

Our ref: JBB8986

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Date: 19 May 2025

Development Strategy Team
Town Hall
Evreux Way
Rugby
CV21 2RR

SENT VIA EMAIL TO localplan@rugby.gov.uk

Dear Sir/Madam,

Representations to the Rugby Borough Local Plan: Preferred Option Consultation

These representations have been prepared on behalf of Taylor Wimpey UK Limited and Taylor Wimpey West Midlands (collectively 'Taylor Wimpey') in response to the Rugby Local Plan Preferred Option Document ('POD') published by Rugby Borough Council ('the Council').

Taylor Wimpey submits this representation as a member of the South West Rugby Consortium. We have reviewed the comprehensive representation Homes England will submit on behalf of the consortium and support the proposed modifications contained therein. To avoid duplication, this letter provides a targeted representation in support of the continued allocation of the South West Rugby Sustainable Urban Extension (SUE), focusing on Taylor Wimpey's land interests.

Taylor Wimpey controls land at South-West Rugby in **two parcels**:

- **Parcel A – Taylor Wimpey UK Ltd (TW).** Land at Alywn Road. A planning application has been submitted for up to 800 dwellings, as well as drainage, landscaping, open space and associated infrastructure with all matters reserved except for access. Access via the Taylor Wimpey Link Road and the Homestead Link Road to Alwyn Road, and access via the Community Spine Road to Cawston Lane. This is awaiting validation.
- **Parcel B – Taylor Wimpey West Midlands (TWWM).** This south-eastern parcel, acquired from Richborough, will deliver a further c. 200 dwellings. A planning application is expected for submission in late 2025.

Preparation and submission of the applications provides tangible evidence of deliverability and underlines the urgency of maintaining the allocation without delay.

Overarching Position on the POD

The Council's continued commitment to the SUE as a strategic growth location is welcomed. The SUE is supported by several key mechanisms that enhance its viability and effectiveness, which include the ability of the consortium to support cross-collaboration amongst the landowners and other key partners to ensure streamlined delivery of development and critical infrastructure. This agreement ensures a coordinated approach to development. Furthermore, the SW Rugby Masterplan Supplementary Planning Document (SPD)

and the draft Design Code Supplementary Planning Document establish clear parameters for layout, landscape, design quality, and biodiversity net gain. These mechanisms provide the certainty envisioned by paragraph 77 of the 2024 National Planning Policy Framework (NPPF), ensuring that large-scale sites are delivered in a timely and coordinated manner.

From a delivery perspective, the SUE remains the most suitable location for accommodating a significant portion of Rugby's future growth for several reasons. Firstly, the frontloading of essential infrastructure will unlock subsequent phases without placing undue pressure on existing communities. Secondly, the SUE offers sustainable transport connectivity with direct links to Rugby town centre and segregated active travel corridors, providing genuine modal choice.

The deliverability of the SUE is further supported by the active involvement of two major housebuilders and Homes England, who are progressing applications, demonstrating both commercial commitment and the site's attractiveness to the market.

In conclusion, these attributes collectively justify the continued allocation of the South West Rugby SUE and reinforce its status as a cornerstone of the emerging spatial strategy. We strongly support its ongoing allocation.

Draft Policy S8 South West Rugby & S9 South West Rugby Spine Road Network

The SUE was initially allocated in the current adopted plan in 2019, and it is highly encouraging that the POD reaffirms SUE's status as a key strategic growth area through to 2045. Taylor Wimpey supports the ongoing allocation in draft Policy S8, along with its associated infrastructure policy, S9. South-West Rugby is a large strategic site that sits adjacent to the existing urban edge, outside the Green Belt, and within commutable distance of Rugby railway station and the town-centre bus interchange.

Draft Policy S6 Residential Allocations & I4 Infrastructure and Planning Obligations

There are a number of sites identified for residential development that should be liable for infrastructure payments due to their proximity to the South West Rugby scheme, which is delivering essential infrastructure. Taylor Wimpey alongside the wider consortium believe these schemes should contribute to infrastructure, aligning with Policy I4 'Infrastructure and Planning Obligations' of the POD, which allows for contributions towards previously delivered infrastructure that mitigates proposed developments. These sites should contribute to the infrastructure items outlined in Appendix K of the SPD, as they will benefit from the same improvements necessary to support their developments.

