

**Long Lawford**  
**Site Allocations Development Pack**

**9<sup>th</sup> June 2016**

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## **Long Lawford Site Allocations Development Pack**

### **Introduction**

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

### **Background**

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

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

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

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

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

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

#### **Warwickshire County Council Education**

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

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

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

#### **Warwickshire County Council Highways**

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

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

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

#### **Environment Agency**

The majority of Long Lawford is located in Flood Zone 1. However, the northern part of the settlement is located within Flood Zone 2/3 associated with the Upper Avon. There is an ordinary watercourse on the western boundary of the settlement and the flood risk associated with this watercourse should be determined.

Highlight processes required to be undertaken should a site be selected that is within flood zone 2 and 3.

#### **Natural England Response**

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

#### **NHS England and Clinical Commissioning Group Response**

The response highlights that using an average occupancy of 2.4 people per home and an average list size of 1,750 registered patients per whole time equivalent GP, each of these settlements will need an additional 0.14 whole time equivalent GP, equivalent to one session a week. There are GP practices in Brinklow, Stretton-on-Dunsmore and Wolston that can accommodate the very small increase in demand at those locations and the remaining additional patients can also be served by the existing GP infrastructure. There is therefore

no need for the development of new GP premises to provide services to the residents of the new homes planned in the main rural settlements.

#### **National Grid**

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

#### **Western Power**

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

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

#### **Severn Trent**

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

## Framework for Site Selection

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

### Site Identification

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

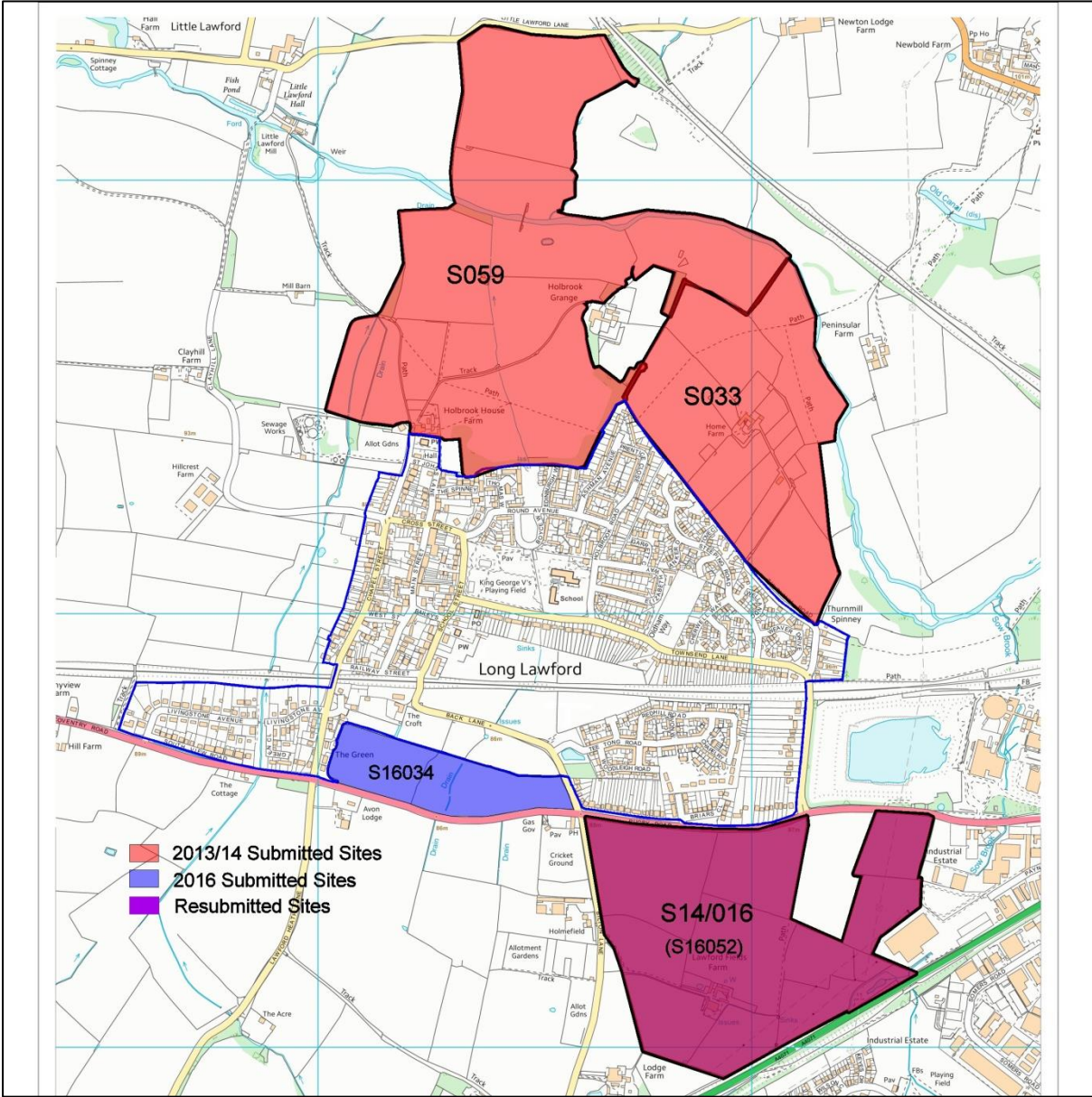
The sites within this document have been identified from two sources namely the Strategic Housing Land Availability Assessment (SHLAA) report published in December 2015 and from the recent call for sites exercise, which coincided with the consultation on the Local Plan Preferred Options document.

