

Wolston Site Allocations Development Pack

27th May 2016

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Introduction

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

Background

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

Relevant to Wolston 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 Wolston.

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

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. Discussions held with the education authority highlighted that Wolston St Margaret primary school is on a constrained site and should there be pressures in the future the catchment area will need to be revisited.

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.

WCC Minerals

Whilst not within the formal response to Local Plan Preferred Options, discussions with the minerals team highlight that development adjacent to the existing minerals extraction site should not commence until the minerals development has been completed. This is due to the last part of the minerals development being the filling of the void with inert waste for final agricultural use. Tipping of this nature would cause adverse environmental impact in such close proximity to housing. WCC minerals team also stated that any sites adjacent to the existing quarry should be surveyed to identify if the site is suitable for extraction. Though, extraction would only be acceptable if it is economically viable and not have an undue environmental effect on nearby residents.

Environment Agency

In relation to Wolston the response highlighted that the majority of Wolston is located in Flood Zone 1. However, the Main River Wolston Brook bisects the village and associated floodplain includes areas in Flood Zones 2 and 3. The Wolston Brook joins the Upper Avon at the northern end of the village off the Main Street. The northern part of the village is located in Flood Zone 2/3 of the Upper Avon.

The Environment Agency provides advice on site selection if a site is selected within flood zone 2 and 3.

Natural England Response

Highlight that proposed allocations to the south west of the plan area (Ryton on Dunsmore, Stretton on Dunsmore, Binley Woods and Wolston) fall in close proximity to the following designated sites:

- Binley Woods SSSI
- Brandon Marsh SSSI
- Ryton and Brandon Gravel Pitts SSSI
- Wolston Gravel Pitts SSSI

Natural England would advise clearer information to evidence the consideration of these designations.

NHS England and Clinical Commissioning Group Response

The response highlights that using an average occupancy of 2.4 people per home and an average list size of 1,750 registered patients per whole time equivalent GP, each of these settlements will need an additional 0.14 whole time equivalent GP, equivalent to one session a week. There are GP practices in Brinklow, Stretton-on-Dunsmore and Wolston that can accommodate the very small increase in demand at those locations and the remaining additional patients can also be served by the existing GP infrastructure. There is therefore no need for the development of new GP premises to provide services to the residents of the new homes planned in the main rural settlements.

National Grid

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

Western Power

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

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

Severn Trent

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

Framework for Site Selection

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

Site Identification

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

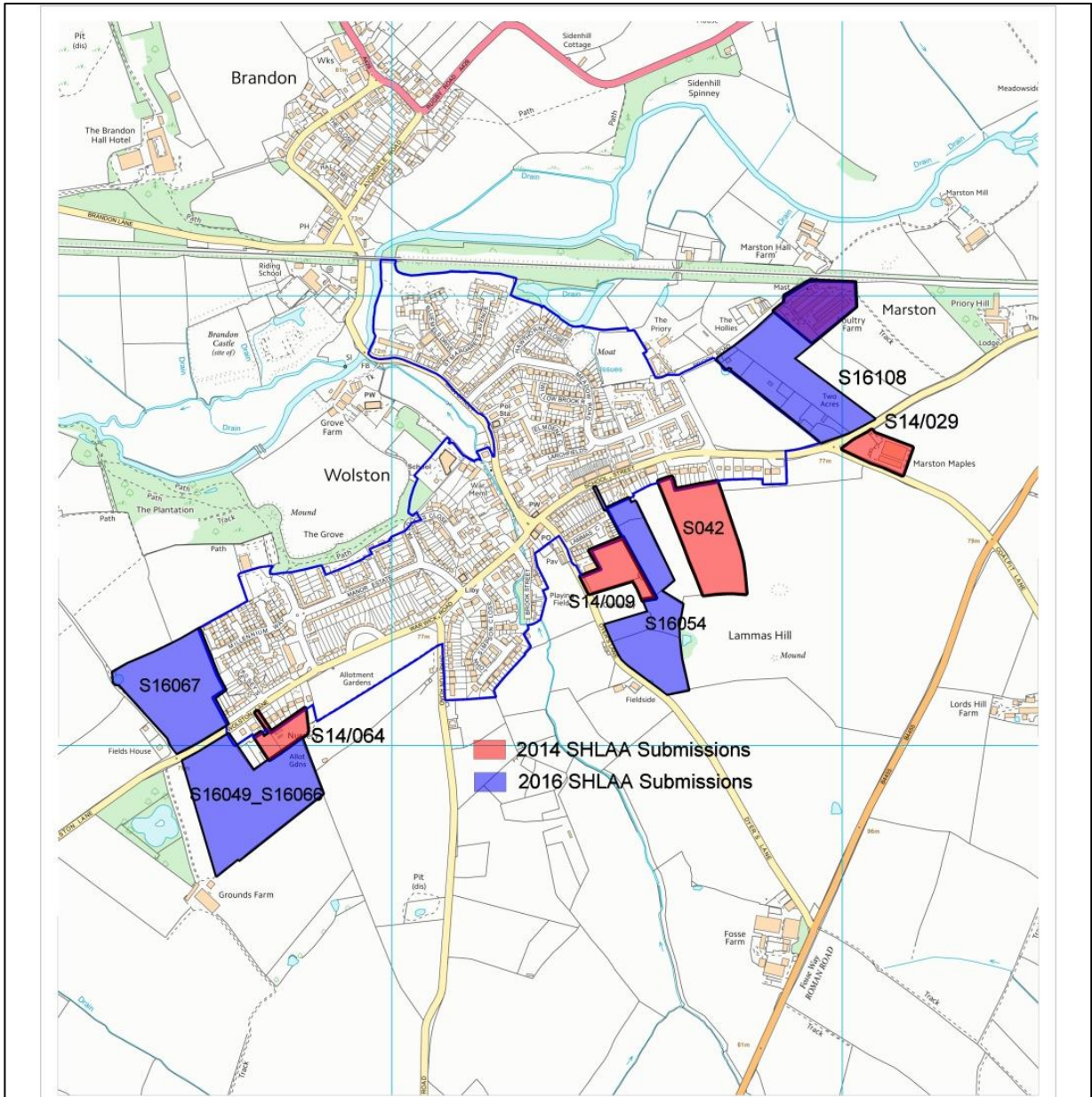
The sites within this document have been identified from two sources namely the Strategic Housing Land Availability Assessment (SHLAA) report published in December 2015 and from the recent call for sites exercise, which coincided with the consultation on the Local Plan Preferred Options document.

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

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

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

In total there are 8 sites within Wolston that have been considered within this document (displayed in the map below). None of these sites are located within the settlement boundary of Wolston. Therefore to meet the Local Plan preferred strategy for housing delivery the Local Plan will be required to make amendments to the Green Belt boundary.



Approach to Site Selection

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

Information has been sourced from a range of evidence used to inform the Local Plan Preferred Option such as the Green Belt Review, SHLAA and the Local Plan Sustainability Appraisal¹. Further to this, new evidence has been commissioned by the Council in relation to landscape character and advice sought from WCC Highways with regard to the accesses of the sites.

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

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

Information	Reason	Source
Number of Dwellings	To identify the level of development that is being considered on the site.	SHLAA December 2015 Call for sites form
Site Area	To show the extent of the site being promoted for development; and to identify potential area of land that could act as a buffer for example for landscape purposes or to protect heritage assets.	SHLAA December 2015 Call for sites form
Deliverability	To identify if the sites could be delivered within the first 5 years of plan period to help the Council demonstrate a five year housing supply at the point of adoption.	SHLAA December 2015 Call for sites form
Local Planning Policy Designation	To identify any local policy constraints which could be amended to allow development	Core Strategy and Saved Local Plan Policies
Site Location, Characteristics and Constraints	To identify the area and factors that could affect the site such as flood risk, historic assets, agricultural land classification and biodiversity assets.	SHLAA December 2015 Sustainability Appraisal (2016) Habitat Biodiversity Audit Flood Risk Mapping Historic Environment Records

¹ The new 2016 call for sites will be subject to a Sustainability Appraisal

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

Site assessment findings

Each of the 8 sites has been assessed in line with the criteria set out above. The assessments are contained within appendix 1 of this document.

What next?

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

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

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

infrastructure and affordable housing. These policies will help improve the quality and sustainability of the development.

