



LAND AT PLOTT LANE STRETTON-ON-DUNSMORE

September 2024

CONTENTS

01	INTRODUCTION	03
02	SITE LOCATION	06
03	A SUSTAINABLE LOCATION	08
04	OPPORTUNITIES & CONSTRAINTS	12
05	ILLUSTRATIVE MASTERPLAN	18
06	DELIVERY STATEMENT	26
07	SUMMARY & CONCLUSION	28



01

INTRODUCTION

Taylor Wimpey are pleased to share our vision with you for a new sustainable neighbourhood on land to the north of Plott Lane, Stretton-on-Dunsmore, in response to the ‘call for sites’ issued by Rugby Borough Council to inform an update of the Strategic Housing & Economic Land Availability Assessment (SHELAA).

INTRODUCTION

Taylor Wimpey (TW) are a long established and nationally recognised 5-star housebuilder, with over 90% of their customers recommending them to friends and family. TW are committed to delivering a high-quality housing development, with open space, play area, tree planting, new and enhanced active travel pedestrian routes, a green buffer to the retained countryside to the west, and a sustainable drainage system on this Site, which positively responds to its unique character, and that will further secure the long-term sustainability of this attractive village.

Stretton-on-Dunsmore is identified as a Main Rural Settlement in the adopted Rugby Local Plan. Main Rural Settlements have an important role in providing a range of local services and facilities to the residents in and surrounding the village and are identified as sustainable locations to deliver housing in the adopted Rugby Local Plan.

The Council is in the process of reviewing their Local Plan and the initial Issues and Options consultation suggests that Stretton-on-Dunsmore will continue its role as an important Main Rural Settlement in the new Local Plan. This demonstrates that Stretton-

on-Dunsmore is a sustainable location for the continued delivery of housing to meet the needs of the Borough.

The Site is next to and forms a natural extension of the existing residential allocation in the Rugby Local Plan-ref. DS3.8 (see Plan below), which benefits from outline planning permission (ref. R17/1767) and reserved matters consent (ref: R24/0289). Following the grant of outline consent, TW acquired the allocated site and they have made provision for a vehicular and pedestrian access to provide interconnectivity between said allocated site and the proposed Site.



PURPOSE OF THIS VISION DOCUMENT

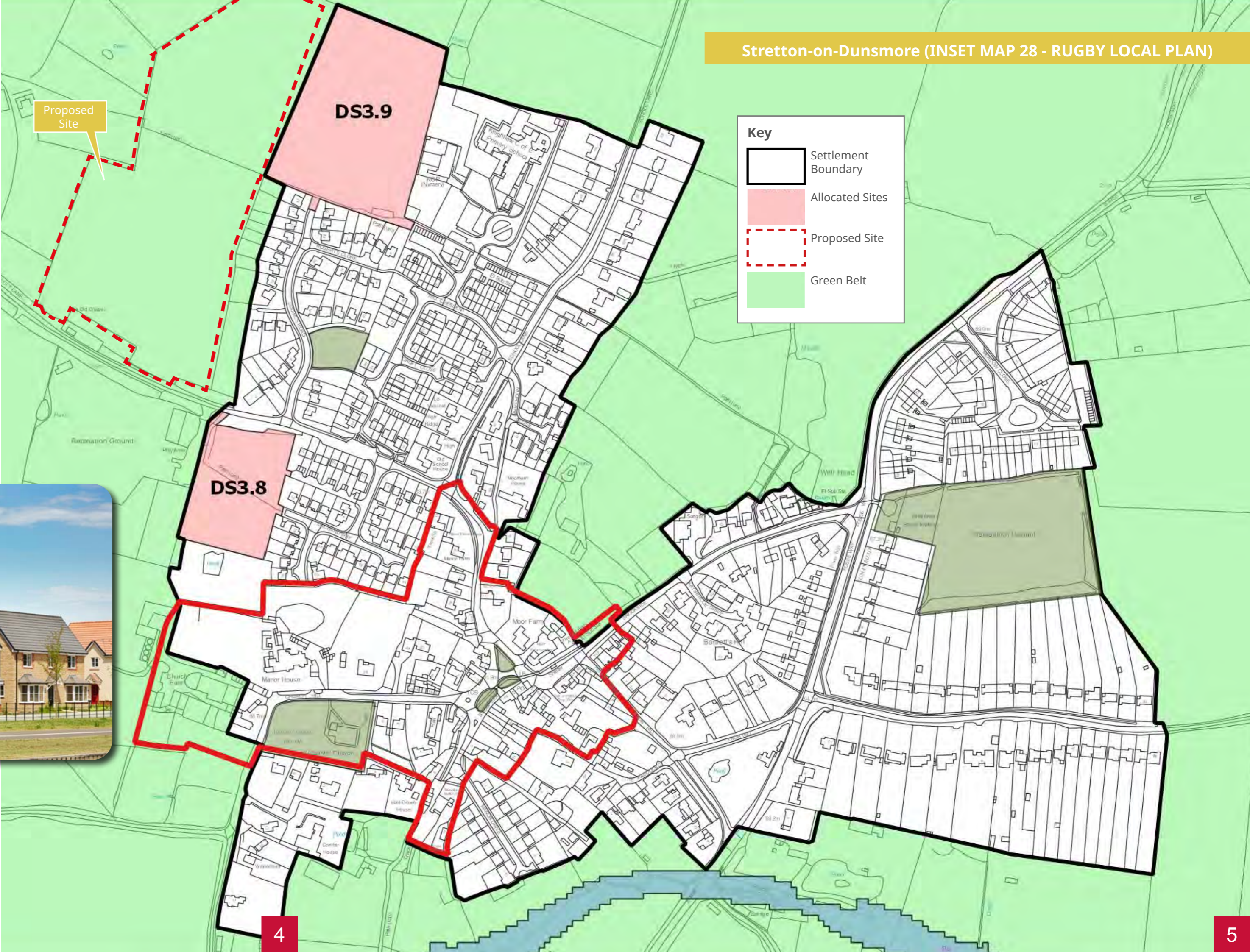
This Vision Document demonstrates why this Site is the most sustainable location to assist in delivering further housing in Stretton-on-Dunsmore through the Local Plan review. It builds upon the initial submission to the Call for Sites and has been produced by TW's expert project team of technical and environmental specialists to ensure it represents an informed and considered understanding on how a residential development could be delivered on this Site in practice.

