

**Binley Woods**  
**Site Allocations Development Pack**

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



## **Binley Woods Site Allocations Development Pack**

### **Introduction**

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

### **Background**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Environment Agency**

In relation to Binley Woods, the response highlighted that the extent of the flood zone around Binley Wood and advice is provided as to work that needs to be undertaken if a site selected that is within flood zone 2/3.

#### **Natural England Response**

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

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

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

#### **National Grid**

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

#### **Western Power**

No consultation comment was received by Western Power. However, discussions are

ongoing and Western Power have stated that there is always capacity, albeit at a certain price. It has been indicated that there are currently certain limitations within the Rugby area and where additional demand connections are requested these will trigger network reinforcement. The scale of development proposed at the main rural settlements is connectable without any major reinforcements.

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

**Severn Trent**

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

## Framework for Site Selection

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

### Site Identification

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

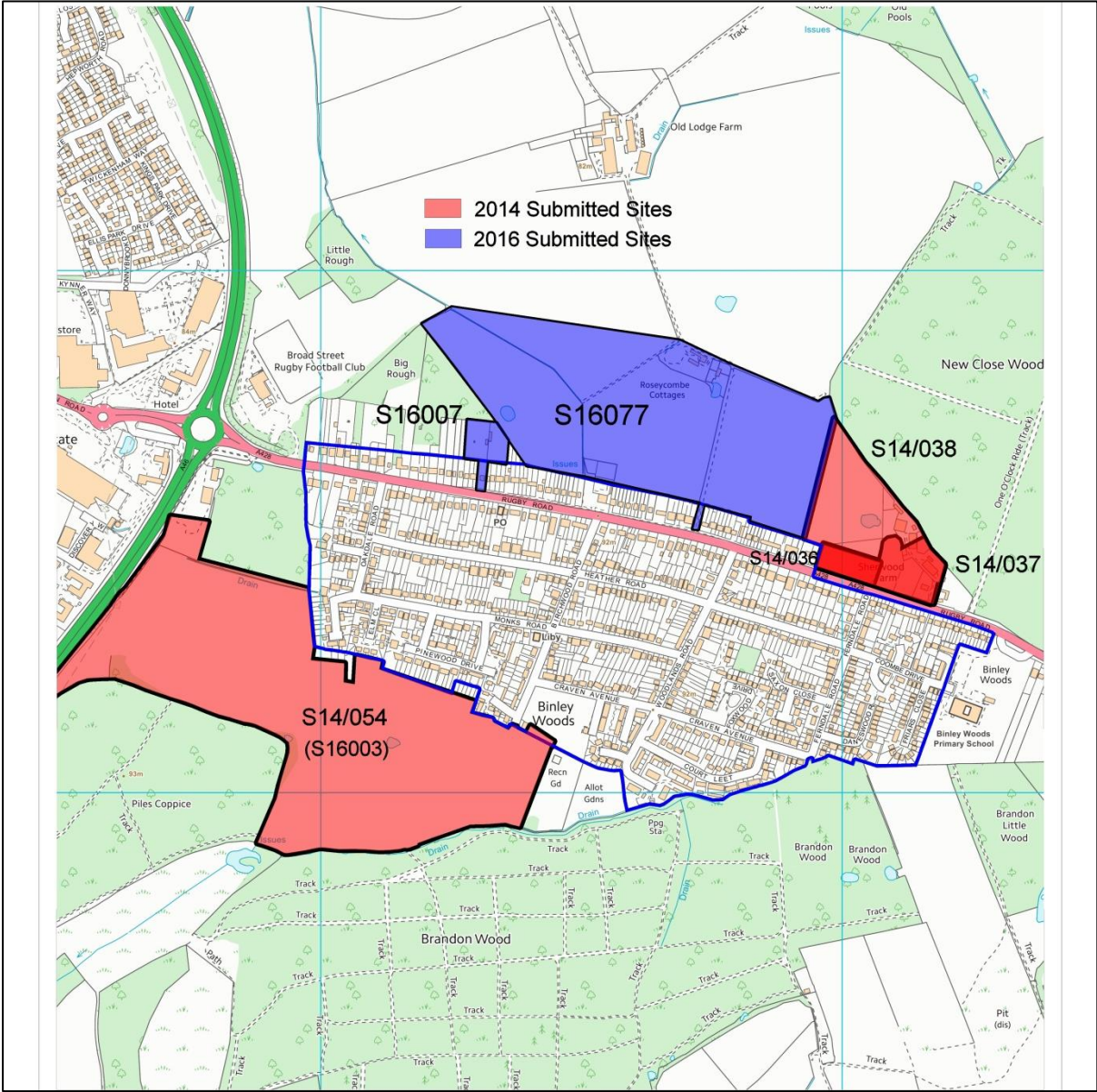
The sites within this document have been identified from two sources namely the Strategic Housing Land Availability Assessment (SHLAA) report published in December 2015 and from the recent call for sites exercise, which coincided with the consultation on the Local Plan Preferred Options document.

