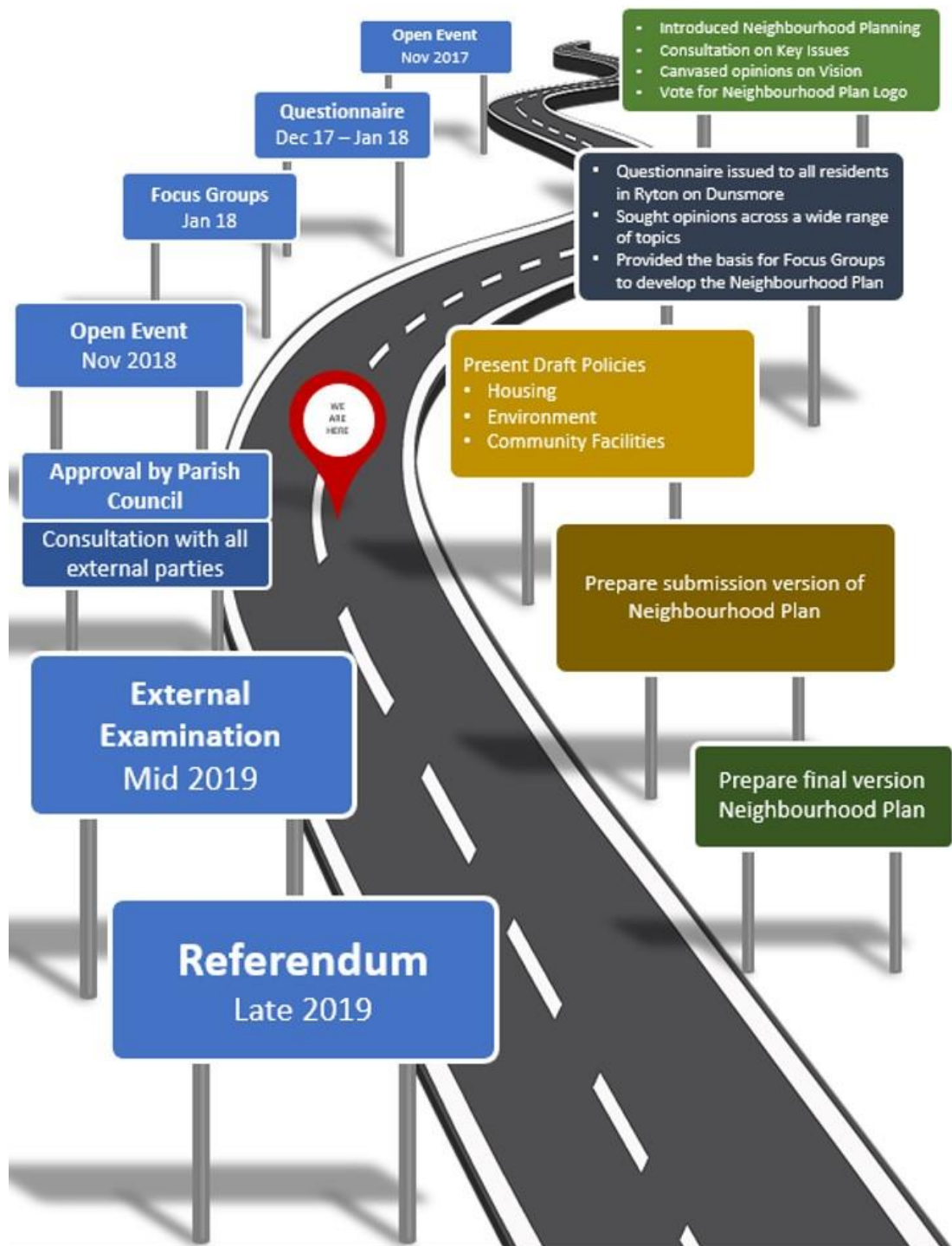


# Ryton on Dunsmore Neighbourhood Plan

## Progress Report - November 2018

### The Neighbourhood Plan Journey



# Ryton on Dunsmore Neighbourhood Plan

## Progress Report - November 2018

### 1. Introduction

The Parish Council made the decision to develop a Neighbourhood Plan for the village in mid 2017. This note summarises the work which has been carried out so far to create our Plan and the steps now needed to complete it.