The Vision Document explores the sustainability of this location to deliver housing. It then considers the technical and environmental matters relevant to delivering a housing scheme on this Site, including highways, drainage, landscape and visual sensitivity, and biodiversity and protected species, before drawing this together to create an informed and considered masterplan to show how a high-quality residential scheme could be delivered on this Site.

The Vision Document also seeks to draw out the unique benefits that could be secured through the delivery of housing on this Site and to ensure these are incorporated into the scheme from the outset. These include:

- The opportunity to provide improved pedestrian access along Plott Lane to Plott Lane Playground, Skate Park, Park and Scout Pavilion, which are located immediately to the south of the Site, with pavement and street lighting currently stopping short of the access to these important local facilities;

- The opportunity to delivery homes on the only location identified with the lowest landscape sensitivity on the edge of Stretton-on-Dunsmore in the Council's Landscape Sensitivity Assessment, with the remainder of the land surrounding the village being identified as having High Landscape Sensitivity;
- The opportunity for two points of vehicular access, thereby fully integrating the Site into the road network within the village; and
- The opportunity to integrate and enhance the existing Public Rights of Way that run through the Site and to use these to provide more direct access to some local services and facilities, such as Knightlow Church of England primary school and nearby bus stops.



02

SITE LOCATION

The Site is located on the north-western edge of Stretton-on-Dunsmore and forms a logical and natural extension to the existing settlement.

SITE LOCATION

To the east, the Site is bound by the rear gardens of existing houses along Squires Road and residential allocation DS3.8 in the Rugby Local Plan. TW own the existing residential allocation which has recently secured reserved matters approval (Application Reference: R24/0289) and will be commencing development in 2025. The layout makes provision for a vehicular and pedestrian access to the proposed Site. Combined with the Plott Lane access, this will allow a residential development to fully integrate with the existing roads within the village.

Plott Lane forms the southern boundary to the Site, beyond which lies Plott Lane Skate Park, Playground and Scout Pavilion (Plott Lane Park). Pedestrian facilities currently terminate prior to reaching the access to Plott Lane Park, with existing residents having to walk along the narrow country lane to access these facilities.

Also located off Plott Lane and backing directly onto the Site's southern boundary is an existing residential property set within a large plot (the Old Chapel).

The western and northern boundaries of the Site are defined by established hedgerows and mature trees with open countryside beyond. Views back to the Site from the open countryside are limited and the Site is generally well contained visually.



Existing houses along Squires Road back onto the Site's eastern boundary



View looking west across the central part of the Site along the route of the existing Public Right of Way



The Site is a sustainable location for new housing, benefiting from good access to a range of local services and facilities, and good access by public transport.

LOCAL FACILITIES

Stretton-on-Dunsmore is a Main Rural Settlement in the Rugby Local Plan and it is anticipated that it will maintain this important role in the Council's current review of the Local Plan. The role as a Main Rural Settlement reflects the level of services and facilities within the settlement for the benefit of residents within and surrounding the village and demonstrates that Stretton-on-Dunsmore remains a sustainable location to assist in delivering housing to meet the needs of the Borough.