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

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

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

In total there are four sites within Binley Woods Parish that have been considered within this document (displayed in the map below). With the exception of the access point to one of these sites, all land submitted is situated outside the village boundary. Therefore to meet the Local Plan preferred strategy for housing delivery, the Local Plan will be required to make amendments to the Green Belt boundary.



## Approach to Site Selection

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

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

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

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

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

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



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

### Site assessment findings

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

### What next?

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

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

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

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

### Local Plan Timescales

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

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

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

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

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

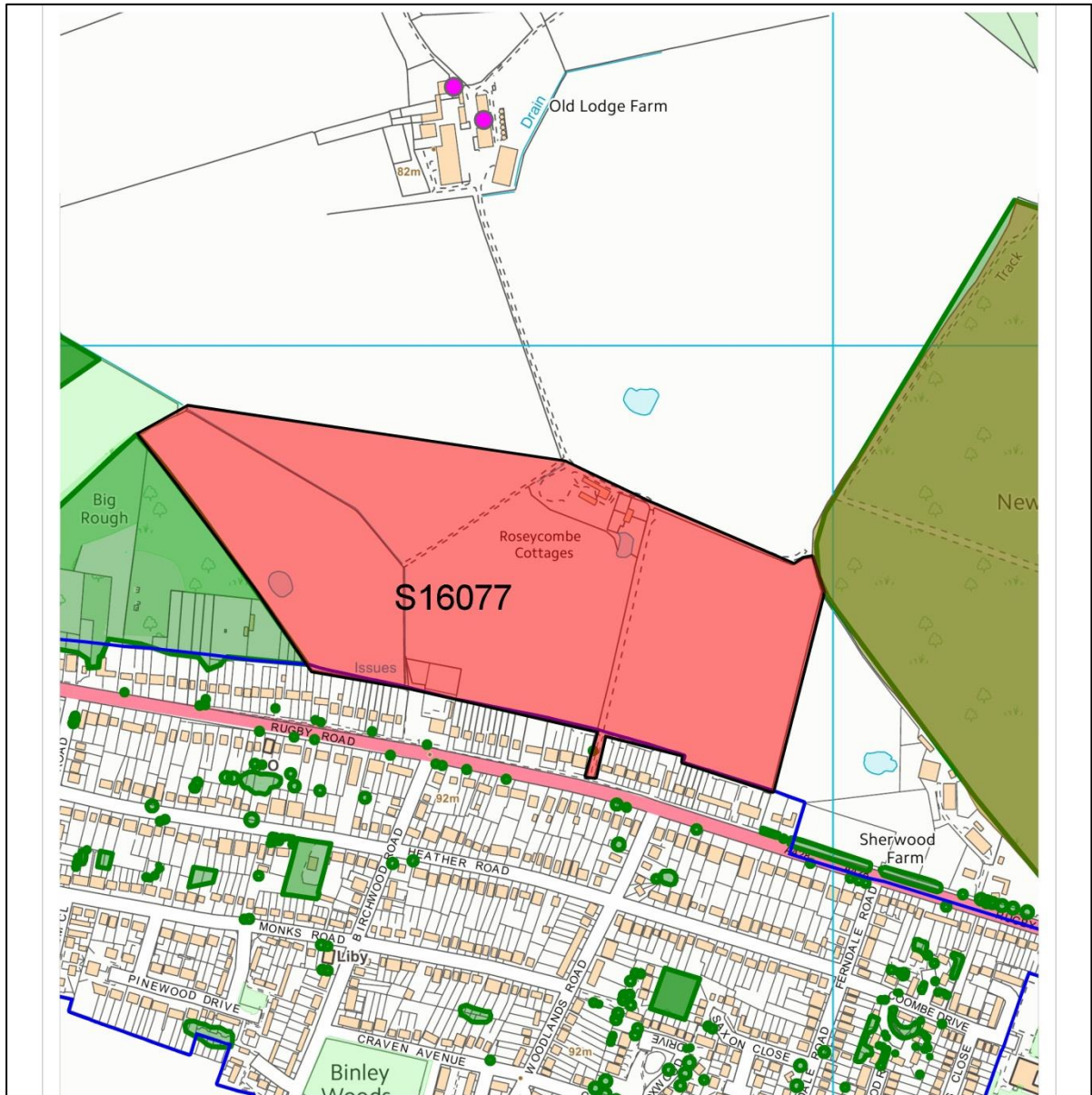
# **SITE ASSESSMENT TABLES**

## **APPENDIX ONE**

**Site S16077: Old Lodge Farm, Binley Woods**

<b>Capacity</b>	<b>400 dwellings (informed by site promoter)</b>
<b>Site Area</b>	<b>19.2 hectares</b>
<b>Deliverability</b>	<b>1 – 5 years</b>
<b>LP Policy</b>	<b>Green Belt Designation</b>

**SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS**



**KEY**

- Open Space
- Listed Buildings
- /  Tree Preservation Order (TPO)
- Ancient Woodland / Local Wildlife Site
- Binley Woods Village Boundary
- Site S16077

This large site is approximately 19 hectares in area and is located to the north of the village, bordering the rear of properties along Rugby Road (A428). The site is in agricultural use and is classified as being of grade 3 quality.

To the north of the site is open agricultural land with two listed buildings at Old Lodge Farm approximately 350 metres to the north. To the east of the site, separated by some small paddocks, is New Close Wood which is a large area of ancient woodland and designated as a local wildlife site. Immediately to the west of the site is Big Rough woodland, which is on the national forest inventory and has a Tree Preservation Order (TPO) covering the entire area of woodland.

**Green Belt and Landscape Character**

The site is within Green Belt parcel BW1, a large parcel covering all land to the north of Binley Woods as far as the Brinklow Road (B4027). A number of farm buildings in the centre of the parcel compromise the openness in their immediate vicinity but the majority of the parcel is undeveloped and open. The parcel is rural in nature and forms an important role in preventing encroachment of the eastern side of Coventry in to countryside, beyond the A46 defensible boundary. Broad Street Rugby Club, to the west of site S16077 just beyond the Big Rough woodland, presents a limited and localised urbanising influence within the Green Belt parcel.

The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel BW\_02. The parcel comprises medium to large scale arable farmland, with a few small scale fields of pasture adjacent to the settlement edge, particularly in the south-eastern corner of the parcel, to the east of site S16077. There are small woodland blocks (Little Rough and Big Rough) within the western part of the parcel but these are only visible as a backdrop to the settlement edge. New Close Wood (ancient woodland and local wildlife site) abuts the eastern corner of this site.

The blocks of ancient woodland are a key feature of this landscape and it is important to recognise their location within the wider farmed landscape, their shape, and the spaces they enclose. Therefore development adjacent to New Close Wood would be inappropriate. The southern part of the parcel could accommodate some very limited development where less visible from the wider landscape, however the scale of development proposed for site S16077 would not be considered appropriate.

**Accessibility - Proximity to Services**

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16077	320	280	690	-	430	80

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

Site S16/077 is within walking distance of the village services; the furthest service is the primary school at 690 metres walking distance from the site which means the site is within a ten minute walk time to all services. These distances are from the southern end of the side close to the existing settlement boundary.

### Accessibility – Highways and Site Access

The site promoter has stated that improvements could be made to the existing track access off the A428 Rugby Road however this will require the acquisition of a roadside property. The Highways Authority state that this site causes concern as the scale of development would require multiple accesses all likely to be from/to the A428, which would impact upon its operational capacity. The site as promoted only has one main access from the A428; this would affect the likely deliverability of the site coming forward.

**Photo1 – Looking east along A428, access road on left from A428 leading to site boundary**



**Photo2 – View north to site from existing single track access off A428**



**Layout**

The site promotor has not submitted a layout for the site as to how it may provide in the region of 100 dwellings.