Draft Policy CL1 – Climate-Change Requirements

Taylor Wimpey recognises the statutory imperative to address climate change and supports the general direction of CL1. However, draft Policy CL1 requires development to be designed and built to be net Zero Carbon in operation. This is contrary to the December 13th 2023 Written Ministerial Statement from Baroness Penn, which sets out that Local Plans should not go beyond minimum energy efficiency standards for new buildings.

The most recent case law on this is set out in the ruling issued by Justice Lieven DBE issued on the 2nd of July 2024 (Rights Community Action Limited vs the Secretary of State for Levelling Up, Housing and Communities. Case No: AC-2024-LON-000621). While it is acknowledged that this is being challenged in the Court of Appeal and will be heard on 24-25 June 2025, as things stand the current authoritative case law is clear that Local Authorities should not go beyond existing minimum energy efficiency standards for new buildings in their Local Plan policies. Policy CL1, therefore, conflicts with the general principle that local standards must not undermine the financial viability of development. Without a pragmatic updating of this policy, it risks delaying the delivery of vital development.

Draft Policy EN5 – Canopy Cover

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Taylor Wimpey recognises the benefits of protecting and enhancing tree cover within all forms of development in the Borough. However, it is considered that Draft Policy EN5 does not provide the necessary flexibility to allow each site to be evaluated on its unique constraints and opportunities. Furthermore, the objectives of tree protection and enhancement are already comprehensively addressed through existing policy objectives, including Biodiversity Net Gain and the National Planning Policy Framework (2024), which promote the delivery of trees and other environmental benefits through development.

As such, the Council should reconsider this policy in its current form, as a rigid approach will hinder the effective delivery of development.

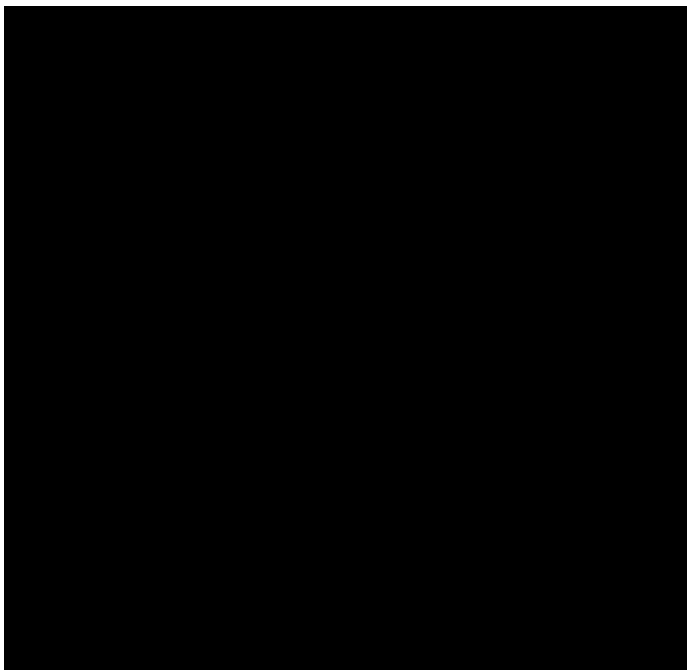
Other relevant draft policies

Taylor Wimpey supports the comments made by Homes England, as part of the consortium, relating to policies S7 Employment Allocations C1 (Rugby Town Centre), C2 (Main town centre uses), C3 (Local and District Centres) I6 Secondary Education and W2 Open Space and Green Infrastructure.

Conclusion

The continued allocation of the South-West Rugby SUE is essential to the spatial strategy. The combined Taylor Wimpey landholdings will deliver significant benefits during the early years of the new Local Plan period. We support the comments and modifications proposed in the Homes England representation and respectfully request that the comments set out above are considered and, where appropriate, incorporated to ensure the strategic policies are positively prepared, justified, effective, and consistent with national policy.

Taylor Wimpey will continue to work collaboratively with Homes England and the wider consortium to deliver the allocation. We welcome ongoing engagement with Rugby Borough Council as the Local Plan Review moves toward Publication.