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

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

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

In total there are 4 sites around Long Lawford that have been considered within this document (displayed in the map below). None of the sites are located within the settlement boundary of Long Lawford. Therefore to meet the Local Plan preferred strategy for housing delivery the Local Plan will be required to make amendments to the Green Belt boundary.



## Approach to Site Selection

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

Information has been sourced from a range of evidence used to inform the Local Plan Preferred Option such as the Green Belt Review, SHLAA and the Local Plan Sustainability Appraisal<sup>1</sup>. Further to this, new evidence has been commissioned by the Council in relation to landscape character and advice sought from WCC Highways with regard to the accesses of the sites.

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

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

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

<sup>1</sup> The new 2016 call for sites will be subject to a Sustainability Appraisal



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

### Site assessment findings

Each of the 4 sites has been assessed in line with the criteria set out above. The assessments are contained within appendix 1 of this document.

### What next?

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

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

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

## Local Plan Timescales

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

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

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

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

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

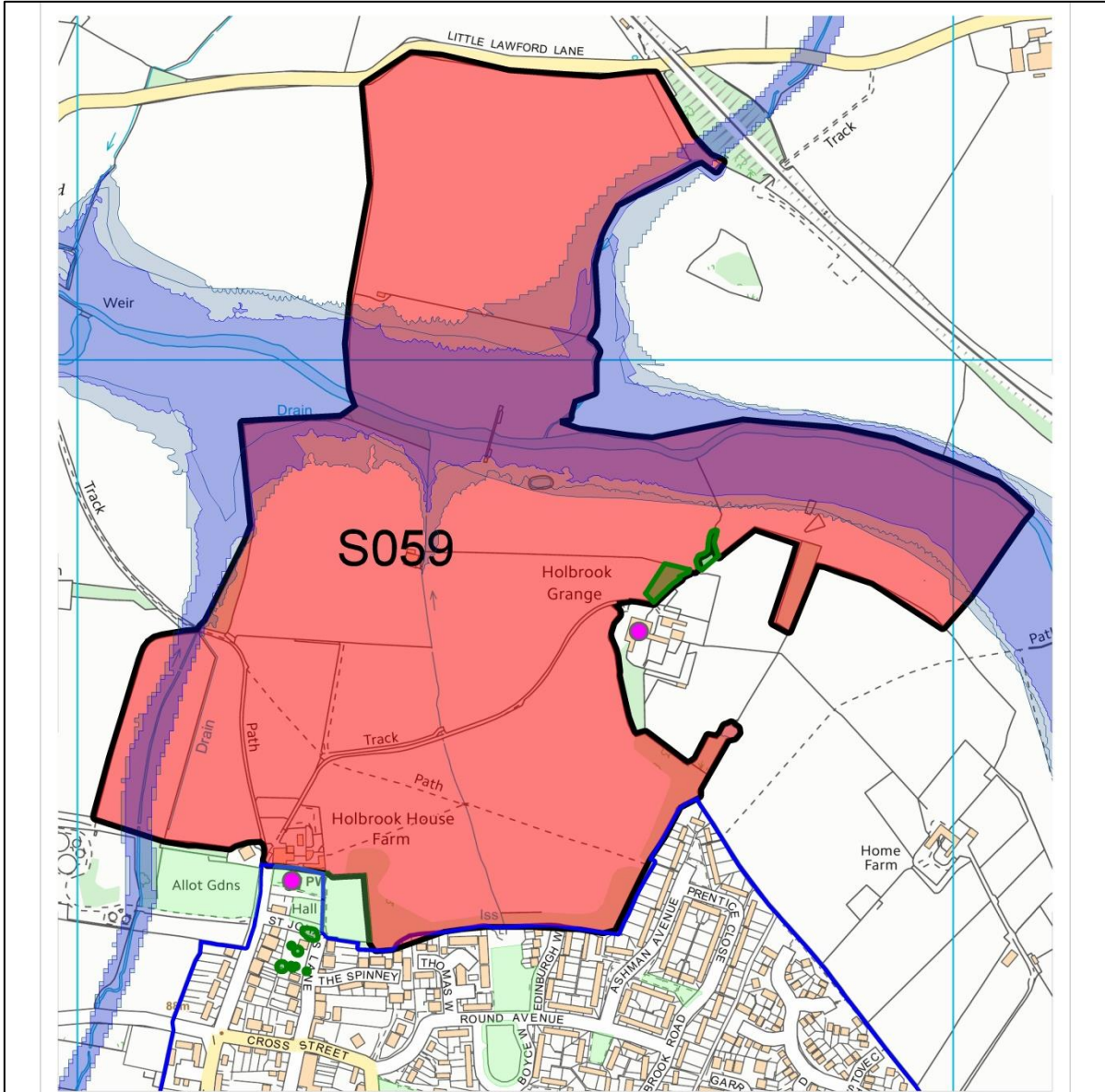
# **SITE ASSESSMENT TABLES**

## **APPENDIX ONE**

## Site S059: Holbrook House Farm, Long Lawford

<b>Capacity</b>	<b>735 dwellings</b>
<b>Site Area</b>	<b>44.6 hectares</b>
<b>Deliverability</b>	<b>&gt; 5 years</b>
<b>LP Policy</b>	<b>Green Belt Designation</b>

### SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



#### KEY

- Flood Zones 2 and 3
- Open Space
- Tree Preservation Order (TPO)
- Listed Buildings
- Site S059
- Long Lawford Village Boundary

This very large site is approximately 44.5 hectares in total area submitted and is in agricultural use. Much of the site is classed as grade 3 agricultural quality land however a considerable area of the southern part of the site, the land that borders the village boundary, is better quality grade 2 agricultural land.

The site is irregular in shape with the southern area being adjacent to the village but the northern section extending some distance from the village up to Little Lawford Lane. There

are number of public footpaths that run through the southern part of the site. To the south of the site is Long Lawford cemetery adjacent to the village church and an allotment site on the opposite side of Chapel Lane.

The River Avon bisects the site, with a large area of flood zones 2 and 3 crossing the site and bordering the western edge of the site. Holbrook House Farm is at the extreme south of the site adjacent to the village boundary, whilst Holbrook Grange is adjacent to the site to the east. Holbrook Grange is a Grade II Listed Building, which faces away from the settlement boundary towards the open countryside across the extent of site S059.

#### **Green Belt and Landscape Character**

The site is within Green Belt parcel LL1. The Green Belt review states this parcel is well preserved from encroachment on the wider countryside due to the presence of defensible boundaries such as the River Avon and railway line, which protect further encroachment to the north and west of the parcel. Whilst some of the agricultural buildings in this parcel compromise the openness in their immediate vicinity, the parcel overall is flat and open land associated with the flood plain of the River Avon.