Local Plan Timescales

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

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

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

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

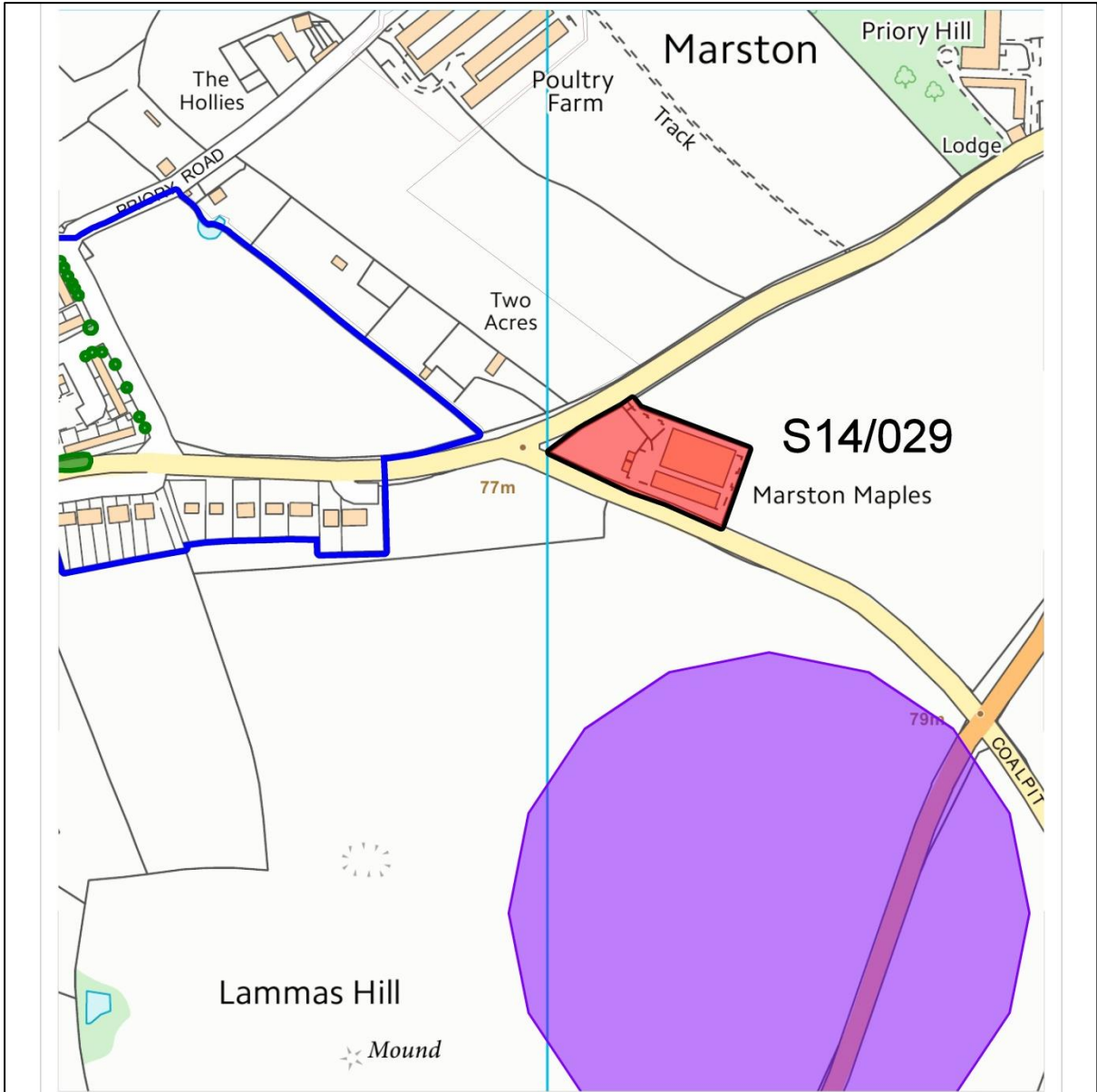
Stage	Dates
Submission consultation	September - October 2016
Submission to the Planning Inspectorate	December 2016
Examination	April 2017
Adoption	July 2017





SITE ASSESSMENT TABLES

APPENDIX ONE

Site S14/029: Marston Maples, Wolston	
Capacity	14 dwellings informed by the site promoter
Site Area	0.75 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY	
	Site S14/029
	Tree Preservation Order (TPO)
	Scheduled Ancient Monument Zone
	Wolston Village Boundary

The site is brownfield land and is approximately 0.75 hectares in size, located on Rugby Road around 50 metres from the settlement boundary. The site has existing structures used for agricultural purposes as small poultry sheds, though the site also has permission for B1 light industry. The site is therefore considered to be a previously developed site within the

Green Belt where some form of re development could take providing that it is in accordance with NPPF paragraph 89.

The site boundary contains a mix of hedgerows and mature trees and is bounded to the north by agricultural land with a further poultry shed site and railway line beyond; to the east and south by open agricultural land; and to the west by Coal Pit Lane / Rugby Road with residential properties in the village of Wolston beyond. A scheduled ancient monument exists to the south of the site at Lamma Hill however this does not directly prevent development of the site.

Green Belt and Landscape Character

The site is within Green Belt parcel WN1. The Green Belt highlights that there a number of buildings to the north of the parcel, such as Marston Maples, that compromise the openness of the Green Belt within their immediate vicinity. The review highlights that the farm buildings are consistent with the character of the wider countryside within and around the parcel which is predominantly made up of arable fields.

The review states this parcel plays a role in preventing ribbon development along Rugby Road. The railway line to the north acts as a boundary to prevent encroachment into the countryside however this is some distance from the site itself. There are no similar defensible boundaries to the east or south of the site where the land use is that of open agricultural fields.

The Draft Landscape Character Assessment 2016 considers site S14/029 within its assessment of landscape parcel WO_08. It states that the parcel comprises a large scale arable landscape to the east of the village, between the Rugby Road and the Fosse Way. It is bisected by Coalpit Lane, and rising ground on either side gives rise to prominent skylines. It concludes that the parcel is not appropriate for development due to its large scale, rolling, open character and high visibility. Therefore site S14/029 is considered to 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
S14029	1,010	750	970	690	750	250

Site S14/029 is within walking distance of the village services; however it is around 1km walking distance (greater than ten minutes walking time) to two of these services, including the primary school, which reduces the sustainability of the site.

Accessibility – Highways and Site Access

The site will be accessed from the existing access off Rugby Road. This access is a wide, established access to the existing use and is considered acceptable by the Highways Authority. A footpath would need to be provided between the site and the village if development were to take place on this site, although the Highways Authority have raised concern about increased pedestrian movements along this corridor where an existing 60mph speed limit exists.

Photo1 – Access to site from Rugby Road



Photo2 – Looking west from site access along Rugby Road (towards Wolston)



Layout

No layout has been provided for the site.