Our Ref: P8107/SS
Date: 15 May 2025

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Dear Sir / Madam

RE: Rugby Local Plan Review – Preferred Option Consultation

Harris Lamb Planning Consultancy has been instructed by Taylor Wimpey UK Limited (TW) to submit this representation to the Preferred Option consultation in relation to the Rugby Local Plan review. We have reviewed the consultation document and the supporting evidence base and set out our comments below.

Proposed residential allocation 134 – Land north of Plott Land, Stretton-on-Dunsmore

TW are promoting proposed allocation 134 – Land at Plott Lane, Stretton-on-Dunsmore. The Site was submitted to the Call for Sites that ran alongside the Issues and Options consultation and, subsequently, a Vision Document was prepared and submitted earlier this year. The Vision Document is attached to these representations for ease of reference.

The Vision Document identifies the unique benefits of a residential development on this Site, along with the sustainability of this location to deliver a residential development and setting out how a residential development could positively address the constraints and opportunities presented by the Site.

Unique Benefits

The unique benefits identified include:

- The opportunity to provide improved pedestrian access to Plott Lane Playground, Skate Park, Park and Scout Pavillon for existing and well as future residents. The pavements and street lighting currently stop short of the access to these important facilities and the delivery of the proposed site access would see the pavement widen and lighting provided the whole way to the access;

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- The opportunity to deliver homes in the only location identified with the lowest landscape sensitivity on the edge of Stretton-on-Dunsmore in the Council's Landscape 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 Right 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.

A Deliverable Scheme

The site is:

Available now: it is in the control of a National Housebuilder who will progress a planning application on confirmation of the allocation.

Suitable: As evidenced by the attached Vision Document and the Council's assessment of the Site.

Achievable: A scheme of 125 dwellings would comfortably be delivered within the first five years of the plan period.

The Site, therefore, meets the definition of deliverable and would contribute to the Council's 5-year housing land supply.

Proposed Development Criteria in Annex: Development site allocations of the Preferred Option document

In general, TW support the development criteria set out in the Preferred Option document. They are already reflected in the masterplan prepared by TW and would be carried through to the planning application stage.

The one comment relates to the criteria which requires the provision of a children's play facility in the centre of the Site. The reason for this is that a large park and playground are already located immediately to the south of the Site on the other side of Plott Lane. Consequently, rather than providing a small, standalone play facility on Site, TW wondered whether a contribution to improve the existing facility to the south would be a better option for all users. TW will work with the Council on either solution, but there are certainly merits in the alternative presented here and we would happily discuss this point in more detail with the Council should that assist.

Stretton on Dunsmore – Main Rural Settlement

Taylor Wimpey UK Limited (TW) support the continued role of Stretton on Dunsmore as a location to provide housing growth to support the role of this settlement as a Main Rural Settlement.

Stretton on Dunsmore continues to form an important location to support the residents within and surrounding it, and continues to support the services and facilities to support additional housing development, including:

- Bus service
- Doctors Surgery
- Primary School
- Nursery
- Shop and Post Office
- Church
- Scouts pavilion
- Skate Park
- Open space and play areas
- Village Hall
- Public House

Housing allocations were directed to Stretton-on-Dunsmore in the adopted land (DS3.8). This site is owned by TW, has planning permission and is currently in the construction phase. Proposed allocation 134 Land to the North of Plott Lane would form a natural extension to the existing allocation / settlement.

Dispersed Strategy and Green Belt Release*Dispersed Strategy*

TW support the Council's decision to progress a more dispersed strategy for the new allocations to diversify the overall portfolio of sites that delivers housing supply over the plan period, recognising that existing committed growth is strongly concentrated at strategic urban extensions to Rugby.

As identified by the Sustainability Appraisal, TW agree that there are several benefits to this approach including:

- Minimise delivery risk / maximise the potential to deliver on the housing requirement year-on-year over the plan period, including in the early years ahead of delivery at SW Rugby gaining momentum;
- Support village vitality in terms of housing needs, infrastructure, services, facilities and retail;
- Support SME house builders, particularly on the smaller allocations proposed;

- Minimise concerns around delivering on infrastructure objectives alongside affordable housing recognising that, whilst strategic urban extensions have merit in this regard in theory, in practice SW Rugby and Houlton have faced major viability challenges, e.g. Houlton is delivering zero affordable;
- Minimise pressure on Rugby, where there are infrastructure challenges (also air quality issues); and
- Expedite plan-making, recognising that strategic sites require extensive work ahead of allocation.