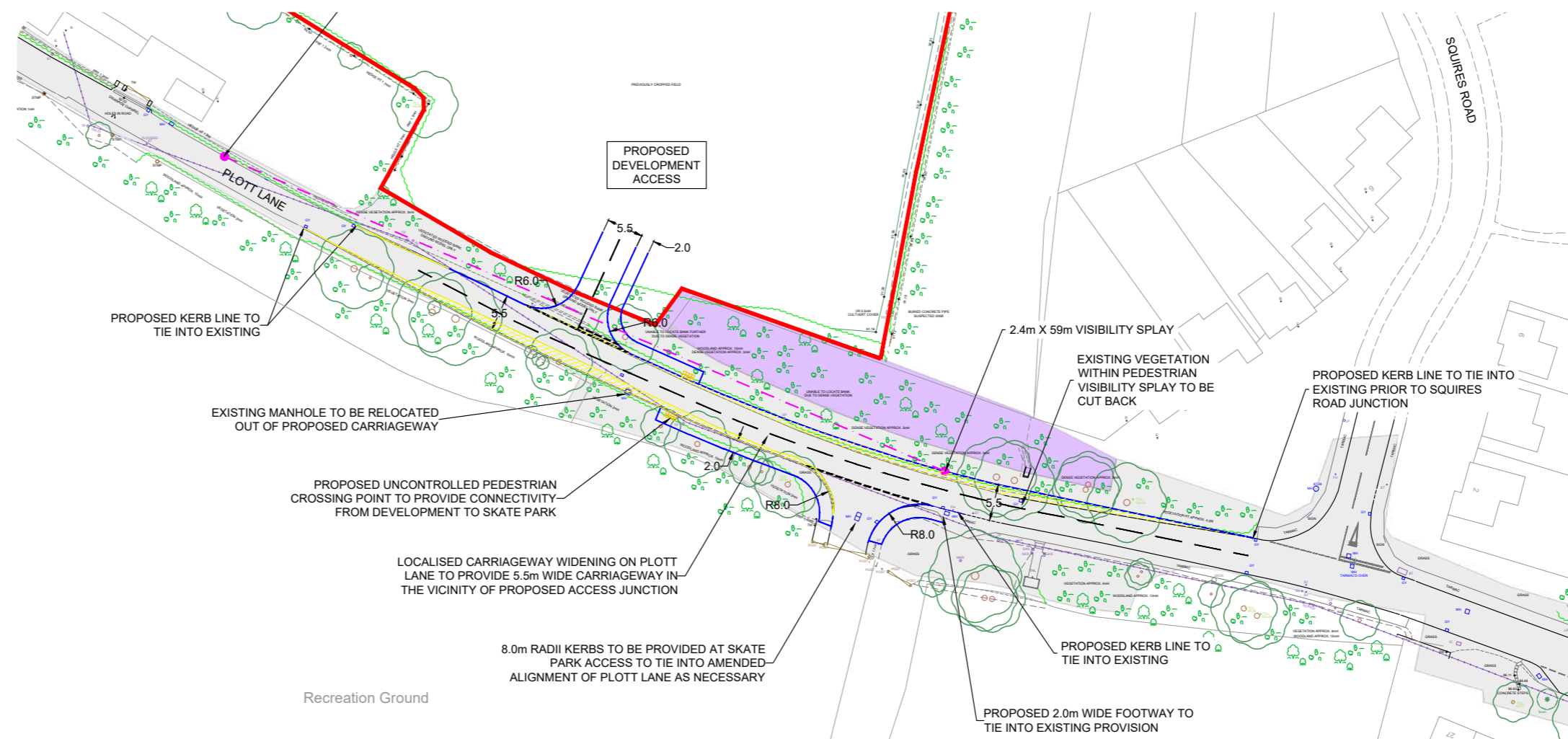
The village centre is located approximately 500m south-east of the Site and can be reached via footways along Plott Lane and School Lane and via other residential streets including Squires Road, Roberts Close and Hill Crescent (which are linked via a pedestrian connection).

The village includes a number of facilities for daily needs including a convenience store and post office, doctors, coffee shop, pubs (the Oak and Black Dog), a hairdressers and a village hall. Knightlow Church of England Primary School is located approximately 200m east of the Site. The school is recognized as Outstanding by Ofsted, with pre-school and after school clubs, and a nursery for younger children.

There are a number of organisations and societies present within the community which would cater to a wide range of new residents of varied interest and abilities. These include a Scout Group, Karate Club, Historical Society, Baby & Toddler Group and Bridge Club among others.

Plott Lane Park is located on the opposite side of Plott Lane, immediately south of the Site. This recreational space includes a play area, skate park and the Scout Pavillion as well as space for informal sport/play. Our proposals set out a number of enhancements to Plott Lane which will improve access the park.

There are a number of other leisure destinations within the local area, such as Ryton Pools Country Park and Bubbenhall Woods Nature Reserve. Furthermore, sports facilities can be found locally to the site at Sports Connexion Leisure Club in Ryton on Dunsmore around 2.5km away.



SITE ACCESS PLAN

ACCESSIBILITY

The existing Public Right of Way which crosses the Site (footpath 277/R154/3) will be retained and set within a green corridor. The route provides a direct link from the Site to Knightlow Church of England primary school and bus stops on School Lane. The footpath is to be retained as mowed grass as part of application R17/1767 but could be upgraded through a Section 106 agreement as part of the proposed development on the subject site.