The Draft Landscape Character Assessment 2016 considers site S059 within its assessment of landscape parcels LL\_03 and LL\_04. Parcel LL\_03 is described as comprising parkland which forms the grounds to the grade II listed Holbrook Grange. Views are pastoral and very rural in nature, with ridge and furrow and mature parkland trees. A lack of hedgerows gives rise to open views across an unspoilt parkland landscape that forms the setting to Holbrook Grange. Therefore the parcel is considered to be high sensitivity which means site S059 is considered to be inappropriate for development.

Site S059 is considered to a lesser extent within parcel LL\_04, which covers the landscape along the River Avon corridor to the north of Holbrook Grange. This parcel is described as a small to medium scale pastoral landscape with some ridge and furrow. As the parcel follows the course of the river channel, where flood zones 2 and 3 are present, this parcel is also considered to be high sensitivity and therefore inappropriate for development.

#### **Accessibility - Proximity to Services**

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S059	730	670	850	-	-	400

**NB.** The distances above are a guide for walking distance along pavements or public footpaths, and are not 'as the crow flies' distances from site boundaries.

Site S059 is within walking distance of the village services; however the primary school is greater than 800 metres (more than ten minute walk time) from the site access which reduces the sustainability of the site in terms of access to services. The village post office on Townsend Lane recently (February 2016) closed, however Post Office Ltd have confirmed that they are actively seeking an opportunity within Long Lawford to accommodate a new style branch known as a Post Office Local.

### **Accessibility – Highways and Site Access**

The site promoter has stated that the farm site has an existing access off Chapel Street. This access would require significant upgrading to be suitable for the level of development proposed. The Highways Authority would not support the development of this site on the scale proposed, as this would require multiple access points rather than the one currently part of the proposal. Inclusion of other access points would require acquisition of third party land and possibly affect the deliverability of the site.

**Photo1 – Access point to existing Holbrook House Farm**



**Photo2 – Looking south from site access (towards village) along Chapel Street**



#### **Layout**

The site has not been promoted since 2013 and the site promotor has not submitted a design layout, particularly in respect of how a smaller scheme for up to 100 dwellings could be delivered on this site.

#### **Site Conclusion**

The site is a large, visually prominent site, which can broadly be considered in two parts. The northern part of the site is a large distance from the existing village of Long Lawford and therefore has poor accessibility to local services. It is split from the other part of the site by the River Avon with large areas of flood zone 2 and 3 along the river channel and to the north.

The southern part of the site borders the village boundary to the south and extends northwards to the River Avon. The scale of the site would require multiple access points and as promoted the site only has one main access from Chapel Street; this would affect the likely deliverability of the site coming forward. The land in this area is grade 2 agricultural quality and would therefore be considered best quality and inappropriate to lose. The landscape of this area is high sensitivity, particularly bearing in mind the open prominent views and important parkland setting to the nearby Holbrook Grange listed building, and would also therefore be inappropriate for development.