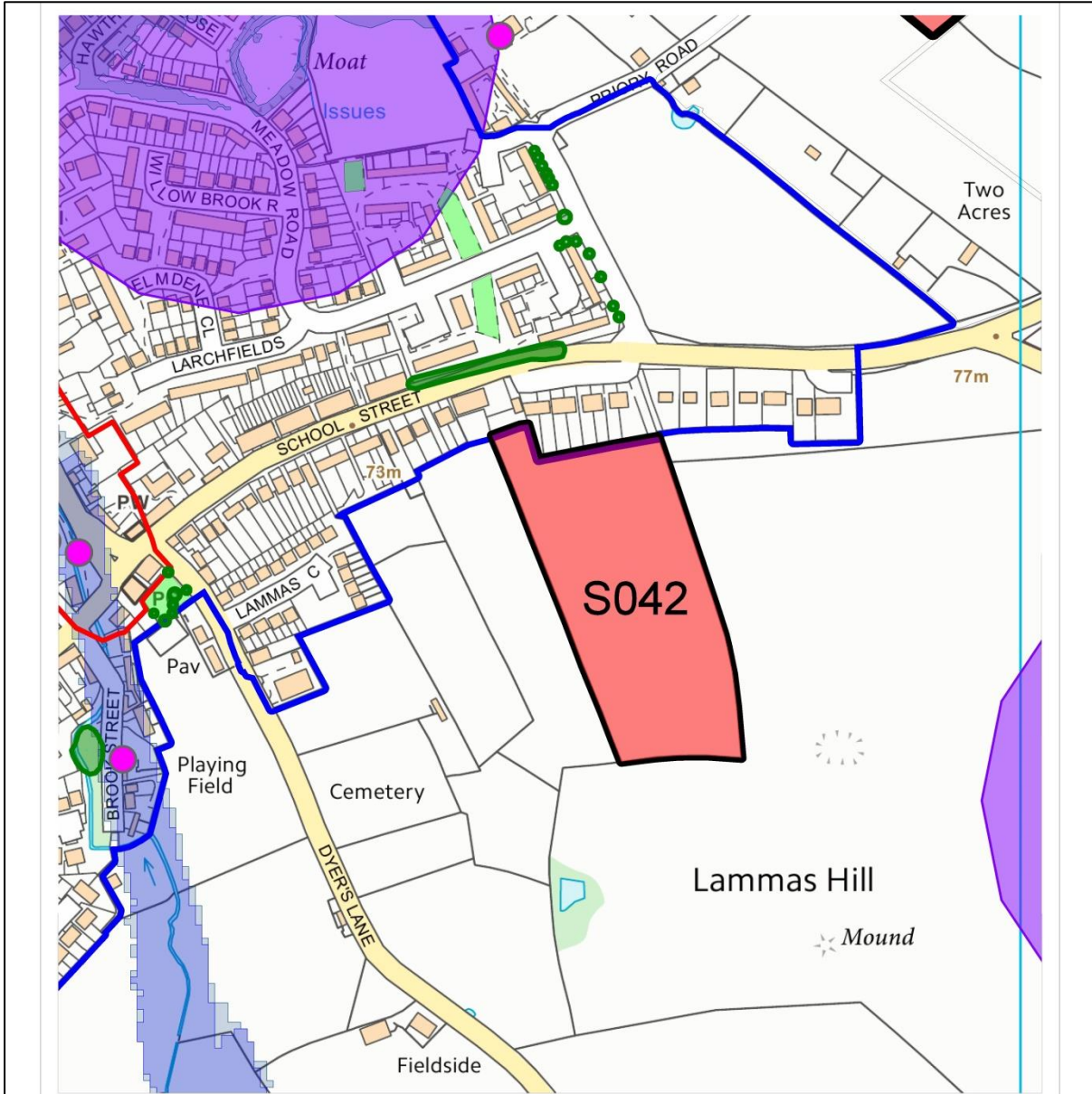
Conclusion

The site benefits from an existing access, though improvements would be needed to ensure safe pedestrian movement from the site to the village with there being no footpath present. Whilst the site is a previously developed site in the Green Belt there would be an unacceptable landscape impact should it be redeveloped for a residential scheme. The dwellings would be isolated due to the separation from the residential dwellings in the settlement boundary.

The site is not considered suitable for allocation.

Site S042: School Street, Wolston	
Capacity	69 dwellings
Site Area	2.8 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

Flood Zones 2 and 3	Scheduled Ancient Monument Zone	Open Space
Tree Preservation Order (TPO)	Listed Buildings	Site S042
Wolston Village Boundary		

The site is currently in agricultural use with the land being classed as grade 3 quality. The site is approximately 2.74 hectares in size and adjoins the settlement boundary. To the south and east of the site is open agricultural land, to the north are residential properties along School Street, and to the west is agricultural grazing land and a mixture of residential

and community uses off Dyer's Lane beyond.

A scheduled ancient monument exists to the south of the site at Lammas Hill however this does not directly prevent development of the site. Nevertheless, the approaches to the monument benefits from wide vistas in all directions. Consideration should be had to the site's impact on the setting of the monument.

Green Belt and Landscape Character

The site is within Green Belt parcel WN1. The Green Belt review states this parcel prevents ribbon development along Rugby Road. The site is adjacent to residential properties to the north however the review states there are no defensible boundaries to the south or east around this site to prevent encroachment into the countryside in this area.

The Draft Landscape Character Assessment 2016 considers site S042 within its assessment of landscape parcel WO_07. It states that the parcel varies from predominantly small scale pastoral farmland with some small pony paddocks, playing fields and cemetery near the settlement edge, to medium scale in the remainder of the zone. This parcel acts as a transition between the settlement and the wider farmed landscape beyond. The assessment concludes that the parcel has high sensitivity to development and therefore site S042 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
S042	780	530	740	470	530	170

Site S042 is within walking distance of all village services, and is deemed to be within 800m (around ten minutes walking time) of all the above services.

Accessibility – Highways and Site Access

A new access will be required onto School Street this would require significant works and require land that is not included as part of the site submission boundary. Consequently the Highways Authority does not support the development of this site.

Layout

The site promotor has not submitted a design layout.

Conclusion

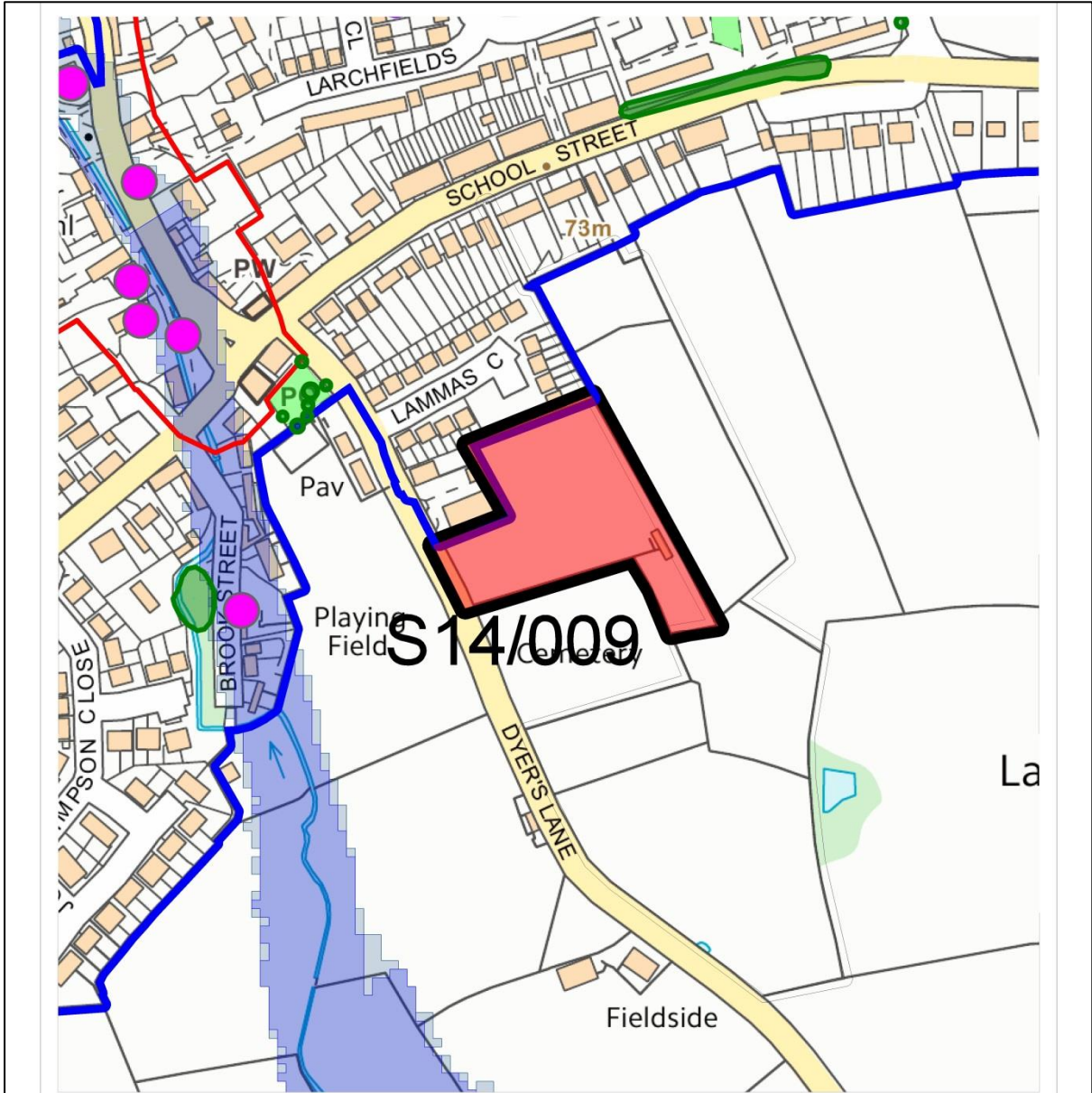
The site is not considered deliverable due to there being no access and the site would also have an unacceptable landscape impact.

The site is not considered deliverable or suitable for allocation.

Site S14/009: Dyer's Lane, Wolston

Capacity	26 dwellings
Site Area	1.05 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Flood Zones 2 and 3
- Open Space
- Listed Buildings
- Tree Preservation Order (TPO)
- Site S14/009
- Conservation Area Boundary
- Wolston Village Boundary

The site is currently in agricultural use with the land being classed as grade 3 agricultural quality with established hedgerows around the boundary of the site. The site is approximately 1 hectare in size and adjoins the settlement boundary to the north.

The site is adjacent residential properties on Lammas Court to the north, grazing / pasture land to the east, a cemetery to the south with open agricultural land beyond, and a recreation ground to the west. The site is in close proximity to the centre of Wolston village, albeit Dyer's Lane is a fairly narrow road which is rural in character.