Green Belt Release

With a large proportion of Rugby being in the Green Belt, it is inevitable that an element of development will be in the Green Belt if the development needs are to be met in a sustainable way. This is reflected in all the Development Scenarios being considered including an element of Green Belt release adjacent to the settlements in the Green Belt.

TW would point the Council to Paragraphs 145-147 of the NPPF in this regard and the need to demonstrate exceptional circumstances to justify altering Green Belt boundaries. TW are confident that a case for exceptional circumstances exists for such an approach, which would revolve around the aforementioned benefits, and would recommend that a separate paper is prepared on this matter, so the case is readily apparent to the examining Inspector.

At the same time, TW would point the Council toward the requirement for Green Belt boundaries to endure beyond the plan period. In looking beyond the plan period, it is likely that further Green Belt land would be needed to meet the development needs at that time. One solution to this would be the identification of safeguarded land.

Housing Requirement

TW recognise the use of the Standard Method figure by the Council in setting their housing requirement. However, they would support the Council in proposing a higher housing requirement. TW considers that the evidence base clearly supports a higher housing requirement than either of these figures to support the economic growth aspirations of the area, deliver the required affordable homes and provide the right balance of sites to meet the wider objectives of the plan, including supporting the sustainability of the Main Rural Settlements.

TW therefore encourage Rugby Borough Council to consider planning for more homes to ensure these objectives are met for the benefit of local people.

Affordable Housing Need

The HEDNA sets out that the net affordable housing need identified for Rugby across the plan period is 495 dwellings per annum. With a housing requirement of 618 dwellings pa, the net affordable housing need would equate to 80% of the annual requirement, which would not be viable and would not provide the market homes also needed. To meet the affordable housing need identified, more homes need to be planned for.

TW consider the significant need for affordable homes in Rugby emphasises the need to progress a higher housing requirement and this approach is supported by Paragraph 63 of the NPPF.

Economic Growth

The HEDNA identifies Rugby second only to Stratford-on-Avon in terms of its need for new employment land. It is also well placed to making a notable contribution to the strategic B8 sites, which is identified as a separate need.

Economic growth and housing delivery often go hand in hand, and TW would encourage Rugby Borough Council to review how many homes are needed to support the economic aspirations of the plan.

Meeting Coventry's housing need

In the previous round of local plans, Coventry City Council looked to its neighbours to meeting its development needs. It is acknowledged that the latest Standard Method figure reduced Coventry's future annual housing requirement, but TW would support Rugby Borough Council continuing Duty to Cooperate discussions with Coventry City Council to see if they require any assistance in meeting their housing requirement and / or wider development needs.

Should these discussions reveal the need for assistance to help meeting Coventry's development needs, Paragraphs 62 and 69 of the NPPF would support Rugby Borough Council supporting its neighbour in this regard.

Policy H7 – Housing standards

Category M4(2)

Taylor Wimpey (TW) query whether any reference to Category M4(2) in policy is needed. The Government is consulting on whether to mandate M4(2) through Building Regulations and there is no need to replicate the provisions of other legislation in planning policy.

Category M4(3)

TW has no objection in principle to the inclusion of requirements for the provision of M4(3), but the requirement for this needs to be evidenced to demonstrate the need for this accommodation and subject to robust viability testing to ensure the cost of delivering this are properly accounted for.

NDSS

In response to the Issues and Options Consultation, TW identified that the consultation document does not refer to the Nationally Described Space Standards and TW agreed that there are no obvious signs that local circumstances demonstrate this should be a requirement. However, this requirement is now set out in Policy H7, and we would like to

take this opportunity to reiterate that the inclusion of this requirement will need to be justified in accordance with the provisions of footnote 51 of the NPPF.

Policy CL1: Net Zero buildings

TW consider that the introduction of a local energy efficiency standard is contrary to Written Ministerial Statement, Planning - Local Energy Efficiency Standards Update.

