households with no cars or vans is low at around a third of the national average whilst those with 2 or more cars is 20% higher than the national average. The rural context of the Parish clearly puts increased pressure on parking provision and justifies a higher level of recommended minimum parking spaces than provided for in the Local Plan.

Further pressure comes from the widespread use of garages for storage rather than parking and the conversion of garages into additional living space. On the Bellway/Barrett estate for example, one garage space has been converted in each of 26 dwellings (18% of all dwellings) despite a restrictive covenant to maintain

such spaces as parking. One further application for conversion is currently approved.

Photographs showing On-Street Parking Issues in the Village



High Street



High Street

Many residents have expressed concern about on-street parking in the village.

In High Street, vehicles are routinely parked on the pavements and heavy vehicles including buses, are sometimes obstructed.

The number and configuration of parking spaces in Church Close are clearly unsuitable for the volume of car ownership with footpaths and green verges compromised as a result.

Holly Drive and Cedar Avenue have widespread on-pavement parking issues despite the parking provision being broadly in line with our proposed policy H6.



Holly Drive



Church Close

## Policy H6: OFF-ROAD PARKING SPACES

- a)** Development proposals of one or more dwellings should provide one residential off-road parking space per bedroom unless otherwise justified having regard to site specific constraints;
- b)** In meeting that target, allocated spaces on driveways within a plot boundary should not be in tandem;
- c)** Where a development includes garage provision, each single garage space will count as one off-road parking space provided that it is of a sufficient size to accommodate a modern family car. Garage sizes less than those scheduled below will not be classed as off-road parking as they are too small to allow drivers to exit their cars once parked in the garage:
  - Single garages (with internal spaces less than 6m x 3m, with a minimum door width of 2.3m);
  - double garages (with internal spaces less than 6m x 6m with a minimum door width of 4.2m).

## External storage

The provision of secure sustainable outside storage is now a necessity for home occupiers. Pastimes now include: gardening, food production, alfresco eating, barbecuing, sitting out, entertaining, the recreational use of bikes and other sports equipment.

All these activities generate equipment which, when not in use, needs to be stored securely. When storage is inadequate or non-existent, this equipment tends to go into the garage, thereby eliminating car parking spaces. This is one of a number of transport related issues in Ryton on Dunsmore, alongside on-road parking and pavement obstruction where there are many narrow streets which are quickly prone to congestion.

The following external storage standards are based on an update to Parker Morris Standards that were established some 55 years ago. It will apply to all new residential development regardless of the availability of dedicated amenity space.

It will be the responsibility of the applicant to demonstrate that providing these elements is not viable.

POLICY H7: EXTERNAL STORAGE - New residential development shall include provision for secure external storage at the following minimum standard or equivalent current industry standards:

Size of dwelling	External storage area
1 and 2 bedroomed dwellings	3 sqm
3 bedroomed dwellings	3.5 sqm
4+ bedroomed dwellings	4.0 sqm

## Building for biodiversity

Residents in the Plan Area want their communities to play their part in the sustainable development of Rugby Borough. As noted in the National Planning Policy Framework, Planning Authorities should, through their policies, contribute as fully as possible to the aims of *Biodiversity 2020* DEFRA, 2011. New development in Ryton should be designed to incorporate the current (at time of every Planning Application) best practice standards and methods for biodiversity protection and enhancement.

POLICY H8: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT – Proposals for new development should incorporate measures for the protection and enhancement of local biodiversity, as follows:

- a) Roof and wall construction should apply technical best practice for integral bird nest boxes and bat breeding and roosting sites, where appropriate;
- b) Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs, where this does not adversely impact upon security;
- c) Security lighting should be operated by intruder switching, not on constantly. Site and sports facility lighting should be switched off during 'curfew' hours between March and October, following best practice guidelines in *Bats and Lighting* (Leicestershire and Rutland Environmental Record Centre 2014). Maximum light spillage onto bat foraging corridors should be 1 lux;
- d) Existing trees and hedges of ecological or arboricultural value on and immediately adjacent to new development sites should be retained and protected whenever possible. Where this is demonstrably not practicable, the developer should be responsible for arranging new plantings on a one-for-one (or better) ratio, using native species, either on-site or elsewhere in suitable locations in the Plan Area;
- e) Sustainable drainage and landscaping schemes should be designed to incorporate measures for habitat creation and biodiversity enhancement and should include a resourced management plan to maintain the designed biodiversity value of these features.

## C. The Natural and Historic Environment

### Introduction

#### The environment in sustainable development

This section of the Plan deals with the environmental component of *sustainable development*, as described in the National Planning Policy Framework. It balances the requirement for appropriate development in Ryton against the value of environmental features that are both *special* – appreciated, in their own right and as community assets, by local people - and *significant* for their wildlife and history. It also deals with the broader environmental issues of concern to the community, including biodiversity in new development and renewable energy generation.

The MAPS in this chapter have been reduced to fit the document page size. Full-size versions are available in 'Supporting Documents and Information' on the Village Website

Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan's lifetime. Only 24% (approximately) by area of all the open, potentially developable land in the Parish has been earmarked for environmental protection at any level in the planning system. Excluding the statutory protection afforded by existing national designations (SSSI, Listing, Scheduling), this Plan identifies 108 ha (11.4%) for protection of locally-significant environmental features.

Total area of Ryton parish = 947 ha  
Area of undeveloped land in Ryton parish = 867 ha  
Area of sites designated or notified for environmental protection in this Plan = 108 ha  
(11.4%)  
(excludes existing statutory protection in SSSIs and Scheduled Monuments etc. 118ha)

#### Landscape, geology and setting

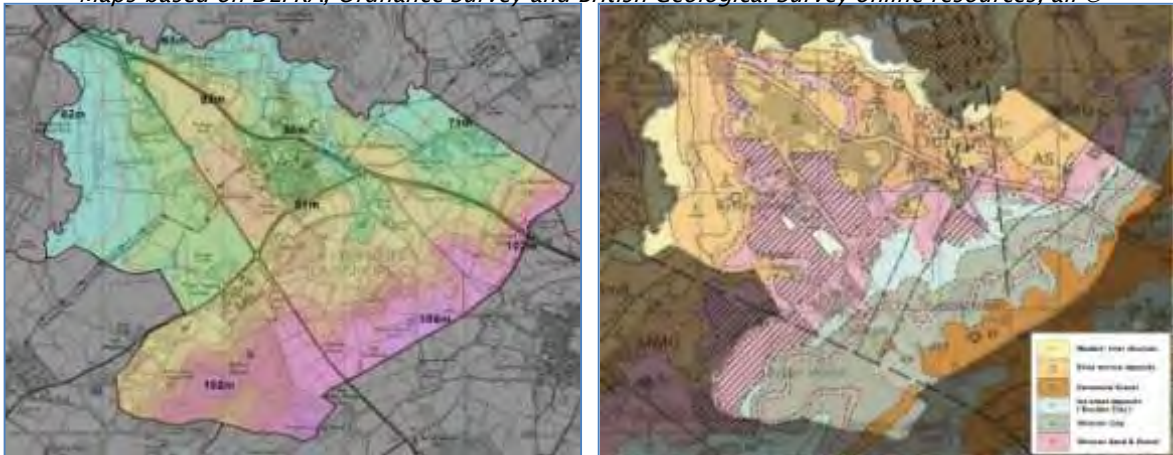
The Plan Area (which coincides with the Civil Parish of Ryton on Dunsmore) is, topographically, a dissected plateau that falls gently from southeast (106 metres above sea level) to northwest (about 60metres above sea level). The northern and western boundaries are largely defined by the valley of the River Avon, whose ancient terraces (shaped by a much larger river flowing here during the ice ages) provide the stepped and gently rolling landscape of the northern half of the Parish, including the old part of the Village. (See Figures 6.1 and 6.2)



Figures 6.1 Topography (left) and 6.2 Geology (right) of the Plan Area

Cross-hatching on the geology map indicates the extent of historic and working quarries

*Maps based on DEFRA, Ordnance Survey and British Geological Survey online resources, all ©*



The southern half is a relatively high, flat area whose sand and gravel subsoil is the remains of an ice age feature where the debris (unsorted clay and rock) dropped here by ice sheets about 300,000 years ago became an area of tundra that was degraded by long exposure to freezing and weathering, leaving only a 4-metre thick layer of the sand and gravel fraction. This Dunsmore gravel, and the river terraces, are important both as an economic resource and as the basis for the historically and ecologically significant 'Dunsmore' area.

### Historic environment

Like every parish in the Midlands, Ryton has its own unique version of English history. But one result of the Ryton version, with its particular complexities and overlays, is that while there is plenty of documentary evidence for local history there are only a few visible extant sites and features of historical significance for local people to appreciate.

Humans were here in prehistoric times, as shown by occasional finds of worked flints, but there are no earthworks from this period. The church is Norman (started about 1043), and there are other earthworks representing parts of the medieval village at a time when it extended further into the fields, and fishponds associated with the presumed manor house. While many Midlands villages retain the ridge and furrow earthworks that represent the open fields of medieval agriculture to modern residents, Ryton has few remaining. The viable arable land, away from the Dunsmore heath, was partly enclosed (for conversion to pasture or parkland, by the Order of St John of Jerusalem) considerably earlier than elsewhere, and while the Parliamentary Enclosure Award (1760) preserved some of what remained, subsequent quarrying and modern farming techniques has removed much of the rest. Finally, economic and social developments through the 18th to 21st centuries have continually redeveloped the Village and its surroundings, with industries coming and going and new generations of workers' (and more lately commuters') houses being built on the sites of older structures or out in the fields.

Consequently, the few surviving historical environment sites and features have been evaluated as being of high local significance partly because of their local rarity, bearing in mind that a Neighbourhood Plan only needs to be concerned with local importance. What survives here is disproportionately precious, and any further loss should be avoided by the Planning system.

## Natural environment

As a rural Parish, Ryton's local biodiversity is evident, with a number of sites existing within and adjacent to the settlement boundary. There are also several sites of national importance, separated by farmland, restored quarry land and industrial/employment zones. As with historical environment sites, the identified biodiversity sites are precious locally because of their 'last survivor' status and several are still threatened. This Plan aims to protect these survivors, and to re-establish species and habitats connectivity between them.

## Existing environmental designations

The Plan Area is located in National Character Area (NCA) 96 *Dunsmore and Feldon* as defined by Natural England for planning purposes. It is in the Rugby section of the West Midlands *Green Belt*, but this has low intrinsic ecological value and almost no visible expression in the local environment (see below).

Three *SSSIs* (Ryton Wood; Ryton and Brandon Gravel Pits; Brandon Marsh) are either entirely or partially located in the Plan Area. There are six potential *Local Wildlife Sites* (LWS) and one validated LWS (in Warwickshire CC Phase 1 Habitat Survey, 2015)

The Plan Area also includes one *Scheduled Monument*, five *Listed Buildings*, one *Registered Park/Garden*, three further sites and features of historic significance with expression in the modern landscape, and the historically significant medieval or older Ryton Wood.

## Mineral resources

About half of the Plan Area is (or was) underlain by potential sand and gravel resources, as mapped in 2009 by the British Geological Survey for Warwickshire County Council (extract showing Ryton section; Figure 7).

<https://www.bgs.ac.uk/downloads/start.cfm?id=2624>

The geological map (figure 6.2) indicates their extent in Ryton, while noting areas already completely or partially worked out. The potential national and local economic

Figure 7: Ryton extract from *Mineral Resources* map (British Geological Survey, for Warks CC); Pink = sand and gravel. Hatched = worked out



value of this resource is such that the remaining areas, where not already built upon, are included in Warwickshire CC's designated *Mineral Safeguarding Areas* (maps and policies) in conformity with NPPF paragraph 204.

Note: the remaining areas of sand and gravel may not be developable for reasons other than mineral safeguarding. This Plan also acknowledges that (except for Local Green Space designations) its environmental protections would be superseded in planning decisions by Mineral Safeguarding and other strategic minerals policies.

## Green Belt

The Plan Area, except for the built-up area of the Village, is all within the *West Midlands Green Belt*. This Green Belt was reviewed jointly in 2015 (*Stage 1 Final Report for Coventry City Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council and Warwick District Council*, LUC, June 2015) by the Local Planning Authorities (LPAs) within whose boundaries it lies. The review was initiated largely in response to pressure on the LPAs to relax the boundaries of and protection afforded by the Green Belt to permit required strategic developments in the region.

In Ryton, substantial areas of the Green Belt land are, for historical and more recent reasons, already developed (industry, quarrying, warehousing, etc.). Residents are not confident that Green Belt status can be relied on to effectively protect the rural character of the remaining undeveloped areas of the Plan Area.

This Plan therefore pays particular attention to identifying key features and sites of environmental and community significance to ensure their protection in the event of further dilution of the effectiveness of Green Belt protection. It is noted that, although Green Belt protection theoretically supersedes Neighbourhood Plan designations (except Local Green Space, which is equivalent), site-by-site protection of the best of Ryton's environment, even within Green Belt land, is now an important consideration.

## Environmental inventory

An environmental inventory (Appendix 6) was carried out between March and July 2018. The work comprised two complementary elements:

A desk study, based on information sources including:

- DEFRA
- Natural England
- Historic England
- Warwickshire Historic Environment Records
- Environment Agency
- British Geological Survey
- Old maps (Ordnance Survey, manuscript)

- British History Online
- Local history and archaeology publications

Fieldwork, reviewing all open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, earthworks and other extant features were recorded.

Fieldwork data, along with all relevant site-specific information from the desk based sources, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the NPPF.

Table 1. Environmental inventory scoring system used in the Plan

Criterion (NPPF 2019)	Score range			Notes
ACCESSIBILITY	0	1-3	4	e.g. private, no access (0) – visible from public place – accessed via PRoW – fully open to the public (4)
PROXIMITY / LOCAL	0	1-3	4	Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement
BOUNDED	0	1-3	4	Individual parcel of land (not an undefined or large area)
SPECIAL TO COMMUNITY	0	1-3	4	Opinion of local people e.g. via questionnaire or at consultation events
RECREATIONAL / EDUCATIONAL USE	0	1-3	4	Actual or potential, informal sports, dog-walking, Forest School use, informal or official open space, etc.
BEAUTY (including views)	0	1	2	Subjective, relative (give justification); use consultation map results
	0	1	2	
TRANQUILITY	0	1-3	4	Subjective, relative (give justification)
HISTORICAL SIGNIFICANCE	0	1-3	4	Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records)
	0	1-3	4	
WILDLIFE SIGNIFICANCE, GEOLOGY	0	1-3	4	Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites / site of geological/industrial history significance)
[Maximum possible score]			32	

## Proximity

The criterion of ‘proximity’ is derived, as are the others in Table 1, from NPPF. In evaluating and scoring sites, the Environment Focus Group were aware that, in terms of the community value of Local Green Spaces and other environmental features, proximity is more complex than a simple measure of distance from a central point. It is influenced by perceptions of ease of access, of distance from where most people live, and of closeness to roads, footpaths and viewpoints. In an attempt to represent this, a map of *zones of*

proximity (Figure 8) was produced by the Environment Focus Group and used to score each parcel of land for this criterion.

Figure 8: Zones of proximity (see Table 1) used for scoring inventory sites







## Local Green Space

Of the 203 inventoried parcels of open land in the Parish, some 30 were identified (using the criteria in Table 1) as having notable environmental (natural, historical and/or community) features.





Four sites identified during preparation of the Neighbourhood Plan meet the criteria for designation as Local Green Space (as outlined in National Planning Policy Framework paragraph 100). These are described in Table 2. The additional designation of these four sites will ensure that the most important places in Ryton's natural and human environment are protected for the enjoyment of future generations.



Table 2: Local Green Spaces: details from environmental inventory (Appendix 6)

Ref.	EVIDENCE	NPPF (2012) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL
203/ 192	St Leonards Churchyard and Parish burial ground (1 Ha)	4	3	4	4	2	2	2	3	3	27
	<p>Grounds of the 11<sup>th</sup> century church (Listed Grade II*). Mounded site, with stone retaining walls, in elevated position (providing views away from the Village from the site's southern boundary and toward the church from the east), presumably on a pre- or early-Christian sacred site. Managed grass, shrubs and ornamental and native trees (including large old yews). Headstones date back to the second half of the 18th century. Adjacent extension burial ground is a contemporary addition of equivalent or potential value.</p> <p>Biodiversity significance includes invertebrates associated with the grass and trees, lichens, birds (4 Species of Conservation Concern), mammals, including bats.</p>										
	<div style="display: flex; justify-content: space-around; align-items: center;">  <div style="text-align: center;"> <p>St Leonard's churchyard, summer 2018</p> </div>  </div>										
010/ 012/ 013/ 014/ 024	Steeley Meadows Conservation Area (14.2 Ha)	4	2	4	4	4	2	2	2	3	27
	<p>Dense deciduous wet woodland, scrub, wet grassland, marsh and open water, includes part of Brandon Marsh SSSI. Several habitat studies completed in area. Permissive access to network of footpaths from the end of Redland Lane.</p> <p>Owned and managed by Ryton Conservation Trust (Charity).</p> <p>Identified on Open Event Map as Special to the Community for views and recreation = 4. Supported by Questionnaire response as open space to protect and 69% thought it "Highly Important" to protect 'Mature trees and hedges in and around the Village'.</p> <p>Econet Woodland. Rich biodiversity with records of invertebrates, amphibians, grass snake, birds (6 Species of Conservation Concern), mammals including bats.</p>										
	<div style="display: flex; justify-content: space-around; align-items: center;">  <div style="text-align: center;"> <p>Steeley Meadows woodland walk, spring 2018</p> </div>  </div>										



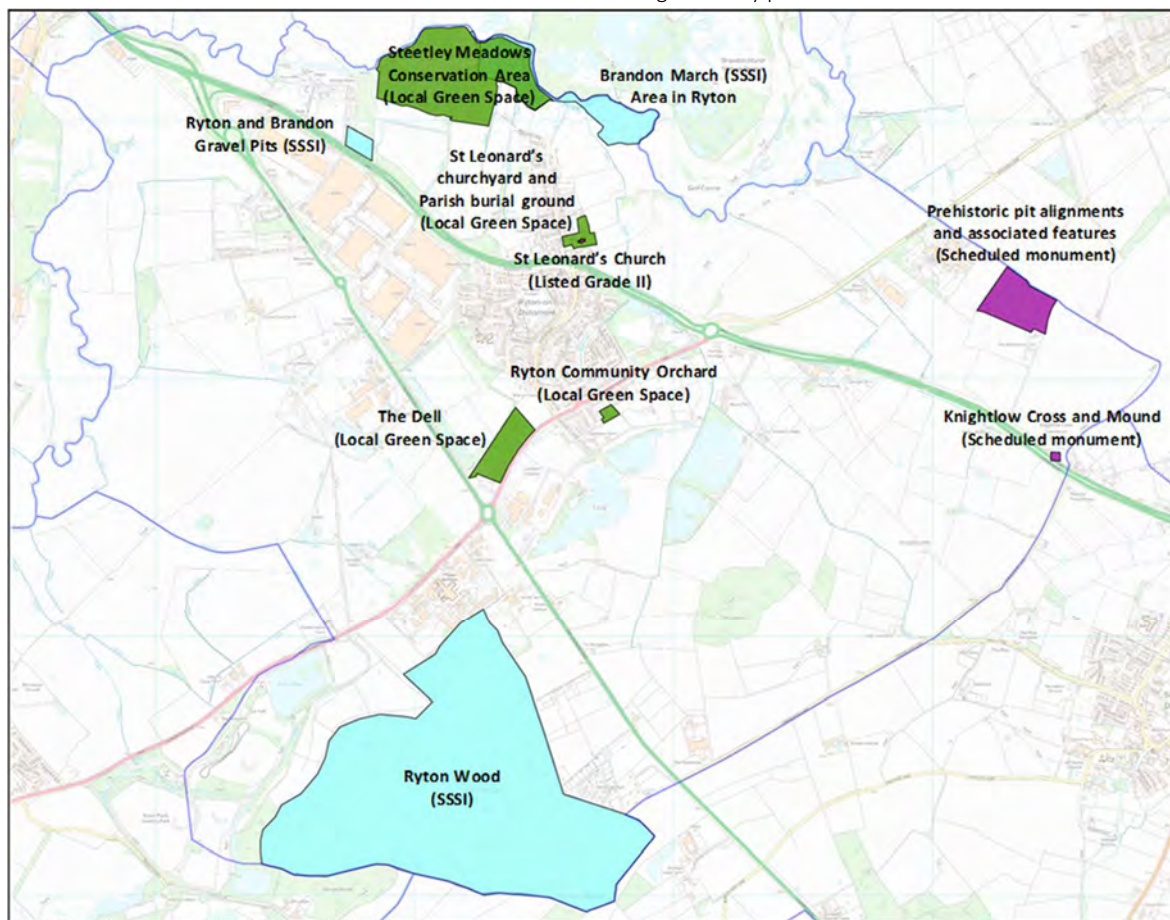
154	Ryton Community Orchard (0.09 Ha)	4	4	4	4	3	1	2	1	2	25
<p>Established 2011, managed by a constituted community organisation</p> <p>Grassed area with 50 heritage and popular variety apple trees.</p> <p>Bounded by residential fences to north, hedges, trees and fences to other boundaries. Identified on Open Event Map as Special to the Community for views = 3. Supported by questionnaire result - 84% thought it "Highly Important" to protect 'Open green spaces in the Village'.</p>											
		<p>Ryton Community orchard, 2015</p>									
149	The Dell (2.8 Ha)	4	3	4	3	4	1	1	3	3	26
<p>Part of the Prologis site adjacent to Leamington Road. Considered special to community and was a permissive Open Space until Peugeot closed it off for security reasons shortly before they ceased operations. Identified on Open Day Map as Special to the Community for recreation = 3 (wanting to use for recreation rather than current use). Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3, Warwickshire EWA9255, MWA9642</p> <p>The site is currently closed and Prologis have indicated an intention restore access later in 2020</p>											
		<p>The Dell in 2001 when it was a permissive community open space</p>									

POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details above; map Figure 9) will not be permitted other than in exceptional circumstances.

- St Leonards churchyard and Parish burial ground (inventory reference 203/192)
- Steetley Meadows Conservation Area (010/012/013/014/024)
- Ryton Community Orchard (154)
- The Dell (149)

Figure 9: Local Green Spaces and other Statutorily Protected Sites

The other sites shown have existing statutory protection



## Sites of environmental and historic significance

A group of inventory sites scores highly for 'history' or 'wildlife' (scoring at least 3/4 under either of these criteria) but, because their community value scores are not high, they are not eligible for Local Green Space designation and (except those sites already designated as SSSI or Scheduled Monument) not statutorily protected. The features for which the identified sites have been selected and notified are detailed in the Environmental Inventory (Appendix 6). The maps (Figures. 10.1, 10.2) show their locations.

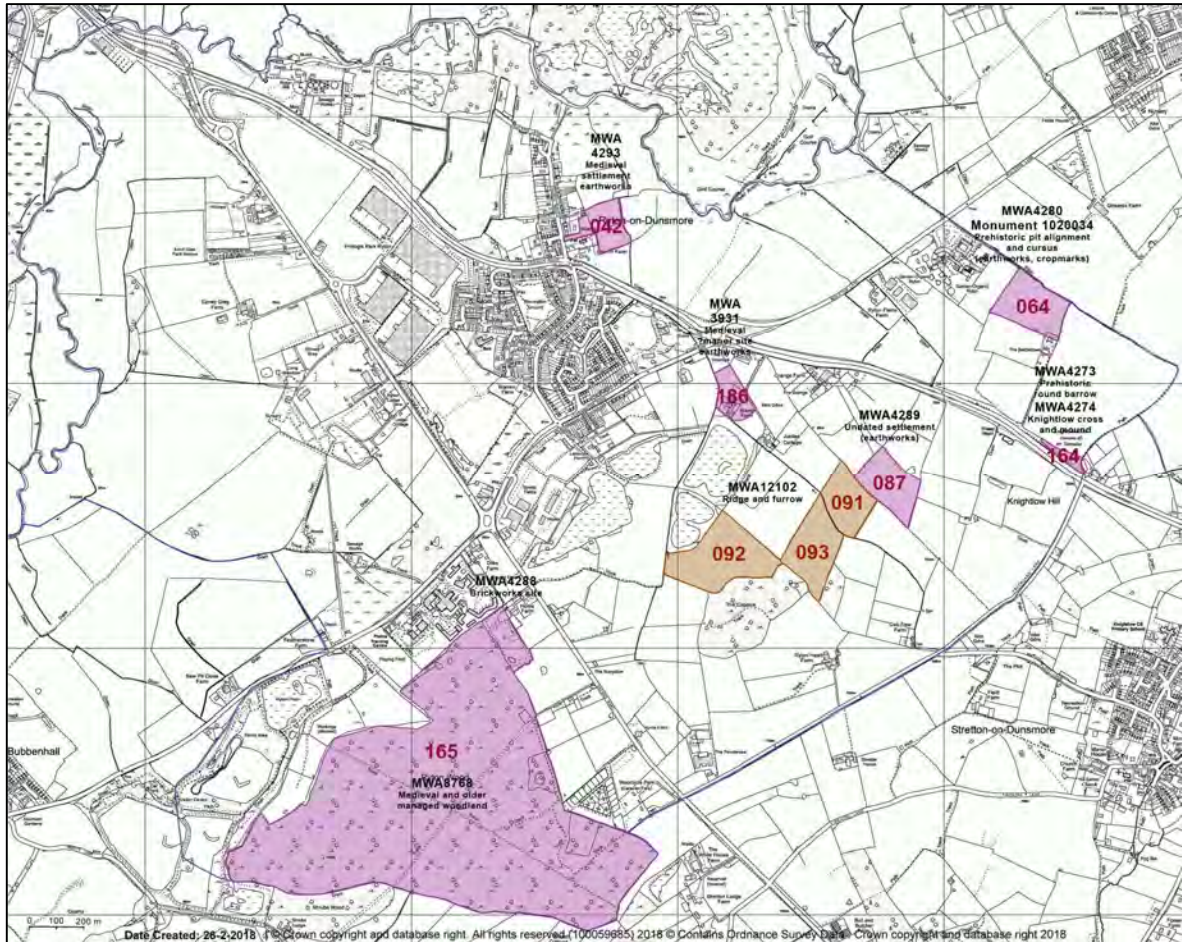
The selection of these sites has been rigorous and based on the demonstrable presence of: a) existing, visible historical features; or b) existing, living habitats with their associated species. Neither is amenable to mitigation, replacement or compensation as a condition of development – development means the history and wildlife will be gone for ever or reduced to remnants of low significance. For this reason, Policy ENV 2, below, expects future development in Ryton to avoid these sites, and for alternative sites with low (or no) extant historical or natural significance to always be preferred.

The historical environment sites comprise: a) sites with *extant and visible* archaeological or historical features recorded in the Warwickshire Historic Environment Records database



and mapped by Historic England; and b) other sites of historical and social significance identified in local records and during the inventory process. Areas of ridge and furrow (medieval field systems) are also of high historic environment significance; they are covered by Policy ENV 5.

Figure 10.1: Sites of Historical Environment Significance



The natural environment sites comprise: a) Sites of Special Scientific Interest (SSSI); b) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; c) sites identified as ecologically significant by Warwickshire County Council and Rugby Borough Council, including *Local Wildlife Sites*; and d) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.

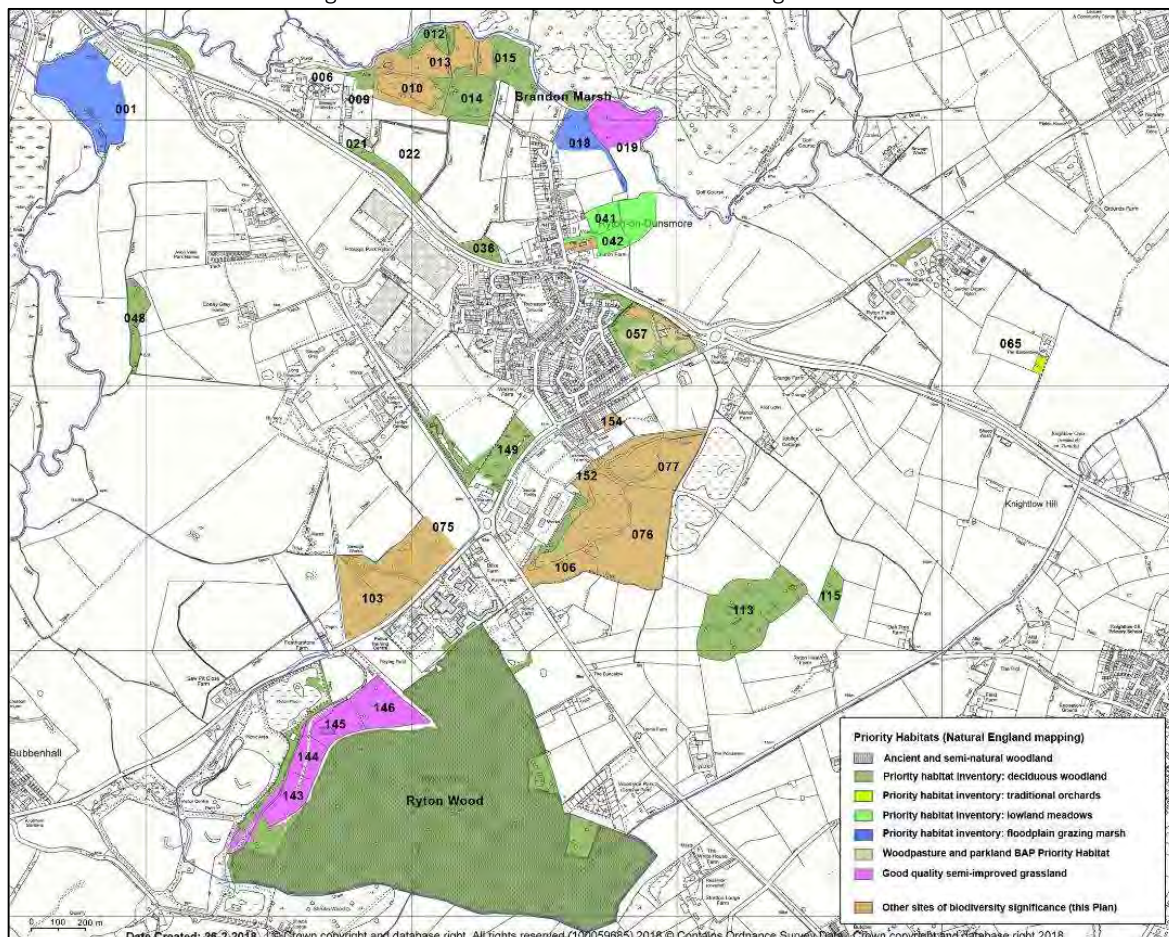
Destruction of or significant harm to these sites should be avoided and failure to do so would be effective non-compliance, at parish level, with the relevant sections of the *Wildlife and Countryside Act 1981*, the *Conservation of Species and Habitats Regulations 2010* and European Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

It might be argued that parish-level biodiversity makes such a small contribution to national biodiversity that it can be ignored when individual development proposals are



under consideration. But the biodiversity of England consists *only* of the sum of all the significant wildlife sites in its parishes. Destruction of any one of these sites in Ryton will reduce national, as well as local, biodiversity. The community is determined that inappropriately located development proposals do not contribute inadvertently to further loss of England’s threatened natural heritage.

Figure 10.2: Sites of Natural Environment Significance



**POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL AND HISTORIC SIGNIFICANCE –** The sites listed in the Environmental Inventory (colour coded tan and olive in Appendix 6) and mapped (figures 10.1, 10.2) are of local or higher significance for their historical and/or natural environment features. Their historical features are extant and have visible expression, their species and habitats are ecologically important in their own right, and they are locally valued.

Development proposals affecting these sites will only be supported where the need for, and benefits of, the development in that location clearly outweigh the impact on the site and the identified features.

## Important Open Spaces

A group of sites scored highly in the inventory (scoring at least 75% of the possible total under the relevant criteria) for their outstanding community value. They have been

identified in fieldwork, community consultations and in Parish records; a majority are existing Rugby Borough Council designated Open Space, Sport and Recreation (OSSR) sites, but community consultation and fieldwork for this Plan has identified two additional sites for designation.

Their value as open space within and close to the built-up areas and/or their current, or potential, value, as community resources are recognised in this Policy and Community Action.