Green Belt and Landscape Character

The site is within Green Belt parcel WN1. The Green Belt review states this parcel plays a role in preventing ribbon development along Rugby Road. The site is adjacent to residential properties to the north however the review states there are no defensible boundaries to the south or east around this site to prevent encroachment in to open countryside.

The Draft Landscape Character Assessment 2016 considers site S14/009 within its assessment of landscape parcel WO_07. It states that the parcel varies from predominantly small scale pastoral farmland with some small pony paddocks, playing fields and cemetery near the settlement edge, to medium scale in the remainder of the zone. This parcel contains small scale field patterns around the settlement edge which is a feature of the landscape type and acts as a transition between the settlement and the wider farmed landscape beyond. The assessment concludes that the parcel has high sensitivity to development and due to the importance of retaining a small scale field pattern around the edge of the settlement, site S14/009 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
S14009	510	230	470	240	230	230

Site S14009 is within walking distance to all village services and is deemed particularly sustainable in this regard with the furthest service being only 510m away, not much more than a five minute walk.

Accessibility – Highways and Site Access

The Highways Authority has concerns over the proposed access of site S14/009 from Dyer's Lane, which is rural in nature with a narrow carriageway and no footpath provision. At present Dyer's Lane would be insufficient to support the development of this site. To make access acceptable, the carriageway would need widening to a minimum of 5.5 metres width with a 2 metre wide footpath linking the site and the existing village. Extension of the 30mph zone from the village along Dyer's Lane would also be necessary.

Photo1 – Existing access point off Dyer's Lane, looking east across site



Photo2 – Looking north from site access along Dyer's Lane



Layout

The site promotor has not submitted a design layout.

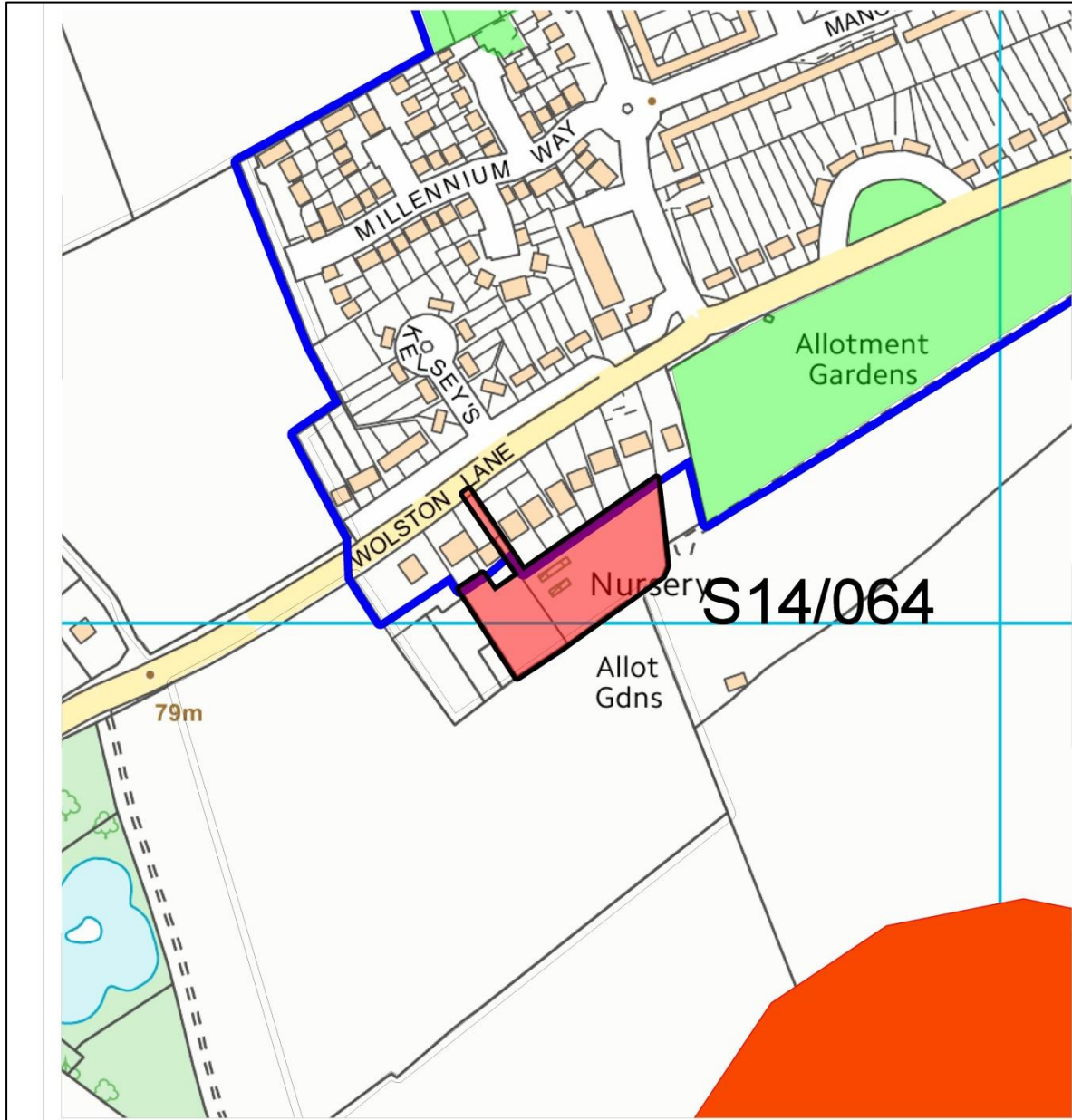
Conclusion

The site benefits from great accessibility to the local services within Wolston though there is no footpath present to enable safe access. Access to the site would require the widening of the road and the provision of footpaths. To enable access would require 3rd party land therefore the site is not deliverable. The site would also have an unacceptable landscape impact due to the loss of the small scale field pattern around the edge of the settlement site.

The site is not considered deliverable or suitable for allocation.

Site S14/064: Lindon Tree Bungalow, Wolston	
Capacity	15 dwellings (informed by site promoter)
Site Area	0.57 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Site of Special Scientific Interest (SSSI)
- Site S14/064
- Wolston Village Boundary

The site is 0.57 hectares in size and adjoins the settlement boundary to the north. The site is currently garden land with some small horticultural buildings present. The land is classed as being of grade 3 agricultural quality with a number of mature trees and established hedgerows on the boundary of the site.

Adjacent to the north of the site are residential properties within the settlement boundary along Wolston Lane, including Lindon Tree Bungalow for which access to the site is proposed. To the east is an allotment, and to the south and west is open agricultural land.

Approximately 400 metres to the south of the site is Wolston Gravel Pits SSSI, which is classified as such due to geological interest. The hollow itself is a relatively small feature not visible from the site and separated by hedgerows and intervening agricultural land.

Green Belt and Landscape Character

The site is within Green Belt parcel WN2. The Green Belt review states this parcel plays a role in preventing ribbon development along Wolston Lane and Stretton Road. The site is adjacent to residential development to the north and allotments to the east within the existing settlement boundary, however is surrounded by open agricultural land to the south and west (albeit with a large garden centre approximately 700 metres to the west). Whilst London Road provides a defensible boundary to the south of the parcel, this is some distance from site S14/064 and therefore does not prevent encroachment on the countryside to the south.

The Draft Landscape Character Assessment 2016 considers site S14/064 within its assessment of landscape parcel WO_06. It states that the parcel comprises a predominantly large scale, open, pastoral landscape on rolling terrain. The extent of tree cover across the zone is insignificant and only occurs within hedgerows. The assessment concludes that the parcel has a high sensitivity to development overall due to its openness, prominent skylines and visibility. However, site S14/064 could accommodate development, providing the retention of mature vegetation along the boundary is retained, which completely encloses the site from the wider open landscape.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14064	1,060	800	1,020	860	800	260

Site S14064 is within walking distance to all village services; however it is just over 1km walking distance (greater than ten minutes walking time) to two of these services, including most importantly the primary school, which reduces the sustainability of the site.

Accessibility – Highways and Site Access

The site is proposed to be accessed off the existing driveway access off Wolston Lane, which could extend to 12 metres to allow for sufficient width for safe vehicular and pedestrian access alongside each other. If required the partial demolition of the existing Lindon Tree bungalow, which is in the same ownership as the site being promoted, could occur to

enhance access arrangements.

The Highways Authority state that there is an ability to implement a suitable access arrangement to the highway network, with there being sufficient width to accommodate a 5.5 metre minimum access road and 2 metre footpath alongside.