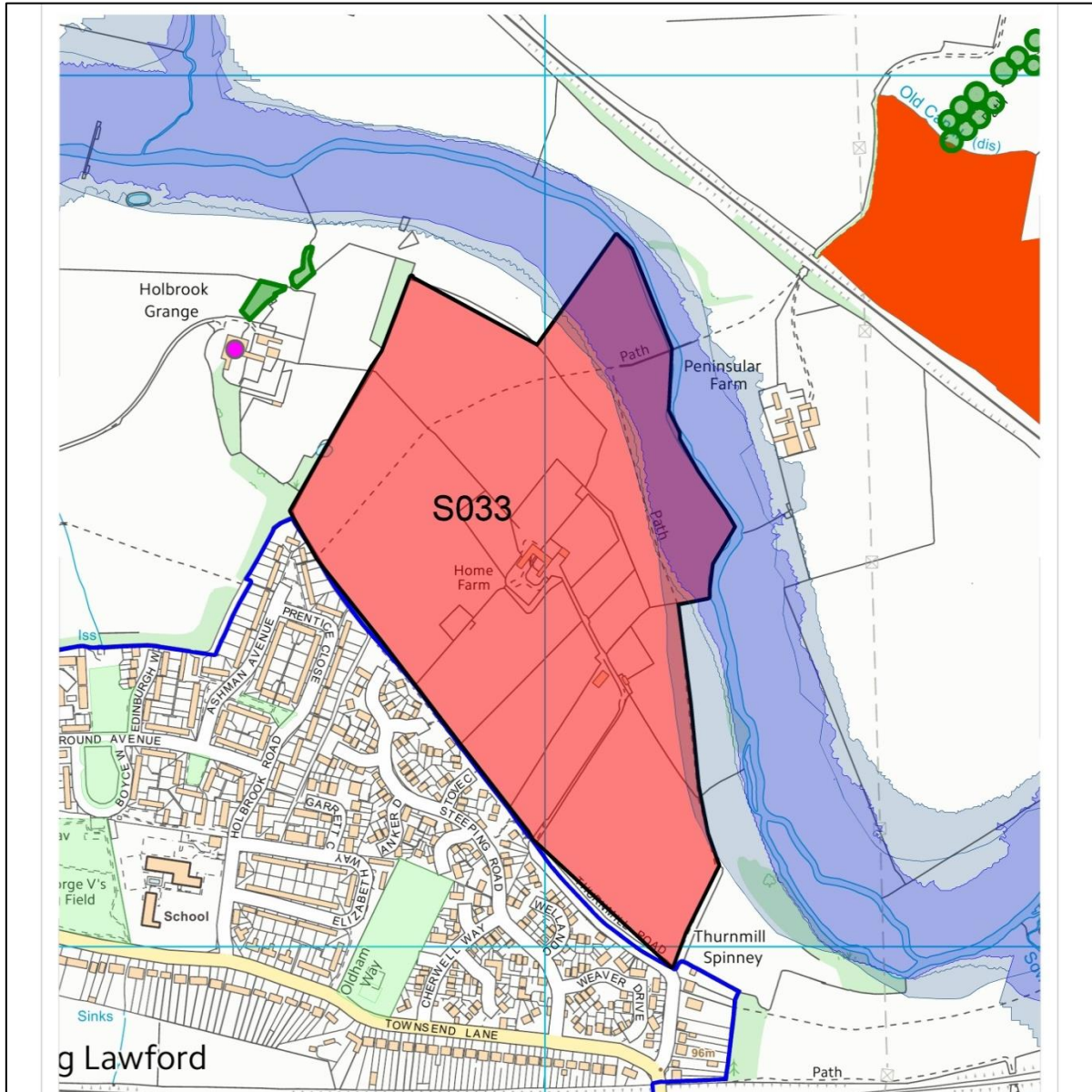
The scale of the overall site exceeds the level of housing required and would have a significant impact on infrastructure provision within Long Lawford.

**The site is not considered suitable or deliverable for allocation.**

## Site S033: Home Farm, Thurmill Road, Long Lawford

<b>Capacity</b>	<b>385 dwellings</b>
<b>Site Area</b>	<b>23.36 hectares</b>
<b>Deliverability</b>	<b>&gt; 5 years</b>
<b>LP Policy</b>	<b>Green Belt Designation</b>

### SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



#### KEY

- Flood Zones 2 and 3
- Listed Buildings
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site
- Site S033
- Long Lawford Village Boundary

The site is approximately 23.3 hectares and is currently in agricultural grazing use classed as grade 3 agricultural land. The site is irregular in shape within the southern and western edge being adjacent to Long Lawford village boundary (and the rear of residential properties) but the northern part of the site extending some distance towards the River Avon and railway



line.