### 2. What is a Neighbourhood Plan and Why do we Need One?

A Neighbourhood Plan is a document produced by a community in which they state how they would like to see their village develop in the future. Neighbourhood Planning is a National Government initiative introduced in the Localism Act 2011 and all parishes are being encouraged to produce one. A stated principle of the Localism Act is that: 'Instead of local people being told what to do, the Government believes that local communities should have genuine opportunities to influence the futures of the places where they live.'

The Neighbourhood Plan is therefore the opportunity for us to influence future housing development in our village - what gets built, and where. It also gives us the chance to protect locally important open spaces, identify and safeguard historic buildings and sites and specify what improvements and additional facilities will be necessary alongside any new development to meet community needs.

### 3. The Journey So Far

The 'roadmap' on the front cover shows the whole process required to produce a Neighbourhood Plan and how far we have come.

Since the decision to proceed last year we have:

- Registered our intention with Rugby Planning and agreed the area to be covered by the Plan (the Parish boundary).
- Set up a Steering Committee comprising Councillors and residents.
- Obtained professional support to guide us through the process. The company, YourLocale has experience of working to produce Neighbourhood Plans with nearly 50 parishes in the Midlands, 14 of which have now successfully completed the process.
- Obtained Government and Lottery funding which has so far covered all the costs involved in producing our Plan.

- Begun consulting with the village on how they would like to see Ryton develop. An Open Event was held in November 2017 which was attended by over 60 residents and produced much useful feedback. The attendees were also able to vote to choose a logo for the Plan from amongst a range which had been designed by children from the village School.
- Carried out a detailed village wide questionnaire which sought views on all aspects of village development. We had an excellent response to the questionnaire and the results were fed back to every household in a booklet.
- Created a Vision Statement for the Village, which was presented at the 'Open Event' and the Questionnaire, and modified in the light of feedback. The final version is shown in Appendix 1.
- Organised two events to gather views from young people in the village, one for children from the local primary school and another for older young people.
- Set up three Focus Groups with interested volunteers to look at the three aspects of the Plan in more detail:
  - Housing
  - Environment
  - Community Sustainability
- The Housing Group have identified and contacted 27 landowners with sites within or adjacent to the current village boundary or with other potential development sites. They have then carried out an independent assessment of the suitability for residential development of the 24 sites where owners expressed an interest. This process has identified three sites where housing development could be possible in the future. The remaining sites are not considered suitable for development. The results of this assessment have been fed back to all landowners. The Group has also developed policies relating to the size, type, quality and other detailed aspects which future development in the village would have to meet.
- The Environment Group have carried out an environmental inventory of the whole Parish, approximately 200 separate sites. This has been used to develop policies in the Plan to protect those sites of particular environmental value.
- The Community Sustainability Group have looked into aspects of transport and other infrastructure and developed policies to address key concerns.
- All this work has fed into a Draft 'pre-submission' Plan document. This is to be presented to the Village at an Open Event to be held in the Village Hall on Saturday November 10th. An outline of the proposed policies in the current Draft Plan is shown in Appendix 2.
- We have also begun discussions with Rugby Local Planning Authority (LPA) to present our Draft Plan for feedback and the identification of any 'Red Flags' in what we are proposing.

#### 4. The Steps to Completion of the Plan

- Take feedback from the Open Event and Rugby LPA to finalise the pre-submission Draft Plan.
- Parish Council formally approves pre-submission version and the Plan is submitted for a six-week 'Regulation 14' consultation to all potentially interested stake holders, landowners, Government Agencies, Local Authorities, developers. All comments have to be responded to and the Plan modified if necessary.
- Submission version of Plan approved by Parish Council and submitted to Rugby LPA. who organise a further six-week consultation period.
- The Plan and all comments from consultation are passed to an Independent Examiner for comment and approval. In YourLocale's experience, this process takes between six weeks and ten months. We expect the Examiner to make a number of recommendations which both the Parish Council and the LPA have to formally accept.
- The LPA organise a referendum in the Parish to approve the final Plan. The Parish Council cannot lobby for a 'Yes' vote.
- Neighbourhood Plan formally 'Made' by LPA following successful referendum (over 50% of those voting need to vote yes).