Photo1 – Looking south-east to site access, proposed to left of existing Linden Tree Bungalow (centre-right of photo)



Layout

No site layout has been provided for the site.

Conclusion

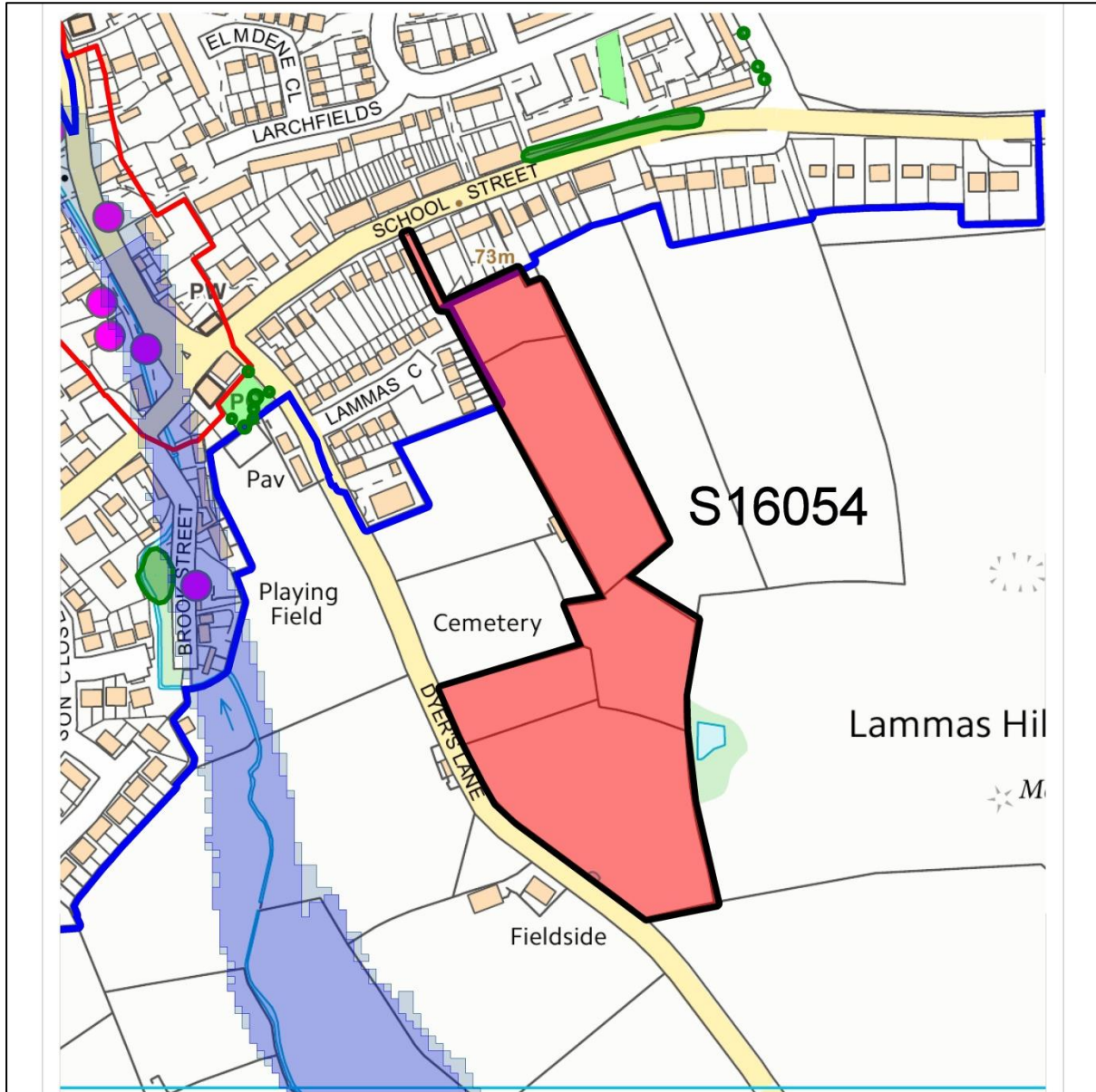
The site could have a suitable access to the highway network, and is well screened due to the mature vegetation along the boundary which completely encloses the site from the wider open landscape. There are no other constraints to development of the site.

The site is considered suitable for allocation.

Site S16054: Land at Dyer's Lane, Wolston

Capacity	100 dwellings
Site Area	3.7 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Flood Zones 2 and 3
- Open Space
- Listed Buildings
- Tree Preservation Order (TPO)
- Site S16054
- Conservation Area Boundary
- Wolston Village Boundary

The site is 3.76 hectares in size and currently classed as being of grade 3 agricultural quality land. The site is irregular in shape, extending some distance to the south of the existing settlement boundary. The site is predominantly used for equestrian purposes, with a number of sheds and small stable units to the north of the site. A public footpath runs through the south of the site opposite Fieldside.

Residential development within the settlement boundary is to the far north of the site, a small cemetery and Dyer's Lane to the west, and open agricultural land to the east and south of the site. Other constraints such as flood risk along the small brook and a number of listed buildings are further to the west of the site beyond the recreation ground off Dyer's Lane. To the east of the site there is an ancient scheduled monument at Lammas Hill.

Green Belt and Landscape Character

The site is within Green Belt parcel WN1. The site is adjacent to residential properties to the north however the review states there are no defensible boundaries to the south or east around this site to prevent encroachment in to open countryside. The site is within an open agricultural fields which are free from development.

The Draft Landscape Character Assessment 2016 considers site S16054 within its assessment of landscape parcel WO_07. It states that the parcel varies from predominantly small scale pastoral farmland with some small pony paddocks, playing fields and a cemetery near the settlement edge, to medium scale in the remainder of the parcel. This parcel acts as a transition between the settlement and the wider farmed landscape beyond. Beyond the cemetery views from Dyer's Lane become very rural in nature.

The assessment concludes that the parcel has high sensitivity to development and due to the importance of retaining a small scale field pattern around the edge of the settlement, site S16054 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
S16054	550	290	510	230	290	210

Site S16054 is within walking distance to all village services and is deemed particularly sustainable in this regard with the furthest service being only 550m away, well within a ten minute walk time. Most services are in fact within a five minute walk time. However the site is an elongated shape and development to the southern end of the site would be much further to these services.

Accessibility – Highways and Site Access

The Highways Authority has concerns over the proposed access of site S16054 from Dyer's Lane, which is rural in nature with a narrow carriageway and no footpath provision. At present Dyer's Lane would be insufficient to support the development of this site. To make access acceptable, the carriageway would need widening to a minimum of 5.5 metres width with a 2 metre wide footpath linking the site and the existing village. Extension of the 30mph zone from the village along Dyer's Lane would also be necessary.

Concern is also raised about a proposed access from School Street, which would be between two existing properties and would therefore be too narrow to accommodate a minimum 5.5 metre width carriageway and 2 metre width footpath.