Areas of flood zone 2 and 3 are present along the River Avon on the northern and eastern boundaries of the site. Beyond the river and flood zone is the Rugby-Nuneaton railway line and beyond this is Newbold Lime Works, a former limestone quarry which is now a designated local wildlife site. To the north west of the site is Holbrook Grange, a Grade II Listed Building.

#### **Green Belt and Landscape Character**

The site is within Green Belt parcel LL1. The Green Belt review states this parcel is well preserved from encroachment on the wider countryside due to the presence of defensible boundaries such as the River Avon and railway line, which protect further encroachment to the north and west of the parcel. Whilst some of the agricultural buildings in this parcel compromise the openness in their immediate vicinity, the parcel overall is flat and open land associated with the flood plain of the River Avon.

The Draft Landscape Character Assessment 2016 considers site S033 within its assessment of landscape parcels LL\_01 and LL\_02. Parcel LL\_01 is described as a small to medium scale pastoral landscape, heavily grazed by ponies and sub-divided with tape fencing into paddocks. This tape fencing, together with several corrugated metal 'sheds', give the zone a slightly degraded feel. This is heightened by close views of the Rugby Cement Works and blocks of high-rise flats in Rugby town centre on the skyline. Parcel LL2 comprises pasture which is being intensively grazed by horses. Several public footpaths run through or around the zone, including the Shakespeare's Avon Way. Hedgerows vary in condition and there are few trees, meaning that views to the north and east are quite open, with the skyline of Rugby very visible.

The assessment of these two parcels concludes that site S033 could accommodate some development along the existing edge of the settlement boundary, providing a significant buffer between development and open countryside to the north and east is provided.

#### **Accessibility - Proximity to Services**

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S033	1,250	920	740	-	-	600

**NB.** The distances above are a guide for walking distance along pavements or public footpaths, and are not 'as the crow flies' distances from site boundaries.

Site S033 is within 800m walking distance (ten minute walk time) of the primary school; however it is around 1km walking distance from the site access to other services which reduces the sustainability of the site. The village post office on Townsend Lane recently (February 2016) closed, however Post Office Ltd have confirmed that they are actively seeking an opportunity within Long Lawford to accommodate a new style branch known as a Post Office Local.

#### **Accessibility – Highways and Site Access**

The site promoter has indicated that the site could be accessed off Thurmill Road. However the Highways Authority would not support this proposal as the road is currently a private access road to only a small number of properties. The scale of development proposed for

site S033 would require multiple access points rather than the one currently part of the proposal. Inclusion of other access points would require acquisition of third party land and be likely to affect the deliverability of the site.

**Photo1 – Existing field access point at southern end of site**



**Photo2 – Looking north-west along Thurmill Road with site to right beyond hedgerow**

**Layout**

The site has not been actively promoted since 2013 and the site promotor has not submitted a design layout.

**Site Conclusion**

The site is accessible to some of the local village services within Long Lawford though it is some distance from the village hall and local convenience shop. The landscape character here is one of intensively grazed agricultural / paddock land with views towards Rugby urban area to the east and could therefore be appropriate for some development.