The following Community Actions are not planning policies but are aspirational activities as described in the Foreword to this Neighbourhood Plan on page 5

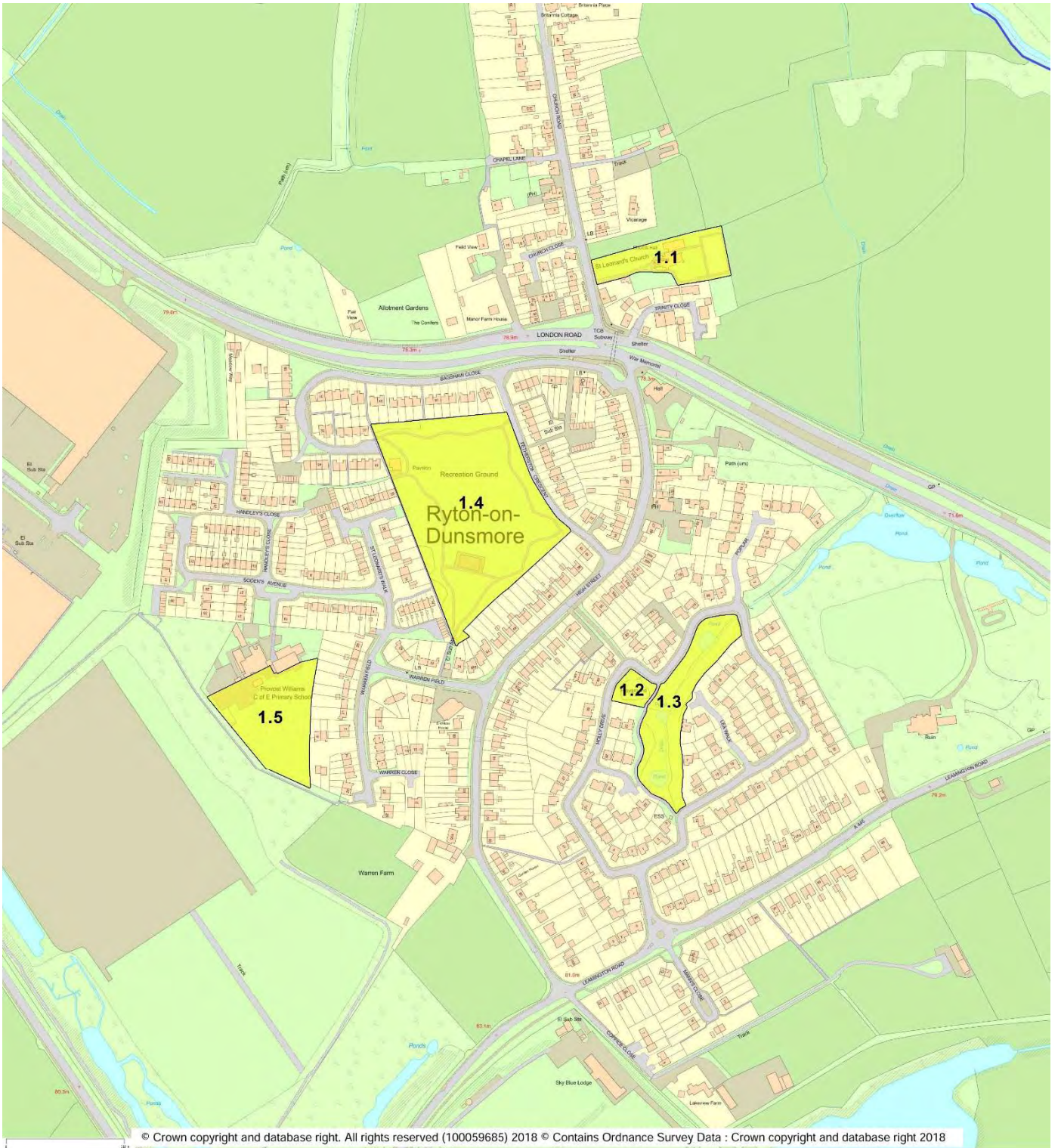
COMMUNITY ACTION E 1: IMPORTANT OPEN SPACES - The Parish Council will actively work with Rugby Borough Council, landowners, the community and other partners to secure the protection of the locations and features of all sites designated as, Open Space, Sport and Recreation (OSSR) sites.

COMMUNITY ACTION E 2: HOLLY DRIVE AND CEDAR AVENUE GREEN SPACE

- Immediate action to resolve the current overgrown areas and clearance of debris in water features.
- Review and assess waterways for general debris.
- Open communication channels with Warwickshire Wildlife Trust to identify steps to improve the wildlife habitat.
- Develop a long-term maintenance schedule for the entire space.



Figure 11: Important Open Spaces



## Buildings and structures of local significance

### Statutory Protection

Seven buildings and structures in the Plan Area have statutory protection through Scheduled Monument status or Listing at Grade II\* or II. The Neighbourhood Plan lists them for reference, and to note that new development will be required to take into



account their *settings* as determined on a case by case basis by Historic England. Their location within, or close to, sites designated or noted for protection in the Plan’s Policies and aspirational Community Actions contributes to these sites’ evidence of significance.

### Statutorily protected historic environment features in the Plan Area

#### SCHEDULED MONUMENTS

##### KNIGHTLOW CROSS AND MOUND

List Entry Number: 1020302

##### PREHISTORIC PIT ALIGNMENTS AND ASSOCIATED FEATURES 160m NORTH OF THE BARBELLOWS

List Entry Number: 1020034

#### LISTED BUILDINGS

##### RYTON HOUSE

List Entry Number: 1034887

Heritage Category: Listing

Grade: II

Location: LEAMINGTON ROAD,

##### REMAINS OF KNIGHTLOW CROSS

List Entry Number: 1365114

Heritage Category: Listing

Grade: II

Location: London Road (A45), Knightlow Hill,

##### WAR MEMORIAL

List Entry Number: 1393914

Heritage Category: Listing

Grade: II

Location: HIGH STREET,

##### CHURCH OF ST LEONARD

List Entry Number: 1034875

Heritage Category: Listing

Grade: II\*

Location: CHURCH ROAD,

#### REGISTERED PARKS and GARDENS

##### RYTON HOUSE

List Entry Number: 1001343

Heritage Category: Park and Garden

Grade: II

Location: LEAMINGTON ROAD.

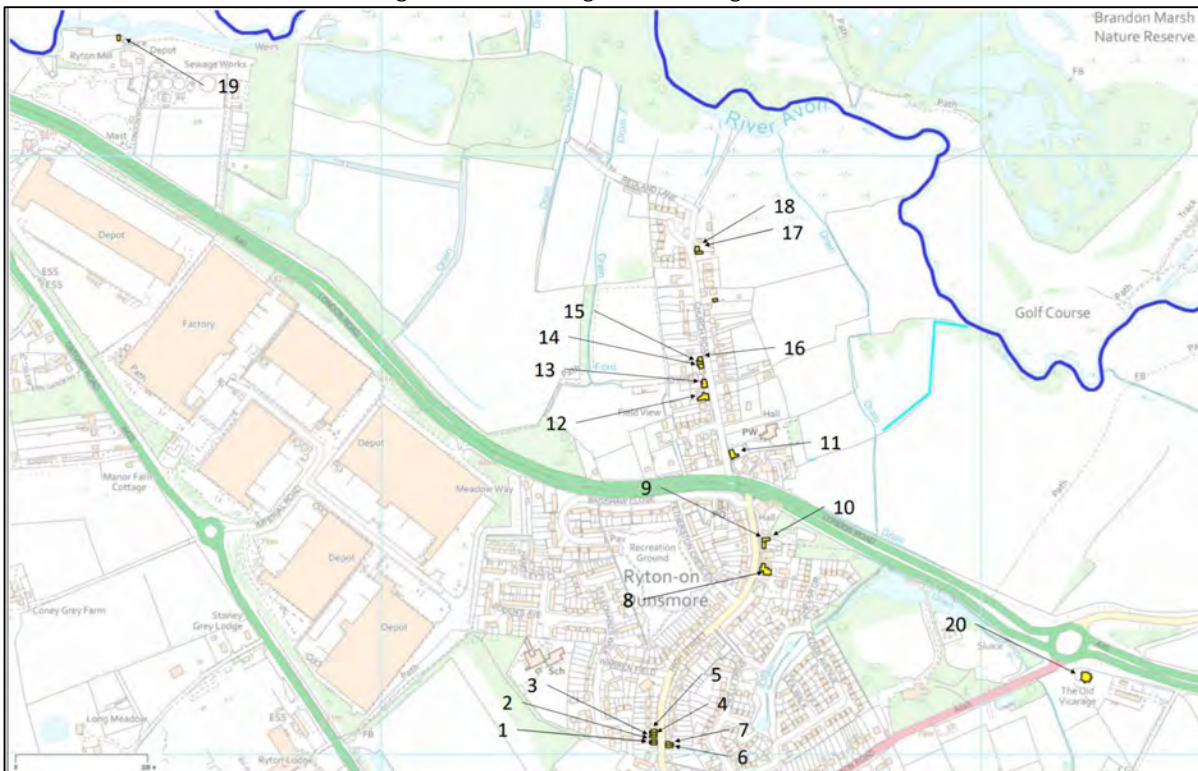
### Local Heritage List

The Neighbourhood Plan identifies a number of other buildings and structures in the built environment of Ryton that are considered to be of local significance for architectural, historical or social reasons (details in Appendix 7). Their inclusion here records them in the Planning system as non-designated heritage assets.

**POLICY ENV 3: NON-DESIGNATED HERITAGE ASSETS** – The structures and buildings listed here (and mapped in Figure 12) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the Parish, and their features and settings will be protected wherever possible.

- |                                  |                                  |                                      |                                  |
|----------------------------------|----------------------------------|--------------------------------------|----------------------------------|
| 1. 88 High St                    | 9. 3 High St                     | 14. The Old Post Office, Church Road | 19. The Old Flour Mill (Site of) |
| 2. 86 High St                    | 10. 1 High St                    | 15. 15 Church Road                   | 20. The Old Vicarage London Road |
| 3. 84 High St                    | 11. Manor Cottage, Church Road   | 16. 17 Church Road                   |                                  |
| 4. 82 High St                    | 12. The Malt Shovel, Church Road | 17. 66 Church Road                   |                                  |
| 5. 80 High St                    | 13. 7 Church Road                | 18. 70 Church Road                   |                                  |
| 6. 79 High St                    |                                  |                                      |                                  |
| 7. 77 High St                    |                                  |                                      |                                  |
| 8. The Blacksmiths Arms, High St |                                  |                                      |                                  |

Figure 12 Non-Designated Heritage Assets



## Ridge and furrow

Like other parishes in the English Midlands, Ryton was farmed using the open field system from (probably) around 800AD. Centuries of ploughing of the arable lands, using ox-teams and non-reversible ploughs, produced deep furrows with ridges between them. When these fields were 'inclosed' – in Ryton's case in 1517, again in the early 17<sup>th</sup> century and finally in 1760 – to be taken out of cultivation in favour of permanent pasture, the ridges and furrows were 'fossilised' to form a record of a medieval way of village life. This ridge and furrow then survived until the 20<sup>th</sup> century, when a combination of intensive arable production, sand and gravel quarrying and industrial sites resulted in the destruction of most of this feature of Ryton's historical heritage. (See Figures 13 and 14)

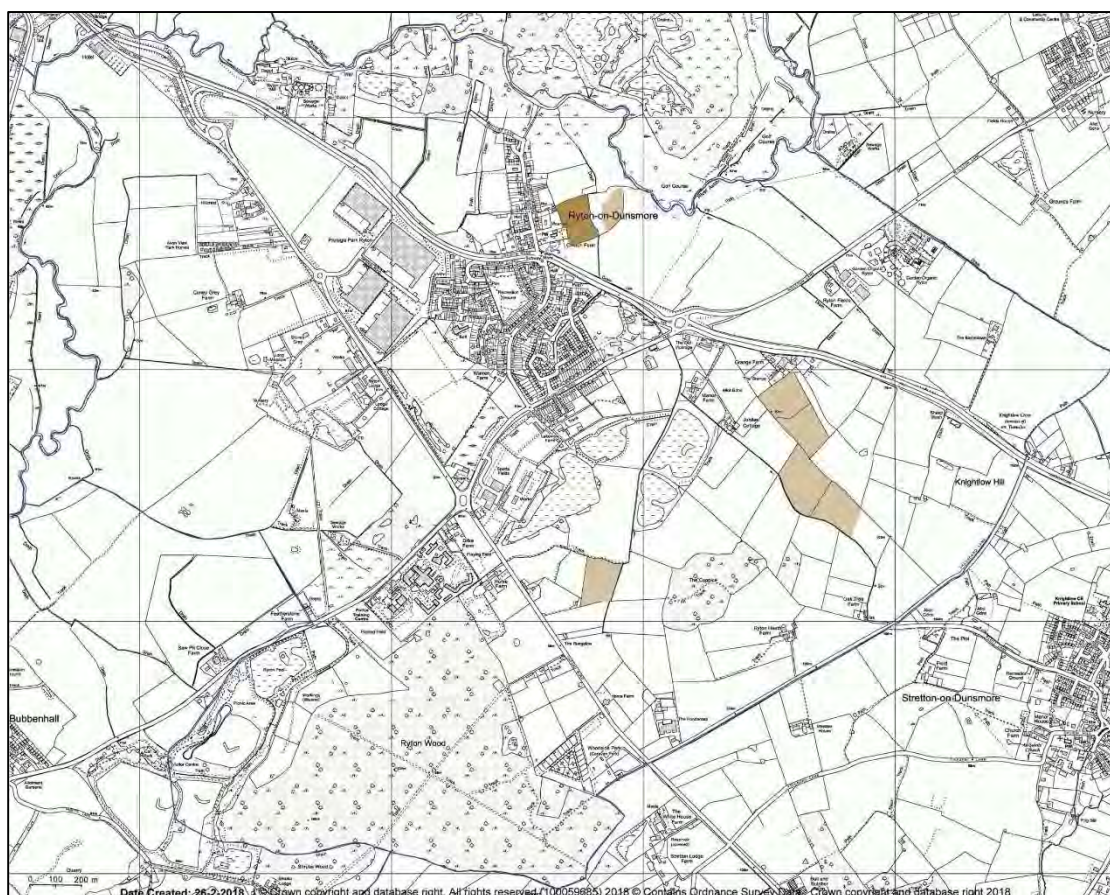
In most parishes the loss has been between 70% and 90% since 1950. In recognition of the threat to what still remained, English Heritage (now Historic England) instigated a mapping programme and made recommendations for protection of ridge and furrow via the Planning system. The situation in Ryton is that only seven fields (just 1.8% by area of the open land) still show any trace of ridge and furrow.

Following Historic England's recommendation and practice, this Plan recognises all of these survivors as *non-designated heritage assets*. Every effort should be made to ensure that new development is located so that none of these few surviving areas is damaged or destroyed.

Figure 13: Aerial photograph of Ryton about 1950, showing extent of surviving ridge and furrow and other earthworks at that time. Compare with figure 14



Figure 14: Surviving Ridge and Furrow in Ryton, 2018  
Dark shading= reasonable preservation; light shading = indistinct or cropmarks only





POLICY ENV 4: RIDGE AND FURROW - The areas of ridge and furrow earthworks (map, Figure 14) are non-designated heritage assets.

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

## Biodiversity and habitat connectivity

Ryton's history and location means that, from an ecological point of view, it has areas of high biodiversity value, including two SSSIs but otherwise only a limited amount of the Plan Area is available for wildlife. Of the (approximately) 900 hectares in the Parish, 115 is housing, commercial and industrial development. Of remaining (undeveloped) land, 110 hectares is woodland and 10 is open water; most of the rest (some 600 hectares) is farmland. The community wishes to protect and enhance what land remains for wildlife and to increase the area whenever possible. This Plan recognises three opportunities, in conformity with the letter and spirit of relevant sections of the *Wildlife and Countryside Act 1981*, the *Conservation of Species and Habitats Regulations 2010* and European Council Directive *92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora*, for improving the Ryton situation:

- Conserving the remaining areas of natural and semi-natural habitat
- Welcoming local farmers' adoption of diversification, lower-intensity management regimes and Countryside Stewardship agreements
- Encouraging and taking part in biodiversity enhancement through habitat creation.

The Parish lies within Natural England *Natural Character Area 96 Dunsmore and Feldon*. NCA 96 is a DEFRA guidance document for local Planning in England, and includes the following *Statement of Environmental Opportunity*:

*SEO 3 Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands, particularly ancient and semi-natural woodlands, together with sustainable management of agricultural land, and new planting of woodland and heathland, where appropriate...*

As a response to this statement of opportunity, Community Actions ENV 1 and ENV 2 (aspirational activities and not planning policies) record a community aspiration to protect and enhance local biodiversity in the longer term (see page 46) .

## Dunsmore Living Landscape

Dunsmore Living Landscape is a Lottery funded Warwickshire Wildlife Trust led project working to restore important wildlife habitats in an area to the east of Coventry which includes Ryton (see Figure 15). The current Parish Council scheme to restore the water meadow adjacent to Steetley Meadows is part funded by this project. Ryton Wood is identified in the Living Landscape Project as one of Warwickshire's largest surviving ancient woodlands covering 25 hectares.

The Dunsmore scheme aims to "restore this ancient landscape to one rich in wildlife and accessible to all"

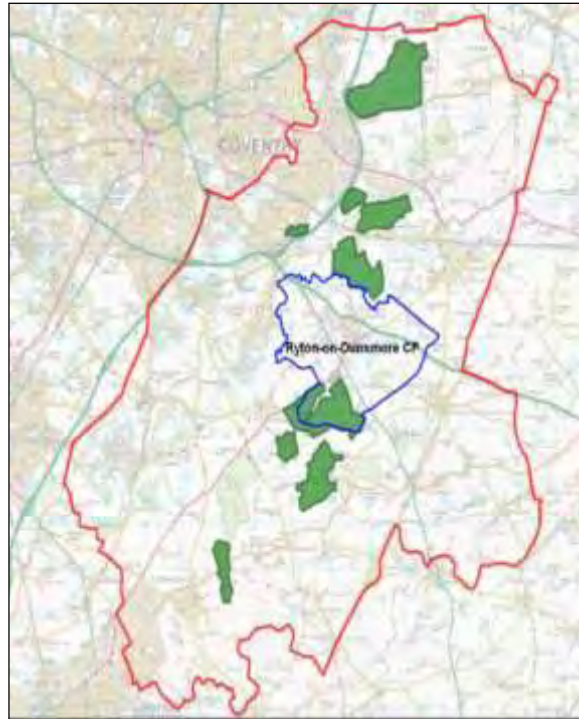


Figure 15: Dunsmore Living Landscape Area

Policy ENV 5 acknowledges the particular importance of protecting and enhancing the habitats and species in the Living Landscape Area.

### POLICY ENV 5: BIODIVERSITY, WOODLAND, HEDGES AND HABITAT CONNECTIVITY-

Development proposals will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.

Ancient woodland will be protected and where appropriate enhanced. Development proposals which directly or indirectly harm ancient woodland will not be supported. Where development is proposed adjacent to ancient woodland, a natural buffer will be required to protect the ancient woodland.

Wherever possible hedgerows will be retained and enhanced. Proposals which are accompanied by a Hedgerow Survey will be supported when the designs demonstrate sympathetic development around hedges of high or moderate quality. This should include a management plan for the hedgerow to allow it to develop into a high value habitat, including a grassland buffer.

New developments will maintain and enhance habitat corridors for the wildlife using them. Where surveys show that bats are using these corridors, lighting will be controlled to exclude or minimise light spill onto the habitat. Water courses will be buffered by a minimum of 8m of vegetation from the top of the bank, in line with the Local Plan.

## Important views

Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect what remains of Ryton's rural setting and its relationship with the rolling countryside on the edge of the Dunsmore plateau overlooking the Avon Valley. Although extensive panoramas are limited to the views westwards from Knightlow Hill, there are a number of closer vistas into and around the north, east and south of the Village that establish the settlement in its wider landscape.

One of the main ways in which residents expressed this wish was by identifying a number of highly-valued views from the built-up area and in the surrounding countryside on a map displayed at the November 2017 Open Event (Figure 16).

Figure 16: Map Produced by Residents at the November 2017 Open Event to Show Highly Valued Views



These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sight-lines of the suggested views and mapped them (below, figure 17).



Figure 17: Important views.



### IMPORTANT VIEWS



VIEW A1: East from St. Leonard's churchyard



VIEW A2: East from St. Leonard's church burial ground



VIEW B: Northeast from footpath to Wolston



VIEW C: East from Jubilee Pools



VIEW D: West from Knightlow Hill



VIEW E: Northwest from Knightlow Cross





VIEW F: Southeast from the corner of village orchard



VIEW G: South from the corner of Jubilee Pool (North fishing pool)



VIEW H: South from the corner of Jubilee Pool (South fishing pool)

## Renewable energy generation infrastructure

Ryton is in Rugby Borough Council Landscape Character Type (LCT) 2 *Dunsmore Plateau Fringe*, which is judged to be unsuitable ('high' sensitivity) for commercial wind turbine development.

POLICY ENV 7: RENEWABLE ENERGY GENERATION INFRASTRUCTURE - Renewable energy generation infrastructure should:

- a) Not have an adverse impact (such as noise, visual impact, reflections, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions) on the health, wellbeing or amenities of residents and visitors;
- b) Not have an adverse impact on the area in relation to views or the character of the surrounding landscape;
- c) Be of an appropriate scale for its location;
- d) Where practicable, incorporate designed-in features to enhance biodiversity in the built environment.

## D. Community Sustainability

### Introduction

In any rural community, the availability, quality and balance of local services and amenities is vital. In Ryton, we recognise that, as our community grows, it is important to ensure that the infrastructure grows with it, and the facilities, amenities and environment are not only retained and protected but also enhanced. This is integral to sustaining a healthy community, its cohesion, vitality, safety and general wellbeing.

Through the questionnaire and other events, the villagers of Ryton have expressed their views and concerns on the following subjects relating to Community Sustainability:

#### Village Community

*'One of the best things about Ryton is the great community spirit, with the Village Hall, School and Church at the centre of activities, including many clubs and groups'. (Rebecca Lucas)*

The value of being part of a village community is clearly important; it was highlighted by parishioners during the consultation process (54 specific comments\*). There are many examples of the Village community working together.

- The painting of the subway mural in 2011 involved more than 150 people of all ages giving up their time to help design and paint it.
- The response to the Parish Plan research in 2012 was remarkable - with nearly 70% of the households returning their questionnaires and over 50 people then volunteering to address the different issues raised, many of which have now been resolved.
- There is also the Church Fete and evening community event which involves many different groups and is enjoyed by villagers of all ages.
- A team of volunteers drives the Village minibus to provide transport for less mobile members of the community.

In their responses to the questionnaire, people used expressions such as 'the heart and soul' 'charm' or 'flow and feel' of the Village community. People also referred to the 'much loved identity' or the 'individuality' of our Village and 'the importance of community spirit'

#### Facilities and Amenities

The community facilities and amenities that exist in Ryton make a significant contribution to this special sense of 'community'. They have a positive impact on our sustainability; enhancing the quality of life for residents and providing the potential for social interaction. Our community consultations showed that many villagers were most concerned about the

importance of ensuring that, as the Village grows, the facilities and amenities are upgraded and developed accordingly. (166 comments\*). Many people commented on the importance of maintaining and, if possible, improving the local bus service as a vital link with nearby towns and facilities.

The fact that Ryton, despite lying close to Coventry, is surrounded by Warwickshire countryside, may in part account for the considerable value the villagers place on the surrounding green spaces both within and around the Village - recreation ground, community orchard, fields, woodland, ponds, lakes and associated footpaths, trees, hedgerows, flowers and wildlife. (100 comments\*)

These green spaces are all invaluable community amenities, which have been separately covered in the Environment section

### Traffic Concerns

The majority of respondents expressed concerns about the potential impact that additional housing will have on the levels of traffic congestion and road safety in the village. (185 comments\*) Comments focused mainly on road safety issues, linked to the volume and speed of traffic on the Leamington Road, Warren Field, High St and Church Rd. Parking issues at Provost Williams CE Primary School and the Co-op were also raised.

### Businesses and Employment

A thriving local economy is an important factor in a healthy community. Ryton already has the benefit of many sizeable employers such as Keller, Marshalls/Stonemarket, UK Mail, Network Rail and JLR, which help to explain why 78% of respondents to the questionnaire are against further larger industrial developments within the Parish. However, a similar proportion (73%) is supportive of further development of individual shops and offices. A number of parishioners also work from home in a variety of different fields.

In the following pages we present policies that are intended to sustain and develop our infrastructure as expressed in our Vision.

*\* Comments received either at the November 2017 Open Event or in the Neighbourhood Plan Questionnaire responses. Reports of both these are available on the Village website and referenced in Appendix 2*

## D.1 Community Facilities and Amenities

Ryton-on-Dunsmore has a range of community facilities and amenities which all play an important part in the life of the village. These include the following:

### Provost William's Church of England Primary School



Provost William's School (OFSTED Rating GOOD) is a valuable resource for the community, providing education for over 200 children, together with a Nursery, sessional day care, 'Stay and Play' sessions and Baby Clinic. The extensive school grounds include two outdoor classrooms, a Forest School area, an orchard and a wildlife area.

A recent inspection noted that:

"Relationships within the school are strong, characterised by Christian care and concern". The School reaches out to the wider community by inviting parishioners to key annual events, such as school plays and the crowning of the May King and Queen.

### St Leonard's Church and Church Centre

St Leonard's is a listed building dating from 1080 set in a well loved and maintained churchyard. As well as a range of services the church fosters a number of valuable community activities such as bell-ringing, choir and the Annual Fete and football competition. The Church Centre is a valued venue for group events such as the volunteer Lunch Club, Morris Men and Twirls (Women's Institute Lite)



### The Village Hall

The Village Hall is a well maintained, flexible resource for the Village, centrally positioned and offering a good-sized hall, committee rooms and kitchen. It is well used by both regular groups, such as the 'Over 50's, line dancers and dog training and for one off functions like birthday parties or weddings.



The village hall also houses the outreach part-time Post Office. There is a desire for the Post Office to be open more often. One of the three defibrillators is sited here too.



## Village Pubs

The Parish is served by two pubs, The Malt Shovel and The Blacksmiths Arms. Both pubs are assets to community and are supported by both locals and passing trade. The Malt Shovel houses a defibrillator.

## Shops and other amenities

The Village has a Co-operative shop, which is open 7 days a week and offers a wide range of products. In addition, there is a free to use cashpoint. The third Parish Defibrillator is sited in the Co-op. Other valued Village facilities and amenities include a Parish Burial Ground, Manor Farm Shop, 'Summie's', a Chinese Take-away, 'Solutions', a hairdresser's, 'New Leaf' Gym and Connexion Sports Centre.

The parishioners of Ryton have many different opportunities and venues for outdoor recreation. These include the



**Allotments**

Recreation Ground, with pavilion, football pitch, children's play area and multi-use games area, the Holly Drive Children's Playground, Village Allotments, Community Orchard, Steetley Meadows Conservation Area and Water Meadow, Jubilee Pools, Ryton Pools Country Park, linked to Ryton Wood, Five Acre Community Farm and local footpaths.

The retention and enhancement of these important community facilities and amenities has been identified as a priority for the Plan. The Facilities and Amenities which need protecting and enhancing are as follows: St Leonard's Church, Church Centre and burial ground, The Parish Burial Ground, the Village Hall, the Post Office, Provost Williams Primary School, the two pubs, the Malt Shovel and the Blacksmiths Arms, the hairdresser's, the Co-op, the Farm Shop, the Take-Away, New Leaf Gym, Five Acre Community Farm; Ryton Organic Gardens, Village Allotments and the Connexion Sports Centre.

**POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development proposals that result in the loss of, or have a significant adverse effect on, an existing community facility will not be supported, unless it can be demonstrated that**

- a) There is no longer any need or demand for the community facility; or
- b) The community facility is, demonstrably, no longer economically viable, or able to be supported by the community, including the potential use of fundraising and volunteering by parishioners or others; or
- c) The proposal makes alternative provision for the relocation of the community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

## New community facilities

As a community we are keen to develop and enhance our community facilities to meet the growing needs of the residents; for example, the village does not have its own Doctor's surgery or pharmacy. Instead residents generally attend a surgery either in Wolston, Stretton-On-Dunsmore or Chase Avenue, Willenhall. Due to the capacity of these existing surgeries, Ryton-on-Dunsmore does not merit its own doctor's surgery. It is acknowledged, however, that with the further development of the Village, the residents would desire additional health care services. (45 Comments from November 2017 Open Event and Questionnaire responses)

We also aspire to develop the following areas as suggested and supported by members of the community: outdoor gym activity stations, year-round access to the Water Meadow, increased days/hours of Post Office, cycle racks at key points in the village.

**POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES** - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

- a) Meets the design principles stated in PolicyGD2;
- b) Will not result in unacceptable traffic movements or other disturbance, to residential properties;
- c) Will not generate a need for parking that cannot be adequately catered for;
- d) Is of a scale appropriate to the needs of the locality;
- e) Is conveniently accessible for residents of the village wishing to walk or cycle;
- f) Takes into full account the needs of people with disabilities;

The following Community Actions are not planning policies but are aspirational activities as described in the Foreword to this Neighbourhood Plan on page 5.

**COMMUNITY ACTION CF1: POST OFFICE** - The Parish will seek ways to increase the number of days/hours the outreach Post Office is open.

**COMMUNITY ACTION CF2: HEALTHCARE FACILITIES** - The Parish will explore ways to achieve the provision of healthcare facilities within the Parish as its population expands.

## School expansion

The School has, in recent years, installed bike stands and launched campaigns to encourage both pupils and staff to cycle or walk to and from School. The County also adapted an area outside the School gates to improve parking. Despite these measures, there continues to be a serious problem with cars parking outside the School, on both sides of the nearby roads, particularly at drop off and pick up times. This is a particular worry for parents, with the risk of children running into the road between parked cars etc. and for residents, unable to access their driveways at these times. It is not unusual for access to be so compromised that, in the event of an accident or fire, an emergency vehicle would be unable to reach the scene.

The number of children attending the School is likely to increase following the building of additional houses. There is therefore a pressing need to address this issue to ameliorate the impact of further pressure on car parking around the School.

**POLICY CF3: SCHOOL EXPANSION** - Proposals for the expansion of Provost William's C of E Primary School will be supported where it can be demonstrated that:

- a) expansion would not exacerbate existing access related or traffic circulation problems, unless suitable mitigation measures are brought forward as part of the proposal;
- b) the development would not result in a significant loss of amenity to local residents or other adjacent users and is in character, scale and form to the current building;
- c) Safe Routes to Schools' schemes and similar initiatives are introduced wherever possible utilising developer contributions where appropriate.

The provision of onsite parking for staff and appropriate parking/drop off/pick up points for parents and children will be supported.

## D.2 Transport

Despite being bisected by the A45 dual carriageway, Ryton remains essentially a rural Parish and it is this 'country village' quality, which residents have repeatedly stated they wish to see protected.

The NPPF encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures, which promote a decrease in the number of journeys made by car, and there are several actions that can be taken by individuals and by the public and private sectors to support this objective.

The policies relating to transport therefore focus on those areas where they can have an influence on highway safety, parking provision and the reduction of the need to travel by car.

The large majority of respondents are exercised by the potential impact that additional housing will have on the current and future levels of traffic congestion and road safety in the village. 83% of respondents to the Neighbourhood Plan Questionnaire indicated that if the Village expands they would rate traffic management/calming as 'Highly Important' or 'Important'.

### Traffic Management Highway Safety

Particular areas of concern are:

In spite of a traffic restrictor, speed humps, parked cars and restricted road width, some vehicles still do not observe the speed limit. Residents have very real fears of an accident involving the elderly or children. The danger is exacerbated by narrow pavements or, in some areas of Church Road, no pavement at all. For this reason we would like to ensure that there is provision in the Plan for steps to be taken to mitigate the impact of any increased volume of traffic in the village.

Leading off the dual carriageway, the A445 Leamington Road runs through the Village. This road is a source of particular concern to the residents of Ryton from the aspect of road safety. (54 Questionnaire comments relate to traffic and congestion on Leamington Rd)

Speed restrictors and speed warning signals have been installed, with the aim of reducing the speed and also the numbers of HGVs. In spite of Warwickshire Police prioritising Leamington Road for mobile speed camera surveillance, they have conceded that they are unable to make a significant impact on excessive average speeds.

In addition, at times of congestion on the nearby major road networks, Leamington Road experiences considerable additional traffic leading to serious congestion.

The Parish has secured transport routing agreements with all the occupants of the Prologis site and with Marshalls/Stonemarket and Wolston Quarry, prohibiting HGV traffic associated with these businesses from using Leamington Rd.

Despite many representations over a long period, Warwickshire County Highways have consistently refused to approve either a downgrading of the road classification or a lorry weight restriction.

It is suggested that any new commercial development which is likely to generate HGV traffic should be subject to a Traffic Routing Agreement, prohibiting any associated HGV traffic from using the Leamington Road in line with principles agreed and set down by the Local Highways Authority.

**POLICY T1: TRAFFIC MANAGEMENT HIGHWAY SAFETY** - With particular regard to the highway network of the Parish and the need to minimise any increase in vehicular traffic, all housing and commercial development must be designed to minimise additional traffic generation and movement through the Village. Mitigation measures to avoid additional road safety concerns will be strongly supported e.g. a pedestrian controlled crossing facility on Leamington Road.