Photo1 – Existing site access point, looking north along Dyer’s Lane



Photo2 – Existing track access off School Street



Layout

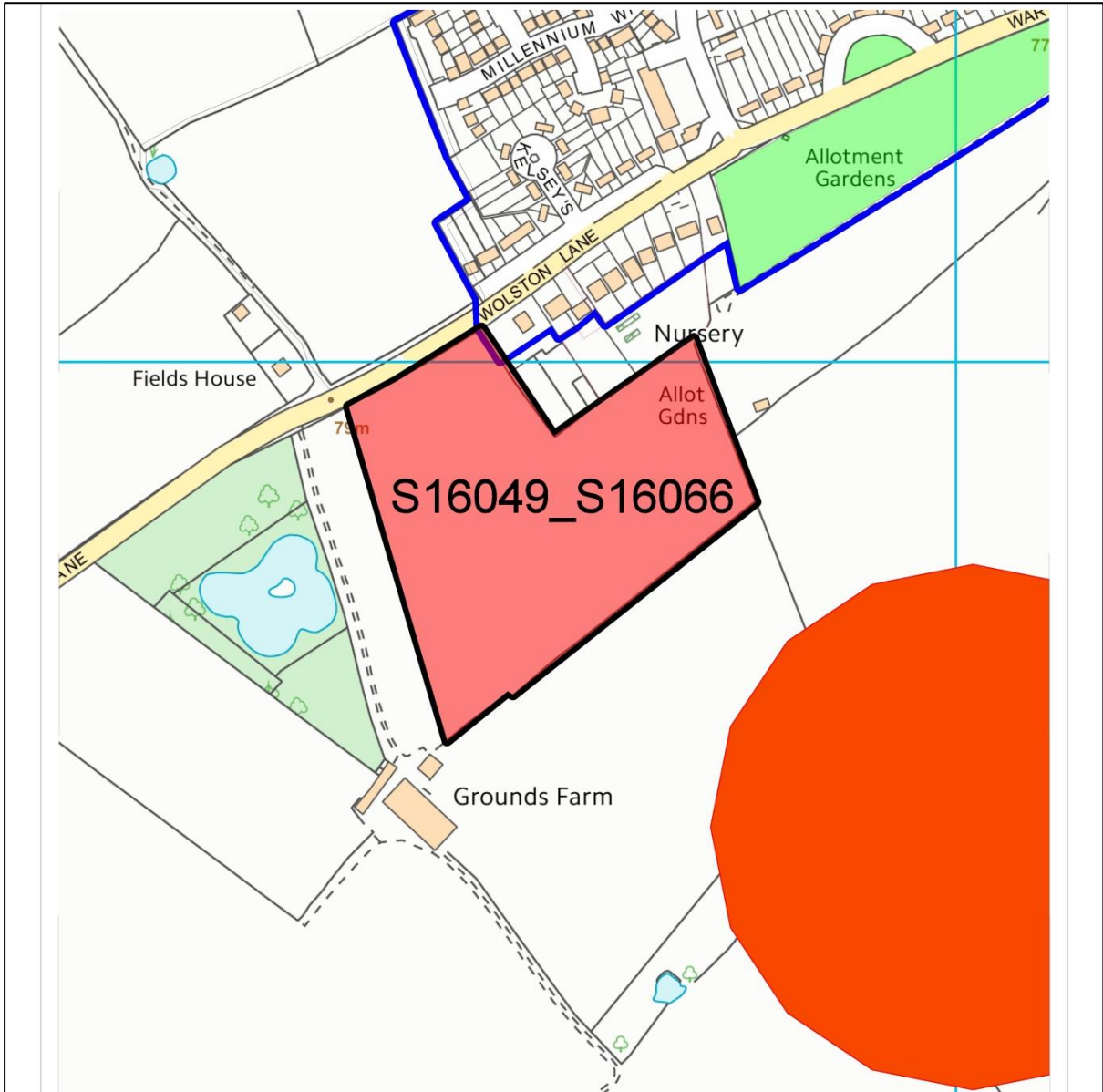
No site layout has been provided for the site.

Conclusion
<p>The site makes an important contribution to the functions of the Green Belt and the irregular shape of the site would result in encroachment into the open countryside with no defensible boundaries being present. The site would also have an unacceptable landscape impact due to the loss of the small scale field pattern around the edge of the settlement. The site fails to have adequate access arrangements at both School Street and Dyers Lane. To ensure a suitable access 3rd party land would be required therefore the site is not deliverable.</p> <p>The site is not considered deliverable or suitable for allocation.</p>

Site S16049_S16066: Land at Grounds Farm, Wolston

Capacity	100 dwellings
Site Area	5.36 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Site of Special Scientific Interest (SSSI)
- Site S16049_S16066
- Wolston Village Boundary

The site is approximately 6.42 hectares in size and is a large field in agricultural use between Grounds Farm and the existing settlement boundary. There are mature hedgerows around the entire boundary of the site. The site is adjacent to residential properties (and Wolston Lane) to the north, but is bordered by open agricultural land to the east, south and west.

Approximately 300 metres to the southeast of the site is Wolston Gravel Pits SSSI, which is classified as such due to geological interest. The hollow itself is a relatively small feature separated by hedgerows and intervening agricultural land. Any development of this site should ensure no adverse impact on the SSSI.

Green Belt and Landscape Character

The site is within Green Belt parcel WN2. The Green Belt review states this parcel helps in preventing ribbon development along Wolston Lane and Stretton Road. The site is adjacent to residential development to the north and allotments to the north-east within the existing settlement boundary. To the south, east and west the site is surrounded by open agricultural land. Whilst London Road provides a defensible boundary to the south of the parcel, this is some distance from site S16049_S16066 and therefore does not prevent encroachment on the countryside to the south.

The Draft Landscape Character Assessment 2016 considers site S16049_S16066 within its assessment of landscape parcel WO_06. It states that the parcel comprises a predominantly large scale, open, pastoral landscape on rolling terrain. The extent of tree cover across the zone is insignificant and only occurs within hedgerows. The assessment concludes that the parcel has a high sensitivity to development overall due to its openness, prominent skylines and visibility.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16049_S16066	1,070	820	1,030	880	820	290

Site S16049_S16066 is within walking distance to some village services, being close to a bus stop and just about a ten minute walk time to the post office and convenience shop. However this site is just over 1km walking distance to the village hall and primary school which reduces the sustainability of the site in terms of access to services.

Accessibility – Highways and Site Access

The site would be accessed from Wolston Lane, either by sharing the existing Grounds Farm access or development of a new access. The site adjoins the highway to a 60mph speed limit carriageway which is wide and has good forward visibility. However this can induce high speeds approaching the village and therefore an extension of the existing 30mph zone would be necessary. A footpath extension would also be necessary along Wolston Lane from the site to the existing village. Any more detailed proposal for the site would need to be supported by a transport assessment considering major junctions in proximity to the site.

Photo1 – Existing access to Grounds Farm off Wolston Lane, looking south-east towards site



Layout

The site promotor has not submitted a design layout.

Conclusion

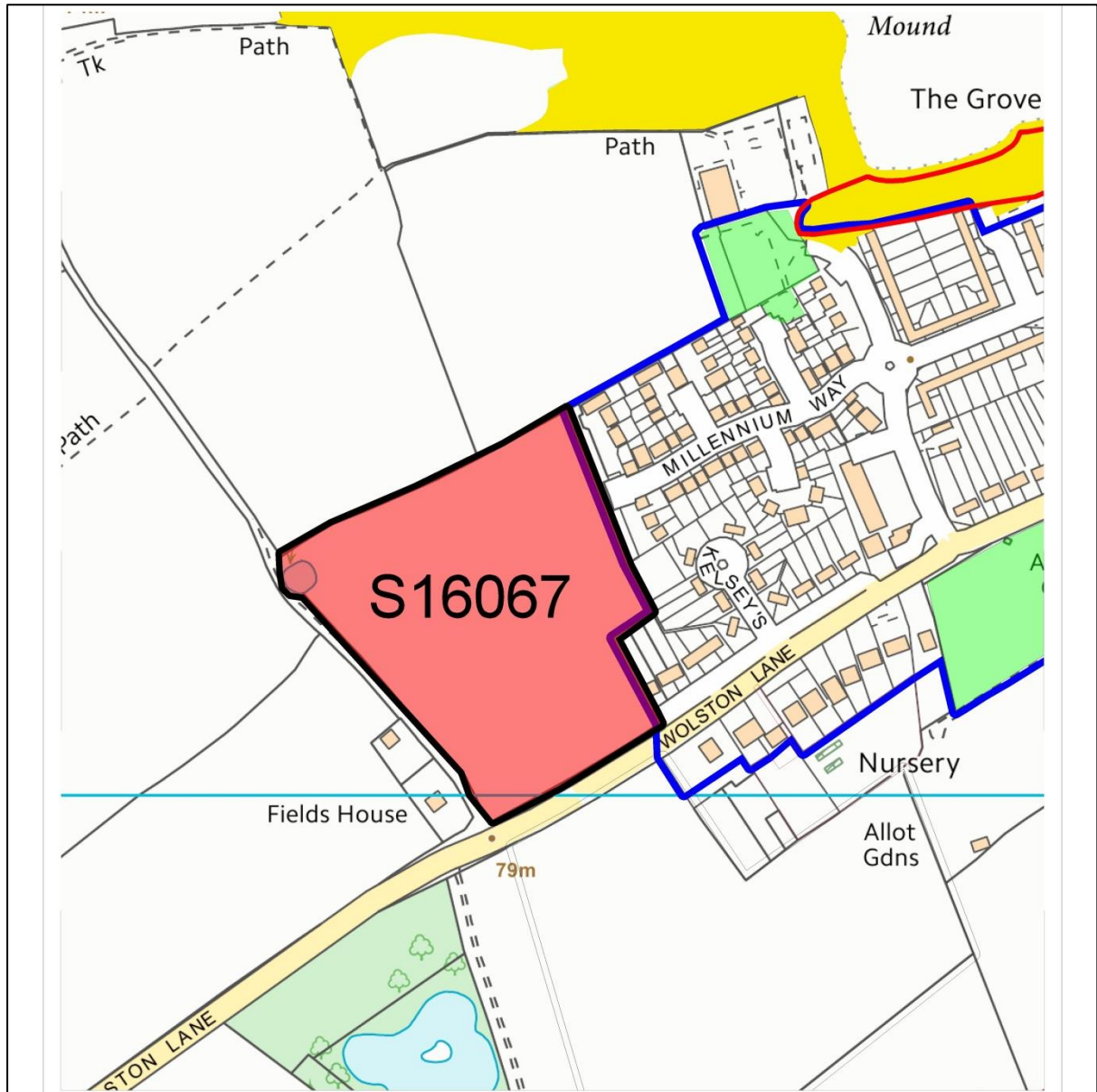
The site makes an important contribution to the functions of the Green Belt and the development of the site would lead to ribbon development with no defensible boundaries being present preventing further encroachment of the countryside. The site has high sensitivity to development overall due to its openness, prominent skylines and visibility.