Footpath 277/R154c/1 which extends along the site's north-west boundary will also be retained within an area of public open space/landscape buffer along the development edge.

The existing footways along Plott Lane which do not currently reach the Site will be extended, not only the benefit of future occupiers, but also the benefit of existing residents by providing improved pedestrian links to Plott Lane Park, Playground, Skate Park and Scout Pavillion.

The bus stops on School Lane are located approximately 290m east of the Site. These stops are served by the 25 Coventry to Rugby Service with a frequency of 6 buses a day Monday to Saturday.

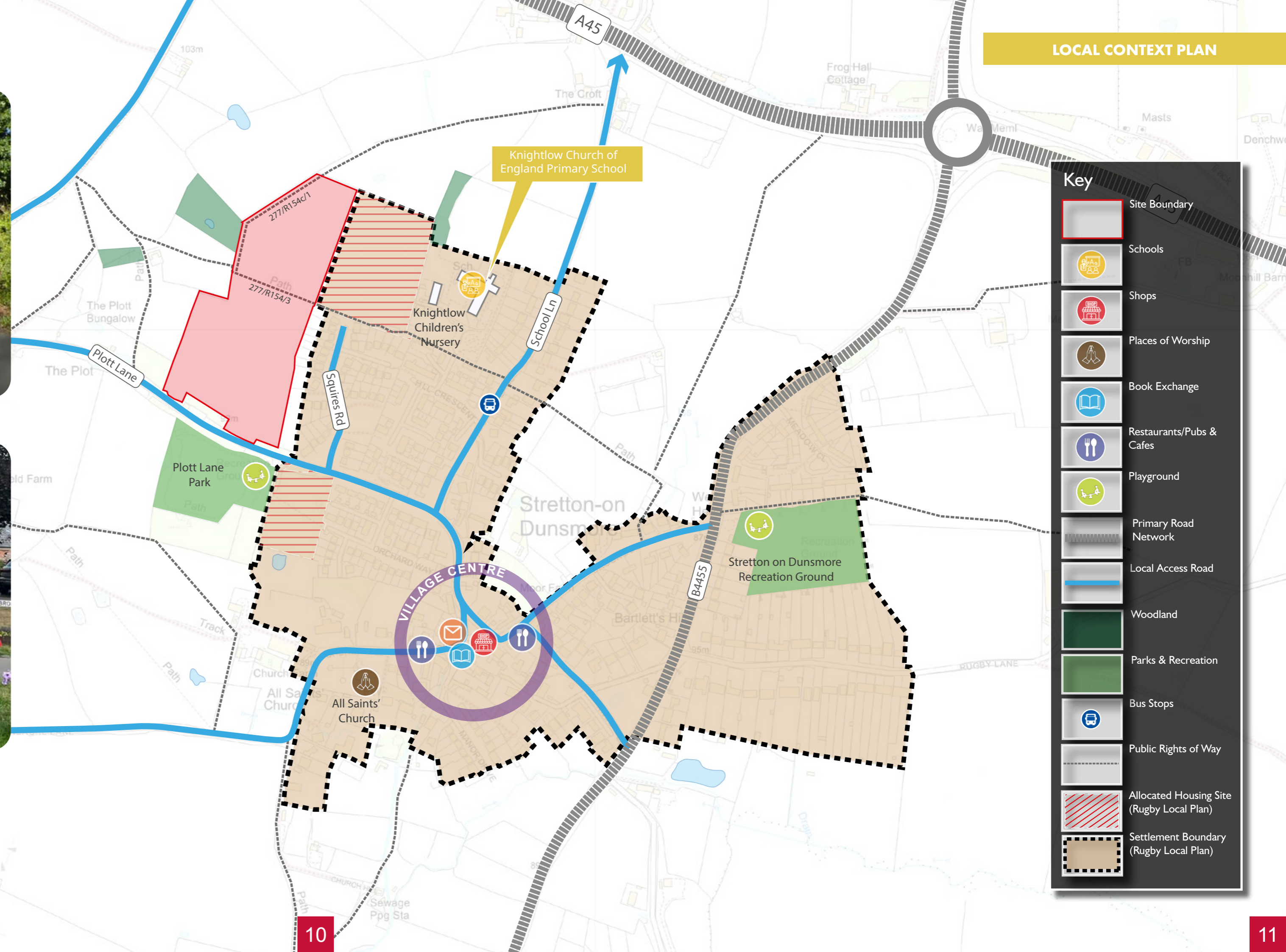
Coventry City railway station is approximately 7.8 miles away (approximately 16 minutes by car) with services to Birmingham, London, Liverpool and Manchester along with numerous other locations.

The nearby A45 provides a high-quality link to both Coventry to the west and Rugby to the east. This key route also links the site to the M45 and the strategic highway network.

