

**Ryton on Dunsmore Site Allocations Development Pack**

**Addendum following Parish Council consultation in June 2016**

## **Summary of Addendum**

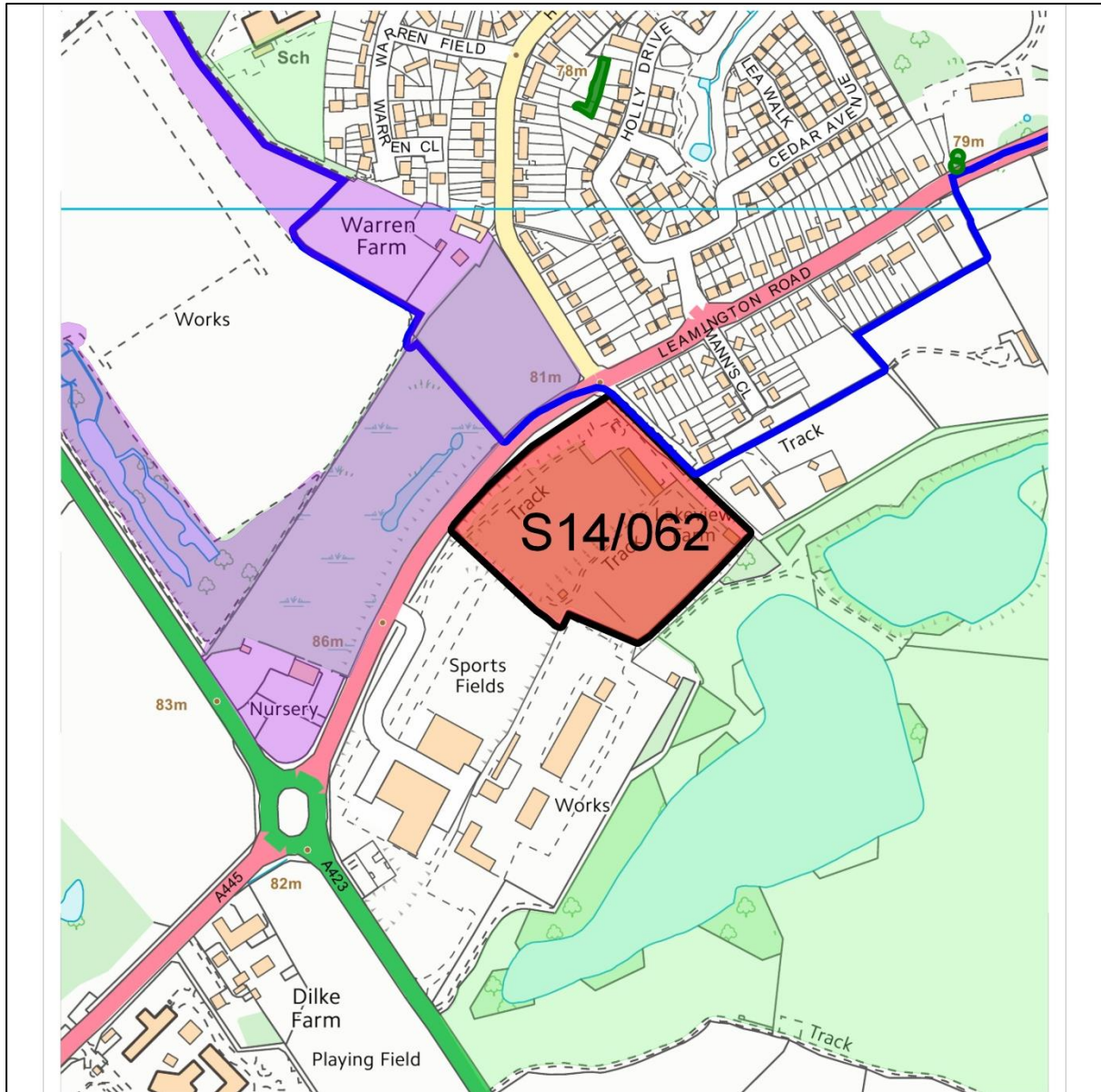
The original Ryton on Dunsmore Site Allocation Development Pack (June 2016) contained analysis of six sites adjacent or in close proximity to the settlement boundary.

This addendum includes an additional site (S14/062) that was considered by RBC in the Strategic Housing Land Availability Assessment (SHLAA) 2015 and 2016 update. The site was assessed as being 'not available' in the 2015 SHLAA due to its use for sports pitches. Whilst the SHLAA update 2016 still considers the site to be 'not available', further information provided by the site promoter with regards to ongoing discussions with Sport England has satisfied RBC that the site should be considered within the Ryton on Dunsmore development pack alongside other sites on the edge of the settlement boundary.

**Site S14/062: Land off Leamington Road, Ryton on Dunsmore**

Capacity	75 dwellings
Site Area	2.9 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt

**SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS**



**KEY**

- Open Space
- Tree Preservation Order (TPO)
- Potential local wildlife site
- Ryton on Dunsmore Village Boundary
- Site S14/062

The site is 2.9 ha in size and is the current training ground facility for Coventry City Football Club. The site is used as sports pitches but is not publically accessible. The site is adjacent to the settlement boundary and is bounded to the north by Leamington Road; to the east by

residential properties and fishing ponds, with open countryside beyond; to the south by commercial uses; and to the west by Leamington Road, a landscape buffer of trees (which is a potential local wildlife site) and Prologis Ryton employment site beyond this.

**Green Belt and Landscape Character**

The Draft Landscape Character Assessment 2016 considers site S14062 within its assessment of landscape parcels RD\_08. It states that this zone has semi-urban character and relates more to the existing settlement than the surrounding countryside. Roadside hedgerows are outgrown with scattered to dense tree planting which softens the impact of development and helps to enclose the zone.

The assessment concludes that Site S14062 could be developed provided that a landscape buffer is maintained along the public right of way that runs along the eastern boundary of the site.

**Accessibility - Proximity to Services**

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14062	670	340	590	-	690	260

**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.

The site is proposed to be accessed off Leamington Road and is within a ten minute walk time to all services within Ryton on Dunsmore.

**Accessibility – Highways and Site Access**

The site is proposed to be accessed off Leamington Road, with options possible for either a roundabout or right turn junction. The site will require a suitable minimum visibility splay along Leamington Road and the Highways Authority has indicated this can be provided at this location.

**Photo1 – View east along Leamington Road to proposed access on right hand side**



## Layout

The site promoter has provided the following layout for a proposed residential scheme. This includes significant landscaping around the perimeter of the site, particularly in the form of tree planting along the Leamington Road boundary and also on the south-east boundary adjoining the nearby fishing ponds.



## Site Conclusion

The site is located adjacent to the settlement boundary and is accessible to the services within the settlement. However, the site is currently used for sports pitches as the Coventry City FC Training Ground and therefore allocation of the site and subsequent development will only be possible subject to policy compliance and the ability to demonstrate the relocation of the sports pitches to an alternative site. The site promoter has demonstrated that recent discussions have taken place with Sport England regarding replacement provision and that the loss of pitches at this site will be acceptable once relocation is confirmed.

**Site is considered suitable for development, subject to open space / sports pitch policy compliance to the satisfaction of Sport England.**