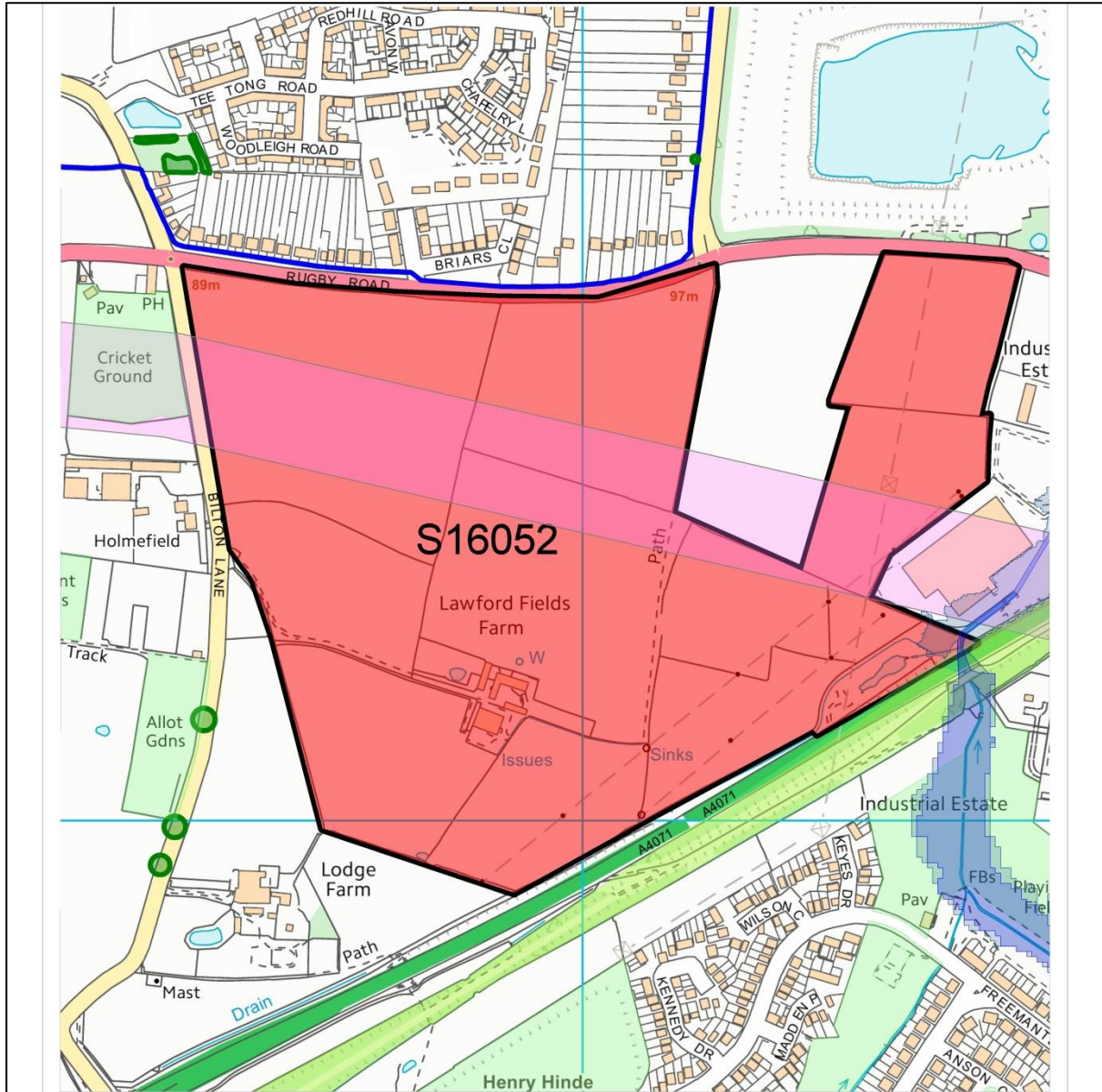
However, concern is raised by the Highways Authority over the scale of development proposed using main access points off Thurmill Road, which currently only serves a very small number of properties. The requirement for multiple access points and the need for further land acquisition would be likely to affect the deliverability of the site coming forward.

**The site is not considered suitable or deliverable for allocation.**

**Site S14/016 (S16052): Lawford Fields Farm, Bilton Lane, Long Lawford**

<b>Capacity</b>	<b>500 dwellings (informed by site promoter)</b>
<b>Site Area</b>	<b>30 hectares</b>
<b>Deliverability</b>	<b>&gt; 5 years</b>
<b>LP Policy</b>	<b>Green Belt Designation</b>

**SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS**



**KEY**

- Flood Zones 2 and 3
- Potential local wildlife site
- Open Space
- Tree Preservation Order (TPO)
- National Grid Gas Pipeline
- Site S16052
- Long Lawford Village Boundary

This large site is approximately 30 hectares in area and is currently in agricultural use classed as grade 3 agricultural quality. The site is adjacent to Rugby urban area to the south,

bounded by the A4071 and industrial land (Paynes Lane) to the south and east, and Long Lawford village boundary to the North. There is a small section of the site to the east that includes the attenuation (drainage) ponds for the A4071 (western relief road).

The 'Rugby-Rugby SomersRd' National Grid gas pipeline runs across the centre of the site from east to west. The disused Rugby-Leamington railway line to the south of the A4071 is a potential local wildlife site.

#### **Green Belt and Landscape Character**

The site is within Green Belt parcel R4 which forms a Green Belt parcel separating Long Lawford from Rugby urban area. As such it would prevent ribbon development, particularly along Bilton Lane and Rugby Road, which are the main routes joining Rugby urban area with Long Lawford. There is a small brook that runs through the parcel however it provides little protection to the countryside within the parcel. There are no other significant boundaries preventing encroachment on the open countryside to the south and west within the parcel.

It is approximately 350 metres between settlements in the north-eastern corner of this parcel, which means the Green Belt plays a significant role in preventing the coalescence of neighbouring settlements in this location.

The Draft Landscape Character Assessment 2016 considers site S14/016 (S16052) within its assessment of landscape parcels LL\_12 and LL\_13. Parcel LL\_12 is a medium to large scale pastoral landscape with trimmed hedgerows in generally good condition. These trimmed hedgerows and scattered hedgerow trees give rise to quite open views across the parcel. Similarly parcel LL\_13 is a medium scale pastoral landscape but with more extensive views of the Rugby townscape to the east. The neighbouring Rugby Cement Works dominates views and is a detractor. Both parcels are considered to have open views and prominent skylines, and form an important buffer between Long Lawford and Rugby. It is therefore considered that site S14/016 would be inappropriate for development.

#### **Accessibility - Proximity to Services**

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14/016 (S16052)	1,020	1,160	1,330	-	-	320

**NB.** The distances above are a guide for walking distance along pavements or public footpaths, and are not 'as the crow flies' distances from site boundaries.