As part of the development proposals the following improvements are proposed:

- Improvements to Plott Lane, including extending the existing footway provision along the south side of Plott Lane to form a continuous link to Plott Lane Park. A new uncontrolled crossing point and extended footway provision to the west will be provided to link Plott Lane Park with the proposed access to the Site.
- Both elements of Footpath R154 will be improved within the Site area to ensure improved connectivity to the east providing good access to the school, bus stops and village centre.
- Discussions will be progressed with the highways authority to investigate whether any further improvements to the local bus service are required to support the proposed improvements to bus stops being provided by the allocated site.





04

OPPORTUNITIES & CONSTRAINTS

Our proposals have been informed by a range of technical assessments that have provided a detailed baseline of information. Site investigations have shown that there are no significant physical, environmental or technical site constraints that cannot be mitigated by appropriate interventions and/or design solutions.

INTRODUCTION

As part of the masterplanning process, a range of technical surveys and studies have been carried out. This has included studies into landscape and visual impact, transport, ecology and drainage.

This section provides a brief summary of the findings and conclusions of these technical studies and highlights key development constraints and opportunities.

LANDSCAPE & VISUAL

The Site comprises an ordinary arable field with no extraordinary or rare landscape features. It is not covered by any statutory or non-statutory designations for landscape character or quality.

The land to the north-east is already allocated for residential development and the boundary with the Site is marked by a low laurel hedge which is not a normal open countryside species for a hedge and so lends it more of a domestic feel.

The Site’s western, southern and northern boundaries are well-vegetated by woodland, dense trees, hedgerows and some individual trees. This is such that the Site relates more closely with the neighbouring urban area and separate from the countryside further away from the settlement.

The Council’s Landscape Sensitivity Study (2016) assessed the landscape surrounding Stretton-on-Dunsmore for its sensitivity to residential development. It found that the Site and a small portion of land to the south-east of Plott Lane is of medium sensitivity to residential development with the remainder of the landscape surrounding the settlement to be of high sensitivity. Therefore, the Site forms the least sensitive part of the landscape surrounding Stretton-on-Dunsmore.

There is an opportunity to further enhance the hedgerow, tree and woodland planting along the western Site boundary as part of a residential development.

The Site’s character is already influenced by the adjacent built-up area, and the adjacent field to the immediate north-east will be developed for residential development as it comes forward as part of the adopted allocation.

Enhancing the planting along the western boundary will further emphasise this relationship with the already built-up area and further separate it from the wider countryside. It would ensure that any development would not be visible from Freeboard Lane and the footpaths to the west and north of the Site. It would also serve to soften the existing edge of the settlement which is quite modern and open at present and form a new defensible boundary for the settlement.

A further opportunity exists to create a new green corridor through the central part of the Site incorporating the retained public right of way.



View showing the urban context of the Site to the east

GREY BELT

The Site is Grey Belt as defined by the NPPF. It does not fall into one of the areas or assets identified in Footnote 7 and does not make a strong contribution to purposes (a), (b) or (d) for including land in the Green Belt. Stretton-on-Dunsmore is not a large built-up area and the development would be contained through the provision of a strong landscaped boundary on the western edge of the Site. Stretton is a village, not a town, and there would be no perceived coalescence with any other settlement, let alone the nearest town. There is a conservation area within the town, but this is to the south and the site does not fall under the fields assessed within the Historic Landscape Character section of the Conservation Area Appraisal produced by the Council.



Established planting along the Site’s western boundary



Habitat Plan

ECOLOGY

HABITAT PLAN

The Site comprised almost entirely of arable land with narrow (<1m) grassland field margins associated with the boundary hedgerows. The Site is bound by woodland and native hedgerows with the exception of a section of the eastern boundary which comprised of ornamental hedgerow. Two small sections of semi-natural broadleaved woodland were present in the south-east and south-west corner of the Site comprising mature ash and field maple with an understorey including ash, elder and hawthorn.

The lower half of the Site has been incorrectly designated as the “Stretton-on-Dunsmore Churchyards” Ecosite. The Site has been given this designation in error and Warwickshire Biological Records Centre have been contacted to ensure that this listing is deleted i.e. the Site is not a churchyard nor is it in proximity to a church and this designation clearly relates to another site.

To the immediate north-east of the Site is the “Pond & pasture nr The Dun Cow” ecosite described as:

“Permanent pasture with hedge and pond. The site is fairly flat and well drained, with the pasture dominated by perennial ryegrass Lolium perenne, timothy Phleum pratense and creeping thistle Cirsium arvense. The pasture is poorly drained near the pond with broadleaved pondweed Potamogeton natans, hard rush Juncus inflexus and branched bur-reed Sparganium erectum. The pasture is ridge and furrow and is of probable archaeological interest. The hedge is predominantly hawthorn Crataegus monogyna.”

No direct impacts to this designation are envisaged and any indirect impacts will be managed through the provision of a Construction Environmental Management Plan.