**Site Conclusion**

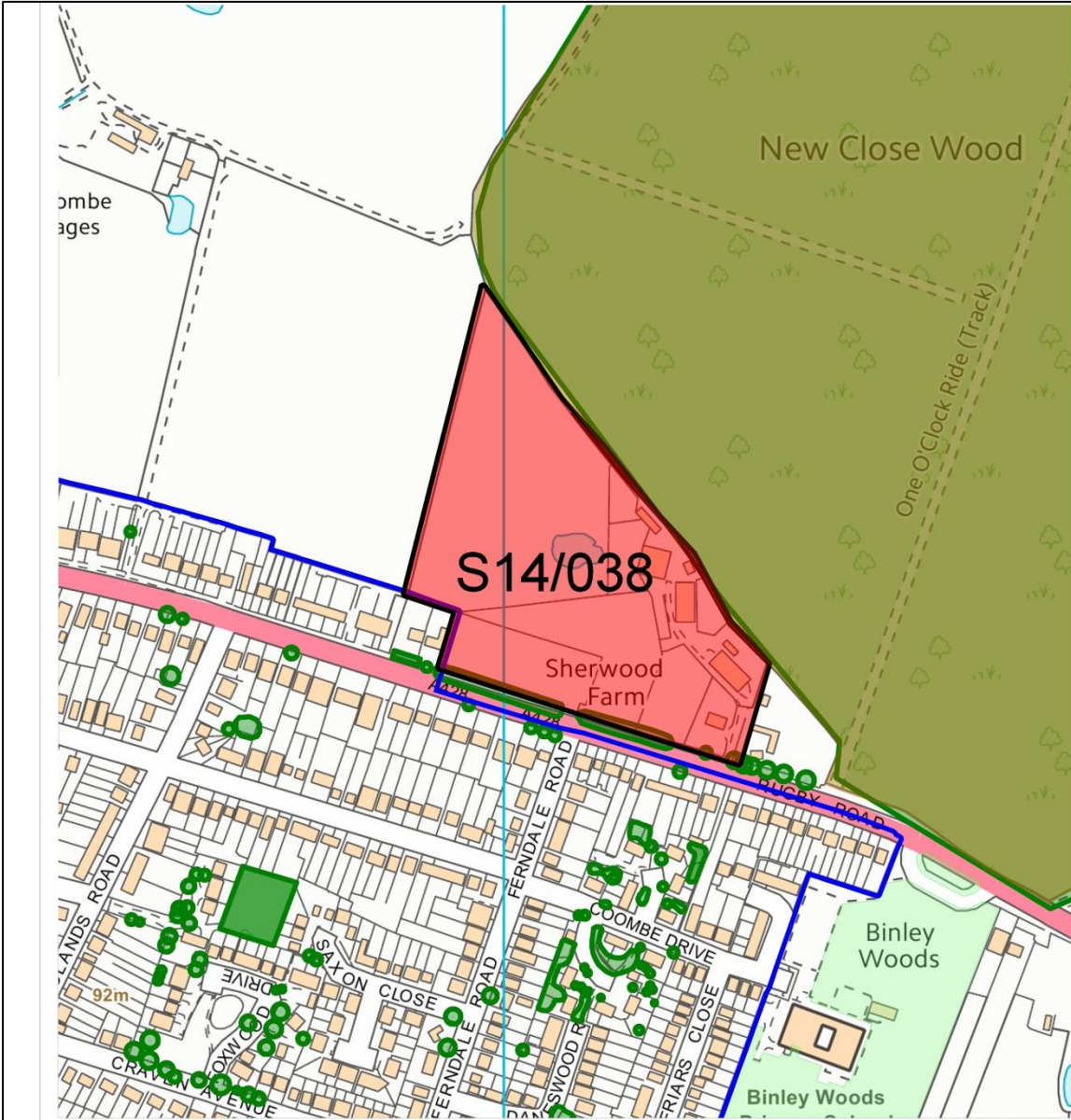
The southern part of the site benefits from good proximity to the local services within Binley Woods, though as the site extends to the north the accessibility to services is reduced. Access to the site will require third party land and there is currently no agreement in place. The scale of development proposed would require multiple accesses to the site which would be likely to impact upon the operational capacity of the highway network. The lack of other access options would also affect the deliverability of the site coming forward. In landscape terms the extent of the proposed development site would also be inappropriate, particularly because of the buffer this area provides between Coventry and Binley Woods. However, the southern part of the parcel could accommodate some very limited development where less visible from the wider landscape.

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

**Site S14/038 (incorporating S14/036 and S14/037): Land at Sherwood Farm, Binley Woods**

Capacity	65 dwellings (informed by site promoter)
Site Area	4.7 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

**SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS**



**KEY**

- Open Space
- /  Tree Preservation Order (TPO)
- Site S14/038
- Ancient Woodland / Local Wildlife Site
- Binley Woods Village Boundary

The site is approximately 4.7 hectares in area and is located to the eastern end of the village of Binley Woods. The site contains an existing residential property with associated gardens, a series of agricultural buildings, areas of hardstanding and a series of enclosed paddock fields. A pond is also present in the centre of the site.



The site is adjacent to New Close Wood to its northern and eastern boundaries and to the west of the site is more open agricultural land surrounding a small number of buildings at Roseycombe Cottages. The site is bordered to the south by the A428 Rugby Road, which is the main route through the village of Binley Woods. A line of mature trees (some with Tree Preservation Orders in place) separates the site from the road.

**Green Belt and Landscape Character**

The site is within Green Belt parcel BW1, a large parcel covering all land to the north of Binley Woods as far as the Brinklow Road (B4027). A number of farm buildings in the centre of the parcel compromise the openness in their immediate vicinity but the majority of the parcel is undeveloped and open. The parcel is rural in nature to the west of site S14/038.