The Ministerial Statement states “the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations. The proliferation of multiple, local standards by local authority area can add further costs to building new homes by adding complexity and undermining economies of scale. Any planning policies that propose local energy efficiency standards for buildings that go beyond current, or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:

- That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.
- The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP)”.

TW does not consider it is desirable to introduce local standards for the reasons set out in the Ministerial Statement and recommend that Policy CL1 is removed from the plan. Energy efficiency of buildings is already being addressed at a national level and so the objective of this policy is already being delivered.

The most recent case law on this is set out in the ruling issued by Justice Lieven DBE issued on the 2nd of July 2024 (Rights Community Action Limited vs the Secretary of State for Levelling Up, Housing and Communities. Case No: AC-2024-LON-000621). While it is acknowledged that this is being challenged in the Court of Appeal and will be heard on 24-25 June 2025, as things stand the current authoritative case law is clear that Local Authorities should not go beyond existing minimum energy efficiency standards for new buildings in their Local Plan policies. Policy CL1, therefore, conflicts with the general principle that local standards must not undermine the financial viability of development. Without a pragmatic updating of this policy, it risks delaying the delivery of vital development.

EN4 Biodiversity net gain

TW considered that the wording of Policy EN4 is overly prescriptive and contrary to the provisions of Policy EN1 and should be deleted.

Policy EN1 states that applications will be determined in accordance with the Biodiversity Hierarchy set out in the recently introduced national Planning Practice Guide. This provides a clear structure for dealing with the loss of biodiversity and any mitigation that might be forthcoming. TW would suggest that there is no need to complicate this or add additional

steps at a local level as this will complicate an already challenging matter for applicants to address.

EN5 Canopy cover

TW would suggest officers reconsider whether this policy is needed. Taylor Wimpey UK Limited acknowledge and support the benefits of protecting and delivering trees as part of a residential development. However, they consider that this should be considered on a site-by-site basis with consideration of the unique constraints and opportunities presented by that site.

The protection and provision of trees in this way is already covered under a range of different policy objectives. This includes Biodiversity Net Gain, tree lined streets in the National Planning Policy Framework (NPPF) and general national design policies and guidance. Borough wide minimum requirements that do not allow for the unique constraints and opportunities presented by a site are not consistent with the prevailing policies and guidance, and do not allow the flexibility often needed to deliver schemes.

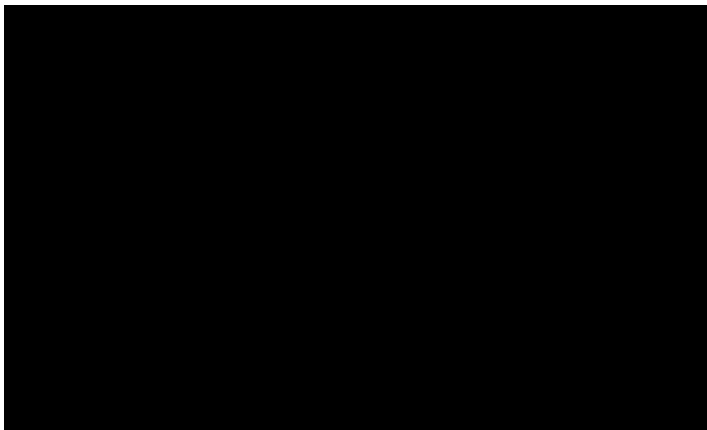
If the Council does proceed with it, we consider that the flexibility built into Paragraph 5.16 should be moved into the policy text as well.

Future Engagement

I trust that the Council will find these comments useful as it continues to progress its Local Plan, and I would be happy to discuss these issues in greater detail with you if that would assist.

TW would like to be kept informed of all forthcoming consultations upon the Local Plan and associated documents. Please use my contact details for future correspondence.

Yours faithfully,



An aerial photograph showing a large, rectangular agricultural field outlined in red. The field is light brown, suggesting it has been plowed or is fallow. To the right of the field is a residential area with numerous houses and a winding road. The surrounding landscape includes green fields and some trees. The text 'LAND AT PLOTT LANE STRETTON-ON-DUNSMORE' is overlaid in white, serif, all-caps font across the center of the image.