## Footpaths and Cycleways

Figure 18: Footpath Map



At peak times, at the Co-op, Church, School or Village Hall for example, cars overspill on surrounding roads - and can be inappropriately parked increasing the risk to pedestrians. Therefore, any measures which reduce car use and encourage walking or cycling for making journeys in and around the Parish will be encouraged.

Some parishioners currently make use of bicycles to get about the Village or for leisure purposes. Increased bicycle use will lead to the need for bicycle racks at key points in the Village such as at the Village Hall or Co-op. These, in turn, will raise the profile of cycling within the Village.

Outside the Village, apart from the cycle lane along the A45 towards Coventry, there are no dedicated cycle routes around the area. With the increase of traffic and the consequent deterioration of the road surface, cycling is becoming increasingly hazardous. There is an increasing need to provide safe cycling routes both around the Village and along surrounding roads to connect Ryton to nearby villages and towns. This will entail negotiation with the appropriate bodies of neighbouring parishes.

Many villagers mention the importance of footpaths and walking for leisure. Ryton is fortunate to have many footpaths (see Figure 18). As the Village grows it will be important to establish a means by which these can be maintained and enhanced.

**POLICY T2: FOOTPATHS AND CYCLEWAYS** - Development proposals should include measures to facilitate and encourage safe access by cycle and on foot and the protection of, connection to, and extension where practicable of existing pedestrian and cycle routes.

Where the diversion of a footpath or cycleway is necessary, or where a route is absorbed into a development proposal, the route should be designed and bounded to retain its character.

The creation of new footpaths, or the enhancement of existing footpaths, to encourage walking from the new developments to the village amenities for leisure and wellbeing, is supported.

The following Community Actions are not planning policies but are aspirational activities as described in the Foreword to this Neighbourhood Plan on page 5.

**COMMUNITY ACTION T1: CYCLE LANES** - The Parish will seek to increase the number of dedicated cycle lanes to link Ryton to surrounding villages, stations etc. where possible enhancing/developing cycle lanes within the Parish and negotiating with appropriate bodies outside of the Parish.

**COMMUNITY ACTION T2: FOOTPATH MAINTENANCE** - The Parish will work with the community and appropriate bodies to ensure the ongoing maintenance and enhancement of footpaths within the Parish.

## Community transport

Many residents are reliant on the bus service to reach nearby towns and find the service restricted. (26 comments in Questionnaire responses). There is a village minibus which, through volunteers, provides regular visits to a local shopping centre and transport for the different activities that take place in the Village. There is the potential to develop a community transport system to support villagers who do not have cars with transport to opticians, dentists, hospital appointments etc.

**COMMUNITY ACTION T3: COMMUNITY TRANSPORT** - The Parish will seek to develop its own voluntary community transport scheme for residents without transport as a means to increase mobility and reduce isolation.



## D.3 Businesses and Employment

Ryton has seen a huge change in the local employment scene in the recent past. The Parish was home to a major car assembly operation from the Second World War until 2006 when the then owner, Peugeot, closed the plant with the loss of 2,300 jobs.

The site has since been completely redeveloped and is now home to a mixture of smaller manufacturing and distribution operations. Compared with surrounding parishes, Ryton already has the benefit of many sizeable employers such as Keller, Marshalls/Stonemarket, UK Mail, Network Rail and JLR.

While we recognise that these companies provide valuable employment opportunities - vital for a thriving community such as Ryton - it has to be understood that an increase in traffic congestion within the Village has been a significant negative consequence of the large-scale redevelopment of the commercial sites in and around the Parish. This in part explains the result from the Neighbourhood Plan Questionnaire where 78% of respondents were against further larger industrial developments within the Parish.

However, there was a much more positive response with regard to further development of individual shops and offices with 73% people being in support (31 specific comments relating to needing additional shops).

For economic activity to thrive in the Parish, it is important that the necessary infrastructure exists. Consequently, in order to protect and strengthen the economic base within the Parish, where there are buildings dedicated to business use in the Parish they should be protected against being lost to other uses.

**POLICY BE1: SUPPORT FOR EXISTING BUSINESSES and EMPLOYMENT OPPORTUNITIES** - There will be a strong presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:

- a) The commercial premises or land in question has not been in active use for at least 12 months; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through an appropriate market report.

New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities.

Parishioners have been clear that any new employment initiatives should be small-scale, such as individual shops and offices. Employment proposals should only be approved if they avoid harmful impacts on other matters agreed to be locally important. For example, over 90%, of

respondents to the Neighbourhood Plan Questionnaire felt that any commercial development should only be allowed if it could be shown not to increase heavy goods traffic, not to be detrimental to visual amenity and not to have a negative environmental impact on neighbouring properties.

**POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT** - In supporting additional employment opportunities, new development will be required to:

- a) Not generate unacceptable levels of traffic movement and on-road parking and make appropriate off-road parking provision;
- b) Fall within the boundary of planned limits of development for Ryton-on-Dunsmore Parish, unless it relates to small scale leisure or tourism activities, the sensitive extension of existing commercial premises or other forms of commercial/employment related development appropriate to a countryside location;
- c) Where possible, be sited in existing buildings or on areas of previously developed land;
- d) Not involve the loss of dwellings;
- e) Contribute to the character, the design of the local built environment and the vitality of the local area.

## Home working

There is an increasing trend for residents to work from home, either whole or part time. A targeted survey revealed that home workers in the village include hairdressers, book keeper, beautician, furniture restorer, project manager, business consultant, Borough Councillor.

With improving internet connectivity locally and changing employment patterns nationally, this trend is likely to continue, making the Parish a place where a greater percentage of the population are spending more of their time within the Parish. This could create opportunities for joint working, business hubs, support groups and room hire for meetings.

A key benefit of supporting home working is that it helps to promote local employment activities whilst reducing dependency on the car for journeys to employment sites outside the Parish. This, in turn, can help to reduce traffic volume within the Parish.

However, it is recognised that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living spaces. The construction of extensions, the conversion of outbuildings, and the

development of new freestanding buildings in gardens from which businesses can operate will be supported. This is intended to maximise the opportunities for entrepreneurial activity and employment in the Parish.

POLICY BE3: HOME WORKING - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) Any extension or free-standing building is designed having regard to policies in this Plan and does not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

## Broadband infrastructure

The modern economy is ever evolving and increasingly requires a good communications infrastructure to maximise technological advances. High-speed Internet connectivity is driving business innovation and growth, helping people access services, and opening up new opportunities for learning. This is important for the Parish, where better broadband enables improved access to an increasing number of on-line applications and services, provided by the public and private sector. This can help to significantly reduce social exclusion and create business and employment opportunities. 90% of those responding to the Neighbourhood Plan Questionnaire felt that good broadband coverage and speed is important as the Village expands.

Responses to a question about supporting infrastructure for home workers included the following comments:

- 'Poor mobile coverage and broadband speeds - this is how I do a lot of my admin and marketing'
- 'Unfortunately, our connection is very poor (2mbps, 3 on a good day, worse if the weather is wet or windy.)'
- 'Project manager and need to connect to the work servers which is a nightmare.'
- 'As the internet crashes so often..... I lose work.'

It is crucial that all efforts are made to enable all businesses and households in the Parish to access superfast broadband. Additionally, communications technology is progressing at pace with new developments over the life of this Plan being inevitable. The Parish wishes to take advantage of these developments for the benefit of its Parishioners.

POLICY BE4: BROADBAND INFRASTRUCTURE - Proposals to provide access to superfast broadband for all commercial and domestic developments in Ryton-on-Dunsmore Parish will be supported.

Improvements to the mobile telecommunication network that will serve all businesses and households within the Parish will be supported.

Where new masts are installed, these should be shared where possible by more than one provider.

Any infrastructure improvements, possibly requiring above ground network installations, must be sympathetically located, designed to integrate into the landscape and not be in or near to open landscapes.

Any new building should make allowance for fibre or equivalent technology, to be installed using underground ducting or relevant appropriate means.

All new buildings must provide the capability specified by the Government for above and below ground access and mobile radio.

## 8. Community Actions

The Community Actions identified in the preparation of this Plan are presented in context through the document and are listed here as a summary.

The aspiration is to progress these Community Actions, which are not planning policies, whilst acknowledging that the ability to do so will in many cases depend upon residents volunteering their time, energy and skill to convert them into action. The Parish Council may in some cases be the appropriate body to provide some oversight.

COMMUNITY ACTION E 1: IMPORTANT OPEN SPACES - The Parish Council will actively work with Rugby Borough Council, landowners, the community and other partners to secure the protection of the locations and features of the following sites (listed in Policy ENV 3, mapped in Figure 10 and detailed in Appendix 6) through the confirmation as existing, or designation as new, Open Space, Sport and Recreation (OSSR) sites in appropriate typologies.

COMMUNITY ACTION E 2: HOLLY DRIVE AND CEDAR AVENUE GREEN SPACE

- Immediate action to resolve the current overgrown areas and clearance of debris in water features.
- Review and assess waterways for general debris.
- Open communication channels with Warwickshire Wildlife Trust to identify steps to improve the wildlife habitat.
- Develop a long-term maintenance schedule for the entire space.

COMMUNITY ACTION CF 1: POST OFFICE - The Parish will seek ways to increase the number of days/hours the outreach Post Office is open.

COMMUNITY ACTION CF2: HEALTHCARE FACILITIES - The Parish will explore ways to achieve the provision of healthcare facilities within the Parish as its population expands.

COMMUNITY ACTION T1: CYCLE LANES - The Parish will seek to increase the number of dedicated cycle lanes to link Ryton to surrounding villages, stations etc. where possible enhancing/developing cycle lanes within the Parish and negotiating with appropriate bodies outside of the Parish.

COMMUNITY ACTION T2: FOOTPATH MAINTENANCE - The Parish will work with the community and appropriate bodies to ensure the ongoing maintenance and enhancement of footpaths within the Parish.

COMMUNITY ACTION T3: COMMUNITY TRANSPORT -The Parish will seek to develop its own voluntary community transport scheme for residents without transport as a means to increase mobility and reduce isolation.



## 9. Infrastructure Requirements

All development has the potential to impact on the environment and place pressure on local infrastructure and services. It is recognised that the planning system should be used to ensure that new development contributes positively to the local environment and helps to mitigate against any adverse impacts on infrastructure.

Appropriate infrastructure is therefore critical to support the provision of development. This is not only to ensure that the new development is properly served in respect of essential day-to-day infrastructure required by the occupants of any new development but also to minimise the impact upon existing infrastructure.

However, the NPPF stresses that the need for infrastructure accompanying development must have regard for the viability of that development. Planning Practice Guidance (PPG 46) also recognises the ability of Neighbourhood Plans to identify the need for new or enhanced infrastructure but requires them to prioritise the infrastructure requirements.

Provision of the necessary physical and community infrastructure arising from proposed development is therefore a critical component of the Plan, which has identified a range of potential infrastructure requirements through its production.

Funding for new infrastructure is currently provided through a legal agreement (often referred to as a Section 106 Agreement) between the Borough Council and the applicant, along with other parties involved in the delivery of the specific infrastructure improvement (such as the County Council Education Department in relation to the impact on school places).

The potential introduction of what is known as a Community Infrastructure Levy (CIL) introduces charges to be applied according to the scale and type of development, and these funds are then used to contribute towards the infrastructure requirements of development.

The provision of these diverse elements of infrastructure needs to be timely if deficiencies are to be avoided. The infrastructure requirements identified and detailed within The Plan are summarised in the policy below:

**POLICY INF 1: DEVELOPER CONTRIBUTIONS** – Where policies in this Plan require contributions to community infrastructure, they will be made through contributions through Section 106 agreements or the Community Infrastructure Levy (CIL) where applicable.

The following projects are identified as priorities for investment in local community infrastructure:

- Outdoor gym activity stations,
- Year-round access to the Village Water Meadow (adjacent to Steetley Meadows),
- Cycle Racks at key points in Village e.g. Co-op, Church, Village Hall
- Conversion/fitting out of appropriate space for use as surgery/clinic in the event of a Health Care Facility being set up.
- Extra provision of cycle lanes.

## 10. Monitoring and Review

The Neighbourhood Plan will last until 2031. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Ryton on Dunsmore Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan in 2023 or to coincide with the review of the Rugby Local Plan if this cycle is different.



Ryton on Dunsmore  
Neighbourhood Plan  
2018-2031  
Statement of Basic  
Conditions

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## 1.0 Introduction

- 1.1 The Basic Conditions Statement has been prepared to accompany the Ryton on Dunsmore Neighbourhood Plan (“the Neighbourhood Plan”) under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council, as the ‘qualifying body’ must include a statement explaining how the proposed neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
- 1.3 Paragraph 8 (1) states that the examiner must consider the following:
  - (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2))
  - (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L, as amended by s38C(5)(b)
  - (c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates and
  - (d) such other matters as may be prescribed.
- 1.4 Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:
  - (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan
  - (b) the making of the neighbourhood development plan contributes to the achievement of sustainable development
  - (c) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
  - (d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations and
  - (e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.



- 1.5 Section 2 of this Statement sets out how the Neighbourhood Plan complies with the legal requirements of sub-paragraphs 1 (b), (c) and (d). Section 3 of this Statement sets out how the Neighbourhood Plan meets the basic conditions contained in sub-paragraph 1 (a) and sub-paragraph 2.

## 2.0 Legal Requirements

- 2.1 The Plan complies with the provisions of sub-paragraph 1(b) as described below.

### **The Plan is being submitted by a qualifying body**

The Neighbourhood Plan has been submitted by Ryton on Dunsmore Parish Council, which is a qualifying body and entitled to submit a Neighbourhood Plan for the designated Plan area.

### **What is being proposed is a neighbourhood plan**

- 2.2 The Neighbourhood Plan contains policies relating to the development and use of land within the Neighbourhood Plan area and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### **The proposed Neighbourhood Plan states the period for which it is to have effect**

- 2.3 The Neighbourhood Plan states that the period which it relates to is from 2018 until 2031. The period has been chosen to align with that of the Daventry Local Plan.

### **The policies do not relate to excluded development**

- 2.4 The Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990. The Waste Core Strategy and Minerals Plan provides the strategic policy for Warwickshire. The County Council also oversees highway matters.

### **The proposed Neighbourhood Plan does not relate to more than one neighbourhood plan area and there are no other neighbourhood plans in place within the Neighbourhood Plan area.**

- 2.5 The designated Plan area was approved by Rugby Borough Council on 11 November 2016. The Plan does not relate to more than one neighbourhood plan area. There are no other neighbourhood plans in place within the Neighbourhood Plan area.

2.6 In relation to sub-paragraph 1(c), it is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Plan Area.

2.7 In relation to sub-paragraph 1(d), there are no other prescribed matters.

### **3.0 The Basic Conditions**

3.1 This section addresses how the Neighbourhood Plan fulfils the basic conditions set out in sub-paragraph (2). The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF) and to the saved strategic policies contained in the Charnwood Core Strategy adopted in 2009.

#### **Having regard to national policies and advice**

3.2 The Neighbourhood Plan has been developed having regard to the NPPF (2018). An explanation of how each of the Neighbourhood Plan policies have shown regard to the NPPF are outlined in table 1 below.

3.3 In broad terms the Plan:

- process has empowered the local community to develop the plan for their neighbourhood and has undertaken a creative and thorough exercise in identifying ways to enhance and improve the area;
- policies are based on robust evidence and provide a practical framework within which decisions on planning applications can be made, with a high degree of predictability and efficiency;
- seeks to deliver locally appropriate homes, businesses and infrastructure through housing allocations, a windfall policy and employment policies;
- seeks to actively manage patterns of growth in the most sustainable locations through the designation of a Limits to Development;
- supports local strategies to deliver sufficient community facilities and services, to meet local needs;
- contributes to conserving and enhancing the natural environment through the protection of Local Green Spaces, biodiversity and a range of environmental protections.

### **General conformity with the strategic policies of the development plan for the area**

- 3.4 The Neighbourhood Plan has been prepared in general conformity with the Rugby Core Strategy adopted in June 2011 and the Local Plan Part 2.
- 3.5 Table 1 provides a summary of how each of the Neighbourhood Plan policies are in general conformity with the Rugby Development Plan and have regard for the National Planning Policy Framework (2018).

<i>Ryton on Dunsmore Neighbourhood Plan policies</i>	<i>NPPF para</i>	<i>Regard to National Planning Policy (NPPF 2018)</i>	<i>General Conformity with Rugby Development Plan</i>
<b>Policy GD1: Limits to Development</b>	9, 11, 79,	One of the core principles of the NPPF is to recognise and protect the intrinsic character and beauty of the countryside. Actively managing patterns of growth, within the Limits to Development seeks to support existing services and facilities and protect the countryside and setting of the settlements. Further, Limits to Development facilitate the use of sustainable modes of transport with both benefits to the environment and the health of the community, both underlying premises of the NPPF.	The Rugby Local Plan includes 'settlement boundaries, within which, subject to certain criteria, a general presumption in favour of development will be applied. The Neighbourhood Plan seeks to update this boundary to reflect housing allocations and thus is in general conformity with the Local plan.  Policy GD1 is in general conformity with the Core Strategy and the Local Plan which identifies Settlement Boundaries to prevent the unregulated encroachment of development into the countryside.
<b>Policy GD2: Design &amp; GD3 Design and Access Statement</b>	8, 28, 110, section 12	The policy outlines several design principles and supports the NPPF principle of requiring good design; and the need to respond to local character and history of the local surroundings. Importantly the policy does not impose architectural styles and hence does not stifle an innovative approach.	Local Plan policy SDC1 requires development to demonstrate high quality design
<b>Policy H1: Residential Site Allocations &amp; H2 Reserve Site</b>	7, 10, 11	Inclusion of a housing target supports 'the presumption in favour of sustainable development' by providing for the strategic development needs set out in the Core Strategy and updated in the evidence being gathered for the emerging Local Plan.	The Local Plan identifies Ryton on Dunsmore as a Main Rural Settlement where development is permitted within settlement boundaries. Policy DS3 allocates a site for up to 75 dwellings which is reflected in the Neighbourhood Plan.
<b>Policy H3: Windfall Sites</b>	68, 70,	The policy for small scale windfall sites has regard to the NPPF; by seeking to meet any future housing requirements for the area and maintain the vitality of the settlements, whilst protecting their character and setting. This is a positive policy for future housing provision given that this type of development has a proven track record in providing a good source of new housing over recent years in the Parish.	The support of the Neighbourhood Plan for small scale windfall development is in general conformity with the Local Plan which supports small-scale development in Main Rural Centres (paras 4.13 nd 11.2).
<b>Policy H4: Support for Brownfield Sites</b>	84	The NPPF says that 'the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'.	Local Plan Policy GP3 supports the redevelopment of previously developed land.

<b>Policy H5: Housing Mix</b>	62, 91	The policy seeks to support a mix of housing that meets an identified need in the community. The NPPF advocates for inclusive and mixed communities, which will require a mix of housing types based on current and future demographic trends.	Local Plan Policy H1 identifies a need for new residential development to contribute to the overall mix of housing in the locality, taking local need into account, amongst other issues. Policy GP5 recognises the use of neighbourhood plans to inform identified need.
<b>Policy H6: Off-Road Parking Spaces</b>	102	The NPPF recognises that parking is integral to the design of schemes	Local Plan Policy D2 requires ‘adequate and satisfactory’ parking facilities to be provided.
<b>Policy H7: Further Tandem and Backland Development</b>	70	The NPPF Glossary excludes residential gardens from the definition of ‘previously developed land’. Para 70 says ‘Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area’.	Local Plan Policy GP4 safeguards development potential in a range of areas, and identifies in the narrative to the ‘sterilisation of areas of land ... with the development of ‘backland’ ...’ Policy SDC1 states that ‘proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent sites where there is potential for conflict between the uses ...’
<b>Policy H8: External Storage</b>	8, 83	The provision of external storage aligns with the NPPF’s aim of good design, and in particular the need to ensure development will function well and create safe and accessible environments.	Local Plan Policy SDC1 requires the provision of adequate off-street storage space.
<b>Policy H9: Building for Bio-Diversity</b>	184	The policy seeks to protect and enhance local biodiversity features in new development. The policy has regard to the NPPF, which states that the planning system should contribute to enhancing the natural and local environment by minimizing impacts on biodiversity and providing net gains where possible.	The Local Plan seeks to support developments that protect and enhance biodiversity (policy NE1 and NE2).
<b>Policy ENV 1: Protection of Local Green Space</b>	99 - 101	Protection of Local Green Spaces identified as being special by the community is advocated through the NPPF. Proposed designations meet the criteria set out in the NPPF.	The principles underpinning the protection of Local Green Spaces are in general conformity to the Local Plan Policies contained in Chapter 10 of the Local Plan on the Natural Environment.
<b>Policy ENV 2: Protection of sites of environmental significance</b>	Section 15, 178	These policies seek to protect other open space with environmental and historic value on account of their natural and/or historical features. This has regard to the NPPF principles conserving and enhancing the natural and historic environment. It takes into account the designation hierarchy and the protection is commensurate with their status.	The Local Plan seeks to support developments that protect biodiversity (policy NE1 and NE2).
<b>Policy Env 3: Important Open Spaces</b>			The Neighbourhood Plan in identifying locally significant sites for protection, adds further detail and value at the neighbourhood level and is in general conformity with the Local Plan overarching principles



<b>Policy Env 4: Non-designated heritage assets</b>	79, 184, 185	The NPPF requires Plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets	The Local Plan seeks to protect its heritage assets (Policy GP3) by considering the impact of development on any heritage asset. Policy SDC3 is specifically related to protecting and enhancing the historic environment.
<b>Policy Env 5: Ridge and Furrow</b>	187	This policy seeks to protect ridge and furrow fields and has regard for the NPPF, which considers that non-designated heritage assets of archaeological interest, of equivalent significance to scheduled monuments should be subject to the policies for designated heritage assets.	
<b>Policy ENV 6: Biodiversity, Hedges and Habitat connectivity.</b>	184	The policies seek to protect and enhance local biodiversity features and habitats. The policy has regard to the NPPF, which states that the planning system should contribute to enhancing the natural and local environment by minimizing impacts on biodiversity and providing net gains where possible.	The Local Plan seeks to support developments that protect biodiversity (policy NE1 and NE2).  The Neighbourhood Plan in identifying locally significant sites for protection, adds further detail and value at the neighbourhood level and is in general conformity with the Local Plan overarching principles
<b>Policy ENV 7: protection of Important Views</b>	20, 127, 141	The policy seeks to protect views identified as being significant to the community. In accordance with the NPPF, the planning system should contribute to and where possible; enhance the landscape. Views are a key component of the landscape	Whilst there is no explicit policy regarding the protection of views, the Local Plan (policy NE4) supports the protection of the character the landscape. Important views are an important element of the character of the landscape and thus their identification and protection is consistent with the broad aims for the countryside and natural environment in the Local Plan.
<b>Policy ENV 8: Renewable Energy Generation Infrastructure</b>	148, 151, 154	The policy supports the NPPF aim of meeting the challenge of climate change by supporting the delivery of renewable energy development while ensuring that adverse impacts are addressed satisfactorily.	Policy Env8 is in conformity with Local Plan Policy SDC8 which is concerned with delivering renewable energy and low carbon technology.
<b>Policy CF1: Retention of Community Facilities and Amenities</b>	20, 28, 83, 92, 182,	This policy seeks to protect key community facilities. This has regard for the NPPF principle of promoting healthy communities through amongst other things, planning positively for community facilities and guarding against their unnecessary loss.	Policy CF1 is in general conformity with Local Plan which recognises the importance of community facilities in the provision of sustainable development.
<b>Policy CF2: New and Improved Community Facilities</b>	8, 91, 117	In seeking new or improved community facilities, the policy supports the NPPF principle of promoting healthy communities.	Local Plan Policy HS3 seeks to protect and provide local shops, community facilities and services.

<b>Policy CF3: School Expansion</b>	94, 121	Policies to support expansion of schools will help deliver the local services required to enhance the sustainability of the community. The NPPF notes the importance the Government attaches to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.	Policy DS6 references the need for development proposals to provide or contribute to facilities such as schools.
<b>Policy T1: Traffic management Highway Safety</b>	Section 9	The policies seek to manage potential traffic issues arising from development and has regard for 'promoting sustainable transport' and supporting reductions in greenhouse gas emissions.	Local Plan Policy HS5 requires development to take account of the cumulative impact on traffic generation.
<b>Policy T2: Footpaths and Cycleways</b>	8, 91,117	The policy safeguards existing networks of footpaths and bridleways and in so doing, supports the NPPF aims of promoting sustainable transport and promoting healthy communities.	Local Plan Policy D3 is concerned with additional or improved infrastructure and the narrative recognises the value of cycling as a sustainable mode of transport. Similarly D4 on Planning Obligations recognises the need for cycling and walking facilities.
<b>Policy BE1: Existing Employment &amp; BE2 New Business &amp; Employment</b>	20, 72, 104, 121	The policy supports new employment opportunities through small scale employment premises. Promoting access to employment is a key element in the pursuance of sustainable development as outlined in the NPPF. The policy aims to support a prosperous rural economy, to grow and where possible, diversify the local economy.	The Spatial Vision recognises the importance of high-quality employment opportunities whilst Policy ED3 sets the criteria against which employment opportunities will be considered.
<b>Policy BE3: Home Working</b>	104	This policy supports the use of part of a dwelling for office or light industrial use in order to facilitate working from home. Working from home further supports employment activities; thus, contributing to a prosperous rural economy. It also supports the transition to a low carbon future by reducing the dependency of the car for journeys to employment sites outside of the Parish.	The general development principles of Policy BE3 conform with those of ED3.
<b>Policy BE4: Broadband Infrastructure</b>	Section 10	The NPPF advocates planning that supports high quality communications infrastructure.	Policy BE4 is in general conformity with Local Plan Policy SDC9 on Broadband and mobile internet, which requires the provision of broadband infrastructure.

## Achieving sustainable development

- 3.7 The Neighbourhood Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development. In this regard, the Plan supports the strategic development needs in the Development Plan, shaping and directing development in the area that is outside of the strategic elements of the Core Strategy and Local Plan.
- 3.8 The NPPF defines sustainable development as having three dimensions; economic, social and environmental. The Neighbourhood Plan has been developed with regard to these principles and has jointly sought environmental, economic and social gains.
- 3.9 The policies contained in the Neighbourhood Plan contribute to achieving sustainable development by seeking positive improvements to the quality of the natural, built and historic environment, as well as in people's quality of life, including:
- supporting strong, vibrant, healthy and inclusive communities by facilitating the right mix of housing to meet local need;
  - supporting the transition to a low carbon future through actively managing patterns of growth within existing settlements, supporting sustainable modes of transport, renewable energy generation and local employment opportunities;
  - protecting and enhancing the distinctive character of the built and natural environment through high quality design, protection of important local green space and protection of important views;
  - conserving and enhancing the natural environment by protecting and supporting a net gain in biodiversity and important habitats;
  - supporting a strong economy through the protection of existing employment sites, support for new businesses including home working and encouragement of superfast broadband;
  - safeguarding and enhancing existing open space, community facilities and pedestrian and cycling facilities for the health, social and cultural wellbeing of the community.

## EU obligations

### Strategic Environmental Assessment (SEA)

3.10 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment under the relevant EU Directive. DCLG planning guidance suggests that, whether a neighbourhood plan requires a strategic environmental assessment and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development;
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

3.11 A Screening opinion was issued by Rugby Borough Council with which determined that a full SEA would not be required. The statutory consultees concurred with this conclusion.

### Habitats Directive

3.12 Rugby Borough Council undertook a Habitat Regulation Assessment (HRA) screening of the Neighbourhood Plan and concluded that an HRA was not required. The statutory consultees concurred with this conclusion.

### Convention on Human Rights

3.13 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. Considerable care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.

3.14 There was extensive consultation and engagement in identifying issues and objectives and the community has been consulted on the draft Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as per the schedule

set out in the appendices to the Statement of Consultation. The Statement of Consultation has been prepared by the Advisory Committee and meets the requirements set out in Paragraph 15 (2) of the Regulations.

## **4.0 Conclusion**

- 4.1 The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 are considered to have been met by the Ryton on Dunsmore Neighbourhood Plan.
- 4.2 The Plan has regard to national policy, will contribute towards the achievement of sustainable development, is in general conformity with the saved strategic policies in the Charnwood Local Plan 2015 and meets relevant EU obligations.
- 4.3 It is therefore respectfully suggested to the Examiner that the Ryton on Dunsmore Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.



# Appendix 2



## Ryton on Dunsmore Neighbourhood Plan 2018-2031

### Consultation Statement

# Ryton-on-Dunsmore Neighbourhood Plan 2018-2031

## Consultation Statement

This Consultation Statement has been prepared to comply with the requirements of Section 15(2) of Part 5 of the Neighbourhood Plan Regulations 2012

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**Items referenced as being available on the Village Website can be found at: [www.ryton-on-dunsmore.org.uk](http://www.ryton-on-dunsmore.org.uk) under 'Parish Council', 'Our Neighbourhood Plan'**

## Getting Started

The Parish Council resolved at its September 2016 meeting to proceed with the preparation of a Neighbourhood Plan.

This meeting also resolved to apply to Rugby Borough Council (RBC) for the designation of the Plan area to be the whole civil parish of Ryton-on-Dunsmore. This area designation was confirmed by RBC on 11th October 2016.

## Initial Engagement

The decision to proceed with the Plan was communicated to the Village in the October 2016 Village Newsletter (which is distributed to every household). The article is reproduced in **Attachment 2** together with articles in subsequent editions which have been used to update the Village on progress with the Plan's development.

The April 2017 meeting of the Parish Council resolved to:

- a) appoint YourLocale to act as consultants for the preparation of the Plan
- b) launch the Plan process at the Annual Village Meeting on 17th May 2017.

Advertising this launch event was through posters on village notice boards together with a flyer which was distributed to every household. This is shown in **Attachment 3** together with the relevant Parish Council meeting minutes. At the event, attended by 25 residents and Councillors, a presentation was given describing the process of preparing the Neighbourhood Plan. Eight residents indicated that they were interested in helping with the preparation of the Plan in addition to six Councillors.

## Setting Up the Steering Committee and Initial Consultation

The June 2017 Parish Council Meeting resolved to establish a Neighbourhood Plan Steering Committee as a sub-committee of the Parish Council. The introductory meeting was held on 26th June 2017 and the Steering Committee was formed with seven residents and seven councillors and Terms of Reference agreed. The Committee met 16 times up to Plan Submission. The dates of these meetings are shown in **Attachment 4**.

The agendas and minutes of all the meetings can be found on the **Village Website**.

The initial key objectives of the Committee were determined as:

- Communication with the Village
- Preparation of a Vision Statement
- Design of a Village Questionnaire

The initial communication objective was met with a professionally produced flyer (**Attachment 5 and Village Website**) delivered to all households in September 2017 with the title:

"So what's all this about a Neighbourhood Plan for Ryton?"

This flyer aimed to:

- explain the purpose and benefits of a Neighbourhood Plan
- describe the process
- answer key questions
- seek additional volunteers.

## Vision Statement

The initial draft of the Vision for the Village was prepared based on the community feedback in the Parish Plan published in 2012. This draft Vision was presented at the November 2017 Open Event and included in the Village Questionnaire (see below).

Respondents were asked if they would support the use of this vision in the Neighbourhood Plan and were invited to comment/suggest changes. 98%(491) of respondents indicated support.

However, there were a number of comments made which were analysed in detail leading to some proposed amendments to the Vision. This analysis of the Vision feedback and the resulting changes approved by the Steering Committee at their 13.03.18 meeting are shown in **Attachment 6**.

## Neighbourhood Plan Questionnaire

The Neighbourhood Plan Questionnaire was prepared by a sub-group of the Steering Committee. The version as delivered to every household is on the **Village Website**.

The Questionnaire sought the Villagers' views on the type, scale, location and designs of future housing and commercial development in the Village together with questions on what aspects of the Village need protecting and what amenity improvement should be prioritised as the Village grows. All residents from the age of 12 were invited to complete a questionnaire. The process ran from mid November through December 2017.

In order to maximise engagement, each household was visited by a member of the Steering Committee to deliver their copies, explain the importance of the process and answer any questions.

Villagers could respond on a paper copy (which we called to collect) or online. The process is detailed in **Attachment 7**.

We received 531 returned Questionnaires from 731 households, 114 online and 417 paper copies. Of the total target population of aged 12 and above this strictly represents a 34% return. However

we are aware that many households chose to send in a single collective response rather than one per member so the actual percentage return is arguably considerably higher.

The Questionnaire results were independently analysed by the Performance, Consultation and Insight Unit of Stratford-on-Avon District Council. A copy of their report can be found on the **Village Website**.

A booklet was also prepared showing the analysed results in full and this was distributed to every household. The covering note for this booklet is shown in **Attachment 8**.

The results of the Questionnaire were then taken forward by the three Focus Groups (see below) to determine the policies to be put in place to deliver the Vision and address the preferences expressed regarding the future development of the Village.