Site S14/016 is some distance from the settlement boundary of Long Lawford and is divided from the village by the busy A428 road. Other than access to a bus stop, other services are all over 1km from site access points, which reduces the sustainability of this site in terms of access to services. The village post office on Townsend Lane recently (February 2016) closed, however Post Office Ltd have confirmed that they are actively seeking an opportunity within Long Lawford to accommodate a new style branch known as a Post Office Local.

### Accessibility – Highways and Site Access

The primary access to the site is proposed off the A428 to the north. A number of access points in the form of field gates currently exist off this road. These accesses adjoin the highway network in a 40mph zone. Secondary access points could be made off Bilton Lane to the west.

The Highways Authority have a number of concerns with the proposed site including: the ability to attain sufficient visibility splays along the A428 due to the horizontal alignment along the Lawford Road section; poor visibility in a westerly direction at the crossroads junction of Bilton Lane, A428 and Back Lane (northwest corner of site); and, the overall impact of the scale of development proposed on the safe and efficient operation of the highway network in this locality.

### Photo1 – Looking west to field access off A428 (eastern side of site)



### Layout

The site promotor has not submitted a design layout.

### Site Conclusion

The site covers a large area which forms a crucial Green Belt function in maintaining separation between the settlements of Long Lawford and Rugby urban area. It is somewhat detached from the centre of Long Lawford village, being the other side of the busy A428, and is a considerable distance to the local services within the settlement boundary. A National Grid gas pipeline buffer zone runs across the site from east to west and any development in this area would need to ensure this was taken account of as it may impact on the amount of land available for development or the viability of the site if mitigation is required.

There a number of highways concerns with proposed development of the site, particularly to do with visibility along the A428 and the capacity and safe operation of junctions within the vicinity of the site. In landscape terms the site is considered to be open with prominent

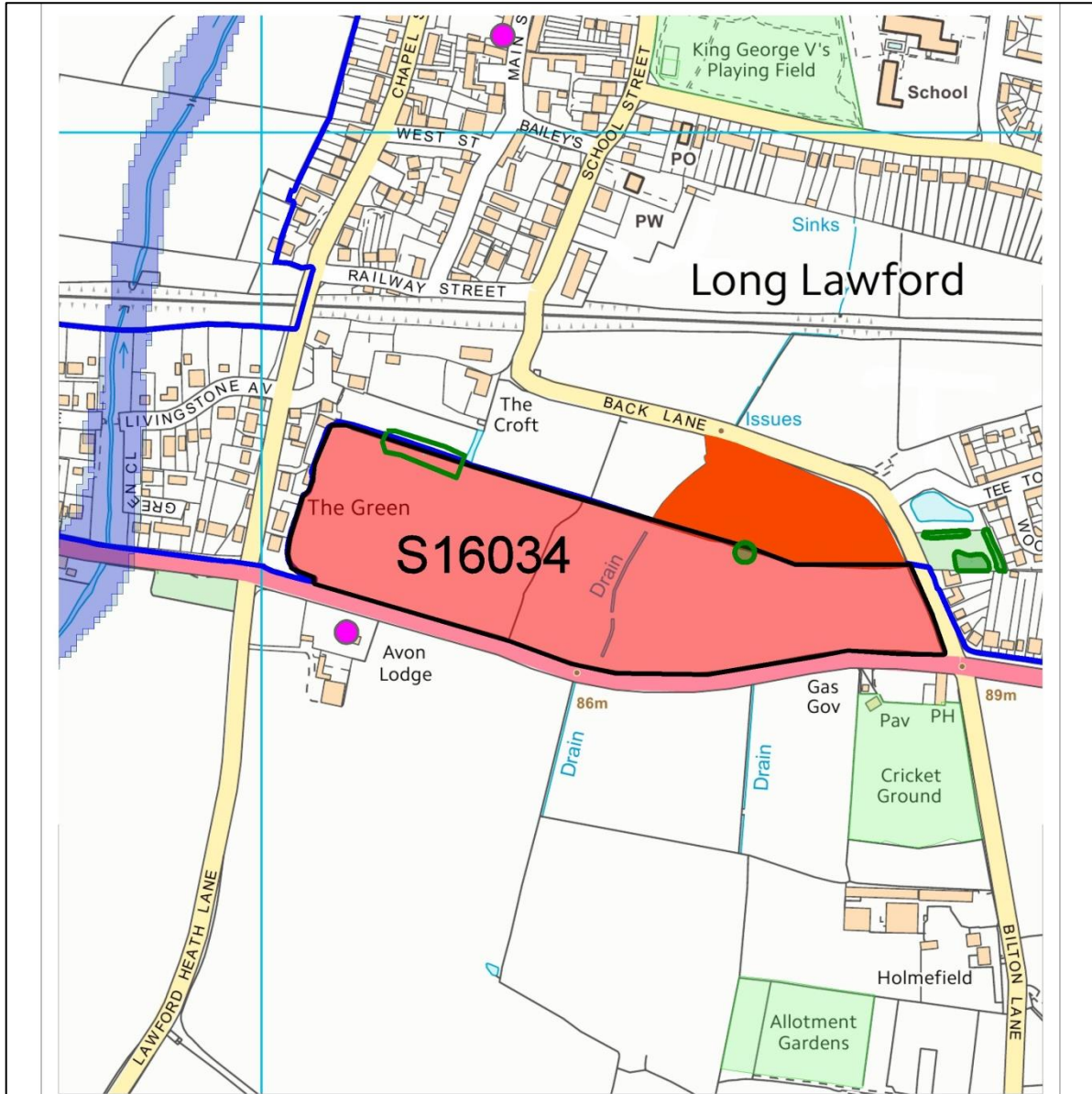
skylines. It also forms an important buffer between Long Lawford and Rugby, which makes the site inappropriate for development. The scale of site also exceeds the level of housing required and would have a significant impact on infrastructure provision.