LAND AT PLOTT LANE STRETTON-ON-DUNSMORE

September 2024

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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

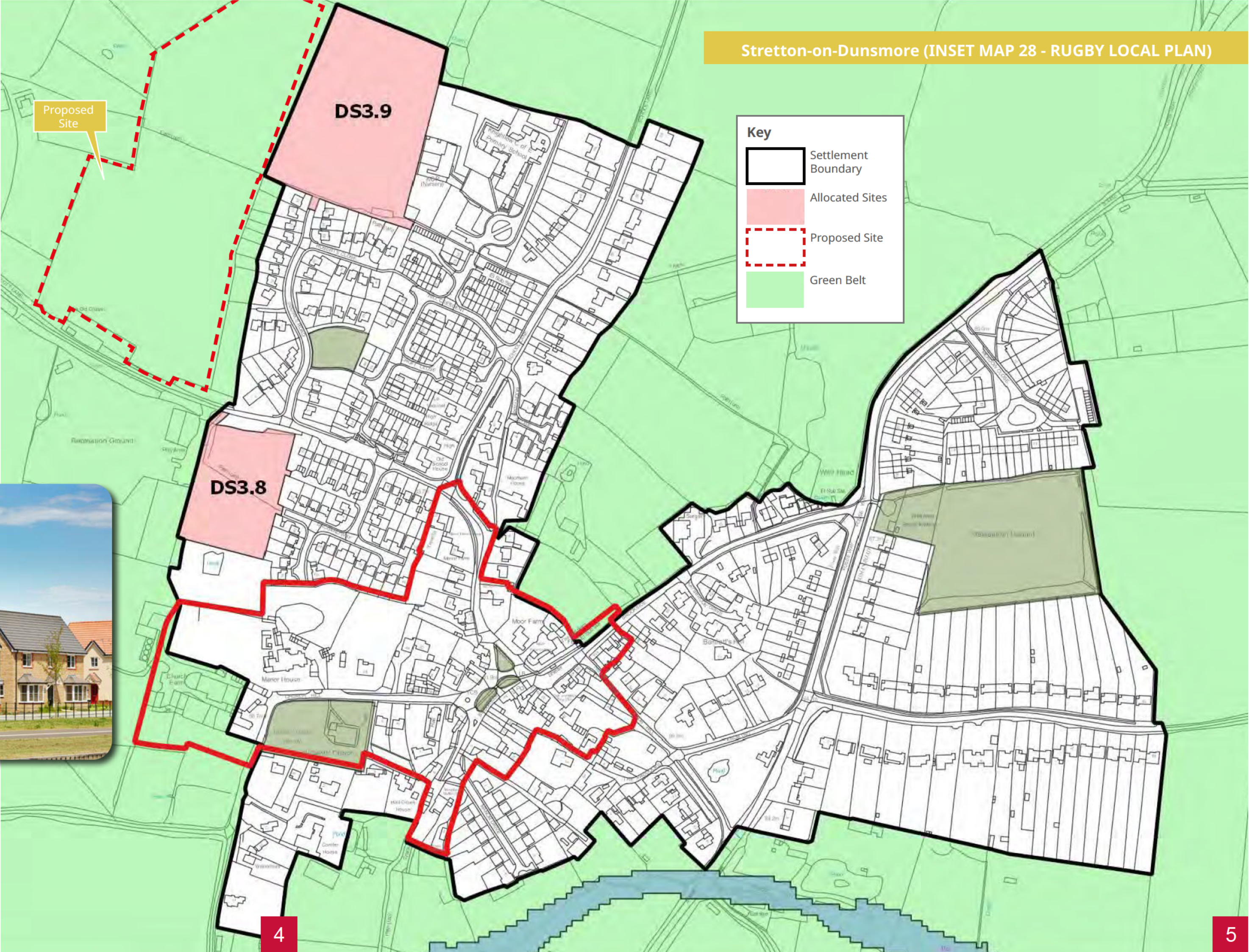
This Vision Document demonstrates why this Site is the most sustainable location to assist in delivering further housing in Stretton-on-Dunsmore through the Local Plan review. It builds upon the initial submission to the Call for Sites and has been produced by TW's expert project team of technical and 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

SITE LOCATION PLAN



03

A SUSTAINABLE LOCATION

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.