The habitat on-site is of low ecological value with the exception of boundary hedgerows and woodlands which will almost entirely be retained.

A narrow corridor will be made through the south-east corner woodland to facilitate road access; however, a strip of wildlife focused habitat will be provided along the entire western boundary including woodland which will more than compensate for this loss. The provision of this, and the incorporation of a wildlife friendly SUDS ponds, has the potential to increase the qualitative biodiversity value of the Site.

There are ponds and records of newts within 500m, along with records of dormice within 2km. Should survey work for these species highlight that either of these species may be present on-site, the wildlife corridor would provide betterment for these species given the low ecological value of the current site.



The Site comprises almost entirely of arable land with low ecological value

Integrated bird and bat boxes within new buildings would more than compensate for any loss, should nesting birds and/or roosting bats be found within the woodland and the boundary trees. .

BIODIVERSITY NET GAIN

The baseline biodiversity value of the Site with regards to Biodiversity Net Gain is 9.63 habitat units, 9.22 units of which comprised of arable land i.e. habitat of low distinctiveness. The loss of any medium distinctiveness habitats, i.e. strip of woodland, can be adequately compensated for (and bettered) by the proposed buffer along the western boundary, with any overall loss compensated for through local schemes and/or third part environment bank.

In summary, the proposals have the potential to provide a betterment for nature both through increased habitat quality on-site and through the provision of 10% net gain either on-site or in the local area.



An existing Public Right of Way crosses the central part of the Site

FLOOD RISK

The Environment Agency Flood Map for Planning shows the Site is contained to Flood Zone 1. Flood Zone 1 is defined as land assessed as having an annual probability of river flooding of less than 1% and where residential development is acceptable.

A residential development is also compatible with predicted Surface Water flood extents and flood risk from groundwater, sewers and artificial sources which are assessed by the Environment Agency to be very low and low respectively.



Ornamental hedgerow along the Site's north-eastern boundary



GROUND CONDITIONS

British Geological Survey (BGS) mapping indicates that the site is predominantly underlain by superficial silty clay deposits of the Bosworth Clay.

Based on the findings of an initial desk study it is considered that the environmental risk at the Site is low to moderate.

Any risks are principally relating to the potential contamination from Made Ground in the area of a demolished historical building in the east, agricultural activities on site, and Radon gas generation.

It is not anticipated the Site will be subject to significant remediation, however, basic Radon gas protection measures will be incorporated to ensure an acceptable living environment for residents.



View along Plott Lane

TRANSPORT

The only existing vehicular access into the site is a gated farm access in the site's south-west corner. This will be closed and two new vehicular access points created.

The section of Plott Lane that runs along the site's southern boundary has a narrow carriageway and currently lacks formal footways. Redevelopment of the site for new housing presents an opportunity to upgrade this section of Plott Lane through road widening and provision of segregated footways, improving pedestrian safety.

As part of the Plott Lane access works, improvements to the existing Plott Lane Park, access will be facilitated which will include extending the existing footway provision along the south of Plott Lane to form a continuous link. A new uncontrolled crossing point will be provided to link the

improved footway provision on the south side of Plott Lane and the footway provision at the proposed Site access.

HIGHWAY IMPACT

To assess the potential impact of the development, we have used the formula agreed with the highway authority through the adjoining allocated site to establish the predicted vehicular trip rates . Using this formula, it is predicted that the proposed development will generate approximately 70 vehicular trips in the peak period. It is likely most of these trips will distribute to/from the A45 via Plott Lane and School Lane. It is not envisaged the proposed development will have a severe impact on the highway network, however, a thorough assessment of the required junctions will be undertaken through the Transport Assessment in due course.



View of existing farm access at the Site's south-west corner

Key

Site Boundary
(Site Area: 4.68ha)

Existing Trees

Sensitive Residential
Interfaces

Sensitive Rural
Interface

Road Frontage

Potential Access
Points (Primary)

Potential Pedestrian
Access

Public Right of Way
(Footpath)

Views towards &
from site

Existing Hedgerows

Existing Pedestrian
Access

Slope

Potential
Attenuation
Basin

Steep
Embankment

Potential
Improvements to
Plott Lane

16

17

An illustrative masterplan has been produced that demonstrates that a residential development can be successfully accommodated on the Site in a manner that respects its unique constraints and opportunities and delivers a high quality environment for residents.

LAYOUT

The proposed site masterplan whilst indicative, has been carefully considered to respond to the unique constraints and opportunities presented by the Site.

An urban block structure is proposed with houses facing onto the street providing natural surveillance and active frontages. In this arrangement, private gardens are located to the rear providing security, privacy, and good separation between units. It also avoids the front of properties overlooking the rear of buildings.

The built form has been pulled back from the northern and western boundaries in order to accommodate a landscape buffer incorporating new tree planting.

A secure boundary will be created to the rear garden of the existing residential property along Plott Lane (the Old Chapel). Interlocking rear gardens will ensure a back-to-back distance of at least 21m is achieved.