The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel BW\_02. The parcel comprises medium to large scale arable farmland, with a few small scale fields of pasture adjacent to the settlement edge, particularly in the south-eastern corner of the parcel around site S14/038. New Close Wood (ancient woodland and local wildlife site) abuts the eastern boundary of this site and encloses views in this direction. The parcel is considered to have high and medium sensitivity to development and could accommodate some development providing a sufficient buffer is provided between any development and the ancient woodland of New Close Wood.

**Accessibility - Proximity to Services**

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14038	500	60	370	-	610	40

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

Site S14/038 is within walking distance of the village services; the furthest service is the post office at 610 metres walking distance from the site which means the site is within a ten minute walk time to all services. The smaller proposed development sites of S14/036 and S14/037 would be the same distance to village services as the table above, as the main access point is taken from the same position off the A428.

**Accessibility – Highways and Site Access**

A new access is proposed to the site via a new junction off the A428 Rugby Road, just to the west of the existing Sherwood Farm residential dwelling. The Highways Authority states that they would have no objection to this site being considered for development providing an adequate level of visibility can be achieved. Work to achieve visibility splays on any proposed access would have to consider existing Tree Preservation Orders along the southern boundary of the site.

**Photo1 – Looking west along A428 from point of proposed site access**



**Photo2 – View in to site (looking north-west) from proposed site access point off A428**



**Layout**

The indicative layout below was provided by the site promoters, taking account of the key landscape and visual issues highlighted above, for the full extent of site S14/038 as proposed.

The site promoter has indicated a Phase 2 Habitat survey was undertaken in a 2014 ecological assessment, which demonstrates that the site is suitable for development. The site promoter has indicated that ecological enhancement measures such as new planting, wildflower grassland creation and pond restoration could provide ecological benefits at the site. Open space is proposed in the north-western part of the site, also to include a war memorial in line with aspirations of the most recent Parish Plan for Binley Woods.



Further layouts have been provided for smaller schemes on the site. S14/036 proposes a scheme on a site area of 0.5 hectares for development of eight new dwellings to the southwestern corner of the site along Rugby Road. This site is some distance from the ancient woodland of New Close Wood and would require much less screening or buffer to be provided in comparison to the larger scheme proposed.



S14/037 proposes a scheme on a site area of 1.5 hectares for approximately 30 dwellings in the southern part of the site, extending eastwards to include the land around the existing Sherwood Farm residential dwelling. Part of this proposal does extend northwards to within close proximity of New Close Wood; the proposal would therefore have to be reconfigured to allow for provision of a buffer between the ancient woodland / local wildlife site and any new development.