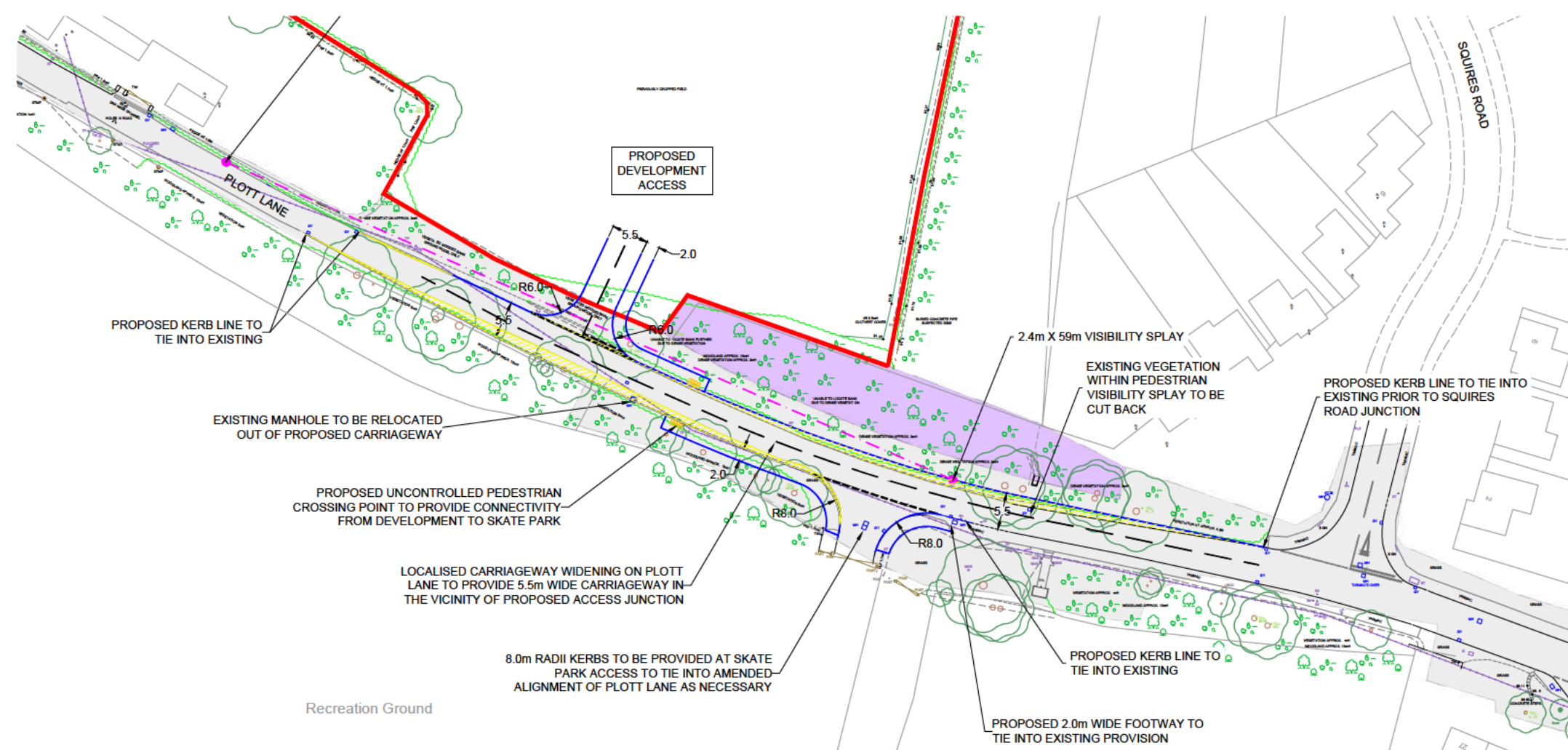
The village centre is located approximately 500m south-east of the Site and can be reached via footways along Plott Lane and School Lane and via other residential streets including Squires Road, Roberts Close and Hill Crescent (which are linked via a pedestrian connection).