#### Neighbourhood Plan Steering Committee

Vic Collinson	Geoff Marsh
Ian Grime	Jake Overton
Colin Harrow	Ian Spiers
Jane Lloyd	Stuart Tetlow
Ba Marsh	

## **Appendix 1**

### **The Vision**

The policies in this Plan aim to ensure that Ryton-on-Dunsmore will retain its distinct 'village' feel and identity as it grows and evolves up to 2031. It will be a thriving, attractive and safe place to live, work, visit and move around. Its countryside setting, green spaces, flora & fauna and other community assets will have been preserved and enhanced as far as possible. The redevelopment of disused commercial sites and other sites with buildings that are derelict will be local priorities as will improvements to the communications infrastructure.

New housing developments will be sustainable with a balanced mix in the sizes of homes reflecting the local need for affordable starter homes, small to medium family homes and housing for older people. The number of dwellings on any development will be appropriate to a rural village.

Any new building in the Parish will be high quality, environmentally friendly, have exterior building styles that are sympathetic to the village character and have thoughtful and imaginative approaches to street scenes, parking, landscaping and boundary structures.

Appropriate new business developments and land use which encourage local employment will be supported subject to due consideration of any potential negative impacts of increased commercial activity on neighbouring residents in general and existing traffic issues in particular.

## **Appendix 2**

### **Outline of the Policies in the Draft Plan**

***This summary is only intended to give a flavour of all the policies we are intending to include. For details of any particular policy please refer to the Draft Plan Document.***

#### **Section 1. HOUSING**

POLICY GD1: LIMITS TO DEVELOPMENT - defines the village envelope.

Policy GD2: BUILDING DESIGN PRINCIPLES – A list of 15 principles intended to ensure the style, density and quality of all commercial and residential development, is to a high standard and appropriate to the rural context of the village.

POLICY GD3: DESIGN AND ACCESS STATEMENT

Any proposal for a major housing development (one involving 10 or more dwellings or development of a site of more than 1 hectare) must be accompanied by a Design and Access/Planning Statement which clearly shows how the plans respond to the above Design Principles and the wider policies in the Neighbourhood Plan.

POLICY H1: RESIDENTIAL SITE ALLOCATIONS and Policy H2: RESERVE SITE defines the proposed site allocations. The three sites identified for possible development are:

1. The Sky Blues Training Ground: this site is also allocated for development in the Rugby Local Plan for up to 75 houses.
2. The former Legion site: it is proposed to allocate this site in the Plan for limited development which is sympathetic to the former Ryton House and gardens. Discussions have commenced with Historic England to establish what they would consider acceptable on this site in view of the Grade II Listed status of this house.
3. Lamb's field: it is proposed to allocate this as a reserve site should the need arise for additional housing in the future.

POLICY H3: WINDFALL SITES - Small residential development proposals for less than 5 dwellings on infill and redevelopment sites will be supported subject to proposals meeting seven specific criteria to ensure suitability.

POLICY H4: SUPPORT FOR BROWNFIELD SITES – Within the Limits to Development, proposals for the redevelopment or change of use of redundant land or buildings will be supported over non-brownfield sites.

POLICY H5: HOUSING MIX - Defines a need for a balanced mix of building type and size in any development. The policy generally favours smaller properties and a small proportion of bungalows.

POLICY H6: OFF-ROAD PARKING SPACES- sets a higher standard for parking provision than the current Rugby Plan, requiring that development proposals of one or more dwellings should provide one residential off road parking space per bedroom unless otherwise justified having regard to site specific constraints.

POLICY H7: FURTHER TANDEM AND BACKLAND DEVELOPMENT in gardens of existing properties will not be supported where the development would cause harm to the local area.

POLICY H8: EXTERNAL STORAGE - specifies minimum standards for secure external storage.

POLICY H9: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT – Proposals for new development should incorporate measures for the protection and enhancement of local biodiversity.

## Section 2: ENVIRONMENT:

POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE – the following areas are identified as 'Local Green Space' which means they can only be developed in 'exceptional' circumstances, i.e. affording them similar protection to Green Belt:

- Steetley Meadows Conservation Area
- Ryton Community Orchard
- St Leonards churchyard and Parish Burial Ground.

The Dell (land adjacent to Leamington Rd at the end of the Prologis Site) is also identified as potential Local Green Space.

POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE – This lists sites which are of significance for their historical and/or natural environment features. Development proposals affecting these sites should demonstrate that the need for, and benefits of, the development in that location clearly outweigh the impact on the site and the identified features.

POLICY ENV 3: IMPORTANT OPEN SPACES – The policy requires that development proposals that would lead to the loss of, or harm to, important open spaces will not be supported unless equivalent or better provision in an equally convenient location is provided by the developer. The policy lists open spaces including the recreation ground, Holly Drive play area, the school playing field etc.

POLICY ENV 4: NON-DESIGNATED HERITAGE ASSETS – Lists a number of properties which are considered important for their contribution to the layout and characteristic mix of architectural styles in the village, and requires that their features and settings will be protected wherever possible.

POLICY ENV 5: RIDGE AND FURROW - Aims to protect the small amount of ridge and furrow remaining in the Parish.

POLICY ENV 6: BIODIVERSITY, WOODLAND, HEDGES AND HABITAT CONNECTIVITY- Development proposals will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.

POLICY ENV 7: PROTECTION OF IMPORTANT VIEWS – Aims to protect the following views from publicly accessible locations which are important to the setting and character of the village. To be supported, development must not adversely affect them and proposals should include measures for their protection.

A1: East from St. Leonard’s churchyard A2: East from St. Leonard’s burial ground B: Northeast from footpath to Woolston C: East from Jubilee Pools D: East from Knightlow Hill E: Northwest from Knightlow Cross

POLICY ENV 8: RENEWABLE ENERGY GENERATION INFRASTRUCTURE - Renewable energy generation infrastructure is supported with strict conditions on scale and scope.

### Section 3: COMMUNITY SUSTAINABILITY

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development proposals that result in the loss of, or have a significant adverse effect on, an existing community facility will not be supported, other than in exceptional circumstances.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported.

POLICY CF3: SCHOOL EXPANSION - Proposals for the expansion of Provost Williams C of E Primary School will be supported where it can be demonstrated that:

a) expansion would not exacerbate existing access related or traffic circulation problems, unless suitable mitigation measures are brought forward as part of the proposal;

b) the development would not result in a significant loss of amenity to local residents or other adjacent users and is in character, scale and form to the current building;

c) Safe Routes to Schools' schemes and similar initiatives are introduced wherever possible utilising developer contributions where appropriate.

**POLICY T1: TRAFFIC MANAGEMENT HIGHWAY SAFETY** - With particular regard to the highway network of the Parish and the need to minimise any increase in vehicular traffic, all housing and commercial development must be designed to minimise additional traffic generation and movement through the village. Mitigation measures to avoid additional road safety concerns will be strongly supported e.g. a pedestrian controlled crossing facility on Leamington Road.

Any new commercial development which is likely to generate HGV traffic should be subject to a Traffic Routing Agreement, prohibiting any associated HGV traffic from using the Leamington Road in line with principles agreed and set down by the Local Highways Authority.

**POLICY T2: FOOTPATHS AND CYCLEWAYS** - Development proposals should include measures to facilitate and encourage safe access by cycle and on foot; and the protection of, connection to, and extension where practicable of existing pedestrian and cycle routes.

**POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES** - Development which results in the loss of commercial premises or land that provides employment or future potential employment opportunities is strongly discouraged.

**POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT** - Additional employment opportunities, are supported with conditions on scale and scope.

**POLICY BE3: HOME WORKING** - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be generally supported with conditions.

**POLICY BE4: BROADBAND INFRASTRUCTURE** - Proposals to provide access to superfast broadband for all commercial and domestic developments in Ryton-on-Dunsmore Parish will be supported.

Improvements to the mobile telecommunication network that will serve all businesses and households within the Parish will be supported.

**POLICY INF 1: DEVELOPER CONTRIBUTIONS** – Where policies in this plan require contributions to community infrastructure, they will be made through contributions through Section 106 agreements or the Community Infrastructure Levy (CIL) where applicable.

The following projects are identified as priorities for investment in local community infrastructure:

- Outdoor gym activity stations,
- Year-round access to the water meadow,
- Increased days/hours of PO
- Cycle Racks at key points in village e.g. Co-op, Church, Village Hall
- Conversion/fitting out of appropriate space for use as surgery/clinic in the event of a Health Care Facility being set up.