A secure boundary is also created to the rear gardens of existing houses along Squires Road which back onto the Site.

The site layout ensures an outward-facing development with houses along the western boundary orientated to benefit from attractive views towards mature trees along the Site boundary.

The proposed east-west green corridor through the centre of the Site (incorporating retained PRow) will help to create a sense of openness within the development, creating distinct north and south parcels.

STREET HIERARCHY

A clear and logical street hierarchy is proposed comprising an inter-connected network of routes. The main spine road through the Site connects the two access points and will incorporate street trees located in formal verges along both sides of the street.

A series of secondary streets and shared surface lanes will extend off the main spine road. Houses around the edges of the development and adjoining areas of public open space will be served by shared private drives.

Each route in the hierarchy will be differentiated through a combination of materials and design detail. Shared surface streets for example will be surfaced in small unit block paving whereas the avenue and secondary streets are likely to have a traditional tarmac surface.

SCALE AND MASSING

It is anticipated that the majority of houses will be a maximum of two storeys in height to reflect the predominant character of the existing village. A small number of two and a half storey houses may be appropriate as focal/header buildings or to provide containment/enclosure to areas of public open space. Houses above two storeys in height will generally be located away from the Site boundaries and sensitive interfaces with existing houses or the adjoining countryside.



MOVEMENT & BUILT FORM

Key

- Development Parcels
- Low Density Housing
- Tree-Lined Avenue
- Secondary Streets
- Shared Surface Streets
- Lane
- Retained Public Right of Way
- Proposed Pedestrian Route
- Proposed Vehicle Access
- Proposed Pedestrian Access
- Header/Focal Buildings



HOUSING NUMBERS & DENSITY

It is anticipated the site has capacity for up to 120 new homes. This would equate to a net density of 34 dwellings per hectare (dph) which is considered an appropriate level of housing for the Site, taking into account known constraints and the existing character of the local area and is consistent with the proposed density of the allocated site. The housing mix is likely to include a broad range of types and sizes to cater for local demand.

It is expected that lower density housing would be focused along the northern and western boundaries of the Site with any pockets of higher density located towards its centre, away from sensitive interfaces with existing housing or the wider countryside.

ACCESS AND CONNECTIVITY

Primary access into the Site will be achieved from Plott Lane. Plott Lane will be widened from the Squires Road junction to achieve a consistent 5.5m width up to the proposed access point. Access will take the form of a T-junction and located to the west of the existing skate park access. The proposed access road into the Site will be 5.5m wide with 2m wide footways. Visibility splays of 2.4 x 59m can be achieved, based on recorded 85th percentile speeds of 35mph.

A second vehicular access into the Site will be taken from the adjoining land to the north-west which is being brought forward by Taylor Wimpey. The proposed layout for this site (reserved matters application R24/0289) proposes a turning head along the western boundary, off which a new access road into the Site would be taken.

The existing Public Right of Way which crosses the site (footpath 277/R154/3) will be retained and set within a wide green corridor. Footpath 277/R154c/1 which extends along the site's north-west boundary will also be retained within an area of public open space/landscape buffer along the development edge.

Potential exists to create a new pedestrian link into the Site from Plott Lane at the Site's south-west corner, in the location of the existing gated farm access. From here, a new pedestrian route will extend along the western boundary, connecting with footpaths R154/3 and R154c/1.



Network of Pedestrian Routes

LANDSCAPE STRATEGY

The masterplan envisages a high-quality housing development within an attractive landscape setting.

Some tree and hedgerow removal will be required to facilitate access into the Site from Plott lane and provide required visibility splays. However, the majority of existing trees and hedgerows along the Site boundaries will be retained.

A green gateway is proposed at the entrance into the Site from Plott Lane where an attenuation basin is proposed as part of the Site's sustainable management of surface-water run-off. The basin will be planted with aquatic species, wildflower mixes and tree planting to enhance habitat creation.

A landscape buffer is proposed along the western and northern boundaries, which in combination with retained tree and hedgerows, will help mitigate any visual impacts of the development on the wider countryside and provide a corridor for the movement of wildlife. The proposed buffer will incorporate new tree and shrub planting to promote biodiversity.

Through the centre of the Site, the existing public right of way is retained within a generous green corridor. Houses will front onto this corridor, providing natural surveillance and improving the safety of the route.

At the northern end of the Site, new children's play facilities are proposed within an area of public open space incorporating pedestrian routes which connect with existing public rights of way.

Public spaces will be planted with native trees and shrubs and wildflower mixes to help promote biodiversity. Additional tree planting will be provide along the primary avenue and within private front gardens.

SURFACE WATER DRAINAGE

In accordance with the National SuDS Standards, the surface water drainage strategy conveys surface water flows to an attenuation basin in the southeastern corner of the site. Discharge rates will be restricted to QBAR for all storm events resulting in a discharge rate of 7.8l/s.