**The site is not considered suitable for allocation.**

**Site S16034: Land north of Coventry Road, Long Lawford**

Capacity	163 dwellings
Site Area	6.5 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

**SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS**



**KEY**

- Flood Zones 2 and 3
- Local wildlife site
- Open Space
- Tree Preservation Order (TPO)
- Listed Buildings
- Site S16034
- Long Lawford Village Boundary

The site is approximately 6.5 hectares in size and adjoins the settlement boundary. The site is in agricultural use and is classed as being of grade 3 quality. The site has strong hedgerow



boundaries and there are no existing trees across the site other than along the boundaries. A ditch/drain and overhead electricity cables cross the site in a north to south direction.

To the south of the site on the opposite side of the A428 is Avon Lodge, a Grade II Listed Building, with open agricultural land beyond. To the east and west of the site are residential properties along the A428.

Land immediately to the north, between the site and Back Lane, has an approved planning permission for residential development subject to a signed Section 106 agreement. This land partly includes Long Lawford Meadows local wildlife site. Site S16034 itself is identified as a potential local wildlife site as part of the wider Long Lawford Meadows area.

**Green Belt and Landscape Character**

The site is identified within the Green Belt Review as parcel LL2 and is considered to no longer fulfil its role as Green Belt primarily due to the development that has occurred along the A428 immediately to the east and west of the parcel. This development limits the role that the land within the parcel plays in inhibiting ribbon development and maintaining a gap between Rugby and Long Lawford. It should also be noted that the field to the north of the site benefits from a residential planning permission.

The Draft Landscape Character Assessment 2016 considers site S16034 within its assessment of landscape parcel LL\_11. Parcel LL\_11 comprises a small scale pastoral landscape with some remnant ridge and furrow. Outgrown hedgerows and dense hedge / stream trees generally enclose views. To the south views are only as far as the first (adjacent) field as rising landform prevents any further views.

The parcel is considered to be high sensitivity and site S16034 is considered inappropriate for development due to its small scale pastoral landscape in close proximity to the village, public footpaths across the parcel, and its status as a potential local wildlife site.

**Accessibility - Proximity to Services**

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16034	270	410	730	-	-	100

**NB.** The distances above are a guide for walking distance along pavements or public footpaths, and are not ‘as the crow flies’ distances from site boundaries.

Site S16034 is within walking distance of all village services; the furthest service is 730m walking distance away which is still within a ten minute walk time from the site, whilst the other accessible services are around a five minute walk time from the site. The village post office on Townsend Lane recently (February 2016) closed, however Post Office Ltd have confirmed that they are actively seeking an opportunity within Long Lawford to accommodate a new style branch known as a Post Office Local.

**Accessibility – Highways and Site Access**

The site promoter has stated highway works providing a new junction into the site from either Back Lane or A428 Coventry Road would be required. There is also potential for a secondary vehicular and pedestrian / cycle access point linking from the north via the

approved residential development (R12/1188).

The Highways Authority consider access could be possible from the A428 however to the eastern side of the site there would be potential problems with visibility and frontage access due to the alignment of the carriageway. The scale of development proposed would require multiple access points and improvements to existing footpaths would be required. Finally the proposal would require a transport assessment considering the impact of the development on junctions in the locality.

#### **Layout**

The site promotor has not submitted a design layout.

#### **Site Conclusion**

The site is adjacent to the settlement boundary and as it is considered to play a limited role in meeting the five purposes of including land in the Green Belt, it is recommended for removal by the 2015 Green Belt Review. A public footpath links the site to Long Lawford to the north and the site is within reasonable walking distance of the local village services. Development of the site would need to take account of the setting of the listed building.

Some concerns are raised by the Highways Authority regarding the provision of multiple access points to the site however as a residential planning permission exists on land to the north of the site, there is potential for access to be achieved to the site from Back Lane as well as the A428. The landscape of the site is relatively well enclosed however is considered part of the wider Long Lawford Meadows (potential) local wildlife site and therefore development could require biodiversity mitigations which would have an impact on the viability of the site.

**Due to the uncertainty of the biodiversity value of the site it is not considered suitable for allocation at this point in time. Subject to the results of a further survey by the Habitat Biodiversity Audit team at Warwickshire County Council, the site may be considered suitable for allocation. [Further information to be given at the Parish meeting of 14/06/16].**