The site is not considered suitable for allocation.

Site S16067: Land north of Wolston Lane, Wolston

Capacity	80 dwellings
Site Area	3.9 hectares
Deliverability	10-15 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Potential Local Wildlife Site
- Site S16067
- Wolston Village Boundary
- Conservation Area Boundary

The site is approximately 3.9 hectares in total, with the site promoter indicating 2.7 hectares of this area would be suitable for development. The site is currently agricultural land predominately classed as grade 3 quality, although some grade 2 land is present to the north west of the where there is a water body present. To the east of the site is modern residential development on Millennium Way and Kelsey's Close. A recreation ground adjacent to Wolston Leisure Centre is to the north of the site. Further to the north beyond the recreation ground is a potential local wildlife site known as 'The Plantation', a wooded area close to the River Avon corridor. The eastern part of this potential local wildlife site is within the boundary of the Wolston Conservation Area.

Open agricultural land is adjacent to the south and west of the site, although land to the north and west is a designated mineral extraction site, with work on early phases of extraction already commenced. The field above the site is one of the latter phases of the extraction site and the extraction programme indicate that the mineral development would not be completed until 2026. The site therefore is not considered suitable until this point in time due to the adverse environmental impact of the last part of the minerals development being the filling of the void with inert waste.

Green Belt and Landscape Character

The site is within Green Belt parcel WN3. The Green Belt review states this parcel will prevent ribbon development along Wolston Lane, and that some of the openness of the Green Belt setting here is compromised by agricultural buildings and other developments on the edge of the village such as the Leisure Centre. The river Avon and its floodplain provide a defensible boundary to the north of this parcel. The Green Belt review states that there is no defensible boundary to the west.

The Draft Landscape Character Assessment 2016 considers site S16067 within its assessment of landscape parcel WO_03. It states that the parcel is a medium scale landscape comprising mixed farmland, woodland and playing fields around a Community Centre on the western edge of the settlement. It is on gently undulating ground with open views into the parcel from Wolston Lane.

The assessment concludes that the parcel has high sensitivity to the north of the parcel but only medium sensitivity to development in the southwest of the parcel, due to lack of roadside hedgerow and an abrupt development edge to the existing western edge of the settlement. Therefore site S16067 could be appropriate for development providing roadside trees and hedgerows are reinstated and a landscape buffer is provided between the site and the northern part of the parcel.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16067	1,070	820	1,030	880	820	290

Site S16067 is within walking distance to some village services, being close to a bus stop and just about a ten minute walk time to the post office and convenience shop. However, the

site is just over 1km walking distance to the village hall and primary school which reduces the sustainability of the site in terms of access to services.

Accessibility – Highways and Site Access

The site would be accessed from Wolston Lane, via the provision of a new priority T-junction. The site adjoins the highway to a 60mph speed limit carriageway which is wide and has good forward visibility. However this can induce high speeds approaching the village and therefore an extension of the existing 30mph zone would be necessary. A footpath extension would also be necessary along Wolston Lane from the site to the existing village. Any more detailed proposal for the site would need to be supported by a transport assessment considering major junctions in proximity to the site.

Photo1 – Existing access lane to Wolston Fields Farm; looking east towards site



Layout

The site promotor has not submitted a design layout but has indicated a new priority T-junction from Wolston Lane (see Photo1 above) would be used to access the site.

Conclusion

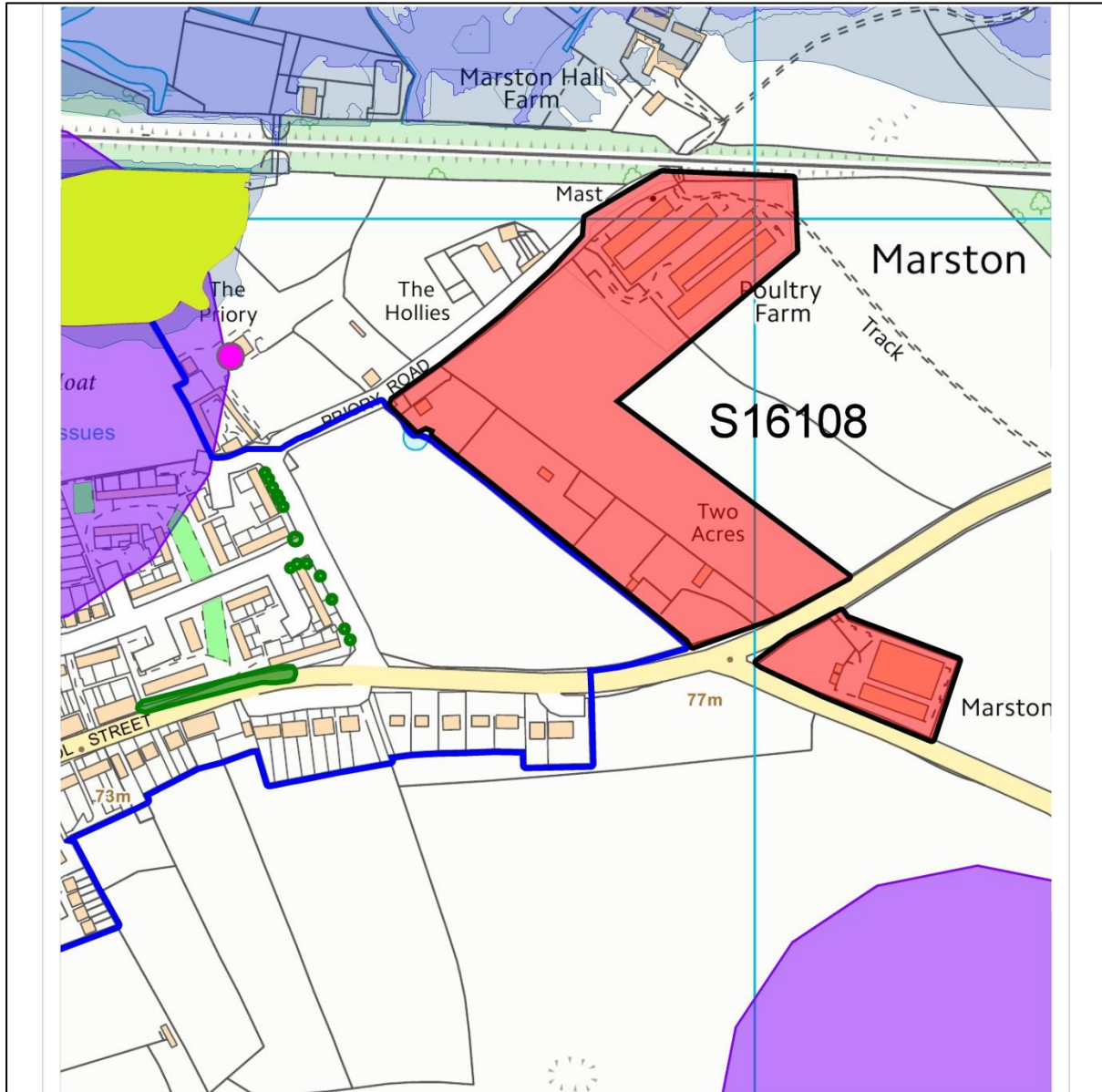
The site relates well to the existing settlement with it being adjacent to a relatively recent residential estate to the east and recreation ground to the north east of the site. Design of the site should take account of these existing uses. The site can be suitably accessed by a new t-junction and the existing footpath along Wolston Lane will potentially need enhancing. The landscape assessment considers that development could be accommodate at the site provided that the existing trees and other vegetation adjacent to the farm track to the west of the site, and the roadside trees, are protected and the roadside hedgerow is reinstated. There should also be a landscape buffer along the northern boundary of the site.