## November 2017 Open Event

All Parishioners were invited to an initial consultation event which was held at Provost Williams School and advertised by a flyer delivered to every household:



The event was well attended by 68 villagers several of whom indicated a willingness to consider participating in future Focus Groups. The flyer and report of the event (which includes a summary of all the responses) are on the **Village Website**.



## Focus Groups

All those who had expressed an interest at the Open Day were invited to a Focus Groups Launch Event on 18th January 2018 (**Attachment 9**). The event was also advertised in the Village Newsletter.

Three Focus Groups were established at this meeting:

- Housing
- Environment
- Community Sustainability

They were tasked with taking all the information obtained from the Questionnaire and Open Event and developing policies for the Plan which addressed the identified needs, ambitions and preferences.

## Site Sustainability Assessment

An assessment of all potential development sites in the Parish was carried out in conjunction with local landowners. All sites with boundaries adjoining the Village Limits to Development were included together with some remote brownfield sites.

The landowners were identified by a Land Registry search and asked by letter to complete a questionnaire describing their site and indicate if they would like it to be included in the assessment. The list of landowners contacted is shown in **Attachment 10**.

Twenty-four potential sites were assessed using a standard methodology with criteria determined by the Housing Focus Group.

The full results of each assessment were fed back by letter to the relevant landowner who was invited to comment. Responses were received from two landowners which, following consideration by the Housing Focus Group, resulted in minor revision to the site scores in both cases. The results of this assessment led to the recommendation to allocate three sites in the Plan:

- The Sky Blues Training Ground site (in line with the Rugby Local Plan)
- The former British Legion site (for limited development to enable the restoration of the listed building and registered garden)
- Lamb's Field as a Safeguarded site.

Meetings have been held with the owners or representatives of these three sites all of whom have confirmed their support for our allocation proposals. Notes of the meetings are in **Attachment 11**.

Discussions have also been held with Historic England regarding the former British Legion site to ensure that the provisions of this allocation address the concerns to avoid harm to the designated heritage assets. RBC has also been consulted to ensure that the proposed housing strategy is in conformance with the Local Plan.

## Engagement of Young People

At the first Steering Group meeting it was decided to involve the children at the Village primary school in a competition to design a logo for the Neighbourhood Plan. The idea was enthusiastically taken up by the Head Teacher and we received over a hundred entries depicting the children's ideas of what the Village means to them and the areas they cared about. This was judged by those attending the first Open Event and the winning entry used as our logo.

We then held two further events:

- A practical activity held over two afternoons, involving Year 5 children at the school to enable and encourage them to focus on which amenities and facilities would be most important to them as the Village grew. (See **Attachment 12a**)
- An informal discussion with a group of young people aged between 12 and 17 who live in the Village. The discussion was based around a small number of questions, starting with a conversation about features that make for an ideal community and leading on to how they felt about living in a village and considerations of the kinds and numbers of houses they felt would be appropriate for the Village in the future. (See **Attachment 12b**)

The views of the young people made a valuable contribution to the development of the policies in the Plan.

## November 2018 Open Event

Once the Focus Groups had completed their work and produced a set of proposed policies, these were presented to the Village for feedback at an Open Event in November 2018. A flyer advertising this event was delivered to all households.



All the policies proposed for the plan, together with the list of Community Actions were presented at the event with a feedback form allowing participants to indicate whether they agreed or disagreed with each of them.

A total of 30 people attended this event and there was overwhelming support for the policies presented.

The session was lively and interactive and several constructive comments were received which have been incorporated in the plan.

A flyer and full report of the event are available on the **Village Website**.

## Liaison with Rugby Borough Council

General contact has been maintained with RBC throughout the process. The meetings held at key stages in the preparation of the Plan are described below:

- Presentation of the Results of the Site Sustainability Assessments (19th September 2018)  
Present: For RBC: Sophie Leaning, Martin Needham  
For Ryton: Victor Collinson, Geoff Marsh  
Generally supportive response received to our draft housing policy proposals.

- Review of the Draft of the Pre-Submission Version of the Plan (7th November 2018)  
Present: For RBC: Sophie Leaning, Martin Needham  
For Ryton: Victor Collinson, Gary Kirk, Geoff Marsh  
Comments received from RBC on twelve of our proposed Policies which we have endeavoured to incorporate in the revised document.
- Review of Regulation 14 Comments (28th February 2019)  
Present: For RBC: Sophie Leaning, Martin Needham  
For Ryton: Gary Kirk, Geoff Marsh  
Historic England were also invited to this meeting to discuss the former British Legion site allocation but were unable to attend. They did however provide written advice on revised wording for the allocation to address the concerns they had expressed in their comments. This has now been incorporated.  
It was agreed that all the other comments required only minor revision to the Plan. RBC also confirmed that our inclusion of a limit of 'less than five dwellings' in the Windfall Sites Policy was in conflict with the Rugby Plan. This has since been removed.

## **Local Listing of Heritage Assets**

A total of 26 buildings/sites were identified from discussion with various residents for possible inclusion on a local listing of Heritage Assets.

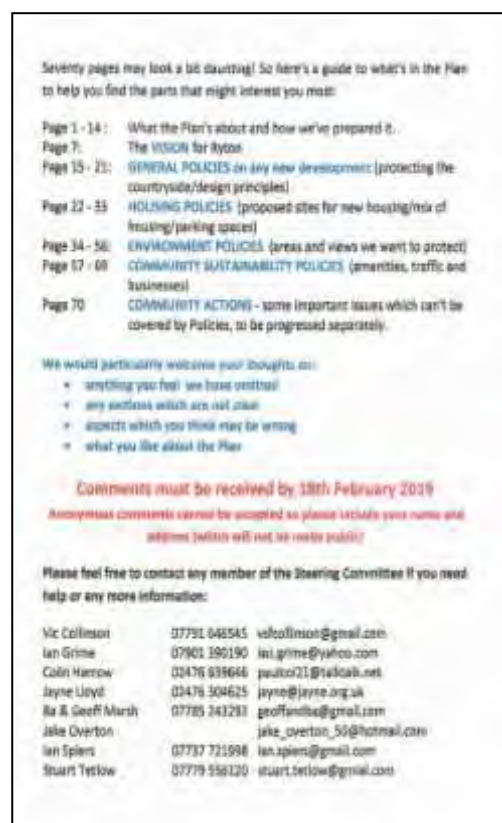
The owners of all these sites were contacted by letter for their feedback (see **Attachment 13**).

We received eight responses with six owners requesting that their properties were not included in the list. These have subsequently been removed. (The owner responses are included in the Pre-Submission Consultation Responses document on the **Village Website**)

## Regulation 14 Consultation

The Pre-Submission version of the Plan was completed in November 2018 and approved at the Parish Council meeting on 5th December. It was then submitted for Regulation 14 Consultation from 7th January to 18th February 2019.

All villagers were made aware of this process through posters on Village notice boards and the flyer below, delivered to all households: (Copy on **Village Website**)



The Flyer described the various sections of the Plan and explained how residents could access a copy either online or by requesting a hard copy to be delivered to their homes. It also detailed how to comment on the Plan and asked particularly for residents' thoughts on:

- anything you feel we have omitted
- any sections which are not clear
- aspects which you think may be wrong
- what you like about the Plan

Other stakeholders were informed by letter (copy available on **Village Website**). A list of those contacted is given in **Attachment 14**.

We received 17 comments. These are recorded in full in the Pre-Submission Consultation Responses document together with our responses and any required amendments to the Plan. This document is available on the **Village Website**.

All respondents were sent a letter explaining how they could view our responses to their comments and comment further if they wished.



## **Conclusion**

We believe that the focus on broad consultation has resulted in a Plan which has identified and addressed the key needs and preferences of the Village and other stakeholders during the Plan period.

The Neighbourhood Plan Steering Committee would like to thank all those residents who helped with the preparation of this Plan through participation in meetings and open events, responding to the questionnaire, commenting on the pre-submission draft and general informal discussion.

## **Attachment 1**

### **Neighbourhood Plan Documents available on the Village Website**

[www.ryton-on-dunsmore.org.uk](http://www.ryton-on-dunsmore.org.uk)

**under 'Parish Council', 'Our Neighbourhood Plan'**

#### **Submission Version of our Neighbourhood Plan:**

- Plan Document
- Appendix 1 Statement of Basic Conditions
- Appendix 2 Consultation Statement
- Appendix 4 Housing Needs Report
- Appendix 3 Ryton Census 2011 Profile  
Ryton Land Registry Data 1995-2016
- Appendix 4 Housing Needs Report
- Appendix 5 Site Sustainability Assessments
- Appendix 6 Environmental Inventory
- Appendix 7 Non-Designated Heritage Assets

#### Supporting Documents and Information:

- Parish Council minutes confirming acceptance of the Submission Version
- Designated Neighbourhood Plan Area - Map and Decision notice
- Other Maps and Figures

#### **Pre-Submission Version of our Neighbourhood Plan:**

- Plan Document
- Regulation 14 Letter to Stakeholders
- Pre-Submission Flyer
- Pre-Submission Responses

#### **Key Documents from Plan Preparation:**

- Neighbourhood Plan Progress Report December 2018
- Drop-in Event November 2018 Report
- Drop-in event held at the Village Hall November 2018 to present the policies (Flyer)
- Focus Group Event at Village Hall (Focus Groups invite)
- Young People Consultation Report
- Neighbourhood Plan Questionnaire Results Report
- Neighbourhood Plan Questionnaire distributed to the Village November 2017
- Open Event November 2017 Report
- Open event held at Provost Williams School November 2017 (Flyer)
- Neighbourhood Plan Steering Committee Minutes and Agendas
- Introductory Village Flyer September 2017
- Launch Event Flyer May 2017

## Attachment 2

### Village Newsletter Articles about the Neighbourhood Plan

**(1) October 2016**

#### Neighbourhood Plan

Also on the planning theme, all parishes are being encouraged to develop their own Neighbourhood Plans. A Neighbourhood Plan is a statement of policies intended to determine the quality, quantity and location of new development in our community. It will be developed by the Parish Council but based on extensive community consultation.

It is different from the Parish Plan we prepared four years ago in that:

- It is more narrowly focussed, dealing specifically with land use (i.e. housing and commercial development)
- Will be put to the Village for approval in a referendum.
- Has legal status once approved and MUST be taken into account in any future planning decisions.

It is clear that the Neighbourhood Plan process is part of the Government's push for more 'localism' to ensure that local communities have a significantly greater say in development decisions in future. If we don't participate we will miss this chance.

Based on other parishes' experiences, simply put, the process requires a group of about 15 villagers, 18 months and some funding (grants available). We have to work through a structured process, engaging with the Village and involving the local Planning Authority with a village referendum to approve the Plan as a final step.

We have taken the first step of applying to Rugby with our proposal of the scope that our NP should cover. We need now to get together the team which is going to take this forward.

If you think you might be interested in taking part or just want to find out more before committing please contact Geoff Marsh (07785243293, geoffandba@gmail.com or 99, High Street) or any other Parish Councillor or the Clerk.

**This is a one-off opportunity to help shape the future of our Village. Please give some serious thought to playing a part and joining the Team.**

**(2) July 2017**

#### Neighbourhood Plan

Things are happening! A Steering Committee has been set up to start preparing the Neighbourhood Plan for Ryton. To find out more and see how you might become involved, look out for the flyer which will be appearing through your letterbox shortly!

**(3) November 2017**

### **Neighbourhood Plan**

By the time you read this you should have had a copy of the Neighbourhood Plan Questionnaire delivered. As it says this is your opportunity to express your views on the future of Ryton so please complete it if you can. All residents from the age of 12 are welcome to either:

- Complete a paper copy which will be collected from your door. If you need extra copies these can be downloaded from the village website ([www.rytonondunsmore.org.uk](http://www.rytonondunsmore.org.uk)). Or ask any of the Neighbourhood Plan team listed on the back of the questionnaire for extra copies.
- Or you can complete it on-line on the village website.

**(4) January 2018**

### **Ryton Neighbourhood Plan**

#### **Update**

Many thanks to everyone who completed the Neighbourhood Plan Questionnaire. The total number of returns was 543 which is a terrific result. These are currently being analysed and the results will form an important part of the Plan.

Thank you also to those who attended the Open Event at School in November. Again we got a lot of very useful information and feedback to help with the preparation of the Plan.

#### **Focus Groups Launch Event**

The next step is to set up three Focus Groups to look at the key aspects of:

- Housing
- Environment
- Community Facilities

These Groups will meet over a 3 to 4 month period. Their aim will be to establish the key objectives (arising from the analysis of the feedback you have given us) and then work on policies to enable them to be achieved.

A number of villagers have already indicated that they would be interested in joining a Focus Group but **we are looking for more volunteers.**

We have planned a **Focus Groups Launch Event on Thursday 18th January** in the Village Hall at 7.00pm. At this meeting we will summarise what has happened so far and discuss how the Focus Groups are going to work.

The Neighbourhood Plan is a one-off opportunity for us to have a much greater say in how our village develops. The Focus group activity is at the heart of the Neighbourhood Planning process and the work they do will really bring the plan together. We are not looking for a huge time commitment

- each Focus Group is likely to meet 4 to 6 times over the 3 or 4 months - so please do give some serious thought to getting involved.

**Coming along to the meeting does not in any way commit you to joining a group - but it does give you the chance to hear about the plans and decide if you would like to take part.**

If you would like to find out more before the meeting please contact Geoff Marsh (07785243293, geoffandba@gmail.com, 99 High Street).

Hope to see you at the meeting.

## **(5) July 2018**

### **Progress with the Ryton Neighbourhood Plan**

In the early part of this year we've had three 'Focus Groups' looking into the key parts of the Neighbourhood Plan:

- Housing
- Environment
- Community Sustainability

They have been using the information collected at the Open Event last year and through the recent Neighbourhood Plan Questionnaire to develop policies for the Plan which will help us achieve our vision for the future of Ryton. This is the vision which was set out in the Questionnaire and which the responses indicated was strongly supported.

There will be another Open Event in the autumn when we will have the draft Neighbourhood Plan policies available for everyone to see and comment on before they are finalised. Details of the event will be available in the next newsletter.

Meanwhile if you have any questions about the Plan please contact the Clerk to the Council, Lindsay Foster, at rytonondunsmore@btconnect.com or 02476307336

## **(6) December 2018**

### **Neighbourhood Plan Open Event**

Many thanks to everyone who came to the recent Neighbourhood Plan Open Event in the Village Hall. We presented the policies we are proposing to put in the Plan to shape the way the village develops in the future. We received a lot of very useful feedback which was almost totally in support of these proposals. But if you missed it, don't worry, you'll have another chance to see the draft Plan and comment on it when it goes out for a six week public consultation period which will probably be either side of Christmas.

**(7) January 2019**

**Consultation on Neighbourhood Plan - Have Your Say!**

# Neighbourhood Plan



As you will have seen from other publicity, you currently have the opportunity to comment on Ryton's draft Neighbourhood Plan during the six week consultation period.

If you haven't already done so you can see the draft Plan by either:

- Going online to the Parish Website ([Ryton-on-Dunsmore.org.uk](http://Ryton-on-Dunsmore.org.uk)) and clicking the link on the Neighbourhood Plan post on the Home Page.
- Requesting a paper copy. Simply phone/leave a message for the Parish Clerk, Lindsay Foster on **02476 307336 giving your name and address** and we'll get a copy delivered to you as soon as possible

You can send your feedback on the Draft Plan to Lindsay either by:

- email to: [rytonondunsmore@btconnect.com](mailto:rytonondunsmore@btconnect.com)
- letter posted to: **The Clerk to the Council, Ryton-on-Dunsmore Parish Council, The Village Hall, High Street, Ryton-on Dunsmore, Coventry CV8 3EY** or hand delivered to the Parish Council letterbox at the Village Hall.

We would particularly welcome your thoughts on:

- anything you feel we have omitted
- any sections which are not clear
- aspects which you think may be wrong
- what you like about the Plan

## **Comments must be received by 18th February 2019**

**Anonymous comments cannot be accepted so please include your name and address (which will not be made public)**

Please feel free to contact any member of the Steering Committee if you need help or any more information:

Vic Collinson	07791 646545	<a href="mailto:vsfcollinson@gmail.com">vsfcollinson@gmail.com</a>
Ian Grime	07901 390190	<a href="mailto:ian.grime@yahoo.com">ian.grime@yahoo.com</a>
Colin Harrow	02476 639646	<a href="mailto:paulcol21@talktalk.net">paulcol21@talktalk.net</a>
Jayne Lloyd	02476 304625	<a href="mailto:jayne@jayne.org.uk">jayne@jayne.org.uk</a>
Ba & Geoff Marsh	07785 243293	<a href="mailto:geoffandba@gmail.com">geoffandba@gmail.com</a>
Jake Overton		<a href="mailto:jake_overton_50@hotmail.com">jake_overton_50@hotmail.com</a>
Ian Spiers	07737 721998	<a href="mailto:ian.spiers@gmail.com">ian.spiers@gmail.com</a>
Stuart Tetlow	07779 556120	<a href="mailto:stuart.tetlow@gmial.com">stuart.tetlow@gmial.com</a>



## Attachment 3

### Getting Started and Launch Event Flyer

#### April 2017 Meeting of Parish Council

Minute 374 16/17 Ryton Neighbourhood Plan: Following the presentation by Yourlocal, minute 354 16/17, the Members discussed how they felt about Mr Gary Kirk and their service that he is offering. Resolution proposed Cllr Spiers, seconded Cllr Marsh. This Council resolves that Yourlocal acts as consultant agents for Ryton on Dunsmore Parish Council giving professional support in producing the Ryton neighbourhood Plan. Unanimous The next step is to set up the advisory committee, Councillors B Clarke, R Clarke, Harrow, Lloyd, Tetlow, and Witter, expressed an interest. See also minute 384 16/17

Minute 384 16/17 Date of the Annual Village Meeting: The meeting resolved that the next Annual Village Meeting will be held on Wednesday 17th May 2017 in the Village Hall at 7.30pm. It is hoped that there can be a presentation by Yourlocal on the Ryton Neighbourhood Plan. A flyer will be delivered to the households in the Parish to publicise the event.



#### June 2017 Meeting of Parish Council

Minute 58 17/18 Ryton Neighbourhood Plan: Cllr Marsh reported that eight residents had signed up to be part of the Ryton Neighbourhood Plan team, and that the first meeting will be 26th June 2017 at 7pm in the Village Hall. There is a booklet on how to undertake a Plan at £3 each, Cllr Marsh requested 15 and Cllr Spiers stated that it can be funded from his Honorarium. The Planning Group is recommended to be a sub-committee of the Parish Council. Resolution proposed Cllr Marsh, seconded Cllr Lloyd. This Council resolves that the Ryton Neighbourhood Plan Advisory Group is a Sub-Committee of the Parish Council. Unanimous

## Attachment 4

### Neighbourhood Plan Steering Committee Meeting Dates

Introductory meeting held on 26.06.17. Full meetings thereafter:

10.07.17	29.05.18
21.08.17	27.06.18
21.09.17	01.08.18
02.11.17	04.09.18
12.12.17	04.10.18
13.02.18	26.11.18
13.03.18	27.02.19
24.04.18	25.03.19

Agendas and Minutes for these meetings can be found on the **Village Website**.

## Attachment 5 - Introductory Village Flyer



**So what's all this about a Neighbourhood Plan for Ryton**

Please read on...

Our village, our future,  
our chance to have our say!

For more information contact the Parish Office: e: [rytonondunsmore@btconnect.com](mailto:rytonondunsmore@btconnect.com) t: 024 7630 7336

Published by  
Ryton On Dunsmore Parish Council

### What is a Neighbourhood Plan?

A Neighbourhood Plan is a detailed document produced by a community in which they state how they would like to see their village develop in the future. Neighbourhood Planning is a National Government initiative introduced in the Localism Act 2011 and all parishes are being encouraged to produce one.

It is an opportunity for us to influence future housing development in our village; to have a say on where we want new homes, shops and offices to be built and what these buildings should look like.

It will also give us the chance to protect locally important open spaces, identify and safeguard historic buildings and sites and specify what improvements and additional facilities will be necessary alongside any new development to meet community needs.

### Is this any different from the Parish Plan we did five years ago?

Yes, it is significantly different.

- It is more narrowly focused, dealing specifically with land development and use.
- It will be put to the Village for approval in a referendum.
- It has legal status once approved and MUST be taken into account in any future planning decisions on planning applications.

### Does having a Neighbourhood Plan give us complete control over what development takes place in the village?

No. Local and Central Government will still have their input. For example, we can't reduce the targets laid down in the Rugby Borough Local Plan for the number of new houses to be built in Ryton but we can have much more influence over the type of homes and where they are built.

### How will the Plan be prepared?

Preparing the Plan is the responsibility of the Parish Council, but very much in close consultation with the whole village. A steering committee has been formed with 7 residents and 7 Parish Councillors. We also have the support of a professional organisation 'Your Local' which has experience of helping many Parishes produce Neighbourhood Plans.

### How can the village get involved?

Residents' views are very important. Everyone will have the opportunity to express their views on the future of the village through a questionnaire which will go to every household, a series of open events and invitations to join working groups to look at different areas of the plan in greater detail.

### How long will it take and who pays for it?

We expect the whole process to take about 18 months. Grants are available from the Government and Awards for All and we have already had our first application approved. We expect these grants to cover all the costs associated with preparing the Plan the cost of holding a village referendum which is the final step in making this a legal document is covered by Rugby Borough Council.

### This sounds like a lot of work - is it worth all the bother?

We believe so. Many people in Ryton have experienced the frustration of feeling that they have had little or no say in how the village has developed. The Neighbourhood Plan is an opportunity which gives us a much greater say in the future.

**Preparing the Plan will be hard work, but the result will be a document which clearly defines our vision for the future of our village.**

Neighbourhood Plan Steering Committee: Brenda Clarke, Rod Clarke, Vic Collinson, Paul Froggett, Ian Grime, Colin Harrow, Pete Lamb, Jayne Lloyd, Bill Marsh, Geoff Marsh, Jake Overton, Ian Spiers, Stuart Telford, Doug Waugh

## Attachment 6

### Neighbourhood Plan Vision Post-Survey Changes March 2018

#### Proposed changes to NP Vision in response to Questionnaire Feedback

Given that 98% of respondents to the Survey indicated that they would support the use of the draft vision in the Neighbourhood Plan, there is a very strong argument for not making any major changes. There were, however, a large number of comments received & any significantly recurring issues clearly deserve consideration for prompting amendments. The broad issues amongst the comments were:

#### **11 'No' comments**

Against any further development	5
Survey a waste of time	2
Agree but focus on large detached housing	1
Traffic increase	1
Support affordable social housing	1
Not meaningful	1

#### **91 'Yes' comments (with 5 of those comments each raising 2 issues) = 96**

Supportive statement or issue already covered	26
Need to sustain &/or improve amenities & services	23
Existing traffic/parking	14
Support for affordable housing	6
Need for Ryton House development	4
More eco emphasis	2
More emphasis on greenfield/greenbelt protection	4
More emphasis on wildlife/woodland	2
No more/only restricted commercial development	5
Improve pavements/cite healthy living aspect	2
Not meaningful/impractical	8

Whilst the 'No' comments don't reveal any widely held relevant themes, the 'Yes' comments indicate a consistent breadth of opinion in relation to:

- improving amenities/services. Whilst the Vision does refer to the "other assets" of Ryton being preserved it might be that residents views would be better reflected by: (1) referring to "community assets" which can be very broadly defined as anything within a community that is or could be used for the benefit of its residents & (2) including a commitment to seeking to "enhance" as well as preserve those assets.
- existing, rather than future, traffic issues were widely commented on & some may deserve further attention through community action points sitting alongside the NP. Similar traffic issues were also raised in the previous Parish Plan & these shaped the draft Vision which accordingly has references to ensuring Ryton remains a safe place in general which will shape our policies on all future developments. Furthermore, the potential negative traffic impact of possible commercial developments also get specific mention.

- the need for single/younger/local persons to be able to access affordable housing was raised a significant number of times in the “Yes” comments & once in the “No” comments. It is arguably appropriate therefore that our existing reference to the local need for ‘starter homes’ should be more clearly targeted towards being “affordable”

The remaining themes reflect only relatively modest numbers of comments & also relate to matters that are in essence covered in the draft Vision so therefore do not justify further change.

- We might, however, usefully pick up on the 2 comments on wildlife/woodland which, on reflection, were arguably significant omissions from the draft Vision. The creation of a separate sentence beginning “Its countryside setting.....” would conveniently permit the insertion of “flora & fauna”.

The proposed revised version of the Vision is therefore:

The policies in this Plan aim to ensure that Ryton-on-Dunsmore will retain its distinct ‘village’ feel and identity as it grows and evolves over the next 15 years. It will be a thriving, attractive and safe place to live, work, visit and move around. Its countryside setting, green spaces, **flora & fauna** and other **community** assets will have been preserved **and enhanced** as far as possible. The redevelopment of disused commercial sites and other sites with buildings that are derelict will be local priorities as will improvements to the communications infrastructure.

New housing developments will be sustainable with a balanced mix in the sizes of homes reflecting the local need for **affordable** starter homes, small to medium family homes and housing for older people. The number of dwellings on any development will be appropriate to a rural village.

Any new building in the Parish will be high quality, environmentally friendly, have exterior building styles that are sympathetic to the village character and have thoughtful and imaginative approaches to street scenes, parking, landscaping and boundary structures.

Appropriate new business developments and land use which encourage local employment will be supported subject to due consideration of any potential negative impacts of increased commercial activity on neighbouring residents in general and existing traffic issues in particular.

## Attachment 7

### Neighbourhood Plan Questionnaire Distribution Process

Dear

Please could you deliver to: .....

Our aim is to deliver the questionnaire personally to every household in the village.

**It would be best to have all the questionnaires delivered before the Open Event on 18th November. The target is to then have them all returned by the end of the month.**

When delivering, we probably can't take for granted that the recipient will have read or understood the publicity we have put out so far. So be prepared to give a short introduction explaining what this is all about and why it's important (*see bullet points below\**)

Also please explain the following options for completing the questionnaire - pointing out that all household members aged 12 and above are invited to do this:

- Complete the hard copy. The copy you give them should have your name and the date you intend to return to collect it in the space provided on the front.
- Get extra hard copies, if required, either from you (you have enough to leave two at every house, and we have plenty of spares) or by downloading them from the village website link.
- Complete on-line via the village website. (On-line completion will save us processing costs!)

**Finally please give them a copy of the Open Event flyer - with a plug to attend!**

The attached sheets should help you keep track of deliveries and collections for the houses in your patch. Please return all completed questionnaires with the log to 99 High Street.

*\* Suggested introductory points:*

- *Neighbourhood Planning is a Central Government initiative and all parishes are being encouraged to produce one.*
- *It is an opportunity for us to have a much greater say in how the village develops - what gets built where.*
- *It also gives us the chance to protect those things we value in the village.*
- *Our Neighbourhood Plan will define a vision for how we want the village to develop and will set out the policies to achieve this.*
- *This questionnaire gives you an opportunity to have your say on what goes in the Plan. Please complete it if you can.*
- 

Best of luck

Geoff





## Attachment 8

### Covering Note for Neighbourhood Plan Questionnaire Report

## Ryton on Dunsmore



## Neighbourhood Plan Questionnaire Report

Dear Resident

Many thanks to everybody who filled in the questionnaire which was distributed around the village before Christmas. We had a tremendous response with over 500 completed!

This is your household's copy of the analysed results which we hope you will find interesting. The Neighbourhood Plan Focus Groups are now using these results together with the information which we received at the Open Event in November to help prepare the policies regarding housing, environment and community facilities which will form our Neighbourhood Plan. The village will have future opportunities to see and comment on the Plan as it is being prepared.

There were also many useful comments made in the completed questionnaires. These have all been collected into one document and can be viewed on the Village website ([www.ryton-on-dunsmore.org.uk/parish-council](http://www.ryton-on-dunsmore.org.uk/parish-council)) . Alternatively a copy is available in the Parish Office.

The Plan will be aiming to address the key concerns raised in these comments particularly in the areas of traffic congestion, parking, development of village amenities and protection of green spaces. We have already analysed the comments on the Vision and agreed some changes as a result. There is a new commitment to enhancing what are now called "community" assets, not just preserving them, and flora/fauna now get specific mention in this context. We have also added the need for starter homes to be affordable.

If you have any comments about the report or any other aspect of the Neighbourhood Plan or would like to get involved in its preparation please contact any member of the NP team:

Vic Collinson	07791 646545	<a href="mailto:vsfcollinson@gmail.com">vsfcollinson@gmail.com</a>
Ian Grime	07901390190	<a href="mailto:ian.grime@yahoo.com">ian.grime@yahoo.com</a>
Colin Harrow	02476 639646	<a href="mailto:paulcol21@talktalk.net">paulcol21@talktalk.net</a>
Jane Lloyd	02476 304625	<a href="mailto:jayne@jayne.org.uk">jayne@jayne.org.uk</a>
Ba & Geoff Marsh	07785243293	<a href="mailto:geoffandba@gmail.com">geoffandba@gmail.com</a>
Jake Overton		<a href="mailto:jake_overton_50@hotmail.com">jake_overton_50@hotmail.com</a>
Ian Spiers	07737 721998	<a href="mailto:ian.spiers@googlemail.com">ian.spiers@googlemail.com</a>
Stuart Tetlow	07779 556120	<a href="mailto:stuart.tetlow@gmail.com">stuart.tetlow@gmail.com</a>

## Attachment 9

### Letter of Invitation to Focus Groups Launch Event

Dear

#### Ryton Neighbourhood Plan

Many thanks for coming to the Open Event at School last month and for indicating that you might be interested in helping with the development of the Plan.

We collected a lot of useful views and feedback at the Open Event and we will also have the results from the Village Questionnaire early in the New Year. The response to the Questionnaire has been excellent with over 500 returned.

Using the Open Event and Questionnaire feedback as a starting point, the next step is to form some Focus Groups to look into the key areas (housing, environment, community facilities) in more detail. These groups will meet over a 3/4 month period to brainstorm the issues and propose community objectives and the policies required to achieve them.

This Focus Group activity is at the heart of the Neighbourhood Planning process and we very much hope that you will be able to be part of it.

We have planned a **Focus Group Launch Event on Thursday 18th January** in the Village Hall at 7.00pm. At this meeting we will summarise what has happened so far and how the Focus Groups are going to work.

**Coming along does not in any way commit you to joining a group - but it does give you the chance to hear about the plans and decide if you would like to take part.**

We very much hope you will be able to come on 18th and look forward to seeing you then.







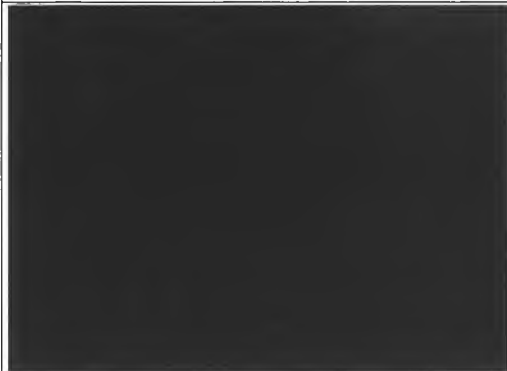
Many thanks again for your interest in the Neighbourhood Plan.

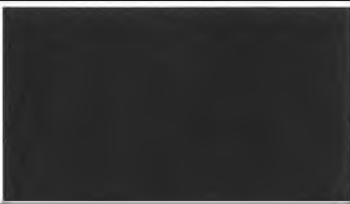
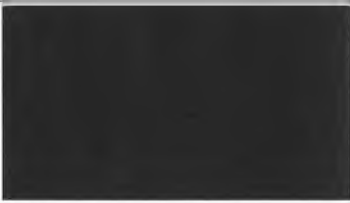



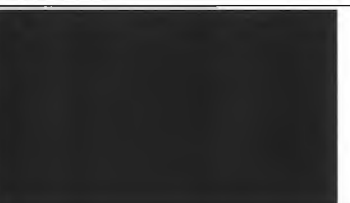


Very best wishes

The Steering Committee

**Attachment 10**

**List of Landowners Contacted Regarding Site Sustainability Assessment**

Landowner	Site Designation and Name
	A: Tarmac Expansion Site
	B: Land including Manor Farm House
	C: Church Road Extension Site H: Oxford Road Expansion Site I: Land Adjacent to Police Training College J: Meadowlands Expansion
	D: Land to the Rear of 22 Church Road
	E: Land Adjacent to Church S: Manor Farm W: Oxford Road West
	F: Old Coal Yard
	G: Sports Connection P: Coventry City Training ground

	K: Lamb's Field
	L: Lakeview Farm
	M: Land to the Rear of Leamington Road
	N: Land Including Former Kitchen Garden
	O: Ex British Legion
	Q: Jarret Farm
	R: Bull and Butcher
	T: The Old Vicarage

[REDACTED]	U: Grange Farm
[REDACTED]	V: Leamington Road Car Sales
[REDACTED]	X: Ryton Gardens
<p><b>The following were also contacted but either did not respond or asked for their sites not to be included in the assessment:</b></p>	
[REDACTED]	Parish Burial Ground
[REDACTED]	Wolston Field Farm
[REDACTED]	Land to the South of Leamington Road
[REDACTED]	Land attached to 68 Leamington Road



## Attachment 12(a)

### Report on Consultation with Primary School Children

The work with children at the local school involved two afternoon sessions with the full year-five class. There was an initial discussion about beauty and the elements that make a place good to be in. The class then divided into five groups of five or six children.