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.

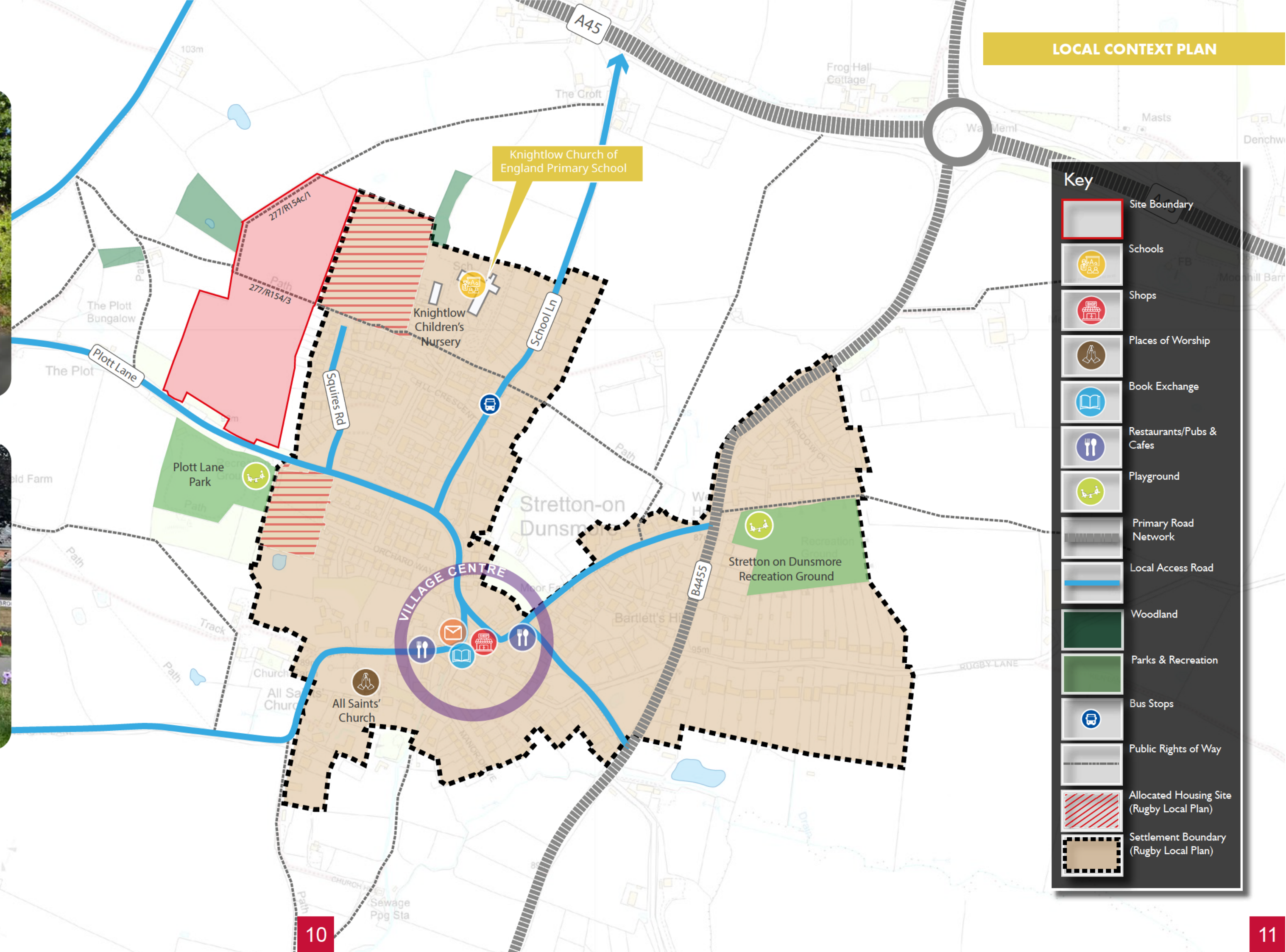
Coventry City railway station is approximately 7.8 miles away (approximately 16 minutes by car) with services to Birmingham, London, Liverpool and Manchester along with numerous other locations.

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.





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



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.

Produced on behalf of
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