Site is considered to be suitable for allocation

Site S16108: Marston Maples and Land at Priory Road, Wolston

Capacity	100 dwellings
Site Area	6.3 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Flood Zones 2 and 3
- Open Space
- Scheduled Ancient Monument Zone
- Local Wildlife Site
- Tree Preservation Order (TPO)
- Listed Buildings
- Site S16108
- Wolston Village Boundary

The site is approximately 6.3 hectares and is currently a combination of agricultural land classed as grade 3 quality, two isolated dwellings, a small number of agricultural buildings, and the Priory Road and Marston Maples (S14/029) Poultry Farm sites.

The site is bounded to the north by a railway line and isolated dwellings along Priory Road. To the east and south, beyond Rugby Road, of the site is open agricultural land and immediately to the west of the site is new residential development off Priory Road. Adjoining the neighbouring land within the Priory Road site runs a newt corridor from the pond across to School Street. Therefore there would be a need to address any ecological implications as part of the planning application process.

To the northwest of the site, beyond Priory Road, are a number of important heritage features including a Scheduled Ancient Monument at the earthwork remains of Wolston Priory and the adjacent Grade II* listed building. A local wildlife site is also present around the Scheduled Ancient Monument site.

Green Belt and Landscape Character

The site is within Green Belt parcel WN1. The Green Belt review states this parcel prevents ribbon development along Rugby Road. A number of clusters of development are identified to the north of this parcel around site S16108 which compromises the openness of the Green Belt in the immediate vicinity. The site borders a railway line to the north which acts as a significant defensible boundary however there are no defensible boundaries to the south or east around this site (south of Rugby Road and both east and west of Coalpit Lane) to prevent encroachment into the countryside.

The Draft Landscape Character Assessment 2016 considers site S16108 within its assessment of landscape parcel WO_01. It states that the parcel lies to the north-eastern edge of Wolston and extends to the River Avon on its northern boundary. The railway line cuts through the zone in an east – west direction. The zone includes the grade II* listed building of The Priory, a new housing development off Priory Road / Rugby Road, and several small clusters of individual properties or buildings off Priory Road.

Any development within this parcel would need to be adjacent to the existing settlement edge. There should be no development north of the railway line. Site S16108 (extended from original S14/030 site, adjacent to new development edge and property ‘Two Acres’) would be appropriate for development, provided that the roadside hedgerows and trees along Priory Road and Rugby Road are retained. The small orchard at Two Acres should be retained to provide a landscape buffer from the Rugby Road.

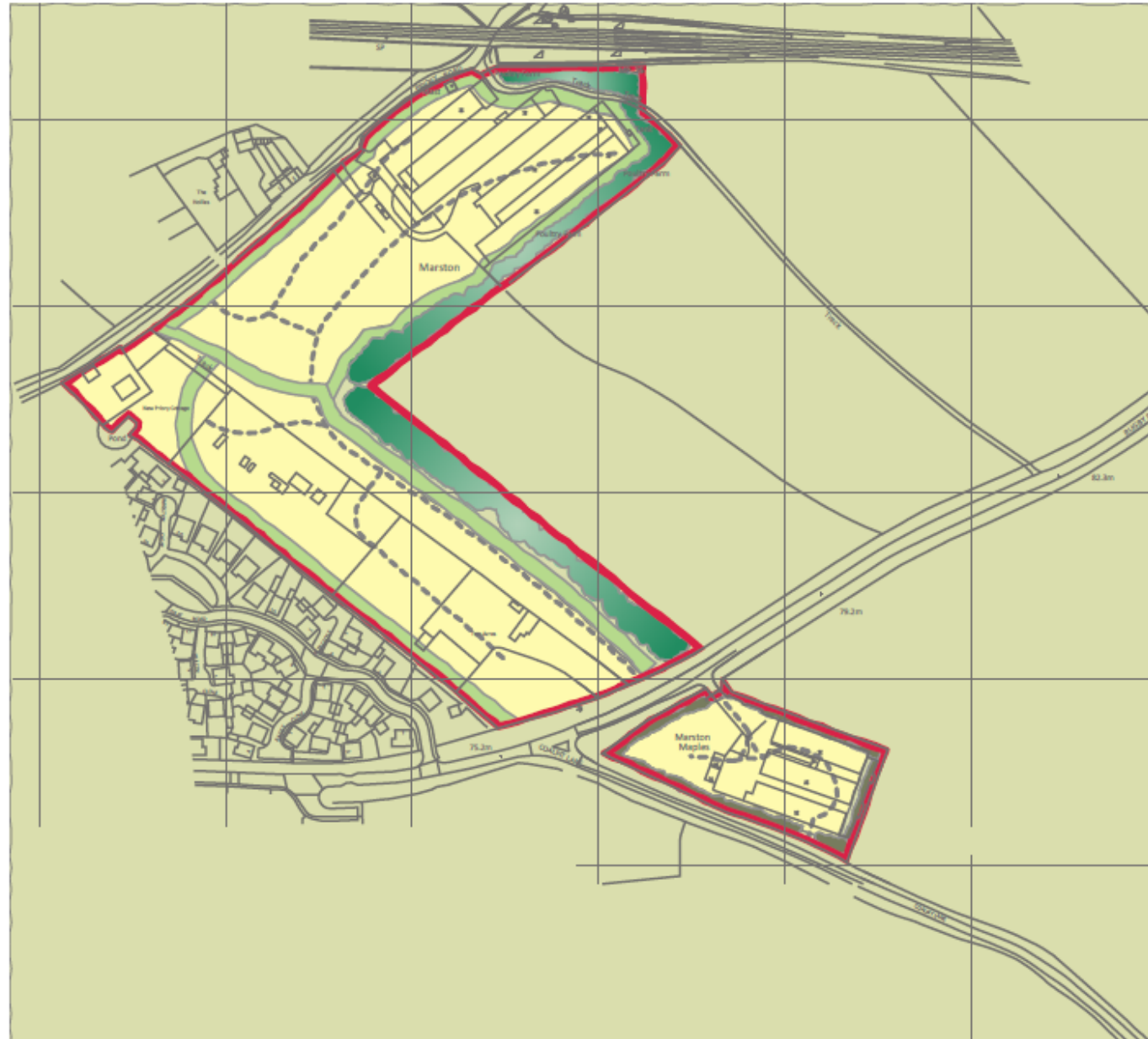
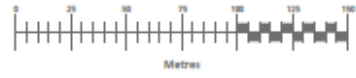
Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16108	1,110	880	1,070	800	880	330

Site S16108 is within walking distance to some village services, being close to a bus stop and approximately a ten minute walk time to the post office, convenience shop and doctors surgery. However the site is over 1km walking distance to the village hall and primary school which reduces the sustainability of the site in terms of access to services.

Accessibility – Highways and Site Access





WCC Highway Authority has raised concerns that a safe access to the site would be difficult to achieve due to the proximity to the existing junction between Rugby Road / Coalpit Lane. The Highway Authority would resist the allocation of this site.



PRELIMINARY

Notes:



-  NEW RESIDENTIAL ACCESS ROADS
-  RESIDENTIAL AREAS
-  EXISTING TREES/PLANTING
-  NEW PLANTING
-  NEW OPEN GREEN SPACES

REVISION	DATE	AMENDMENT
/	MAY 2016	FIRST ISSUE

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SURVEYORS | PLANNERS | ARCHITECTS
 THE GATHOUSE, HADHAM HALL, LITTLE HADHAM, WARE, HERTS SG11 2EB
 Phone (01276) 771188 Fax (01276) 771187 E-mail post@sworders.com

SCHEME:
 LAND BETWEEN PRIORY ROAD AND RUGBY ROAD WOLSTON CV8

TITLE:
 PRELIMINARY CONCEPT MASTERPLAN

DATE: 05/05/2016
 DRAWN BY: AAL
 CHECKED BY: MSM
 DATE: 05/05/2016
 DATE: 05/05/2016

CLIENT NO. HSW1824	DRAWING No. 216169DWG002	REVISION /
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Conclusion

The site is located within a Green Belt parcel that contains the railway line that runs to the north of the site which acts as a defensible boundary preventing further encroachment of the countryside. There is no such boundary preventing development to the east of the site into the adjacent fields, though the indicative layout displays significant landscape buffers to inhibit further countryside encroachment. The design of the site should take account of the setting of the listed building and the newt corridor that runs to the west of the site in the adjoining Priory Road site. In landscape terms development adjacent to the settlement boundary could be appropriate provided that the roadside hedgerows and trees along Priory Road and Rugby Road are retained. The small orchard at Two Acres should be retained to provide a landscape buffer from the Rugby Road. The Marston Maples site (S14/029) on the corner of Coalpit Lane is not considered to be suitable on landscape terms.

However, the site's proposed access is not appropriate and therefore the site is not is considered suitable.

The site is not considered suitable for allocation.