In the first session, the children created a map of Ryton, centered on the 3 main roads in the Parish, which form a triangle. They then drew and cut out houses to live in, shops, the church, the pubs and other existing features of the Parish, placing them on the map.

Following this, each table was invited to imagine and create additional features and facilities that they wished to see in their Parish – for example they chose a cinema, a cafe, additional shops, fun house/amusement arcade and an equestrian centre.

For the second session each element was given a cost value – for example a house was £5, a shop £10 and a cinema £40. The children were given a budget of £150 and so set about selecting the elements that they would like to remain or add to Ryton, whilst remaining within budget.

Part way through the session an announcement was made that there had been budgetary cuts and each group now had a budget of only £120. This caused general consternation but the children quickly set about negotiating reduction in facilities. Those who had favorite elements, such as a funhouse and a café, were particularly aggrieved when discussion led to the loss of these facilities.

Further concern followed a second announcement that the budget was now reduced to £100. But, once again the children successfully negotiated a revised set of facilities based on the new budget.

Towards the end of the session the children were invited to glue down their remaining elements onto the map and to present them to the class. They were featured at a subsequent community consultation.

The children showed a remarkable aptitude for successful negotiation and their selection of facilities and features for Ryton were overwhelmingly based on sound logic - for example the parish has two pubs so some children decided that just one was required; another group proposed an amusement arcade merged into a room within the pub; it was decided that a block of flats was too large and inappropriate for the village setting; it was also decided that certain specialist shops were not necessary for such a small community which is within short distance of larger shopping centres.

**Year five activity comments:**

- 'We need more nature!'
- 'Beauty..... pleasing ..... trees ..... birdsong'
- There were strong feelings about the importance of countryside – 'pleasing surroundings'
- Decided against the stadium 'because of noise pollution'
- 'Very difficult to please everyone'
- 'You can't have everything you want'
- 'Need to discuss and compromise'
- 'Older people who can't drive need to have shops'
- 'Looking for places for having fun – gym, swimming pool, cinema'
- Some found final discussions easier than others – others worked out solutions to help keep everyone happy
- One group sacrificed the post office! Another sacrificed one pub!
- Happy to have more houses as long as they 'don't eat up the green spaces'
- Don't mind the village growing as long as it doesn't 'spoil the surrounding countryside.'

## Attachment 12(b)

### Report on Consultation with Young People

A Focus Group of young people aged between 12 and 17 was held at a house within the Parish. Pizza was provided and a welcoming relaxed atmosphere created. The discussion was facilitated and structured by a small number of questions starting with a conversation about features that make for an ideal community.

As with the children's group, the young people's group was asked to explore the concept of beauty and it's place within the assessment and creation of the physical environment.

Group members demonstrated an extremely detailed knowledge of the Parish and were able to select and evaluate elements that are important to them.

Crossing the A445 is a significant problem of the young people who feel that a pedestrian crossing is essential. They were able to identify precisely where the ideal spot for this crossing would be.

Subway: this is considered to be very important for community cohesion and movement within the Parish. Very positive memories exist of the time that the subway was painted by members of the community.

The primary school is fondly remembered and the group felt that it gave an excellent social grounding to them in preparation for moving on to the secondary school. But, they did feel that such a small school did not provide them with the range of learning experiences received by children from larger communities. However, there was no sense that their secondary education was impaired in anyway by their primary education within Ryton.

The young people felt strongly that they are "rural people "and differ in their environmental preferences from those brought up in urban areas. They predict that this will be a feature of their adult life and anticipate either being drawn back to Ryton following their further education or to another rural community.

A number of key historical features are valued such as the church and other old buildings. However, there was some support for modern housing with its energy efficiency and greater suitability for the needs of modern living.

The young people felt that the co-op is "a lifesaver" as it provides a ready source of produce to meet daily and indeed emergency needs. It also provides a social hub for the village where people informally meet and chat to other residents.

The young people felt that, growing up, they knew most of the people within Ryton and that to a small extent this is changing as the community grows and new housing is built. This in turn brings in people for whom village life is not necessarily so important and so perhaps remain resident within the Parish for shorter periods of time.

### *What features make for good place to live?*

- A good community, places to go and be with friends, parks, fields - big basket swing as at Ryton Pools
- Park for little kids
- Shop "without the shop we'd have died!"
- Pubs
- Walking
- Routes for bike riding

### *This raised concerns about road safety:*

- Hate crossing Oxford Road and A445 especially
- Main roads – need clear site lines
- Big lorries are dangerous

### *Village School*

- Advantage of small village school - taught us social skills
- Disadvantage: limited range of staff specialist subjects e.g. science

### *Living in a village*

- Ryton feels safe and small - like it - knowing people/everyone
- "I probably would like to live here to bring up my children"
- All very clear they would choose to live in a village when they have their own homes
- "We are well positioned near to towns"

### *New houses*

- Smaller houses – affordable housing
- Houses to fit in with current bricks etc. Range of houses
- Need to control how Ryton develops – small developments
- Space out increase in housing – Not one large development - a few a year – yes, good idea
- Maybe in Lamb's Field or British Legion?
- Don't cram too tight
- Need Footpaths through to link
- Space between

### *Climate change*

- Need solar panels
- Wind turbines - for each house perhaps

### *What constitutes 'Beauty'*

- Freshly cut grass: tidy, good impression
- Jubilee Pools – scenery – gorgeous – nature – nothing man made – overgrown
- Rec'
- Green open space
- Old houses give character - new houses too clean
- Dan prefers straight lines

*Population - will it rise?*

- Would rather it didn't but overall think it will

*Have young people got a voice?*

- Think they have but you have to be more actively involved

*Division of village by A45?*

- Feel it works - subway - we helped paint it - we go to see friends in Church Rd

*Would like:*

- More park equipment - e.g. outdoor gym
- More spaces to go – to meet as groups
- Village hall – move onto rec?
- More bins
- Youth club - would like it to start again

*What is the future for Ryton?*

- Positive outlook - looking good

## Attachment 13

### Letter to Prospective Heritage Site Owners

Parish Letter Head

Dear

Over the past 18 months, the Neighbourhood Plan Working Group has sought opinions of Ryton on Dunsmore residents through open days and questionnaires and have combined this information with studies of the local environment to develop the draft Neighbourhood Plan, which is now out for public consultation. As part of the process, a number of houses and other buildings are being considered for local listing as heritage assets and \_\_\_\_\_ is one of these.

#### **What is a local list?**

*"Local lists play an essential role in building and reinforcing a sense of character and distinctiveness in the historic environment. They enable the significance of any building or site on the list, to be better taken into account in planning applications affecting the building or site or its setting".*

#### **What does this mean?**

"In deciding any relevant planning permission that affects a locally listed heritage asset or its setting, local planning authorities should take into account the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation. They are also obliged to consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality" (Historic England).

If you are content for the property referenced above to be included in the list, then all we request is any additional information you may have that we can include in the listing that is specific to the property – e.g. Original name; Age; Rarity; Architectural/Aesthetic Value; Archaeological Significance; Historical Associations; Village Landmark; and Community Value.

#### **What if I don't want my property to be included in the local list?**

You can contact us and to ask for your property to be removed from the list. You will receive confirmation when completed.

#### **When do I need to send the requested information or ask to be removed from the list?**

All responses must be received by 18th February 2019 and please use the following contact details:

Email address: Clerk

Postal address: Clerk

Many thanks,



## Attachment 14

### List of Stakeholders informed of the Regulation 14 Consultation

<u>Statutory Bodies</u>	<u>Local Businesses and Organisations</u>
<b>Councils:</b>	Provost Williams Primary School
Warwickshire County Council	Sports Connexion
Rugby Borough Council	Citrus Hotel
Wolston Parish Council	Village Hall
Stretton Parish Council	Heart of England Co-operative Society
Bubbenhall Parish Council	Malt Shovel
Baginton Parish Council	Blacksmith's Arms
Branson and Bretford Parish Council	Prologis
Coventry County Council	Jaguar Land Rover
	Pantos Logistics
<b>Other Bodies:</b>	Stonemarket
Coal Authority	Millboard
Homes and Communities Agency	Network Rail
Natural England	DHL
The Environment Agency	Freeman
Network Rail Infrastructure	Keller Foundations
Historic England	College of Policing
Highways Agency	St Leonard's Church
British Telecom	
NHS Coventry and Warwick	<b><u>Land Owners</u></b>
National Grid	
British Gas	All Landowners listed in <b>Attachment 10</b>
Severn Trent	
Voluntary Action Rugby	
Federation of Gypsy Liaison Groups	
Age UK	
Campaign to Protect Rural England	
Equality and Inclusion Partnership	
Coventry Interfaith Forum	
Coventry and Warwick Chamber of Commerce	
Warwickshire Integrated Disability Service	
Warwickshire Fire and Rescue	
Warwickshire Police	
English Heritage	

# Appendix 3



## Ryton-on-Dunsmore Neighbourhood Plan 2018 to 2031

**Appendix 3a: Ryton Census 2011 Profile  
(attached)**

**Appendix 3b: Ryton Land Registry Data  
1995 - 2016 (separate excel file)**

## Ryton-on-Dunsmore Parish Census 2011 Profile

This Parish Profile presents data from the 2011 Census which took place on 27th March 2011.

It provides comparisons against the borough, region and England averages.



	Ryton Dunsmore		Rugby	West Midlands	England
	No	%	%	%	%
<b>USUAL RESIDENTS BY AGE BAND</b>					
Aged 0-4	100	5.5	6.3	6.3	6.3
Aged 5-15	242	13.3	13.1	13.2	12.6
Aged 16-64	1,130	62.3	63.3	63.6	64.8
Aged 65+	341	18.8	17.3	16.9	16.3
All Usual Residents	1,813	100.0	100.0	100.0	100.0
<b>ETHNIC GROUP</b>					
White	1,695	93.5	90.5	82.7	85.4
Mixed/Multiple Ethnic groups	21	1.2	2.0	2.4	2.3
Asian	77	4.2	5.2	10.8	7.8
Black	11	0.6	2.0	3.3	3.5
Other Ethnic Groups	9	0.5	0.3	0.9	1.0
All Usual Residents	1,813	100.0	100.0	100.0	100.0
<b>RELIGION</b>					
Christian	1,293	71.3	63.7	60.2	59.4
Buddhist	1	0.1	0.4	0.3	0.5
Hindu	20	1.1	2.3	1.3	1.5
Jewish	-	-	0.1	0.1	0.5
Muslim	16	0.9	1.2	6.7	5.0
Sikh	47	2.6	0.8	2.4	0.8
Other Religion	11	0.6	0.4	0.5	0.4
No Religion	314	17.3	24.3	22.0	24.7
Religion Not Stated	111	6.1	6.8	6.6	7.2
All Usual Residents	1,813	100.0	100.0	100.0	100.0
<b>HIGHEST LEVEL OF QUALIFICATION</b>					
No Qualifications	346	23.5	19.6	26.6	22.5
Level 1 Qualifications	176	12.0	13.3	13.7	13.3
Level 2 Qualifications	200	13.6	16.0	15.4	15.2
Apprenticeship	95	6.5	5.3	3.3	3.6
Level 3 Qualifications	179	12.2	11.7	12.3	12.4
Level 4 Qualifications and Above	417	28.3	28.2	23.3	27.4
Other Qualifications	58	3.9	6.0	5.4	5.7
All Usual Residents Aged 16 and Over	1,471	100.0	100.0	100.0	100.0
<b>ECONOMIC ACTIVITY &amp; INACTIVITY</b>					
All Usual Residents Aged 16 to 74	1,344	100.0	100.0	100.0	100.0
<b>Economically Active Total</b>	<b>1,004</b>	<b>74.7</b>	<b>73.5</b>	<b>68.3</b>	<b>69.9</b>
Employee, Full-time	603	44.9	44.6	37.4	38.6
Employee, Part-time	184	13.7	13.9	14.0	13.7
Self Employed	143	10.6	8.9	8.5	9.8
Unemployed	41	3.1	3.6	5.1	4.4
Full-time Student (economically active)	33	2.5	2.5	3.3	3.4
<b>Economically inactive Total</b>	<b>340</b>	<b>25.3</b>	<b>26.5</b>	<b>31.7</b>	<b>30.1</b>
Retired	242	18.0	14.7	14.4	13.7
Student (including Full-Time Students)	40	3.0	3.9	5.9	5.8
Looking After Home or Family	32	2.4	3.5	4.6	4.4
Long-Term Sick or Disabled	14	1.0	2.8	4.4	4.0
Other	12	0.9	1.5	2.4	2.2

	Ryton Dunsmore		Rugby	West Midlands	England
	No	%	%	%	%
<b>METHOD OF TRAVEL TO WORK</b>					
Work Mainly at or From Home	59	4.4	3.8	3.0	3.5
Underground, Metro, Light Rail, Tram	1	0.1	0.0	0.2	2.6
Train	15	1.1	1.8	1.6	3.5
Bus, Minibus or Coach	14	1.0	1.6	4.8	4.9
Taxi	-	0.0	0.2	0.3	0.3
Motorcycle, Scooter or Moped	3	0.2	0.6	0.4	0.5
Driving a Car or Van	733	54.5	47.1	40.6	36.9
Passenger in a Car or Van	53	3.9	4.6	3.8	3.3
Bicycle	17	1.3	2.1	1.2	1.9
On Foot	59	4.4	7.2	6.2	6.9
Other Method of Travel to Work	4	0.3	0.3	0.3	0.4
Not in Employment	386	28.7	30.6	37.6	35.3
All Usual Residents Aged 16 to 74	1,344	100.0	100.0	100.0	100.0
<b>HEALTH</b>					
Very Good Health	942	52.0	47.7	45.1	47.2
Good Health	605	33.4	35.3	34.8	34.2
Fair Health	211	11.6	12.6	14.0	13.1
Bad Health	41	2.3	3.5	4.7	4.2
Very Bad Health	14	0.8	1.0	1.4	1.2
All Usual Residents	1,813	100.0	100.0	100.0	100.0
<b>Long-Term Health Problem or Disability</b>					
Day-to-Day Activities Limited a Lot	88	4.9	7.0	9.1	8.3
Day-to-Day Activities Limited a Little	146	8.1	9.1	9.9	9.3
Day-to-Day Activities Not Limited	1,579	87.1	83.9	81.0	82.4
All Usual Residents	1,813	100.0	100.0	100.0	100.0
<b>Provision of Unpaid Care</b>					
Provides No Unpaid Care	1,652	91.1	89.6	89.0	89.8
Provides 1 to 19 Hours Unpaid Care a Week	107	5.9	7.1	6.8	6.5
Provides 20 to 49 Hours Unpaid Care a Week	17	0.9	1.2	1.5	1.4
Provides 50 or More Hours Unpaid Care a Week	37	2.0	2.1	2.7	2.4
All Usual Residents	1,813	100.0	100.0	100.0	100.0
<b>HOUSEHOLDS AND HOUSEHOLD SPACES</b>					
All Household Spaces	744	100.0	100.0	100.0	100.0
Household Spaces With At Least One Usual Resident	728	97.8	96.8	96.4	95.7
Household Spaces With No Usual Residents (empty homes)	16	2.2	3.2	3.6	4.3
<b>COMMUNAL ESTABLISHMENTS</b>					
Number of communal establishments	1				
All usual residents in communal establishments	1				
<b>TENURE</b>					
All occupied Households	728	100.0	100.0	100.0	100.0
Owned; Owned Outright	270	37.1	32.9	32.3	30.6
Owned; Owned with a Mortgage or Loan	306	42.0	36.6	32.6	32.8
Shared Ownership (Part Owned and Part Rented)	11	1.5	1.0	0.7	0.8
Social Rented; Rented from Council (Local Authority)	75	10.3	9.2	10.9	9.4
Social Rented; Other	9	1.2	5.1	8.1	8.3
Private Rented; Private Landlord or Letting Agency	39	5.4	12.6	12.8	15.4
Private Rented; Other	6	0.8	1.5	1.2	1.4
Living Rent Free	12	1.6	1.2	1.5	1.3
<b>ACCOMMODATION TYPE</b>					
All household spaces (occupied + vacant)	744	100.0	100.0	100.0	100.0
Detached	245	32.9	28.3	23.7	22.3
Semi-Detached	299	40.2	33.5	36.9	30.8
Terraced	157	21.1	24.9	23.0	24.6
Flat, Maisonette or Apartment	19	2.6	13.1	16.2	22.2
Caravan or Other Mobile or Temporary Structure	24	3.2	0.4	0.4	0.4
<b>NUMBER OF BEDROOMS</b>					
All Household Spaces With At Least One Usual Resident	728	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.1	0.2	0.2
1 Bedroom	21	2.9	8.2	9.6	11.8
2 Bedrooms	161	22.1	25.0	25.3	27.9
3 Bedrooms	344	47.3	44.0	47.0	41.2
4 Bedrooms	172	23.6	17.4	13.9	14.4
5 or More Bedrooms	30	4.1	5.3	4.0	4.6

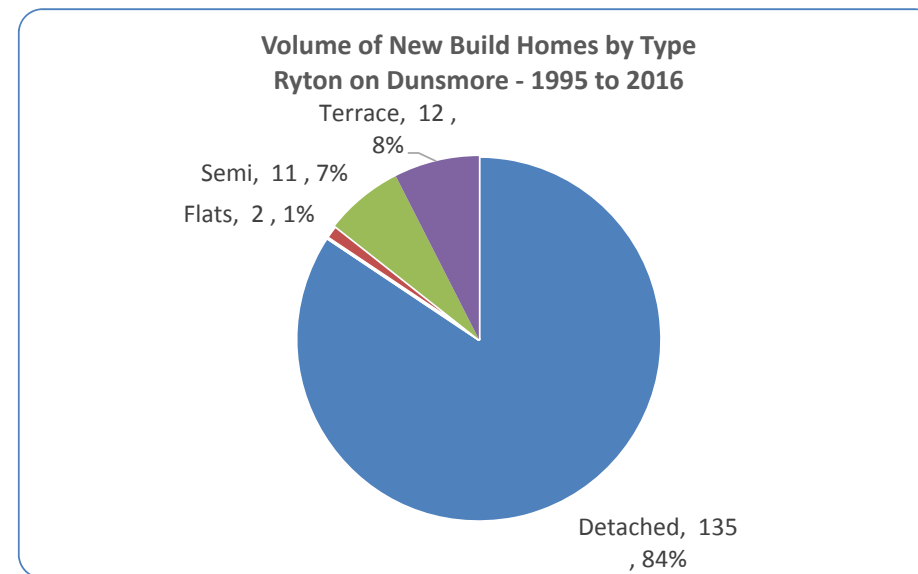
	Ryton Dunsmore		Rugby	West Midlands	England
	No	%	%	%	%
<b>DEPRIVATION</b>					
All occupied Households	728	100.0	100.0	100.0	100.0
Household is Not Deprived in Any Dimension	374	51.4	48.1	39.9	42.5
Household is Deprived in 1 Dimension	235	32.3	32.5	32.5	32.7
Household is Deprived in 2 Dimensions	107	14.7	16.0	21.4	19.1
Household is Deprived in 3 Dimensions	10	1.4	3.2	5.7	5.1
Household is Deprived in 4 Dimensions	2	0.3	0.2	0.5	0.5
<b>HOUSEHOLD SIZE</b>					
All Household Spaces With At Least One Usual Resident	728	100.0	100.0	100.0	100.0
1 Person in Household	163	22.4	28.1	29.6	30.2
2 People in Household	263	36.1	36.5	33.8	34.2
3 People in Household	138	19.0	16.1	15.8	15.6
4 People in Household	127	17.4	13.3	13.0	13.0
5 People in Household	28	3.8	4.5	4.9	4.7
6 People in Household	5	0.7	1.1	1.9	1.7
7 People in Household	3	0.4	0.2	0.5	0.4
8 or More People in Household	1	0.1	0.1	0.4	0.3
<b>CAR OR VAN AVAILABILITY</b>					
All occupied Households	728	100.0	100.0	100.0	100.0
No Cars or Vans in Household	68	9.3	17.5	24.7	25.8
1 Car or Van in Household	273	37.5	42.5	41.5	42.2
2 Cars or Vans in Household	274	37.6	30.9	25.8	24.7
3 Cars or Vans in Household	92	12.6	6.8	5.9	5.5
4 or More Cars or Vans in Household	21	2.9	2.3	2.1	1.9
All Cars or Vans in Area	1,188				

Source: Office for National Statistics licensed under the Open Government Licence v.3.0.

The data in this profile is derived from the following tables c/o NOMIS website and is subject to Crown Copyright.

Economic Activity, 2011 (QS601EW); Tenure, 2011 (KS402EW); Religion, 2011 (KS209EW); Accommodation Type - Households, 2011 (QS402EW); Number of Bedrooms, 2011 (QS411EW); Provision of Unpaid Care, 2011 (QS301EW); Households by Deprivation Dimensions, 2011 (QS119EW); Age Structure, 2011 (KS102EW); Tenure - Households, 2011 (QS405EW); Household Size, 2011 (QS406EW); Ethnic Group, 2011 (QS201EW); Long-Term Health Problem or Disability, 2011 (QS303EW); Car or Van Availability, 2011 (QS416EW); Method of Travel to Work, 2011 (QS701EW); Household Spaces, 2011 (QS417EW); Dwellings, Household Spaces and Accommodation Type, 2011 (KS401EW); General Health, 2011 (QS302EW); Highest Level of Qualification, 2011 (QS501EW)

New Build Residential Sales by Type - Volume Ryton on Dunsmore - 1995 to 2016					
	Detached	Flats	Semi	Terrace	Grand Total
1995					
1996					
1997	1				1
1998	5			3	8
1999	19		2	1	22
2000	67		7	8	82
2001	43				43
2002					
2003					
2004					
2005		1	2		3
2006					
2007					
2008					
2009					
2010					
2011					
2012					
2013					
2014		1			1
2015					
2016					
<b>TOTAL</b>	<b>135</b>	<b>2</b>	<b>11</b>	<b>12</b>	<b>160</b>



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data extracted from price paid data report builder (<http://landregistry.data.gov.uk/app/ppd>) on 29.7.17



Count of price\_paid - 1995 to 2016 - Ryton on Dunsmore

Row Labels	D	F	S	T	Grand Total	AVERAGE PRICE	
BAGSHAW CLOSE			1	14	26	41	129,439
CEDAR AVENUE	77					77	202,058
CHAPEL LANE	4					4	270,000
CHURCH CLOSE	21			8	4	33	152,625
CHURCH ROAD	28			14		42	206,632
CHURCH VIEW	3			1	4	8	128,163
COPPICE CLOSE	2	1		3	1	7	174,603
FETHERSTON CRESCENT				13	6	19	134,500
GLENFERN GARDENS	1					1	152,000
HANDLEY CLOSE					1	1	124,000
HANDLEYS CLOSE			1	5	16	22	117,020
HIGH STREET	19	7		62	14	102	163,745
HOLLY DRIVE	78			21	21	120	184,040
LEA WALK	20					20	194,470
LEAMINGTON ROAD	20			25	1	46	190,291
LONDON ROAD	5			2		7	231,014
MANNS CLOSE				1		1	164,500
OXFORD ROAD	11			5		16	247,681
POPLAR GROVE	41					41	204,198
SODENS AVENUE				8	23	31	96,734
ST LEONARDS WALK				19	9	28	106,961
TRINITY CLOSE	2					2	477,500
WARREN CLOSE			2	4		6	113,458
WARREN FIELD	4			14		18	137,103
WOODSIDE PARK	1					1	4,000
Grand Total	337	12	219	126		694	171,415

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data extracted from price paid data report builder (<http://landregistry.data.gov.uk/app/ppd>) on 29.7.17



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DEED\_DATE (Multiple Items)

Average of PRICE_PAID	Column Labels				Grand Total	
Row Labels	D	F	S	T	Grand Total	
BAGSHAW CLOSE			97000	152460.7143	118290	129438.7805
CEDAR AVENUE	202058.3506					202058.3506
CHAPEL LANE	270000					270000
CHURCH CLOSE	176886.7619			109637.5	111225	152624.9091
CHURCH ROAD	218973.2143			181949.6429		206632.0238
CHURCH VIEW	121300			165000	124100	128162.5
COPPICE CLOSE	414000		88500	76772	75408	174603.4286
FETHERSTON CRESCENT				138923.0769	124916.6667	134500
GLENFERN GARDENS	152000					152000
HANDLEY CLOSE					124000	124000
HANDLEYS CLOSE			167000	134300	108496.875	117020.4545
HIGH STREET	208810.5263	94855.71429		159245.9677	156957.1429	163745.4902
HOLLY DRIVE	211647.3077			153595.2381	111945.2381	184040.3333
LEA WALK	194470					194470
LEAMINGTON ROAD	260085			139788	57000	190291.3043
LONDON ROAD	281620			104500		231014.2857
MANN'S CLOSE				164500		164500
OXFORD ROAD	246263.6364			250800		247681.25
POPLAR GROVE	204198.2927					204198.2927
SODENS AVENUE				123625	87380.43478	96733.87097
ST LEONARDS WALK				117021.0526	85722.22222	106960.7143
TRINITY CLOSE	477500					477500
WARREN CLOSE			70725	134825		113458.3333
WARREN FIELD	236850			108603.2143		137102.5
WOODSIDE PARK	4000					4000
<b>Grand Total</b>	<b>213029.0356</b>		<b>96495</b>	<b>145775.1416</b>	<b>111811.0952</b>	<b>171414.5231</b>

# Appendix 4



## Ryton-on-Dunsmore Neighbourhood Plan 2018 to 2031

### Housing Needs Report

August 2017

**Ryton on  
Dunsmore  
Parish  
Neighbourhood  
Plan**

**Housing  
Needs Report**

August 2017

Prepared by *YourLocale*

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# RYTON ON DUNSMORE PARISH NEIGHBOURHOOD PLAN

## HOUSING NEEDS

### Introduction

This report provides an analysis of housing issues in the Ryton on Dunsmore Parish area to support its Neighbourhood Plan policies. The report draws on the latest available data from the Census, Land Registry and Office for National Statistics, small area model-based income estimates and local consultation exercises. The results outlined in this Housing Needs Survey Report and any future Housing Needs Survey will influence the policies of the Ryton on Dunsmore Parish Neighbourhood Plan.

### Population Age Profile

According to the 2011 Census, the Ryton on Dunsmore Parish had an estimated population of 1,813 residents living in 728 households dispersed across 920 hectares. There were 16 vacant dwellings representing a 2.2% vacancy rate. Between 2001 and 2011, the number of residents living in the Parish is estimated to have increased by around 8% (141 people). The number of dwellings (occupied and vacant) also increased, rising by 36 (5%).

At the time of the 2011 Census around 19% of residents were aged under 16 which is in line with the district and national rates but lower than the region (20%) as a whole. Around 62% of residents were aged between 16 and 64 which is lower than the district (63%), region (64%) and England (65%) rates. At 19% the parish has a higher propensity of older residents (aged 65+) when compared with the district (17%), region (17%) and England (16%) rates. The median age of people living in the Parish was 42 against 40 for the district and 39 for the region and England respectively.

**Table 1: Usual Residents by Age Band, 2011**

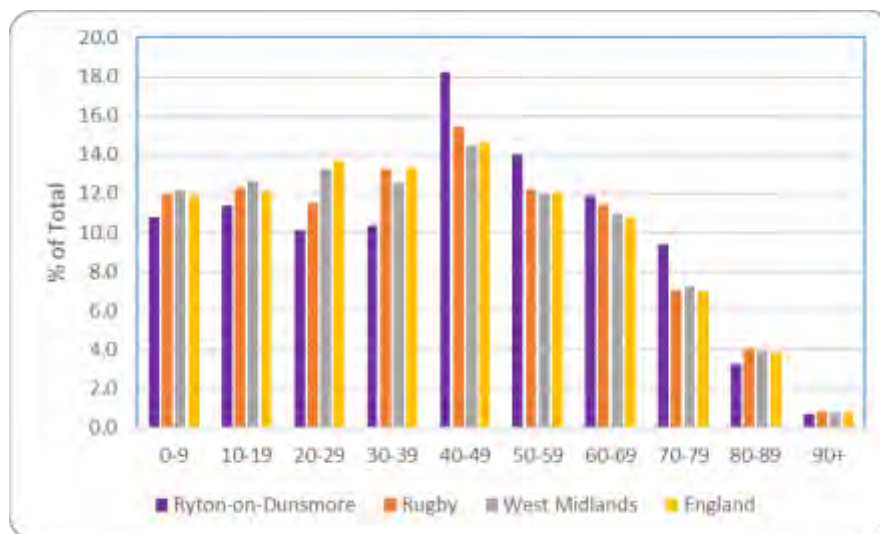
	Ryton on Dunsmore		Rugby	West Midlands	England
	No	%	%	%	%
Aged 0-4	100	5.5	6.3	6.3	6.3
Aged 5-15	242	13.3	13.1	13.2	12.6
Aged 16-64	1,130	62.3	63.3	63.6	64.8
Aged 65+	341	18.8	17.3	16.9	16.3
All Usual Residents	1,813	100.0	100.0	100.0	6.3
Median age	42		40	39	39

*Source: Census 2011, KS102*

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Ryton on Dunsmore had a higher proportion of residents aged between 40 and 59 and lower share of 20 to 29 year olds when compared against the national average. However, it should be noted the

low proportion of 20 to 29-year olds may be due to university students living away from home.

**Figure 1 Population by 10 year age bands, 2011**



*Source: Census 2011, QS103*

There is also evidence of an ageing population with the proportion of residents aged 65 and over increasing from 15% in 2001 to 19% in 2011. The Census suggests the number of residents aged 65+ rose by 40% (98 people) during this period.

Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections<sup>1</sup> suggest that **Rugby's** 65 plus age group is forecast to grow by around 55% between 2014 and 2034.

## Deprivation

The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Ryton on Dunsmore parish boundary matches LSOA E01031181.

The overall Index of Multiple Deprivation decile (where 1 is most deprived 10% of LSOAs) (IMD) shows this area on the whole displays relatively low levels of deprivation and is ranked in the 8<sup>th</sup> decile on the overall 2015 Index.

<sup>1</sup> Subnational Population Projections for Local Authorities in England: 2014 based

## Economic Activity

The following table illustrates the working status of usual residents aged 16 to 74. At 75% Ryton on Dunsmore Parish's economic activity rate is higher than the district (74%), region (68%) and national (70%) averages. When compared to the national average, the parish has a higher share of self-employed residents and the unemployment rate was relatively low.

**Table 2: Economic Activity and Inactivity, 2011**

	Ryton on Dunsmore		Rugby	West Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	1,344	100.0	100.0	100.0	100.0
<b>Economically Active Total</b>	<b>1,004</b>	<b>74.7</b>	<b>73.5</b>	<b>68.3</b>	<b>69.9</b>
Employee, Full-time	603	44.9	44.6	37.4	38.6
Employee, Part-time	184	13.7	13.9	14.0	13.7
Self Employed	143	10.6	8.9	8.5	9.8
Unemployed	41	3.1	3.6	5.1	4.4
Full-time Student (econ active)	33	2.5	2.5	3.3	3.4
<b>Economically inactive Total</b>	<b>340</b>	<b>25.3</b>	<b>26.5</b>	<b>31.7</b>	<b>30.1</b>
Retired	242	18.0	14.7	14.4	13.7
Student (including Full-Time Students)	40	3.0	3.9	5.9	5.8
Looking After Home or Family	32	2.4	3.5	4.6	4.4
Long-Term Sick or Disabled	14	1.0	2.8	4.4	4.0
Other	12	0.9	1.5	2.4	2.2

Source: Census 2011, QS601E

## Household Size

At the time of the 2011 Census, the average household size in the Ryton on Dunsmore Parish was 2.5 people which is higher than the district (2.3), regional and England (2.4) rates. The average number of rooms per household stood at 6.0 which is above the district (5.7), region (5.5) and England (5.4) averages.

The average number of bedrooms per household stood at 3.0 which is more than the district (2.9), region (2.8) and England (2.7) rates.

## Housing Characteristics

### Tenure

Home ownership levels are relatively high with around 79% of households owning their homes outright or with a mortgage or loan which is above the district (69%), regional (65%) and national (63%) rates. Around 6% of households live in private rented accommodation which is somewhat lower than the district and region rate of 14% and 17% for England as a whole. Just 12% of households live in social rented accommodation which is low when compared to the district (14%), regional (19%) and national (18%) rates.

