

**Kingmakers View Phase 2**  
**Land to the South East of Leicester Road, Wolvey**  
**Development Potential Note**

Harris Lamb Planning Consultancy (“**HLPC**”) are instructed to promote the residential-led development of Vistry’s land interest at Wolvey through the Rugby Local Plan process. It forms Phase 2 to the Kingmakers View development. This Note supports the Call for Sites proforma prepared in respect of the site. In addition a Vision Document is provided to graphically represent the opportunity.

**The Development Proposal**

The extent of the proposed development site is shown on the plan provided at Appendix A. The scheme will deliver approximately 60 dwellings with significant new public open space and infrastructure. There are, in effect, two parts to the proposed development site.

A residential scheme is proposed as a Phase 2 extension to the Kingmakers View development to the immediate east. This part of the scheme has been designed to form a natural eastern extension of the adjoining development. Access to the site will be taken through the Kingmakers View scheme’s internal estate roads, which are within the control of Vistry (Countryside, that are building out this scheme form part of Vistry Group). The proposed development is readily deliverable and immediately adjoins a location that has been established as an appropriate location to deliver housing.

The southern section of the site extends between the Kingmakers View development and the core of the village of Wolvey. This site is greenfield and includes significant areas of trees, vegetation and the River Anker. This site is being promoted as an area of open space and green infrastructure and will be a significant recreational benefit to the people of Wolvey. It will also facilitate footpath connections between the Kingmakers View development and the proposed allocation and Wolvey as a whole. Over 6ha of the proposed site would be provided as public open space.

There is also the potential to provide an area of car parking, accessed from Wolds Lane, to serve Wolvey Cemetery within this area. Anyone visiting the cemetery currently has to park on the road.

The area of public open space could take a number of forms. It could include woodland planting, a community orchard, dog walks and a trim trail. The opportunity to discuss the form of open space that can take on place on the site with residents and the Council will be sought in due course.

## **Constraints and Opportunities**

The proposed development site is located within the Green Belt. However, this is true of all the land surrounding Wolvey (and the settlements in the west of the Borough). There are no development opportunities inside the existing Wolvey development boundary of note, meaning that the expansion of Wolvey will inevitably involve the development of land within the Green Belt. The Green Belt boundary is not, therefore, considered to be an outright constraint to development.

In August 2016 the Council undertook a Landscape Sensitivity Study. This document considered the landscape sensitivity of the land around the most sustainable settlements in Rugby Borough, including Wolvey. The proposed development site falls within assessment parcel WV\_08. However, it should be noted that assessment parcel WV\_08 is significant in scale, extending beyond the proposed development site to Mill Lane to the north east. As a consequence the Landscape Sensitivity Study Conclusion in respect of the site is not reflective of the proposed allocation. Consequently whilst the parcel WV\_08 is identified as of “high and medium sensitivity” site this is not true of the entire land parcel.

In addition, it is noted that compared to the other potential development locations around the edge of Wolvey this is one of the better performing areas. Sites WV\_01, WV\_02, WV\_03, WV\_04, WV\_05, WV\_06, WV\_07, WV\_09, WV\_10, WV\_12, WV\_13, and WV\_14 are all identified as having a “high” landscape sensitivity. The only site of “medium” sensitivity (WV\_10) is small in scale with limited development potential. Site WV\_11 is identified as a residential allocation in the adopted Local Plan and is not a “new” development opportunity available for allocation.

In terms of the open space available from the site the Council produced an Open Space Audit in 2008 in order to inform the adopted Plan. Amongst other matters it identified Wolvey as having “poor to average play areas” that are poorly designed or the facilities are coming to the end of their lifespan. The proposed allocation site will provide new play areas for the villages.

The Rugby Borough Council Open Space Audit, Playing Pitch and Sports Facility Study (November 2015) provides a commentary on access to “parks and gardens” in the Borough. At paragraph 4.13 it is advised that the Main Rural Settlement of Wolvey has no provision of parks and gardens within the recognised catchment area (3.5km). Other than Wolvey, all of other Main Rural Settlements have a park or garden within the recognised catchment.

Figure 11 – Parks and Gardens at Reduced Rates of Provision for the Rural Parishes, confirms where there is a surplus or deficit of park and garden provision against the proposed standards. Wolvey is identified as having a deficit of 1.8 hectares.

It is advised that whilst most of the Main Rural Settlements have amenity green spaces that are within the 500 metre catchment area this is not true of Wolvey. Whilst there is amenities and green space within Wolvey it is not accessible to all of the main settlements.

The Open Space Audit and Playing Pitch Sports Facility Study, also provides guidance on access to natural and semi-natural green space. It advises that none of the Main Rural Settlements have sufficient natural and semi-natural green space to meet standards, with the exception of Binley Woods, Dunchurch and Wroughton-on-Dunsmore. However, Wolvey is singled out as being the only settlement that does not have access to a natural / semi-natural site of 20 hectares and over. Figure 23 – Natural and Semi-Natural Green Spaces - Parishes within Main Rural Settlements, identifies a shortfall of 3.2 hectares of natural and semi-natural green space in Wolvey.

The open space standard clearly identifies a significant shortfall of various forms of open space within Wolvey. Indeed, compared to the other main rural settlements its provision is particularly poor. The development of the land in Vistry’s control provides the opportunity to help rectify a number of these deficiencies by providing high quality new public open space of a variety of different types.

## **Conclusion**

Drawing these matters together, the proposed allocation site provides an opportunity to deliver much needed market and affordable housing in one of the most sustainable settlements within the plan area. It is readily deliverable, being entirely owned freehold by a housebuilder. There are no known constraints that cannot be addressed.

Furthermore and significantly, the development opportunity offered by this site is unique. Vistry are prepared to commit to the entirety of the land between the core of Wolvey and the development as a significant open space resource. This will help address the existing deficit in open space provision in Wolvey. It also allows for footpath connections to be created through this area creating high quality pedestrian links. These connections will not only serve the residents of the proposed development but also provide a credible alternative for the car and walking along the roads, from the development of the Kingmakers View development to the west.