**Site Conclusion**

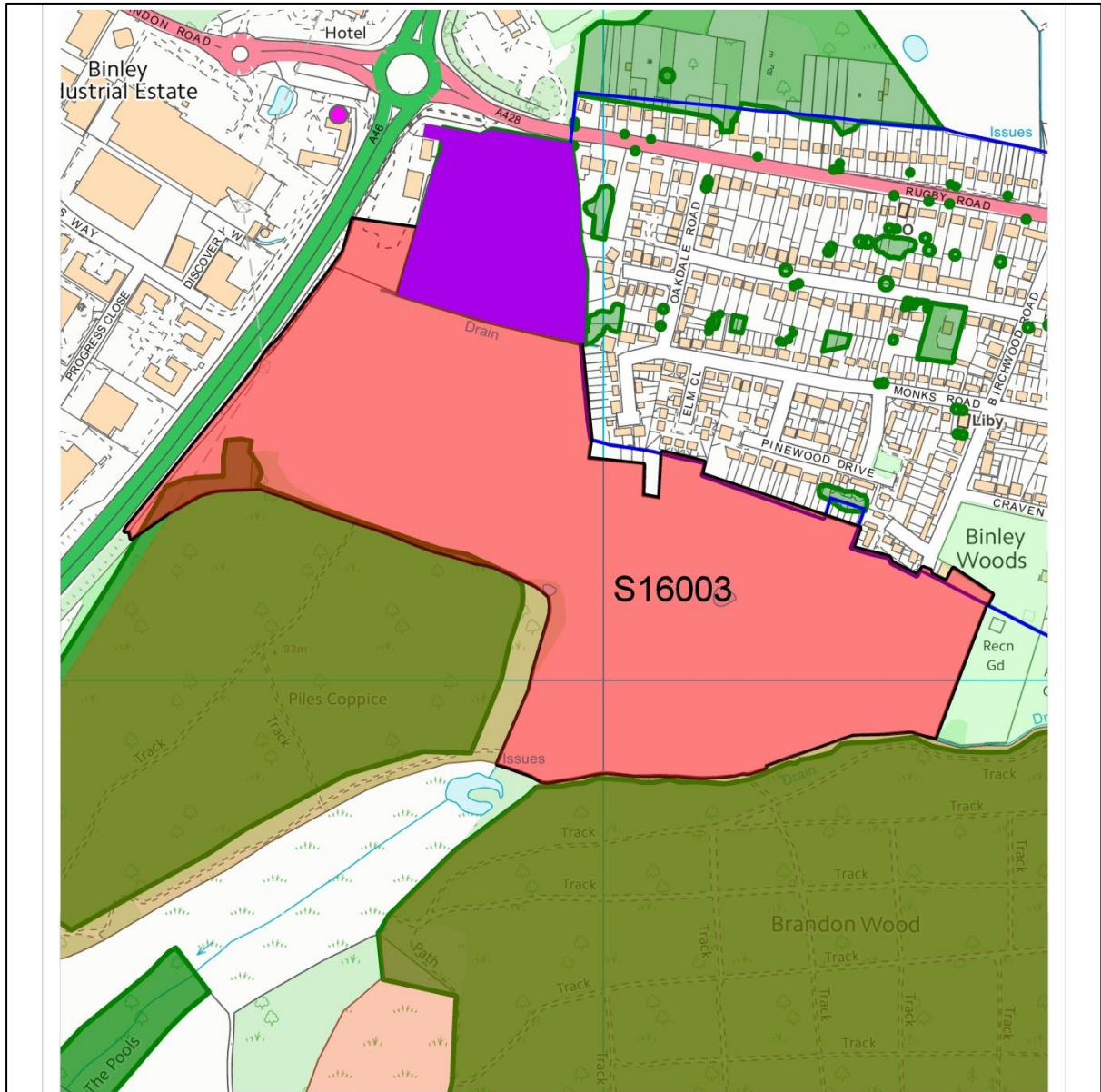
Site S14/038 is adjacent to the settlement boundary and some development of the site would be considered appropriate subject to an appropriate landscape buffer being provided between new development and the ancient woodland of New Close Wood. Proposed access to the site from the A428 Rugby Road is considered acceptable by the Highways Authority subject to visibility splays being adequate, which would also need to demonstrate existing Tree Preservation Orders are taken into account. The proposed provision of open space and a significant landscape buffer on the western edge of the site would be important to screen the site from the more open Green Belt landscape to the west of the site beyond the existing hedgerow.

**Site is considered to be suitable for allocation.**

**Site S14/054 (S16003): Land at south of Birchwood Road, Binley Woods**

<b>Capacity</b>	<b>Up to 600 dwellings (informed by site promoter)</b>
<b>Site Area</b>	<b>25 hectares</b>
<b>Deliverability</b>	<b>1 – 10 years</b>
<b>LP Policy</b>	<b>Green Belt Designation</b>

**SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS**



**KEY**

- Open Space
- Listed Buildings
- /  Tree Preservation Order (TPO)
- Ancient Woodland / Local Wildlife Site
- Potential local wildlife site
- Binley Woods Village Boundary
- Site S16003

This large site is approximately 25 hectares in area in arable agricultural use, currently classed as grade 3 quality. The site is situated to the south of settlement boundary, with

residential properties within the village of Binley Woods to the north. The A46 borders the site immediately to the west and two significant blocks of ancient woodland (Brandon Wood and Piles Coppice), which are also local wildlife sites and entirely covered by Tree Preservation Orders (TPOs), abut the site to the south. A small recreation ground with children's play area and an allotment is to the east of the site.

A further smaller block of woodland (Binley Common Farm Wood) is to the northwest of the site separating the village of Binley Woods from the A46 to the west. This woodland is also classed as ancient woodland and is a potential local wildlife site.

**Green Belt and Landscape Character**

The site is within Green Belt parcel BW2, a large parcel covering all land to the south of Binley Woods as far as the railway line linking Rugby to Coventry. The parcel is largely open agricultural land with a large block of ancient woodland (Brandon Wood) in the centre of the parcel immediately to the south of site S16003.

The parcel is rural in nature and forms an important role in preventing encroachment of the eastern side of Coventry in to countryside, beyond the A46 defensible boundary. In the western part of site S16003, the gap between Coventry urban area and Binley Woods village boundary is only approximately 300-350 metres. Apart from a petrol station off the A46 in the southwestern corner of the parcel and Brandon Hall Hotel near the village of Brandon in the southeastern corner of the parcel, there are no urbanising influences.