**Table 3: Tenure, 2011**

	Ryton on Dunsmore		Rugby	West Midlands	England
				%	%
All occupied Households	728	100.0	100.0	100.0	100.0
Owned; Owned Outright	270	37.1	32.9	32.3	30.6
Owned; Owned with a Mortgage or Loan	306	42.0	36.6	32.6	32.8
Shared Ownership (Part Owned & Part Rented)	11	1.5	1.0	0.7	0.8
Social Rented; Rented from Council (Local Authority)	75	10.3	9.2	10.9	9.4
Social Rented; Other	9	1.2	5.1	8.1	8.3
Private Rented; Private Landlord or Letting Agency	39	5.4	12.6	12.8	15.4
Private Rented; Other	6	0.8	1.5	1.2	1.4
Living Rent Free	12	1.6	1.2	1.5	1.3

Source: Census 2011, KS402EW

### Accommodation Type

Data from the 2011 Census shows that the majority (40%) of residential dwellings are semi-detached which is above the district (34%), region (37%) and England (31%) rates. There was also a somewhat higher than average propensity of detached housing. Terraced housing provided 21% of accommodation spaces which is lower than the district (25%), region (23%) and national (25%) shares. Flats, maisonette or apartments accounted for just 3% of household spaces which is significantly below the district (13%), region (16%) and England (22%) rates.

**Table 4: Accommodation Type, 2011**

	Ryton on Dunsmore		Rugby	West Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	744	100.0	100.0	100.0	100.0
Detached	245	32.9	28.3	23.7	22.3
Semi-Detached	299	40.2	33.5	36.9	30.7
Terraced	157	21.1	24.9	23.0	24.5
Flat, Maisonette or Apartment	19	2.6	13.1	16.2	22.1
Caravan or Other Mobile or Temporary Structure	24	3.2	0.4	0.4	0.4

Source: Census 2011, KS405EW

### Number of Bedrooms and Occupancy Rates

At 28% the proportion of homes with four or more bedrooms is high when compared to the district (23%), regional (18%) and national (19%) rates. There is an under representation of housing for single people with just 3% of dwellings having one bedroom against 8% for the district, 10% for the region and 12% for England as a whole.

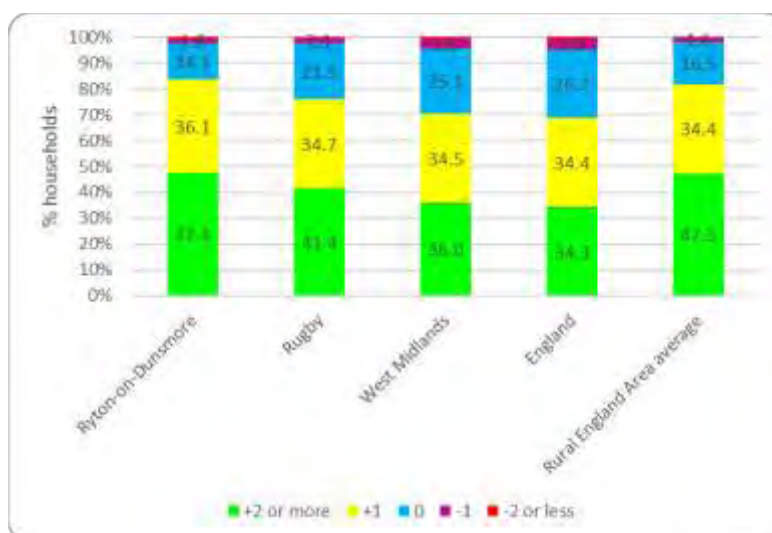
**Table 5 Households by number of bedrooms, 2011**

Bedrooms	Ryton on Dunsmore		Rugby	West Midlands	England
All occupied Household Spaces	728	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.1	0.2	0.2
1 Bedroom	21	2.9	8.2	9.6	11.8
2 Bedrooms	161	22.1	25.0	25.3	27.9
3 Bedrooms	344	47.3	44.0	47.0	41.2
4 Bedrooms	172	23.6	17.4	13.9	14.4
5 or More Bedrooms	30	4.1	5.3	4.0	4.6

Source: Census 2011, LC4405EW

There is evidence of under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that just under half (47%) of all occupied households in the Ryton on Dunsmore Parish have two or more spare bedrooms and around 36% have one spare bedroom. Under occupancy is higher than the district, regional and national rates. It is also 2 percentage points higher than the overall England rural estimate.

**Figure 2: Bedroom Occupancy Rates, All Households, 2011**



Source: Census 2011, QS412EW

Under occupancy in the parish is particularly evident in larger properties with around a third (32%) of households with 4 or more bedrooms occupied by just one or two people. However, this is lower than the district (43%), region (41%) and England (41%) rates.

**Table 6 Household with 4 or more bedrooms by household size, 2011**

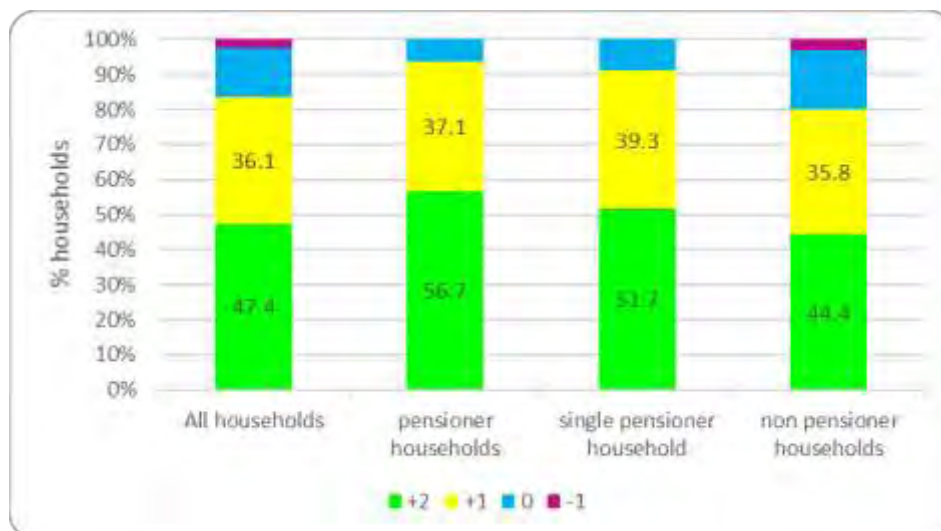
	Ryton on Dunsmore		Rugby	West Midlands	England
HHs with 4 or more bedrooms	202	100.0	100.0	100.0	100.0
1 person in household	12	5.9	9.8	10.6	10.6
2 people in household	53	26.2	33.6	30.6	30.3
3 people in household	48	23.8	19.7	18.3	18.3
4 or more people in household	89	44.1	37.0	40.5	40.8

Source: Census 2011, LC4405EW



Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 57% of pensioner households have at least two more bedrooms than is technically required by the household) and is somewhat higher than the 44% non-pensioner household rate.

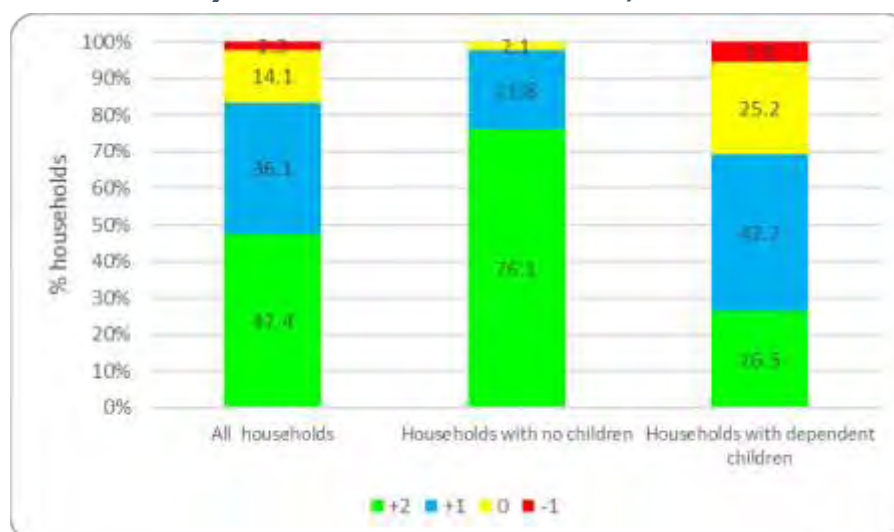
**Figure 3: Bedroom Occupancy rating of Older Person Households, Ryton on Dunsmore Parish, 2011**



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the parish, however, research shows that households with dependent children are more likely to be overcrowded. The Census implies there is some evidence of a small number of families with dependent children living in overcrowded households in Ryton on Dunsmore.

**Figure 4: Bedroom Occupancy rating of Family Households Ryton on Dunsmore Parish, 2011**



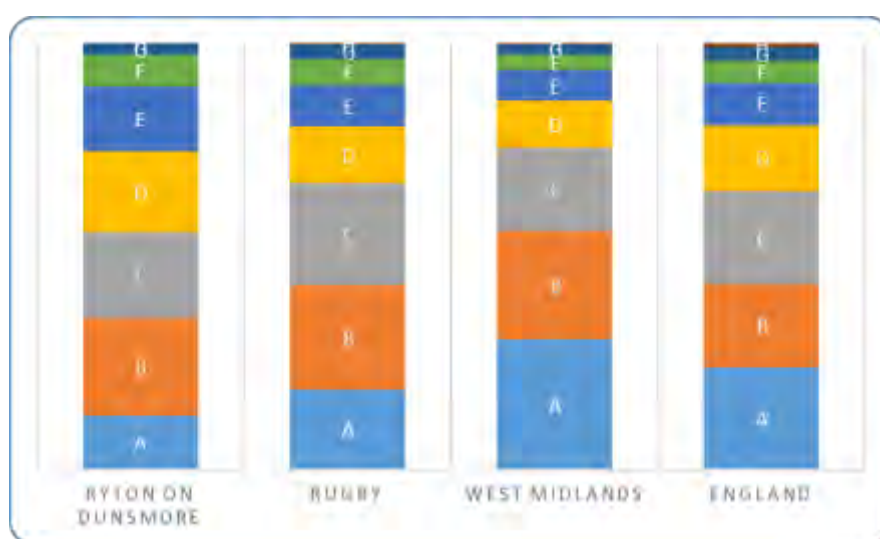
Source: Census 2011, LC4105EW

## Housing Market

### Council Tax Bands

The chart below provides a breakdown of the proportion of dwellings in the Ryton on Dunsmore Parish by council tax band compared to the district, region and national averages for the period April 2016 to March 2017. In Ryton and Dunsmore Council Tax band B make up the largest group (approximately 23% of the total). The parish has a larger proportion of properties with high value council tax bands with 25% of dwellings having a Council Tax Band E or above against 20% for the district, 13% for the region and 19% for England as a whole.

**Figure 5: Domestic Stock of Properties by Council Tax Band  
Ryton on Dunsmore Parish, Apr 16 to Mar 17**



VOA, Table CTSOP3.1

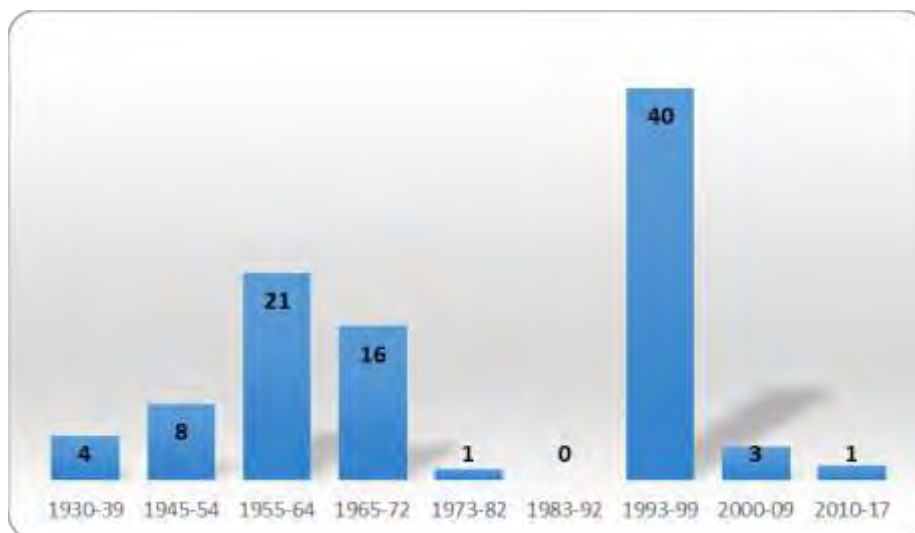
### Build Period Analysis

Further analysis of the VOA Council Tax statistics suggest that around 5% (90) of residential properties in the Parish were built before 1900. Figure 6 below gives an indication of the average number of new homes built each year since 1930 and shows a steady trend in house building between 1945 and 1972. A small number of homes were built between 1973 and 1992, however, some 240 were built in the 1993 to 1999 period, averaging 40 new builds each year.

There is also evidence of a small number of homes being built from 2000 onwards and this is also referred to in the residential sales section below which draws on Land Registry price paid data for the period 1995 to 2016. There are no records of dwellings having been built between 1939 and 1945 due to the Second World War. In some cases, the period when the property was built has not been recorded on the VOA system, equating to around 4% of the total number of properties.

Please note the data is published by the time periods displayed in the chart and an annual average has been estimated according to the number of years in that particular time band. It should also be noted that the data is based on best fit LSOA E01031181 to the Ryton on Dunsmore Parish boundary.

**Figure 6 Average Annual Number of New Properties by Build Period in the Ryton on Dunsmore Parish Council**

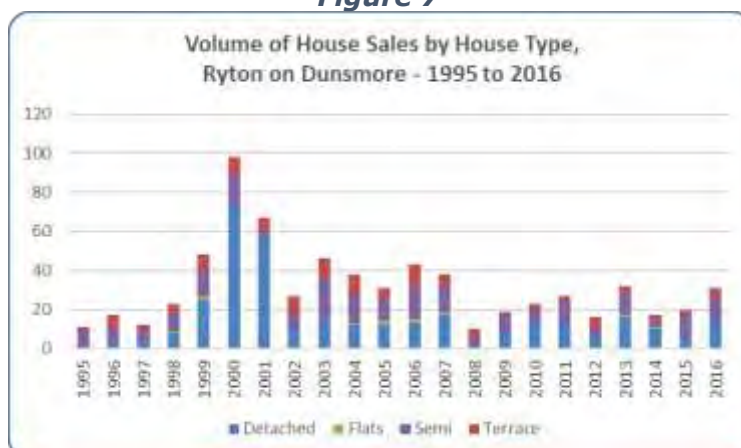


*Council Tax: Domestic Stock of Properties Summary Statistics, VOA, Table CTSOP4.1*

### Residential Sales

Land Registry price paid data shows around 694 residential property sales were recorded in the Ryton on Dunsmore Parish between 1995 and 2016. Detached housing accounted for the majority of sales, representing 49% of recorded sales, followed by semi-detached housing with 32% of total sales during this time. Around 18% were terraced properties and flats or maisonettes accounted for 2% of sales. It should be noted that not all sales are captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders will be excluded.

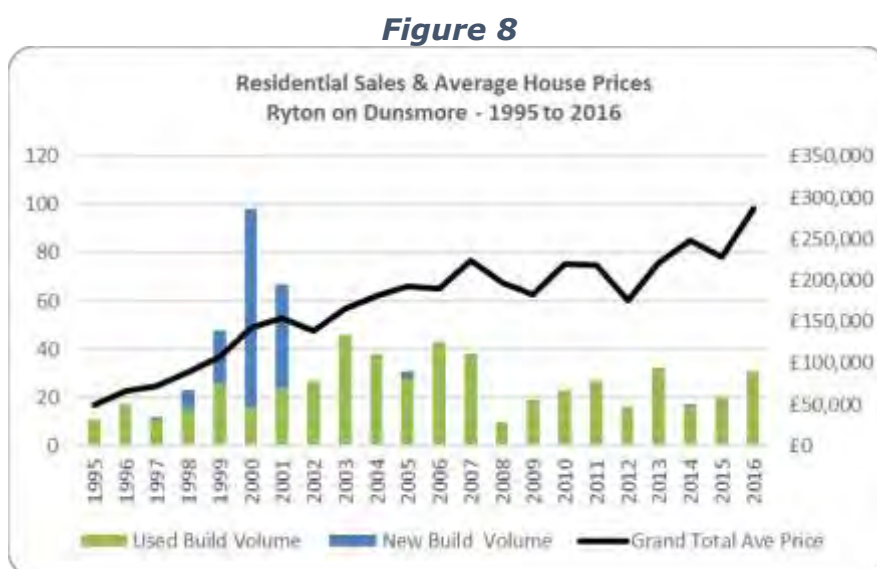
**Figure 7**



*Data produced by Land Registry © Crown copyright 2017 (data available at 29.7.17)*

There is evidence of new build housing in the local area with 160 new build residential sales recorded between 1995 and 2016, representing 23% of total recorded sales, the majority of these taking place between 1995 and 2001. New build homes in the parish are more likely to be detached as these represented 84% of sales during the 1995 to 2016 period. It also highlights the high volume of new build sales which took place between 1998 and 2001.

It should be noted that not all new builds will be captured in the Land Registry price paid data, eg some conversions and social housing units will be excluded. Figure 8 shows the volume of sales together with the overall annual average house price.



Data produced by Land Registry © Crown copyright 2017, data correct at 29.7.17

## Housing Affordability

The publication of ONS House Price Statistics for Small Areas presents an opportunity for detailed housing affordability analysis.

The data reveals the cost of an entry-level<sup>2</sup> property on average across England and Wales has increased by almost 20% in the last decade, to £140,000 (year ending June 2016). For new properties, the price was nearly £180,000. The data<sup>3</sup> also shows that home-ownership prospects vary across the country.

In the Ryton on Dunsmore Parish area<sup>4</sup> a low to mid-priced property costs on average £176,875. Assuming a 15% deposit<sup>5</sup>, those entering the

<sup>2</sup> The term 'entry level' or 'low to mid-priced property' refers to the lower quartile price paid for residential properties. If all properties sold in a year were ranked from highest to lowest, this would be the value half way between the bottom and the middle.

<sup>3</sup> Property price data are for year ending June 2016 and are from House Price Statistics for Small Areas. Income data are for financial year ending 2014 and are from [small area model-based income estimates](#).

<sup>4</sup> The Ryton on Dunsmore Parish area is based on MSOA best fit E02006495 which covers other areas outside the parish boundary.

<sup>5</sup> [Data from the Council of Mortgage Lenders](#) suggest that the average deposit paid by first-time buyers in the UK was around 18% in December 2016.

property market in the area would require a household income of £40,176 (£26,444 E&W average) and savings of £29,569 which is a challenge for many households.

With the average cost<sup>6</sup> of an entry-level home in the area being £176,875 prospective buyers would require an estimated £2,000 for legal and moving costs, £1,038 for stamp duty and £26,531 for a 15% deposit, coming to £29,569 in total.

## Summary of Future Housing Need

At the time of the 2011 Census, Ryton on Dunsmore was home to around 744 residents living in 728 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 8% (141 people). During this period, the number of dwellings rose by 5% (36).

At 19% the parish has a higher propensity of older residents (aged 65+) and evidence of an ageing population with the share of residents aged 65 and over increasing from 15% in 2001 to 19% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are relatively high with around 79% of households owning their homes outright or with a mortgage or loan. At 6% the share of households living in private rented accommodation is relatively low and social rented housing accounted for just 12% of tenure.

There is some evidence of under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is a higher than average share of homes with four or more bedrooms and an under representation of homes for single people with just 3% of dwellings having one bedroom.

Land Registry price paid and Council Tax data indicate evidence of a relatively high volume of new build housing in the parish over recent years.

Deprivation is not a significant issue in the parish. However, the high price of housing in the area will make it difficult for those on lower and middle incomes to enter the local housing market.

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<sup>6</sup> The price of an entry level property in a given neighbourhood was used to calculate the annual household income that could be needed to secure a mortgage in that area. By comparing this figure with the estimated household income for the same neighbourhood, we can see how affordable the area could be for those looking to buy an entry-level property. Calculations were based on a typical deposit of 15% and an assumption that mortgage lenders will offer 4.5 times an applicant's income.



# Appendix 5



## **Ryton-on-Dunsmore Neighbourhood Plan 2018-2031 Site Sustainability Assessments**



# Ryton on Dunsmore Neighbourhood Plan – Site Sustainability Assessments

## Summary

The key elements of the Housing Growth Strategy are;

- Allocating Site P the Coventry City Training Ground for about 75 units.
- Allocating Site O the Ex British Legion site for an enabling number of units to be agreed with Historic England to support the restoration of Ryton House and the garden.
- Allocating Site K Lamb's Field as a Safeguarded site for possible future development in defined circumstances.
- Accepting that some of the allocated or reserve sites will include land in the designated green belt area.
- Adopting a windfall policy supporting small residential developments on sites within the built form to allow controlled development.
- Confirming a new Limits to Development (LTD).
- A policy limiting development outside of the new LTD to exceptional circumstances only, subject to green belt and countryside policy restrictions.

## Methodology

The Site Sustainability Assessment (SSA) process is based upon planning best practice guidelines and meets the current National Planning Policy Framework. The SSA process is only a part of any potential development site selection, but it is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being both robust and proportionate for this task. Through undertaking SSA the least environmentally damaging and therefore the most environmentally sustainable locations are identified for potential residential development. The Housing Focus Group (HFG) members have set the locally important factors to create the scoring matrix used in the SSA process which is attached.

An assessment of all potential development sites in the Parish was carried out in conjunction with local landowners. All sites with boundaries adjoining the current Village Limits to Development were included together with some remote brownfield sites. The landowners were identified by a Land Registry search and contacted and asked to complete a questionnaire describing their site and indicating if they would like it to be included in the assessment. The list of landowners contacted is attached. Twenty-four potential sites were assessed.

The full results of each assessment were fed back to the relevant landowner who was invited to comment. Responses were received from two landowners which, following consideration by the Housing Focus Group, resulted in minor revision to the site scores in both cases. Meetings have been held with the owners or representatives of the three sites selected for allocation or safeguarding all of whom have confirmed their general support for our proposals.

Discussions have also been held with Historic England regarding the former British Legion site to ensure that the provisions of this allocation address the concerns regarding the protection of the Listed status. RBC has also been consulted to ensure that the proposed housing strategy is in conformance with the Local Plan.

The HFG rankings are shown in the following table. The Old Coal Yard has received a planning consent during the assessment process. **It is recommended that the other three highest scoring green sites namely, Lamb's Field, Ex British Legion and Coventry City Training Ground are allocated or safeguarded for residential development.**

## The Ranking of Sites

Site Location and SSA letter	RAG Score	Number of units	Rank
A. Tarmac Expansion Site	Red negative 5.	300	
B. Land including Manor Farm House	Green 7.	12	
C. Church Road Extension Site	Red negative 3.	80	
D. Land rear of 22 Church Road	Green 4.	8	
E. Land adjacent Church	Red negative 7.	58	
<b>F. Old Coal Yard</b>	<b>Green 11.</b>	<b>20</b>	<b>Second.</b>
G. Sports Connection	Amber.	74	
H. Oxford Road Expansion Site	Red negative 5.	275	
I. Land adjacent Police Training College	Green 1.	45	
J. Meadowlands Expansion	Red negative 10.	250	
<b>K. Lamb's Field</b>	<b>Green 12.</b>	<b>30</b>	<b>First.</b>
L. Lakeview Farm	Green 4.	30	
M. Land to rear of 46 Leamington Road	Green 2.	40	
N. Land including former Ryton House kitchen garden	Green 4.	8-10	
<b>O. Ex British Legion</b>	<b>Green 9.</b>	<b>Enabling Number.</b>	<b>Third.</b>
<b>P. Coventry City Training Ground</b>	<b>Green 9.</b>	<b>75</b>	<b>Third.</b>
Q. Jarrett Farm	Red negative 3.	43	
R. Bull and Butcher	Green 3.	27	
S. Manor Farm	Red negative 6.	30	
T. The Old Vicarage	Red negative 5.	50	
U. Grange Farm	Red negative 7.	40	
V. Leamington Road Car Sales	Green 3.	15	
W. Oxford Rd West	Red negative 4.	225	
X. Ryton Gardens	Red negative 9.	116	

### Sustainable Site Assessment Scoring Matrix

<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>
1. Site capacity	Small capacity up to 24 dwellings alone or in conjunction with another site	Medium capacity of between 25-75 dwellings	Large capacity of more than 76 dwellings
2. Current Use	Vacant	Existing uses need to be relocated	Loss of important local asset
3. Adjoining Uses	Site wholly within residential area or village envelope	Site adjoining village envelope or residential location	Extending village envelope outside boundary
4. Topography	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated
5. Greenfield or Previously Developed Land	Previously developed land (brownfield)	Mixture of brownfield & greenfield land	Greenfield land
6. Good Quality Agricultural Land ( Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified 3 (good to moderate)	Land classified 1 or 2 ( Excellent and very good)
7. Site availability - Single ownership or multiple ownership	Single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
8. Landscape Character Assessment and Visual Impact Assessment (LVIA)	No harm to quality.	Less than substantial harm to quality.	Substantial harm to quality.
9. Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of Ancient tree or hedge (or TPO)



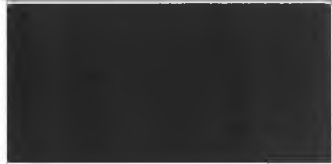





10. Relationship with existing pattern of built development	Land visible from a small number of properties	Land visible from a range of sources mitigated through landscaping or planting	Prominent visibility  Difficult to improve
11. Local Wildlife considerations	No impact on wildlife site	Small to medium impact but with potential to mitigate	Statutorily protected species in place
12. Listed Building or important built assets and their setting	No harm to existing building	Less than substantial harm	Substantial harm
13. Safe pedestrian access to and from the site	Existing footpath	No footpath but can be created	No potential for footpath
14. Impact on existing vehicular traffic	Impact on village centre minimal	Medium scale impact on village centre	Major impact on village centre
15. Safe vehicular access to and from the site.	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided
16. Safe access to public transport (specifically a bus stop with current service)	Walking distance of 400m or less	Walking distance of 401-800m	Walking distance of greater than 801m
17. Distance to designated village centre (the Co-op)	Walking distance of 400m or less	Walking distance of 401-800m	Walking distance of greater than 801m
18. Distance to Primary School.	Walking distance of 400m or less	Walking distance of 401- 800m	Walking distance of greater than 801m
19. Distance to village hall/post office.	Walking distance of 400m or less	Walking distance of 401- 800m	Walking distance of greater than 801m
20. Current existing informal/formal recreational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site



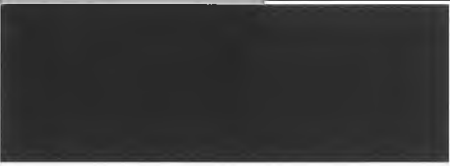



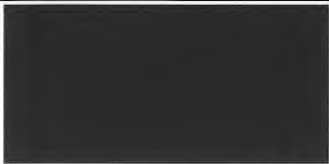
21. Ancient monuments or archaeological remains	No harm to an ancient monument or remains site	Less than substantial harm to an ancient monument or remains site	Substantial harm to an ancient monument or remains
22. Any existing public rights of ways/bridle paths	No impact on public right of way	Detriment to public right of way	Re-routing required or would cause significant harm
23. Gas and/or oil pipelines & electricity transmission network (Not water/sewage)	Site unaffected	Re-siting may be necessary	Re-siting may not be possible
24. Any noise issues	No noise issues	Mitigation may be necessary	Noise issues will be an ongoing concern
25. Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
26. Any known flooding issues	Site in flood zone 1 or 2 or no flooding for more than 25 years	Site in flood zone 3a or flooded once in last 25 years	Site in flood zone 3b (functional flood plain) or flooded more than once in last 25 years
27. Any drainage issues.	No drainage issues identified.	Need for mitigation.	Need for substantial mitigation.
Issues related to planning history on the site (not scored).			

List of Landowners Contacted Regarding Site Sustainability Assessment

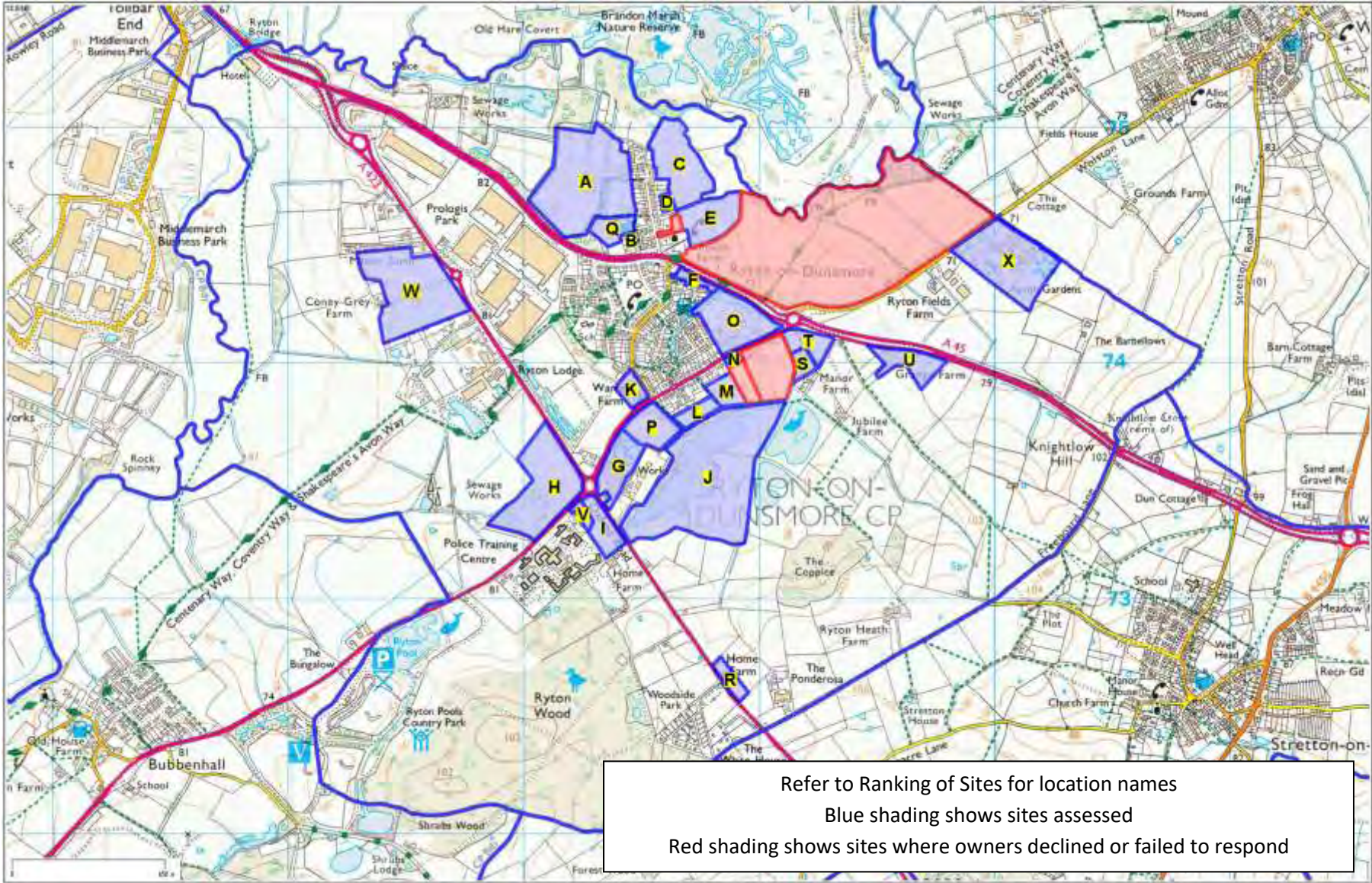
Landowner	Site Designation and Name
[REDACTED]	A: Tarmac Expansion Site
[REDACTED]	B: Land including Manor Farm House
[REDACTED]	C: Church Road Extension Site H: Oxford Road Expansion Site I: Land Adjacent to Police Training College J: Meadowlands Expansion
[REDACTED]	D: Land to the Rear of 22 Church Road
[REDACTED]	E: Land Adjacent to Church S: Manor Farm W: Oxford Road West
[REDACTED]	F: Old Coal Yard
[REDACTED]	G: Sports Connection P: Coventry City Training ground



	K: Lamb's Field
	L: Lakeview Farm
	M: Land to the Rear of Leamington Road
	N: Land Including Former Kitchen Garden
	O: Ex British Legion
	Q: Jarret Farm
	R: Bull and Butcher
	T: The Old Vicarage

	U: Grange Farm
	V: Leamington Road Car Sales
	X: Ryton Gardens
The following were also contacted but either did not respond or asked for their sites not to be included in the assessment:	
	Parish Burial Ground
	Wolston Field Farm
	Land to the South of Leamington Road
	Land attached to 68 Leamington Road

# Site Sustainability Analysis – Site Map



Date Created: 21-3-2019 | Map Centre (Easting/Northing): 438702 / 273659 | Scale: 1:21118 | © Crown copyright and database right. All rights reserved (100059685) 2019 © Contains Ordnance Survey Data - Crown copyright and database right 2019