In total a storage volume of 2,085m3 is required to accommodate surface water flows up to and including the 100 year storm event plus 40% climate change. Subject to agreement with Severn Trent Watter, flows will discharge to the existing 225mm surface water sewer located at the junction of Squires Road and Plott Lane.

The proposed attenuation basin will also be designed to provide wider amenity and biodiversity benefits.

Suitable treatment of surface water flows will be provided for in accordance with CIRIA C753 guidance. This will include permeable paving, rain gardens and rainwater harvesting.

LANDSCAPE PRINCIPLES

Key

- Development Parcels
- Tree-Lined Avenue
- Green Buffer
- Green Corridor
- Children's Play Area
- Attenuation Basin
- Public Right of Way
- Wildflower Meadows



Design Features

- 1 Proposed site access off Plott Lane and from adjoining site along the north-eastern boundary.
- 2 Existing Public Right of Way retained along current alignment and set within wide green corridor.
- 3 Series of focal squares located at key intersections in the movement hierarchy provide attractive features of public realm with opportunities for introducing areas of soft landscaping.
- 4 Tree-lined avenue provides the main access route through the site, connecting the two access points.
- 5 Network of new pedestrian routes through the development's open spaces.
- 6 Green buffer to help in screening the development in views from the west and north as well as bolstering the new Green Belt boundary.
- 7 Attenuation basin located at Site's south-east corner planted with aquatic species, wildflowers and native trees to enhance biodiversity and provide wider amenity benefits.
- 8 Children's play area (LEAP) located within area of public open space and benefiting from good surveillance from surrounding houses and footpaths
- 9 Network of public open spaces provide opportunities for informal play and recreation.
- 10 Pedestrian improvements to Plott Lane.



ILLUSTRATIVE MASTERPLAN



06

DELIVERY STATEMENT

Taylor Wimpey is an experienced land promoter and house builder with a proven track record of delivering complex strategic sites across the country. In line with the definition of a deliverable development in national planning policy, the proposed development site is available now, suitable, and achievable.

AVAILABLE NOW:

TW have an option agreement with the landowner to promote this Site for residential development and TW own the adjoining allocation through which a second access can be provided to fully integrate the Site into the existing village. Ownership is not, therefore, a constraint to development and TW would progress a full planning application on confirmation of a residential allocation for the Site.

SUITABLE:

The Site is on the edge of Stretton-on-Dunsmore, a Main Rural Settlement and a location anticipated to continue to perform a role in delivering homes to meet the needs of the Borough.

The Site forms a natural extension to the existing residential allocation in the adopted plan and is well-contained within the landscape, being the only location around the entire village not to be identified as having 'High' landscape sensitivity in the Council's Landscape Sensitivity Study. The masterplan includes measures to reinforce the landscaped boundaries of the Site and provide a clear defensible boundary to the surrounding Green Belt, whilst limiting the impact of the development on the surrounding countryside.

Site investigations have shown that there are no significant physical, environmental or technical Site constraints that cannot be mitigated by appropriate interventions and/or design solutions.

ACHIEVABLE:

The Site would comfortably be delivered in its entirety within five years of an allocation being confirmed. It is anticipated that it would take 3 years to secure planning permission, discharge the conditions and secure the delivery of all the proposed dwellings.



Taylor Wimpey welcomes the opportunity to introduce the Site at Plott Lane, Stretton-on-Dunsmore to be considered for a residential allocation as part of the preparation of the future local plan.

SUMMARY

TW is a respected national housebuilder and committed to delivering a high quality development on this Site.

Stretton-on-Dunsmore is a location that continues to be identified as a potential location to deliver new homes to secure a balanced distribution of homes across the Borough and support the villages role as an important Main Rural Settlement that provides day to day services and facilities for its residents and those that live around it.

In producing this Vision Document, TW's technical team have not identified any technical or environmental constraints that cannot be addressed through appropriate mitigation or design solutions. Consideration has still been given to ensure a residential scheme positively responds to the constraints and opportunities presented by the Site and the masterplan has been prepared in this context. For this Site, this has included a few unique opportunities, including:

- The opportunity to provide improved pedestrian access to Plott Lane Playground, Skate Park, Park and Scout Pavilion Improvements to Plott Lane including road widening and provision of dedicated footways along both sides within vicinity of the Site;
- The opportunity for two points of vehicular access, thereby fully integrating the Site into the road network within the village;
- The opportunity to further strengthen the landscape boundaries and further contain a residential development in a location already considered to be of the lowest level of landscape sensitivity of all the land surrounding the village by the Council's Landscape Sensitivity Assessment; and
- To integrate and enhance the existing Public Rights of Way that run through the Site and to use these to provide more direct access to some local services and facilities, such as the primary school and bus stops.

CONCLUSION

Overall, we consider this is the most sustainable location to deliver additional housing at Stretton-on-Dunsmore and would welcome the opportunity to work with the Council to deliver an allocation that delivers on the unique opportunities presented by this Site.



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