The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel BW\_03. The parcel comprises a single medium scale arable field (the extent of site S16003) on gently undulating ground. The zone is almost entirely enclosed by adjacent woodland and the settlement edge. There is a block of mature woodland within the northern part of the parcel. Views are enclosed by woodland and the settlement edge, although there are some more distant views towards Coventry city centre skyline in the west. The parcel forms a green buffer between Binley Woods and Coventry and provides an almost continuous green corridor linking ancient woodland and Local Wildlife Sites, therefore development is not considered to be appropriate within this parcel.

**Accessibility - Proximity to Services**

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14054 (S16003)	500	350	1,060	-	610	430

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

Site S14/054 is within walking distance of the village services; however the site is over 1km walking distance to the primary school which reduces the sustainability of the site in terms of access to services.

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

The promoter of site indicates that access will be gained from Birchwood Road which has direct access to Rugby Road (A428). Birchwood Road is a 30 mph zone residential street with existing issues of heavy on street parking. The Highways Authority is concerned that this road will not be able to accommodate the level of additional development from the scale of site proposed. Furthermore, multiple access points would be required for this site however as promoted the site only has one access point. This would affect the likely deliverability of the site coming forward. An access directly to or from the A46 is likely to be resisted by Highways England.

**Photo1 – Access point looking south towards site at southern end of Birchwood Road**



### **Layout**

No site layout has been provided though the site promoter has stated that as the site borders various areas of mature woodland and the main Coventry eastern bypass (A46) that it is likely that significant areas will be required for landscape planting and noise attenuation such that the net developable area will be significantly less than 25 hectares.

### **Site Conclusion**

The eastern part of this large site generally benefits from good proximity to the local services within Binley Woods, although is around 1km walking distance from the local primary school. The scale of development proposed would require multiple accesses to the site which would be likely to impact upon the operational capacity of the highway network, particularly bearing in mind existing parking problems on Birchwood Road. The lack of other access options would also affect the deliverability of the site coming forward as it is



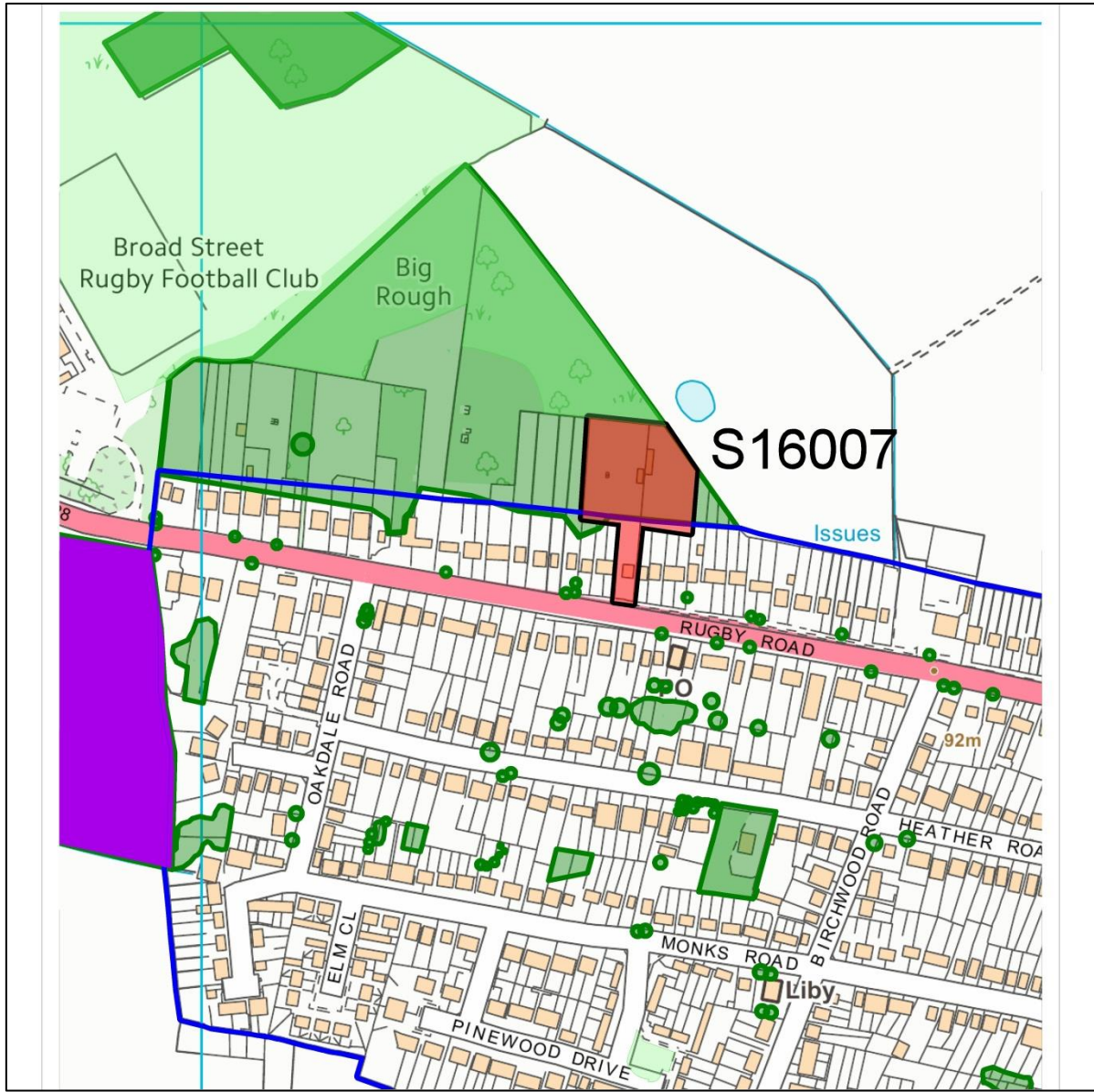
considered that an access from the A46 would be resisted by Highways England. In landscape terms the proposed development site would also be inappropriate, particularly because of the buffer this area provides between Coventry and Binley Woods and the damage that development would cause to the almost continuous linkages between ancient woodland and local wildlife sites in this area.