# Appendix 6



## **Ryton-on-Dunsmore Neighbourhood Plan 2018-2031 Environmental Inventory**

RYTON ON DUNSMORE NEIGHBOURHOOD PLAN

ENVIRONMENTAL INVENTORY

**KEY**

 Existing statutory protection	 Local Green Space	 Important Open Space	 Site of high historical significance	 Site of high biodiversity (wildlife) significance	 Existing Warwickshire Country Council Owned Recreation Amenity
---	---	--	--	---	--

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
1	139	C Harrow	<p>Area within Ryton Pool Country Park which occupies raised ground with waste landfill producing tapped methane gas. Supported by questionnaire response as open space to protect. Warwickshire EWA7728, EWA3104. Warwickshire HER MWA2843, MWA4717, MWA5511, MWA1842, MWA5512, MWA4719, MWA5510, MWA6040, Roman settlement evidence includes enclosures, ditches, pits, finds and other evidence typical of small-scale Roman settlement. (Romano British (1st – 4th centuries AD)). Undated Archaeological Features: Some features discovered in the parish remain undated and consist mainly of cropmarks identified from aerial photographs of the areas around Ryton. These include: MWA4717. Findspot - flint artefacts, including spades and other tools, were found during an excavation. They dated to between the Mesolithic and Bronze Age periods. They were found in an area lying 500m south east of Bubbenhall. (5511)</p> <p>Findspot - flint artefacts, including blades and other tools, were found 1km east of Bubbenhall. 6040.</p> <p>Findspot - a stone tool south east of Bubbenhall Neolithic stone tool, an axe or a digging tool, was found in the area lying 500m south east of Bubbenhall (5512).</p> <p>The site of an Iron Age settlement which was found during an excavation. Pits and post holes were found within an enclosure. Finds from the site included pottery, quern stones, pins and a glass bead. The remains of a Bronze Age cremation cemetery and an enclosure were found during an excavation. The remains were found 600m east of Bubbenhall. (1842)</p>	4	1	4	4	4	2	2	4	3	28
2	140	C Harrow	<p>Area within Ryton Pool Country Park which occupies raised ground with waste landfill producing tapped methane gas. Supported by questionnaire response as open space to protect. Warwickshire HER MWA4894, MWA4278, MWA5685, MWA5686, MWA2843, MWA4718. Roman settlement evidence includes enclosures, ditches, pits, finds and other evidence typical of small scale Roman settlement (MWA5686) (Romano British (1st – 4th centuries AD)) Undated Archaeological Features: Some features discovered in the parish remain undated and consist mainly of cropmarks identified from aerial photographs of the areas around Ryton. These include: MWA5685</p> <p>The possible site of a Roman settlement. An enclosure is visible on aerial photographs and the remains of a ditch were found during an excavation. Fragments of pottery and a brooch have been found on the site which lies 1km east of Bubbenhall. The possible site of a Roman settlement and cemetery. The site is visible as a cropmark on aerial photographs. It is situated 500m east of Bubbenhall.</p>	4	1	4	4	4	2	2	4	3	28



Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
3	203	YourLocale	St Leonards Churchyard Grounds of the 11th century church (Listed Grade 2*) of which it provides the setting. Mounded site, with stone retaining walls, in elevated position (providing views away from the village from its southern boundary and toward the church from outside the settlement), presumably on a pre- or early-Christian sacred site. Managed grass, shrubs and ornamental and native trees (including yews). Headstones date back to late 18 <sup>th</sup> century. Biodiversity significance includes invertebrates associated with the grass and trees, lichens, birds (4 species of conservation concern), mammals, including bats.	4	4	4	4	2	2	2	3	3	28
4	192	S Tetlow	New Burial Ground - Purchased by Ryton on Dunsmore Parish Council in 2017. Located behind the vicarage and adjacent to the church. - Warwickshire HER EWA9162, MWA7127. A prehistoric pit and several gullies were identified during investigations in 2010.	4	3	4	4	2	2	2	3	3	27
5	024	S Tetlow	Dense deciduous woodland and marshland, part of Steetly Meadows. Several habitat studies completed in area. Permissible access to footpaths. Identified on Open Day Map as Special to the Community for views and recreation = 4. Supported by questionnaire response as open space to protect. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% Econet Woodland	4	2	4	4	4	2	2	2	3	27
6	165	C Harrow	Ryton Wood SSSI - Ancient <b>deciduous</b> woodland. Marked on Greenwood's map of 1822 and the OS 1st edition onwards. Supported by questionnaire response as open space to protect. Warwickshire EWA9676, Warwickshire HER MWA8768. Ryton Wood (MWA8768) is a substantial medieval managed woodland including evidence of coppicing and wood banks. Econet Woodland	4	1	1	4	4	2	2	4	4	26
7	013	C Reily	Traditional flood meadow. Mown annually for wildflowers. Area of planted woodland. Important for wildflowers and wildlife, especially dragonflies and damsel flies. Pond for wildlife. Flood plain in winter. Bounded by hedgerow/trees/footpath and river. Riverside maintained for fishing. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3 Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	4	1	4	3	4	2	2	2	4	26
8	012	C Reily	Part of Steetley Meadows Conservation Area. Wooded area, currently fenced. Mixture of old boundary ditch features with some mature trees and more recent planting. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3	4	1	4	3	4	2	2	2	4	26

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
9	149	S Tetlow	The Dell - adjacent to Prologis sites and Leamington Road - Currently part of Prologis site - Considered special to community with anticipated plans to transfer ownership - see Parish Council. Identified on Open Day Map as Special to the Community for recreation = 3 (wanting to use for recreation rather than current use). Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3, Warwickshire EWA9255, MWA9642. Adjacent to the site of a heavy anti-aircraft installation dating from the Second World War and identified from documentary evidence and an aerial photograph. It was situated 150 metres northwest of the Sports Fields at Ryton on Dunsmore. The site is temporarily closed for improvement work to be undertaken prior to a reopening later in 2019.	4	3	4	3	4	1	1	3	3	26
10	079	S Tetlow	Jubilee Pools - North Fishing Lake, managed by Leamington Angling Club. Access via Manor Farm Land and PROW (R153). Public access to walkers including dogs. Identified on Open Day Map as Special to the Community for views and recreation = 4. Supported by questionnaire response as open space to protect.	4	2	4	4	4	2	2	1	3	26
11	188	S Tetlow	Jubilee Pools - South Fishing Lake, managed by Leamington Angling Club. Access via Manor Farm Land and PROW (R153). Public access to walkers including dogs. Identified on Open Day Map as Special to the Community for views and recreation = 3. Supported by questionnaire response as open space to protect.	4	2	4	4	4	2	2	1	3	26
12	199	C Reily	Part of Steetly Meadows Conservation area. Meadow with extensive meadowsweet. SSSI Bounded on 3 sides by hedgerows/trees and open to the River Avon. Mature Ash trees in boundaries, nesting for woodpeckers. Maintained for fishing, used by walkers/dog walkers. Full access.(15e) Econet Woodland Econet Grassland	4	2	4	4	4	2	2	1	3	26
13	197	C Reily	Part of Steetly Meadows Conservation Area. Small meadow at the bottom of the main track into Steetly Meadows. Wildflower meadow. SSSI. Bounded by mature hedges and ditch. Full access. Floods in winter. Potential Local Wildlife Site Econet Woodland Econet Grassland	4	2	3	3	4	2	2	1	4	25
14	014	C Reily	Large area of deciduous woodland bounded on 1 side by drain, footpath, hedgerow and field boundary on remaining sides. Wet woodland. Important for rare species including Marsh Tit, nesting and fungi. Used for walking, nature. Identified on Open Day Map as Special to the Community for views and recreation = 4. Supported by questionnaire response as open space to protect. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3 Econet Woodland Econet Grassland (in part)	4	2	4	4	3	1	2	2	3	25
15	154	S Tetlow / C Harrow	Community Orchard. Grassed area with apple trees, bounded by residential fences, trees and fences. Identified on Open Day Map as Special to the Community for views = 3. Supported by questionnaire result - Highly Important Green Space 84% = 4	4	4	4	4	3	1	2	1	2	25

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
16	019	C Reily	SSSI - Hedges on two sides, post and wire shared with 040, open to river Avon on fourth side. Flood plain in winter. Reed beds/willow. Very tranquil as difficult to access. Footpath maintained for angling. Ridge and furrow ploughing, but no visible evidence (MWA 12098). Medieval fishpond, rectangular enclosure, ridge and furrow ploughing in section of field closest to River Avon – Aerial photograph 1945. (MWA12092) Identified on Open Day Map as Special to the Community for views = 3. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing. Econet Woodland (in part) Econet Grassland (in part)	2	2	4	3	2	2	2	3	4	24
17	152	C Harrow	Pasture land, bordering meadow land, fishing lakes.	3	2	4	3	4	2	2	1	3	24
18	010	C Reily	Permissive footpath around a large lake. Elements of heath habitat with gorse. Habitat important for rare moths/butterflies. Reed beds, waterfowl nesting. Bounded on four sides, mixture of post and wire fence and hedgerow. Identified on Open Day Map as Special to the Community for recreation. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69%	4	1	4	4	3	2	2	1	3	24
19	158	C Harrow	Recreation Ground, incorporating sports playing field, Pavilion and children's play equipment. High community value. Identified on Open Day Map as Special to the Community for recreation = 4. Supported by questionnaire response as open space to protect. Supported by questionnaire response as open space to protect. Supported by questionnaire result - Highly Important Green Space 84%. = 4	4	4	4	4	4	1	1	0	2	24
20	157	C Harrow	Holly Drive Play Area. An area of grass bounded by a steel fence with 2 gates for access. Within is children's play equipment and on the exterior of the fence there are established shrub beds together with a tree and shrub conservation / wildlife area.. Identified on Open Day Map as Special to the Community for recreation = 3. Supported by questionnaire result - Highly Important Green Space 84%. Supported by questionnaire result - Highly Important Green Space 84%, Highly Important Recreation Space 80% = 4	4	4	4	4	4	1	1	0	2	24

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21	044	C Reily	<p>Large arable field bounded on all sides by mature hedges/trees. Fine oak specimen in field by footpath. Active quarrying on site. Used by dog walkers, access to River Avon. Mature willows by river, maintained for fishing. Archaeological dig during A45/A445 improvements. Medieval boundary ditch, building and yard. (Ref MWA7128)</p> <p>Archaeological evaluation by the Warwickshire Museum in 1990 on the site of proposed gravel extraction at Wolston Fields Farm. Various finds and features were examined and recorded during the work, including flint finds dating from the Palaeolithic to the Iron Age (WA6402, WA6403, WA6404), and settlement remains of the later Bronze Age and Iron Age (WA4000, WA4001, WA 4002, WA3416). (Ref MWA7127)</p> <p>Archaeological dig prior to gravel extraction 2002. Pit, Ditch and findspot. Late prehistoric – Late Iron Age (500,000 BC - 42 AD) Identified on Open Day Map as Special to the Community for views = 3 Warwickshire HER EWA9163, EWA7824, EWA10333, EWA9163. During archaeological work in advance of gravel extraction, features and finds dating from the Palaeolithic to the Iron Age period were recorded. The site is to the east of Ryton on Dunsmore.</p>	2	3	3	3	2	2	1	4	3	23
22	018	C Reily	<p>Hedges on two sides, post and wire shared with 040, open to river Avon on fourth side. Flood plain in winter. Reed beds/willow. Very tranquil as difficult to access. Footpath maintained for angling. Ridge and furrow ploughing, but no visible evidence (MWA 12098).</p> <p>Medieval fishpond, rectangular enclosure, ridge and furrow ploughing in section of field closest to River Avon – Aerial photograph 1945. (MWA12092) Identified on Open Day Map as Special to the Community for views = 3. Earthworks just north of Ryton - Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.</p> <p>Econet Woodland Econet Grassland (in part)</p>	2	3	4	3	2	1	2	3	3	23
23	106	C Harrow	Pasture land bordering fishing lake created as a result of mineral extraction. Includes small wooded triangle to the NE of the plot.	3	2	4	2	4	2	2	1	3	23
24	057	C Harrow	<p>Ryton House and Grounds. Registered under the historic buildings and ancient monuments act 1953, within the register of historic parks and gardens by English Heritage for its special historic interest. The site dates back to 1760 and is currently in a derelict state. Identified on Open Day Map as Special to the Community for views. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3. Includes trees protected by Tree Preservation Order - Rugby Borough Council. Registered Park and Garden Warwickshire HER, EWA9675, Warwickshire HER MWA4292, MWA7460. Possible fishponds used for the breeding and storage of fish. They are marked on the Ordnance Survey map of 1886. The fishponds date to the Imperial period are still visible as earthworks. They are situated 300m southwest of St Leonards Church, Ryton (4292). HWA8411, HWA8412 - Marked on Greenwood's map of 1822 onwards.</p>	1	4	4	3	0	0	2	4	4	22

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25	164	C Harrow	Historic site of the ancient Knightlow Cross and Mound. Scheduled as Warwickshire monument no. 43. Registered Monument Warwickshire HER, Warwickshire HER MWA4273, MWA4274. The Knightlow Cross (MWA4274) has origins in the medieval period as a wayside cross next to a medieval routeway. The 'wroth silver' ceremony still takes place here which has origins in the medieval period. The site of a possible round barrow, a mound of earth usually built to conceal a burial. The barrow probably dates to the Bronze Age. It is visible as an earthwork and is situated at Knightlow Hill. (MWA4273)	2	0	4	4	4	1	1	4	2	22
26	039	S Tetlow	Community Allotments managed by Parish Council. Several individual plots that are rented by Ryton Parish Council. Access through A45 Gate Identified on Open Day Map as Special to the Community for views = 3 Noise Action Planning Important Area	4	3	4	3	4	1	0	1	2	22
27	077	S Tetlow / C Harrow	Pasture land bordering fishing lake created as a result of mineral extraction Identified on Open Day Map as Special to the Community for views and recreation= 4	3	2	3	4	2	1	2	1	3	21
28	063	C Harrow	Five-Acre Community Farm - integrated part of Ryton Organic Gardens. Cultivated into neat rows with grass walkways	4	1	4	3	3	1	2	1	2	21
29	156	C Harrow	Holly Drive Conservation Land. A designated land created during house building programme c.2000. It consists of indigenous trees such as Holly and Hawthorn etc. Running through the length of it is a small stream via a large spring fed pool to its southern end. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3	0	4	4	3	1	1	2	1	4	20
30	058	C Harrow	February Field. Pasture land bounded by hedges on 3 sides and shared post and rail fence with 078. Included in the boundary is a hectare of recently planted woodland trees used for the keeping of Alpacas. Identified on Open Day Map as Special to the Community for views = 3 Warwickshire HER MWA12100. Two groups of concrete blocks and a rectangular hollow can be seen on aerial photographs. The blocks were used to tether a barrage balloon and the hollow was formed by its associated winch vehicle.	1	3	4	3	0	1	2	3	3	20
31	078	C Harrow	Pasture land used for keeping Alpacas and rare breed sheep. Bounded on 3 sides and hedgerow to the southern border. Identified on Open Day Map as Special to the Community for views = 3. Warwickshire HER MWA12100	1	3	4	3	0	1	2	3	3	20
32	076	C Harrow	Pasture land bordering meadow land, fishing lake. Created as a result of mineral extraction.	3	2	3	2	2	2	2	1	3	20
33	045	C Reily	Large field bounded on 3 sides by mature hedgerow/trees. 4th side bounded by river Avon. Maintained for private fishing. Active quarrying. Plot subdivided with recent planting of native tree species. Remediation after quarrying. Used for dog walking and fishing. 2/3 pools for wildlife. - Warwickshire HER EWA9164, EWA10335, EWA10336 - Mesolithic and Neolithic flint and stone artefacts have been found in the same area. Findspot - a barbed arrowhead of Bronze Age date (MWA4279, MWA6403, MWA4456) Warwickshire HER MWA19888	2	2	4	2	3	1	1	3	2	20



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34	015	C Reily	Field at the bottom of church road, purchased by Parish Council. (Known locally as the Severn Trent field). Bounded by hedges on 3 sides, open to River Avon. Footpath from church road to riverside, maintained for fishing. Currently being cleared of Japanese Knotweed. In the longer term will become part of Steetly Meadows Conservation Area and will have full public access. (15a) Potential Local Wildlife Site Econet Woodland	2	3	4	3	2	1	2	1	2	20
35	150	C Harrow	Sports Connexion - Grass Area used for open events - commonly a carpark for events. Identified on Open Day Map as Special to the Community for recreation = 3	4	2	2	3	4	1	1	1	2	20
36	042	C Reily	Small field behind churchyard. Hedge/trees on 3 sides. Post and stock fencing on 4th side, shared with 041. Visible from churchyard, lovely view. Visible evidence of ridge and furrow ploughing. Confirmed by aerial survey. MWA12098 and MWA4293. Also, earthworks in field could indicate shrunken settlement. Considerable archaeological remains. Identified on Open Day Map as Special to the Community for views = 3 - Warwickshire HER EWA9163	1	3	4	3	1	1	1	3	2	19
37	148	S Tetlow / C Harrow	Lambs Field. Pasture land, bordered by trees / hedges and High Street / Leamington Road. PROW - R150. Used regularly as overflow parking for Sports Connexion Identified on Open Day Map as Special to the Community for views. Supported by questionnaire result - Highly Important Green Space 84%. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 4	2	4	4	4	1	1	1	1	1	19
38	046	C Reily	Large field bounded on 3 sides by mature hedgerow/trees. 4th side by River Avon. 5 lakes, one large with central island. Habitat for water fowl and winter migrants. Recent planting of native species. Used for dog walking and fishing.	2	1	4	2	3	1	1	1	3	18
39	142	C Harrow	Former playing field, currently grassland adjacent to Police Training Centre. This was the first national police training college in the country established in 1948. Marked on the OS 1st edition as large rectilinear fields with straight boundaries, probably planned enclosure. This area may once have formed part of Ryton Woods. HWA9331	0	1	4	3	2	2	2	1	3	18
40	179	S Tetlow	Triangle of woodland adjacent to Provost Williams School, ProLogis Site and Sodens Avenue Houses. Currently owned by ProLogis, but will not be developed as part of their site transformation. Proposal to transfer ownership to Ryton on Dunsmore Parish Council still being pursued. Adjacent to PROW R147. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3	1	4	4	3	1	1	1	1	2	18
41	196	C Reily	Field used for grazing horses. Bounded on 3 sides by hedges/trees and on one side by post and wire. (15b) Econet Woodland (in part) Econet Grassland (in part)	2	3	4	3	0	1	2	1	2	18



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42	159	C Harrow	Originally the Kitchen Garden for the adjacent Ryton House, it is bounded on the North side by a gated red brick wall wholly on the North side and partially on the West. A preservation order applies to the whole of the wall. Shared post and rail fence to the boundary with 058 and 078. Identified on Open Day Map as Special to the Community for views = 3 - Registered Park and Garden Warwickshire HER. Marked on Greenwood's map of 1822 onwards. HWA8412	0	3	4	3	0	1	2	4	1	18
43	041	C Reily	Field used for grazing horses/cattle. Mostly bounded by hedge/trees. On one side post and stock fencing shared with 042. Visible from churchyard and village burial ground. Visible evidence of ridge and furrow ploughing. Confirmed by aerial survey 1945. WCC ref MWA12098. Also earthworks in field could indicate shrunken settlement. Considerable archaeological remains. MWA 4293 Traditionally used for sledging, although discouraged by current owner. Identified on Open Day Map as Special to the Community for views = 3	1	3	4	3	1	1	1	3	1	18
44	113	C Harrow	The Coppice - ancient <b>deciduous</b> woodland. Marked on Greenwood's map of 1822 and the OS 1st edition onwards. - HWA8310 Econet Woodland	0	1	4	2	0	1	2	3	4	17
45	146	C Harrow	Pasture land bordering Ryton Pools and Ryton Wood,. Warwickshire Wildlife Trust - Butterfly Sanctuary - Managed grounds - most important reserve in the county.	0	1	4	4	0	1	2	1	4	17
46	017	C Reily	Difficult to identify as a separate area. <b>Deciduous</b> woodland - Willow and reed beds. Considered important to the community in Questionnaire - 3 Econet Woodland	1	2	1	3	2	2	2	1	3	17
47	040	C Reily	Hedges on one side, post and wire shared with 018. Gardens/hedges/fencing on 3rd side. Ridge and furrow ploughing (Ref MWA 12098) Identified on Open Day Map as Special to the Community for views = 3 .The effects of the war can be seen in evidence of bomb craters just east of Ryton village (MWA12096).	0	2	4	3	0	1	2	3	2	17
48	061	C Harrow	Arable farmland - adjacent to A45 Findspot - a pottery sherd from a Bronze Age beaker was found 800m to the east of Ryton on Dunsmore.	0	2	4	2	0	2	2	3	2	17
49	026	S Tetlow	Pasture land borders residential property on eastern boundary. PROW FP access in SW corner, not able to trace FP across land. Small wooded area in SE corner Identified on Open Day Map as Special to the Community for views = 3	2	3	4	3	0	1	1	1	2	17
50	190	S Tetlow	NE corner of 026. Small area with stable - likely use for horse riding Identified on Open Day Map as Special to the Community for views = 3	1	3	4	3	1	1	1	1	2	17
51	009	S Tetlow	Owned by Whites, rented by Clay Pigeon Shooting Club. Woodland, grassed areas and clay traps/stations. Access granted from club members. Adjacent to sewage works and scrap metal dealer. - Access assessment = 4 due to public access for shooting days. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3 Potential Local Wildlife Site	4	1	3	3	3	0	0	1	2	17

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52	043	C Reily	Bounded on 2 sides by mature hedge/trees. 1 side bounded by A 45. 1 side bounded by wooden fencing. (Church farm development). Arable – currently wheat. Identified on Open Day Map as Special to the Community for views = 3 Warwickshire HER EWA9163, MWA7128. The remains of a Medieval settlement were found during archaeological work. The remains comprised a boundary ditch, building and a yard. The site was located 800m east of Ryton on Dunsmore. Noise Action Planning Important Area	1	3	4	3	0	1	1	3	1	17
53	153	S Tetlow / C Harrow	Land to rear of Orchard - grass land. Identified on Open Day Map as Special to the Community for recreation = 3	1	3	4	3	2	1	1	1	1	17
54	115	C Harrow	Woodland adjacent to / adjoining "The Coppice" ancient woodland	0	1	4	2	0	2	2	1	4	16
55	107	C Harrow	Pasture land, gated to Oxford Road., Warwickshire HER MWA6933. The site of a brick kiln where bricks were made during the Imperial period. It is marked on the Ordnance Survey map of 1886. The brick kiln was situated 700m west of The Coppice.	0	1	4	2	0	1	2	3	3	16
56	064	C Harrow	Arable farmland - Prehistoric Pit alignments and associated features 160m North of the Barbellows - Scheduled area - Warwickshire HER, EWA6435, EWA6476. A cropmark at the Barbellows (MWA4280) appears to show a pit alignment and cursus monument which could date to the Neolithic period. (Early Prehistoric, Stone Age (Palaeolithic to Neolithic, 1,000,000 – 2200 BC)). Undated Archaeological Features: Some features discovered in the parish remain undated and consist mainly of cropmarks identified from aerial photographs of the areas around Ryton. These include: MWA3426	0	1	4	2	0	2	2	3	2	16
57	036	S Tetlow	Wooded area, open via PROW FP - Very overgrown, but passable. Borders A45 and residential property. Identified on Open Day Map as Special to the Community for views = 3 Noise Action Planning Important Area	2	3	4	3	0	1	0	1	2	16
58	038	S Tetlow	Pasture land, with PROW FP, backs onto residential property Identified on Open Day Map as Special to the Community for views = 3	2	3	4	3	0	1	0	1	2	16
59	016	C Reily	Bounded on 3 sides by mature hedgerow/trees. Pony paddocks. Boundary with Steetley Meadows and Redland Lane. Mature oak trees in boundary. Visible from Redland Lane. Identified on Open Day Map as Special to the Community for recreation = 3. Potential Local Wildlife Site	1	2	4	3	0	1	2	1	2	16
60	191	S Tetlow	This strip of grass land between 025 and 026 - boundary not very clear however loose stakes on the West border and a drainage ditch to the East Identified on Open Day Map as Special to the Community for views = 3	2	2	4	3	0	1	1	1	2	16
61	200	C Reily	Bounded on 3 sides by mature hedgerow/trees. Pony paddocks. Boundary with Steetley Meadows and Redland Lane. Mature oak trees in boundary. Visible from Redland Lane. Identified on Open Day Map as Special to the Community for recreation = 3 Potential Local Wildlife Site Econet Woodland	1	2	4	3	0	1	2	1	2	16
62	073	S Tetlow	Pasture land, access via PROW FP (R151) (Centenary Way). Open access from FP. Identified on Open Day Map as Special to the Community for views and recreation= 4	2	1	3	4	1	1	1	1	2	16

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63	155	S Tetlow / C Harrow	Land next to Orchard and behind Leamington Road residential properties, Visible from PROW FP (R153a and R153) Identified on Open Day Map as Special to the Community for views and recreation = 4	1	3	4	4	0	1	1	1	1	16
64	111	C Harrow	Pasture land adjoining the coppice woodland	0	1	4	2	0	1	2	1	4	15
65	112	C Harrow	Pasture land adjoining the coppice woodland	0	1	4	2	0	1	2	1	4	15
66	143	C Harrow	Pasture land bordering Ryton Wood and Ryton Pools Country Park. Warwickshire Wildlife Trust - Butterfly Sanctuary - Managed grounds - most important reserve in the county.	0	1	4	2	0	1	2	1	4	15
67	144	C Harrow	Pasture land bordering Ryton Wood and Ryton Pools Country Park. Warwickshire Wildlife Trust - Butterfly Sanctuary - Managed grounds - most important reserve in the county.	0	1	4	2	0	1	2	1	4	15
68	145	C Harrow	Pasture land bordering Ryton Wood and Ryton Pools Country Park, previously mapped as disused workings. Warwickshire Wildlife Trust - Butterfly Sanctuary - Managed grounds - most important reserve in the county.	0	1	4	2	0	1	2	1	4	15
69	110	C Harrow	Pasture land, gated to Oxford Road. Warwickshire HER MWA12104. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	4	2	0	1	2	2	3	15
70	059	C Harrow	Pasture Farm land adjacent to Manor Farm and The Old Vicarage. Warwickshire HER MWA3931 The possible site of a Medieval settlement. The site is visible as earthworks on aerial photographs. It is situated to the south of Leamington Road, Ryton on Dunsmore.	1	2	4	1	0	0	2	3	2	15
71	189	S Tetlow	Small copse on Oxford Road adjacent to Sports Connexion. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3, Warwickshire HER MWA12101. A group of hut bases and other structures located on the junction of the A423 and A445 roads indicate the presence of a WW2 camp.	1	2	4	3	0	0	0	3	2	15
72	069	S Tetlow	Farm land crop - access via PROW FP (R152) expansive land area, bounded by trees and hedgerow. Identified on Open Day Map as Special to the Community for views = 3, Warwickshire HER MWA2840. A footbridge dating from the Imperial period. It is marked on the Ordnance Survey map of 1886. It is still in use and is situated 1km northeast of Bubbenhall.	2	1	2	3	0	1	1	3	2	15
73	141	C Harrow	Pasture land. Warwickshire HER MWA4285. The site of a Roman cremation burial which was found in the area between Bubbenhall and Ryton on Dunsmore. The remains of the urn and fragments of cremated bone were found.	0	1	4	2	0	1	2	3	2	15
74	037	S Tetlow	Pasture land adjacent to allotment and residential property. Various levels, power lines cross. Identified on Open Day Map as Special to the Community for views = 3. MWA12095. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	1	3	3	3	0	1	0	2	2	15

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75	011	C Reily	Arable field. Bounded on 3 sides by mature hedges/trees and on fourth by post and wire fence with 010. Evidence of Ridge and furrow ploughing. (Ref MWA 12093) Pasture land adjacent to Steetly meadows. Warwickshire HER MWA12093 - Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	1	1	3	0	2	2	2	2	2	15
76	065	C Harrow	Arable farmland, adjacent to Barbellows Farm, Warwickshire HER MWA3426. Some features discovered in the parish remain undated and consist mainly of cropmarks identified from aerial photographs of the areas around Ryton.	0	1	4	2	0	2	2	2	2	15
77	092	C Harrow	Pasture land, Warwickshire HER MWA12102. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	4	2	0	2	2	2	2	15
78	027	S Tetlow	Farm land with crop, clear footpath visible. FP to Eastern edge, PROW FP (R152). Border with River Avon and surrounding fields, fence. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3, Warwickshire HER MWA12073. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	2	0	3	3	1	1	1	2	2	15
79	068	S Tetlow	Pasture land, grazing horses. Access via PROW FP (R152). Bounded by River Avon and ditches plus hedgerows, Warwickshire HER MWA4287 - Documentary evidence suggests that Ryton may have had a Monastic site (MWA4287) but this is based solely on place name evidence., MWA12083 - Aerial photographs of Monks Meadow on the eastern bank of the river Avon show evidence of interconnecting drainage channels.	2	0	4	2	0	1	2	2	2	15
80	151	C Harrow	Sky Blues (Coventry Football Club) Training Ground. Currently allocated in Rugby Local Plan	1	3	4	2	0	1	1	1	2	15
81	193	S Tetlow	Area of land to the East of Church road - not accessible by public path - assessment via google maps. Identified on Open Day Map as Special to the Community for views = 3	0	3	4	3	0	1	1	1	2	15
82	025	S Tetlow	Pasture Land with access from Redland Land, temporary staked boundary with currently un-numbered plot. Identified on Open Day Map as Special to the Community for views = 3 Econet Woodland in part (Western edge)	1	2	4	3	0	1	1	1	2	15
83	147	C Harrow	Previously a playing field with tarmac area to south corner. Double steel gate access to Oxford Road. Now lays fallow. Identified on Open Day Map as Special to the Community for views = 3	0	2	4	3	0	1	2	1	2	15
84	195	S Tetlow	Small wooded area adjacent to footpath	1	2	4	1	1	1	2	1	2	15
85	047	S Tetlow	Pasture land, visible footpath across centre (N to S) PROW FP (R152). Bounded by River Avon and trees (plus drainage ditch).	2	0	4	2	1	1	2	1	2	15
86	167	S Tetlow	Land adjacent to Ryton Lodge. Pasture land, PROW FP (R151) Centenary Way. Regular vehicle access across land. Adjacent to Oxford Road Identified on Open Day Map as Special to the Community for views = 3	2	2	4	3	2	0	0	1	1	15
87	108	C Harrow	Pasture land	0	1	4	2	0	1	2	1	3	14

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
88	109	C Harrow	Pasture land, gated to Oxford Road.	0	1	4	2	0	1	2	1	3	14
89	070	S Tetlow	Farm land, evidence of previous crop. Trees and hedgerows make up boarders. Evidence of smaller crop development within larger area, however no distinct fence or physical border evident. Identified on Open Day Map as Special to the Community for views = 3. Warwickshire HER MWA6932, Warwickshire HER MWA2840. The site of a gravel pit from which gravel was extracted during the Imperial period. It was marked on the Ordnance Survey map of 1886. The gravel pit was situated 500m south of Coney Grey Farm, Ryton on Dunsmore. (6932)	1	1	2	3	0	1	1	3	2	14
90	091	C Harrow	Arable Land, Warwickshire HER MWA12102. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	4	2	0	1	2	2	2	14
91	093	C Harrow	Pasture land, Warwickshire HER MWA12102. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	4	2	0	1	2	2	2	14
92	169	S Tetlow	Small parcel of land behind Residential property on Oxford Road. Access via PROW (168) and R151 FP PROW. Identified on Open Day Map as Special to the Community for recreation = 3	1	2	4	3	0	0	1	1	2	14
93	062	C Harrow	Arable farmland	0	1	4	2	0	2	2	1	2	14
94	066	C Harrow	Arable farmland	0	1	4	2	0	2	2	1	2	14
95	072	S Tetlow	Pasture land - agricultural storage (2 vehicles), hedgerows and fence boundary. Communications masts on plot. Boundary to 071 is a track Identified on Open Day Map as Special to the Community for views = 3	1	1	4	3	0	1	1	1	2	14
96	168	S Tetlow	Land adjacent to above (167). Pasture land, small stables in corner. Close to Oxford Road Identified on Open Day Map as Special to the Community for views and recreation= 4, Warwickshire HER MWA4282. Adjacent to Ryton Lodge, a farmhouse that was built during the Imperial period. It is situated 500m south west of Ryton on Dunsmore.	1	2	4	4	0	0	0	2	1	14
97	003	S Tetlow	Moto 45 - Motocross track, adjacent to A45. Access on A45. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3, CHECK Warwickshire HER MWA12070	1	0	3	3	4	0	0	2	1	14
98	075	S Tetlow	Pasture land to north of plot - L shaped piece of land that turns into light wooded area / marshland to SW corner. Borders Oxford Road and Leamington Road. Evidence of previous gravel extraction with lower lying marshland and trees. Important breeding ground for Butterflies - see Warwickshire Wildlife Trust. Local Wildlife Site - Warwickshire County Council Identified on Open Day Map as Special to the Community for views = 3 Potential Local Wildlife Site	1	2	2	3	0	1	0	1	3	13
99	198	C Reily	Part of Steetley Meadows Conservation Area adjacent to 197 and running behind 016 and 0014. <b>Deciduous</b> woodland, Willow carr, extensively flooded in winter. Wildlife habitat. SSSI Econet Woodland Econet Grassland (in part)	1	2	1	3	0	1	1	1	3	13



Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
100	001	S Tetlow	Mixture of grassland / unused farmland. Large expanse bounded by A45, River Avon, Oxford road and surrounding fields (hedgerows/trees) PROW FP (R152) includes current diversion across stream. <a href="http://maps.warwickshire.gov.uk/rightsofway/">http://maps.warwickshire.gov.uk/rightsofway/</a> , Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3, Warwickshire HER MWA12069, MWA7841, MWA6627, MWA6626, MWA6625. Roman coins and metal work have been found at Brandon Lane (MWA6625). (Romano British (1st – 4th centuries AD)). Industrial (1750 – 1900) The main developments in the industrial period in the parish include the development of communications in the form of the railway (MWA7841, MWA7563), Findspot - various finds of Medieval date, including bronze rings, a buckle and a thimble, were found in the area of Brandon Lane.	2	0	2	3	1	0	0	3	2	13
101	087	C Harrow	Arable Land, Warwickshire HER MWA12102. Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	4	1	0	1	2	2	2	13
102	089	C Harrow	Arable Land. Undated Archaeological Features: Some features discovered in the parish remain undated and consist mainly of cropmarks identified from aerial photographs of the areas around Ryton. These include: MWA4717 - Some features discovered in the parish remain undated and consist mainly of cropmarks identified from aerial photographs of the areas around Ryton., Warwickshire HER MWA4289	0	1	4	1	0	1	2	2	2	13
103	132	C Harrow	Pasture land. Warwickshire HER MWA12105 Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	4	0	0	2	2	2	2	13
104	060	C Harrow	Pasture Farm land adjacent to Grange Farm	1	2	4	1	0	0	2	1	2	13
105	074	S Tetlow	Pasture land, partial boundary (wire fence) to southern boundary with 075. Borders PROW FP (R151) Centenary way in NW corner. Borders Oxford Road. Identified on Open Day Map as Special to the Community for recreation = 3	1	2	3	3	0	1	0	1	2	13
106	032	S Tetlow	Assessed via google map imagery -no public access. Small area of grassland. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	0	1	4	3	0	1	1	1	2	13
107	081	C Harrow	Pasture land	0	1	4	2	0	1	2	1	2	13
108	028	S Tetlow	Farm land, recently baled hay visible, sheep grazing. No access to public. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	1	0	4	3	0	1	1	1	2	13
109	029	S Tetlow	Farm land / scrub land. Access via farm access to 027 (no public access). Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	1	0	4	3	0	1	1	1	2	13
110	030	S Tetlow	Farm land, rape crop visible, proximity close to caravan park. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	1	0	4	3	0	1	1	1	2	13



Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
111	031	S Tetlow	Pasture land, grazing sheep. Access via Hill Crest access road, no public access. Trailer tent and car 'dumped' on land. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	1	0	4	3	0	1	1	1	2	13
112	172	S Tetlow	Manor Farm Plot - adjacent to access road to Jubilee Pools Fishing Lakes. Access provided by Warwickshire County Council. Pasture Farm Land. Warwickshire HER MWA3931. Some earthworks found at Manor Farm, east of Ryton, suggest some small scale settlement in the medieval period (MWA3931). Medieval (1066 – 1540). Adjacent to Manor Farm - First marked on the OS 1955 edition. Possible site of medieval settlement. This area is marked as Dunsmore Heath on Speeds map of 1610 and Beightons map of 1725. HWA8363	1	2	4	0	0	1	1	3	1	13
113	178	S Tetlow	Land adjacent to Featherstone Farm. Converted into horse stables / training ground. Small depot to south. Borders Leamington Road.	1	1	4	2	3	0	0	1	1	13
114	161	S Tetlow	Plot containing stagnant pond, trees and shrubs adjacent to Old Vicarage Land and Leamington Road. Covered by a Tree Preservation Order - Rugby Borough Council	1	3	4	0	0	0	0	1	3	12
115	053	S Tetlow	Farm land - crop, tree and hedgerow borders, Warwickshire HER MWA4990. Several Prehistoric pit alignments are visible as cropmarks on aerial photographs. They are situated 1km west of Ryton on Dunsmore. Adjacent to Coney Grey Farm -Marked on the OS 1st edition onwards. 2nd edition shows a L-plan farm complex. The complex has since developed in to a large farm. HWA8315	1	1	3	0	0	1	1	3	2	12
116	005	S Tetlow	Land locked - River Avon on both sides, access through Whites only. Assessment using internet mapping imagery. Adjacent to Whites Scrap Dealers. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3. MWA4272. The site of Ryton Mill, a watermill that date back to the Medieval period. It was later used as a fulling mill, a mill for beating and cleaning cloth. It was situated 500m south west of Old Hare Covert.	0	0	4	3	0	0	0	3	2	12
117	021	S Tetlow	Light woodland, evidence of recent clearing to access overhead power lines. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3	1	1	4	3	0	0	0	1	2	12
118	080	C Harrow	Pasture Farm land adjacent to Jubilee Pools	1	1	4	1	0	0	2	1	2	12
119	082	C Harrow	Pasture land, close to Jubilee Cottage - visible from PROW R153	1	1	4	0	0	1	2	1	2	12
120	083	C Harrow	Arable Land	0	1	4	1	0	1	2	1	2	12
121	084	C Harrow	Arable Land	0	1	4	1	0	1	2	1	2	12
122	086	C Harrow	Arable Land, split into 5 smaller plots not identified on base map. Each carries the same assessment.	0	1	4	1	0	1	2	1	2	12
123	088	C Harrow	Arable Land, bordering A45 (London Road)	0	1	4	1	0	1	2	1	2	12
124	097	C Harrow	Arable Land	0	1	4	1	0	1	2	1	2	12
125	187	S Tetlow	Pasture Farm Land adjacent to Jubilee Cottage, visible from PROW R153	1	1	4	0	0	1	2	1	2	12
126	067	C Harrow	Arable farmland	0	0	3	2	0	2	2	1	2	12
127	094	C Harrow	Pasture land	0	0	4	2	0	1	2	1	2	12

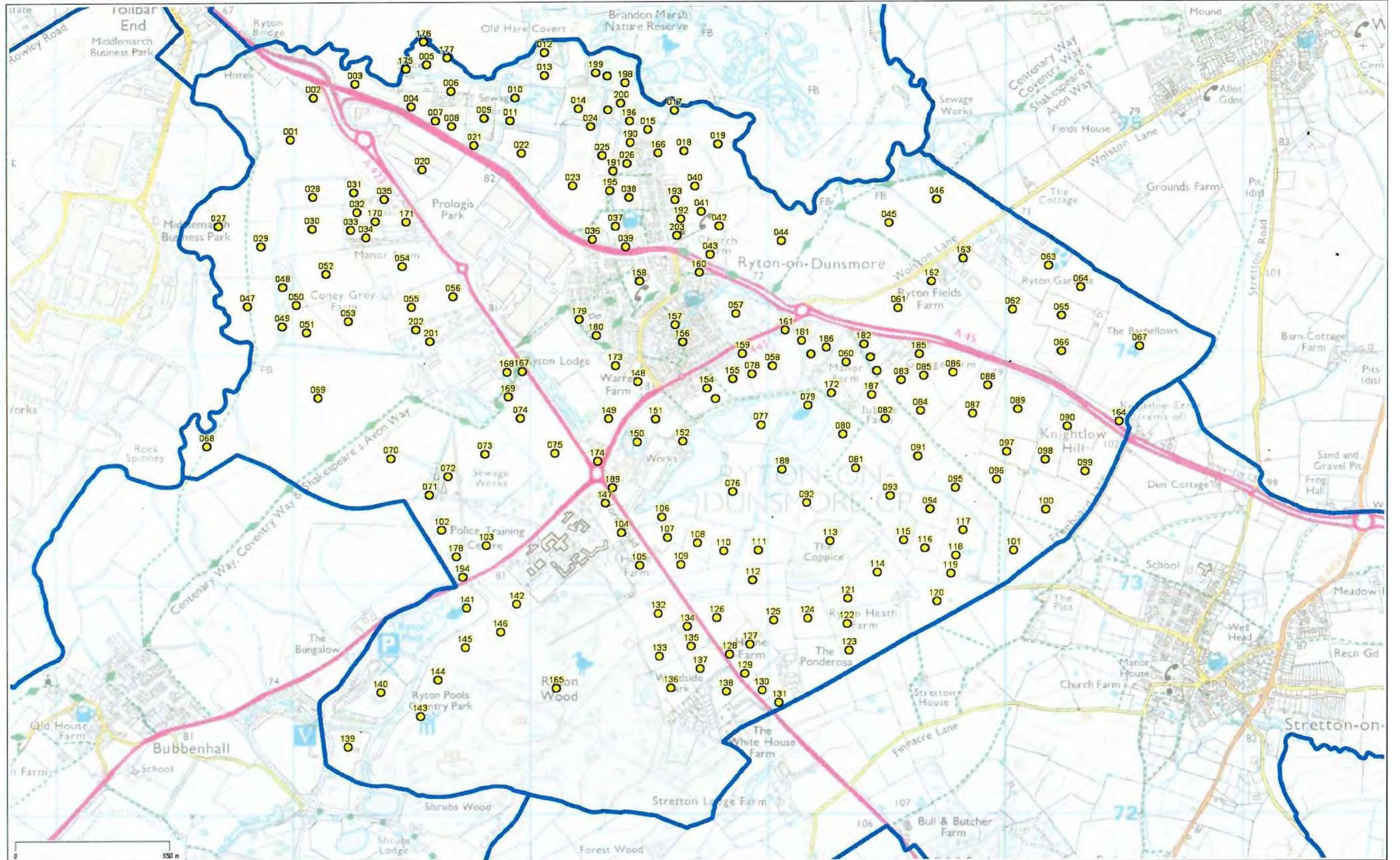
Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
128	095	C Harrow	Land off Freeboard Lane Plots, arable farmland	0	0	4	2	0	1	2	1	2	12
129	116	C Harrow	Pasture farmland adjacent to small woodland	0	0	4	2	0	1	2	1	2	12
130	120	C Harrow	Arable land off Freeboard Lane	1	0	4	0	0	2	2	1	2	12
131	175	S Tetlow	Land adjoining East of 005 and River Avon. Wooded area, close to Whites Scrap Dealers. Google maps imagery assessment. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	0	0	4	3	0	1	1	1	2	12
132	176	S Tetlow	Land adjoining North of 005 and River Avon. Wooded area, close to Whites Scrap Dealers. Google maps imagery assessment. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	0	0	4	3	0	1	1	1	2	12
133	177	S Tetlow	Land adjoining West of 005 and River Avon. Wooded area, close to Whites Scrap Dealers. Google maps imagery assessment. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	0	0	4	3	0	1	1	1	2	12
134	174	S Tetlow	Cool Coops - grassed area on SW corner - occasional overflow car park for Sports Connexion. Geese visible on land. Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3	1	2	4	3	0	0	0	1	1	12
135	134	C Harrow	Paddock with stables	0	0	4	0	2	2	2	1	1	12
136	055	S Tetlow	Evidence of gravel extraction, land lower than surrounding area. Pasture land. Borders A45 and Prologis. Adjacent to Coney Grey Farm -Marked on the OS 1st edition onwards. 2nd edition shows a L-plan farm complex. The complex has since developed in to a large farm. HWA8315	1	2	3	0	0	1	0	2	2	11
137	052	S Tetlow	Farm land, rape crop visible. Private track access, no public access. Visible from PROW FP (R151). Adjacent to Coney Grey Farm - Marked on the OS 1st edition onwards. 2nd edition shows a L-plan farm complex. The complex has since developed in to a large farm. HWA8315	1	1	3	0	0	1	1	2	2	11
138	162	C Harrow	Undesignated grassland adjacent to Ryton Field Farm dwelling. Associated with Coventry Demolition Company	0	2	3	2	0	1	0	1	2	11
139	071	S Tetlow	Small body of water surrounded by trees. Boundary to 072 is a track	1	1	4	0	0	1	1	1	2	11
140	090	C Harrow	Arable Land, bordering A45 (London Road)	0	0	4	1	0	1	2	1	2	11
141	096	C Harrow	Arable Land	0	0	4	1	0	1	2	1	2	11
142	098	C Harrow	Arable Land	0	0	4	1	0	1	2	1	2	11
143	099	C Harrow	Arable Land, bordering A45 (London Road)	0	0	4	1	0	1	2	1	2	11
144	100	C Harrow	Arable Land	0	0	4	1	0	1	2	1	2	11
145	101	C Harrow	Arable Land	0	0	4	1	0	1	2	1	2	11
146	125	C Harrow	Pasture Land	0	0	4	1	0	1	2	1	2	11
147	127	C Harrow	Pasture Land	0	0	4	1	0	1	2	1	2	11
148	133	C Harrow	Pasture land	0	0	4	0	0	2	2	1	2	11
149	135	C Harrow	Pasture land	0	0	4	0	0	2	2	1	2	11
150	136	C Harrow	Pasture land	0	0	4	0	0	2	2	1	2	11
151	137	C Harrow	Pasture land	0	0	4	0	0	2	2	1	2	11

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
152	182	S Tetlow	Land adjacent to Manor Farm and A45 London Road. Adjacent to Grange Farm - Marked on the OS 1st, 2nd and 1955 edition as 'The Grange'. Marked on modern OS maps as Grange Farm. The 2nd edition shows a loose L-plan with detached building to third side. HWA8362	1	2	4	0	0	1	0	2	1	11
153	183	S Tetlow	Land adjacent to Manor Farm and A45 London Road. Adjacent to Grange Farm - Marked on the OS 1st, 2nd and 1955 edition as 'The Grange'. Marked on modern OS maps as Grange Farm. The 2nd edition shows a loose L-plan with detached building to third side. HWA8362	1	2	4	0	0	1	0	2	1	11
154	118	C Harrow	Arable land. Adjacent to Oak Tree Farm - First marked as a farm on modern OS maps. Buildings are marked on the OS 1st edition. This area is marked as Dunsmore Heath on Speeds map of 1610 and Beightons map of 1725. HWA8366	0	0	4	1	0	1	2	2	1	11
155	119	C Harrow	Arable land. Adjacent to Oak Tree Farm - First marked as a farm on modern OS maps. Buildings are marked on the OS 1st edition. This area is marked as Dunsmore Heath on Speeds map of 1610 and Beightons map of 1725. HWA8366	0	0	4	1	0	1	2	2	1	11
156	160	C Harrow	An area of scrubland partially cleared / overgrown. Situated between Poplar Grove and A45 Noise Action Planning Important Area	0	4	2	1	0	0	2	1	1	11
157	201	S Tetlow	Grassland - assessment by google maps due to access - adjacent to residential properties - small buildings to North, stables? Visible from road	1	2	4	0	0	1	1	1	1	11
158	202	S Tetlow	Grassland - assessment by google maps due to access - adjacent top residential properties - backs onto small buildings to South, stables? Visible from road	1	2	4	0	0	1	1	1	1	11
159	114	C Harrow	Arable land	0	0	4	1	0	2	2	1	1	11
160	124	C Harrow	Arable land	0	0	4	1	0	2	2	1	1	11
161	131	C Harrow	Pasture Land	0	0	4	1	0	2	2	1	1	11
162	023	S Tetlow	Large pasture land next to PROW FP, can see Prologis Park from field. Adjacent to Steetly Meadows on Northern boundary. Warwickshire HER MWA12094 Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	1	2	2	0	0	1	0	2	2	10
163	051	S Tetlow	Farm land, partial hedgerow boundary in centre. Planted crop visible. No public access. Warwickshire HER MWA12071 - Across the parish there is evidence for a number of areas of ridge and furrow which may date back to the medieval period. However, nearly all of it (apart from a few significant remaining fragments) has been levelled flat from 20th century ploughing.	0	1	3	0	0	1	1	2	2	10
164	054	S Tetlow	Pasture land used for grazing. Evidence of gravel extraction (land lower than surrounding area). Bordered by hedgerows and trees, Private access to farm borders southern boundary. Borders Oxford Road and Prologis. Borders caravan park to northern border. Adjacent to Coney Grey Farm -Marked on the OS 1st edition onwards. 2nd edition shows a L-plan farm complex. The complex has since developed in to a large farm. HWA8315	1	1	3	0	0	1	0	2	2	10

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
165	056	S Tetlow	As above - no boarder between plots 55 and 56 as indicated on map.	1	2	3	0	0	1	0	1	2	10
166	033	S Tetlow	Assessed via google map imagery -no public access. Small area of grassland	0	1	4	0	0	1	1	1	2	10
167	034	S Tetlow	Assessed via google map imagery -no public access. Small area of land, evidence of previous farming (crop)	0	1	4	0	0	1	1	1	2	10
168	048	S Tetlow	Wooded area, stagnant water, boggy land. Waste material / shelters - open area to centre. W edge visible from PROW FP (R152)	1	0	4	0	0	1	1	1	2	10
169	049	S Tetlow	Dense wooded area, marshy. Bounded by fields. W edge visible from PROW FP (R151)	1	0	4	0	0	1	1	1	2	10
170	126	C Harrow	Pasture Land	0	0	4	1	0	0	2	1	2	10
171	128	C Harrow	Land off Oxford Road adjacent to Home Farm - site of the now derelict Bull and Butcher pub and grounds	1	0	4	0	0	0	2	1	2	10
172	184	S Tetlow	Land adjacent to The Grange. Small bands of trees surround agricultural vehicles / machinery. Visible from A45 London Road. Adjacent to Grange Farm - Marked on the OS 1st, 2nd and 1955 edition as 'The Grange'. Marked on modern OS maps as Grange Farm. The 2nd edition shows a loose L-plan with detached building to third side. HWA8362	1	2	4	0	0	0	0	2	1	10
173	166	S Tetlow	Overgrown land, off Church Road. Old workshop visible from road. Locked gated access.	1	3	4	0	0	0	0	1	1	10
174	181	S Tetlow	Land adjacent to The Old Vicarage and Leamington Road	1	3	4	0	0	0	0	1	1	10
175	185	S Tetlow	Land adjacent to Manor Farm, A45 London Road and Residential Dwelling	1	2	4	0	0	1	0	1	1	10
176	085	C Harrow	Grange Farm - strip of grass land between 083/084 and 086. Adjacent to A45	0	1	4	1	0	2	0	1	1	10
177	002	S Tetlow	Small plot of light wooded land at junction with Oxford Road and A45 (London Road). Undergrowth filled with rubbish and vehicle debris. Supported by Questionnaire results Highly Important Countryside Space between Ryton and Coventry 80% = 3	1	0	4	3	0	0	0	1	1	10
178	117	C Harrow	Pasture Land	0	0	4	1	0	1	2	1	1	10
179	122	C Harrow	Pasture Land	0	0	4	1	0	1	2	1	1	10
180	123	C Harrow	Arable land bordering Freeboard Lane	0	0	4	1	0	1	2	1	1	10
181	130	C Harrow	Pasture Land	0	0	4	1	0	1	2	1	1	10
182	103	S Tetlow	Marsh scrub land. Evidence of gravel extraction, land lower than surrounding area. Borders Leamington Road. Local Wildlife Site - Warwickshire County Council	1	1	3	0	0	0	0	1	3	9
183	050	S Tetlow	Farm land, Evidence of recent corn crop, not harvested. Agricultural refuse evident, feeding barrels? No public access.	0	1	4	0	0	0	1	1	2	9
184	102	S Tetlow	Pasture land, small woodland to centre.	1	1	3	0	0	1	0	1	2	9
185	163	C Harrow	Undesignated grassland adjacent to Ryton Field Farm dwelling. Associated with Coventry Demolition Company	0	1	2	2	0	1	0	1	2	9
186	171	S Tetlow	Initial assessment via google map imaging. Wooded/grass land adjacent to residential properties on Oxford Road	1	1	4	0	0	0	0	1	2	9
187	022	S Tetlow	Pasture land, lower than A45 level, partially visible from A45, visible from Steetly meadows.	1	1	2	0	0	1	0	1	2	8
188	170	S Tetlow	land adjacent to 032. Grassland, bounded by trees / hedgerows. No public access. Assessment via google map imagery	0	1	4	0	0	0	0	1	2	8
189	008	S Tetlow	Pasture land, grazing cattle, small stables on northern boundary. Boarders sewage works and overlooks Proligis and Whites Scrap Dealers	1	0	4	0	0	0	0	1	2	8

Entry No.	Ref No.	Assessed by	Description	Access (and accessibility)	Proximity / Local	Bounded / Not an extensive tract of land	Special to the community	Recreational/Educational use	Beauty (including views)	Tranquillity	Historical Significance	Wildlife significance, geology	Total Score / 32
190	129	C Harrow	Site of Bull and Butcher Public House (Derelict)	0	0	4	0	0	0	1	1	1	7
191	194	S Tetlow	Yard adjacent to Featherstone Farm, Leamington Road and Paddock/Stables	1	1	4	0	0	0	0	1	0	7
192	004	S Tetlow	Commercial land, mixed use - storage of shipping containers, scrap vehicles, commercial waste. Adjacent to A45 and Whites Scrap Dealers	1	0	3	0	0	0	0	1	1	6
193	006	S Tetlow	Whites Scrap Dealers - Works Yard, Adjacent to Sewerage Works	1	0	4	0	0	0	0	1	0	6
194	007	S Tetlow	Small fenced land adjacent to Whites Scrap Driveway, borders A45 - waste land.	1	0	4	0	0	0	0	1	0	6
195	138	C Harrow	Fallow land adjacent to woodside park caravan site and bordering oxford road	0	0	1	0	0	0	1	1	2	5
196	180	S Tetlow	Provost Williams School - not assessed - current school playing fields - of significant importance to school use.	0	0	0	0	0	0	0	0	0	0
197	173	S Tetlow	Warren Fields Plot (Current planned building site) - not assessed	0	0	0	0	0	0	0	0	0	0
198	104	C Harrow	N/A - integrated as part of plot 147	0	0	0	0	0	0	0	0	0	0
199	186	S Tetlow	Land Adjacent to the Old Vicarage - Sommels Tent Hire - not considered open space - not assessed	0	0	0	0	0	0	0	0	0	0
200	121	C Harrow	Error in number assignment - actually a grid line on map - see 114 for assessment	0	0	0	0	0	0	0	0	0	0
201	020	NA	Numbered as ProLogis Park - NA - If open space has many Historic references	0	0	0	0	0	0	0	0	0	0
202	105	C Harrow	Not an open space - used as storage area - N/A and not scored, Warwickshire HER MWA4288. The site of brickworks where bricks were made during the Imperial period. They are marked on nineteenth century maps. The site is at the north east corner of Ryton Wood. Would score 2/3 for Historical Significance if this was Open Space	0	0	0	0	0	0	0	0	0	0
203	035	S Tetlow	Car storage for business located on Oxford Road - not assessed	0	0	0	0	0	0	0	0	0	0









# Appendix 7





## **Ryton-on-Dunsmore Neighbourhood Plan 2018- 2031**

## NON-DESIGNATED HERITAGE ASSETS ('LOCAL LIST')

The Neighbourhood Plan Steering Committee consulted with the Ryton History Group to generate an initial list of properties to be added to a local list of non-designated heritage assets. This list was presented at the Open Event in November 2018 where members of the Parish provided several additional properties. These assets add to the character of the village and are considered of value by the residents. The final list issued at Regulation 14 contained 26 buildings and, during this process, 6 owners requested their removal.

1.	
<b>88 High Street</b>	
Age: 1800s	
Rarity: <i>Not considered relevant</i>	
Architectural/aesthetic value: <i>Not considered relevant</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Former farm workers cottages</i>	
Village landmark: <i>Not considered relevant</i>	
Community value: Part of a collection of 8 cottages.	
	

2.	
<b>86 High Street</b>	
Age: 1800s	
Rarity: <i>Not considered relevant</i>	
Architectural/aesthetic value: <i>Not considered relevant</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Former farm workers cottages</i>	
Village landmark: <i>Not considered relevant</i>	
Community value: Part of a collection of 8 cottages	
	

3.

**84 High Street**

Age: 1800s

Rarity: *Not considered relevant*

Architectural/aesthetic value: *Not considered relevant*

Archaeological significance: *Not considered relevant*

Historical associations: *Former farm workers cottages*

Village landmark: *Not considered relevant*

Community value: Part of a collection of 8 cottages



4.

**82 High Street**

Age: 1800s

Rarity: *Not considered relevant*

Architectural/aesthetic value: *Not considered relevant*

Archaeological significance: *Not considered relevant*

Historical associations: *Former farm workers cottages*

Village landmark: *Not considered relevant*

Community value: Part of a collection of 8 cottages



5.

**80 High Street**

Age: 1800s

Rarity: *Not considered relevant*

Architectural/aesthetic value: *Not considered relevant*

Archaeological significance: *Not considered relevant*

Historical associations: *Former farm workers cottages*

Village landmark: *Not considered relevant*

Community value: Part of a collection of 8 cottages



6.

**79 High Street**

Age: 1800s

Rarity: *Not considered relevant*

Architectural/aesthetic value: *Not considered relevant*

Archaeological significance: *Not considered relevant*



Historical associations: *Former farm workers cottages*

Village landmark: *Not considered relevant*

Community value: Part of a collection of 8 cottages


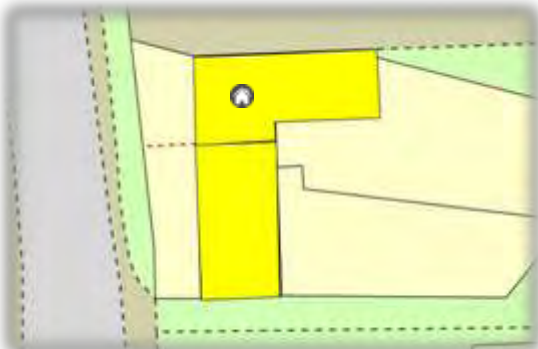




7.	
<b>77 High Street</b>	
Age: 1800s	
Rarity: <i>Not considered relevant</i>	
Architectural/aesthetic value: <i>Not considered relevant</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Former farm workers cottages</i>	
Village landmark: <i>Not considered relevant</i>	
Community value: Part of a collection of 8 cottages	
	

8.	
<b>The Blacksmiths Arms, High Street</b>	
Age: c.1800s	
Rarity: <i>One of two remaining village pubs dating back to 1800s</i>	
Architectural/aesthetic value: Brick build 2 story property. <i>Distinctive roofline evident in 1900s photographs</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>The Blacksmiths Arm is a significant village landmark on High Street. Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>High, friendly family pub</i>	
	

9.	
<b>1 High Street</b>	
Age: c.1800s	
Rarity: <i>One of a few remaining c.1800s built cottages on High Street.</i>	
Architectural/aesthetic value: <i>2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	

10.	
<b>3 High Street</b>	
Age: c.1800s	
Rarity: <i>One of a few remaining c.1800s built cottages on High Street</i>	
Architectural/aesthetic value: <i>2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	



11.

**Manor Cottage, Church Road**

Age: c.1800s

Rarity: *One of a few remaining c.1800s built cottages on High Street.*

Architectural/aesthetic value: *2 story brick building*

Archaeological significance: *Not considered relevant*

Historical associations: *Not considered relevant*

Village landmark: *Building identifiable on 1886 OS Six-Inch Map*

Community value: *Not considered relevant*



12.

**The Malt Shovel, Church Road**

Age: c.1800s

Rarity: *One of two remaining village pubs dating back to 1800s*

Architectural/aesthetic value: *Brick built 3 story building*

Archaeological significance: *Not considered relevant*

Historical associations: *Not considered relevant*

Village landmark: *The Blacksmiths Arm is a significant village landmark on Church Road. Building identifiable on 1886 OS Six-Inch Map*

Community value: *High, friendly family pub*



13.

**7 Church Road**

Age: c.1800s

Rarity: *One of a few remaining c.1800s buildings on Church Road*

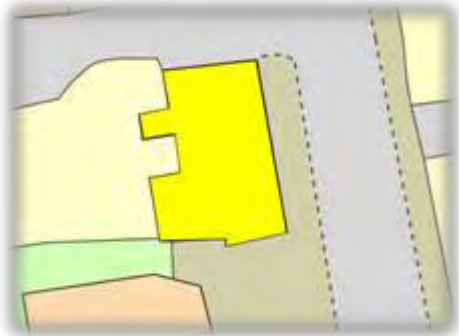
Architectural/aesthetic value: *2 story brick building*

Archaeological significance: *Not considered relevant*

Historical associations: *Not considered relevant*

Village landmark: *Building identifiable on 1886 OS Six-Inch Map*

Community value: *Not considered relevant*



14.

***The Old Post Office, Church Road***

Age: c.1850

Rarity: *One of a few remaining c.1800s buildings on Church Road*

Architectural/aesthetic value: *2 story brick building. With a c.1890 water well to the rear of the property*

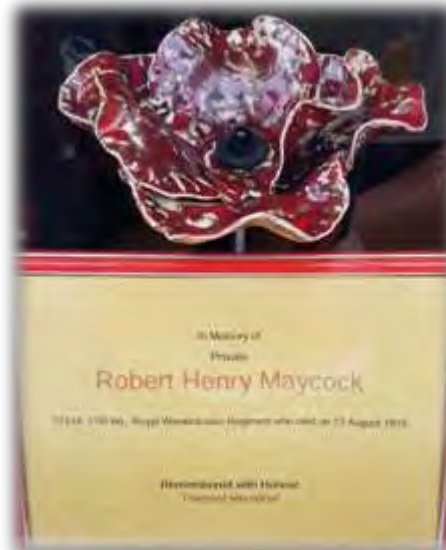
Archaeological significance: *Not considered relevant*

Historical associations: *Originally a village store with rooms that were let to families. It became the Post Office and Grocery Shop in 1881 and continued as the Post Office for nearly 100 years. Ivy Maycock became Sub Post Mistress running the Post Office from 1928, following on from her mother Ellen Maycock after her death. Ivy and her sister Lucy (Lissaman, nee Hadland) were well known characters throughout the village. Robert Henry Maycock was their brother who never returned from the Great War and was one of our heroes commemorated during the 100-year remembrance in 2018.*

*Post Office marked on 1886 OS Six-Inch Map*

Village landmark: *The Post Office was the only property known to have been bombed within the village during the Coventry blitz of 1940. The adjoining agricultural buildings were destroyed; however, one wall remains on the southern boundary*

Community value: *Not considered relevant*



15.	
<b>15 Church Road</b>	
Age: c.1850	
Rarity: <i>One of a few remaining c.1800s buildings on Church Road.</i>	
Architectural/aesthetic value: <i>2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	

16.	
<b>17 Church Road</b>	
Age: c.1850	
Rarity: <i>One of a few remaining c.1800s buildings on Church Road.</i>	
Architectural/aesthetic value: <i>2 story brick building</i>	
Archaeological significance: <i>Not considered relevant</i>	
Historical associations: <i>Not considered relevant</i>	
Village landmark: <i>Building identifiable on 1886 OS Six-Inch Map</i>	
Community value: <i>Not considered relevant</i>	
	

17.

**66 Church Road**

Age: c.1800s

Rarity: *One of a few remaining c.1800s cottages on Church Road*

Architectural/aesthetic value: *2 story brick building*

Archaeological significance: *Not considered relevant*

Historical associations: *Not considered relevant*

Village landmark: *Building identifiable on 1886 OS Six-Inch Map*

Community value: *Not considered relevant*



18.

**70 Church Road**

Age: c.1800s

Rarity: *One of a few remaining c.1800s cottages on Church Road*

Architectural/aesthetic value: *2 story brick building*

Archaeological significance: *Not considered relevant*

Historical associations: *Not considered relevant*

Village landmark: *Building identifiable on 1886 OS Six-Inch Map*

Community value: *Not considered relevant*





19.

***The Old Flour Mill (Site of)***

Age: c.1800s

Rarity: *Not considered relevant*

Architectural/aesthetic value: *Not considered relevant*

Archaeological significance: *Not considered relevant*

Historical associations: *As featured in listed artist Sidney Curries' RSAB watercolour rendition dated 1883*

Village landmark: 'Ryton Corn Mill' marked on 1886 OS Six-Inch Map

Community value: *Not considered relevant*



*Approximate location*

20.

***The Old Vicarage***

Age: c.1800s

Rarity: *The Old Vicarage is unique in Ryton on Dunsmore*

Architectural/aesthetic value: *Large 2 story brick building*

Archaeological significance: *Not considered relevant*

Historical associations: *Not considered relevant*

Village landmark: 'Vicarage' marked on 1886 OS Six-Inch Map

Community value: *Not considered relevant*