**Not considered suitable or deliverable for development.**







**Site S16007: Land to rear of 161 Rugby Road, Binley Woods**

<b>Capacity</b>	<b>25 dwellings (informed by site promoter)</b>
<b>Site Area</b>	<b>0.64 hectares</b>
<b>Deliverability</b>	<b>1 – 5 years</b>
<b>LP Policy</b>	<b>Green Belt Designation</b>

**SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS**



**KEY**

 Open Space	 /  Tree Preservation Order (TPO)
 Potential local wildlife site	 Binley Woods Village Boundary
	 Site S16007

The site is 0.64 hectares in area and is located to the north of the village boundary of Binley Woods. The site is proposed to be accessed from the A428 Rugby Road, with the current access proposed containing a pair of semi-detached bungalows and a detached residential dwelling with associated gardens.

Immediately to the west and northwest of the site is the Big Rough woodland, an area of woodland on the national forest inventory and covered entirely by a Tree Preservation Order (TPO) designation. The site itself contains a number of mature trees and is covered by the same TPO designation. To the northeast and east of the site is open agricultural land. To the south of the site are residential dwellings along Rugby Road.

**Green Belt and Landscape Character**

The site is within Green Belt parcel BW1, a large parcel covering all land to the north of Binley Woods as far as the Brinklow Road (B4027). A number of farm buildings in the centre of the parcel compromise the openness in their immediate vicinity but the majority of the parcel is undeveloped and open. The parcel is rural in nature to the east of site S16007 and forms an important role in preventing encroachment of the eastern side of Coventry in to countryside, beyond the A46 defensible boundary. Broad Street Rugby Club, to the west of site S16007 just beyond the Big Rough woodland, presents a limited and localised urbanising influence within the Green Belt parcel.

The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel BW\_02. The parcel comprises medium to large scale arable farmland, with a few small scale fields of pasture adjacent to the settlement edge, particularly in the south-eastern corner of the parcel. The majority of this parcel is unsuitable for development as it forms part of the green buffer between Binley Woods and Coventry and the setting to the listed buildings at Old Lodge Farm. The southern part of the parcel could accommodate some very limited development as it is less visible.

**Accessibility - Proximity to Services**

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16007	210	670	1,100	-	100	220

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

Site S16007 is within walking distance of the village services; however the primary school is 1.1km walking distance away which reduces the sustainability of the site in terms of access to services.

**Accessibility – Highways and Site Access**

A new access will be required for the site which would result in the demolition of an existing property at 161 Rugby Road. The Highways Authority has no objection to development at the proposed site providing the required visibility splays can be achieved.

**Photo1 – View west along A428 with proposed site access via demolition of 161 Rugby Road**



**Layout**

No layout has been provided for the site though the call for sites from highlights that number 161 Rugby Road and the properties to the rear of the site would be demolished.

**Site Conclusion**

The site benefits from good accessibility to the local services within Binley Woods although it is over 1km walking distance from the local primary school. Access to the site would require the demolition of existing properties on Rugby Road however as this would require the acquisition of third party land, this would affect the likely deliverability of the site coming forward. In landscape terms the site could accommodate some limited development. The entire site is covered by a Tree Preservation Order designation which impacts on the available developable area and the potential configuration of the site may impact on the amenity of neighbouring residential properties.

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