



# **RYTON-ON-DUNSMORE**

## **NEIGHBOURHOOD PLAN**

**2018 - 2031**

**Pre-Submission version**

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## Foreword

The process of creating the Ryton on Dunsmore Neighbourhood Plan has been driven by Parish Councillors and members of the community and is part of the Government's approach to planning contained in the Localism Act of 2011. Local people now have a greater say about what happens in the area in which they live by preparing a Neighbourhood Plan that sets out policies that meet the needs of the community whilst having regard for local, national and EU policies.

The aim of this Neighbourhood Plan is to put forward the wishes of the community regarding future development and to deliver local aspirations within the context of the strategic planning framework.

Ryton on Dunsmore Parish Council has overseen the development of the Neighbourhood Plan but has delegated its preparation to a Steering Committee.

The Neighbourhood Plan contains a number of policies, including some areas where the Parish Council will support development activity, and other areas such as "Local Green Spaces" that the community wish to protect. These policies have been drafted following engagement with the residents and landowners of Ryton on Dunsmore Parish.

During the development of the Plan and the dialogue with residents and other stakeholders, it became evident that there were opportunities to improve the Parish in a variety of ways, in addition to the policy requirements for a Neighbourhood Plan. These opportunities would help to realise our Vision Statement. These are included as Community Actions. The aspiration is to progress these Community Actions, whilst acknowledging that the ability to do so will in many cases depend upon residents volunteering their time, energy and skill to convert them into action. The Parish Council may in some cases be an appropriate body to provide some oversight.

We are grateful to Officers from Rugby Borough Council who have supported us through the process and to our community for engaging so enthusiastically in the process. Many hours of volunteer time and expertise have made this plan possible. The Parish Council wishes to express sincere thanks to all the Parishioners who kindly contributed to the development of the Neighbourhood Plan.

Ryton on Dunsmore is an attractive and popular place in which to live and the contribution from people who care about their community and want to make it better for generations to come is greatly appreciated.

**Cllr Geoffrey Marsh – Chair**  
**Ryton on Dunsmore**  
**Neighbourhood Plan Steering**  
**Committee**

**Cllr Steve Witter - Chair**  
**Ryton on Dunsmore Parish Council**

# 1. Introduction

This is the Pre-Submission version of the Neighbourhood Plan for Ryton on Dunsmore Parish. It has been prepared by the Ryton on Dunsmore Neighbourhood Plan Steering Committee together with the support of three Focus Groups. This organisation has brought together members of the local community and Parish Councillors and has been led by the Parish Council.

A Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops and evolves. It is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live or work in that community, or who visit it.

As the Plain English Guide to the Localism Act 2011 states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.

It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level to realise this vision. This includes, for example, where new homes, shops and industrial units should be built, what new buildings and extensions should look like and which areas of land should be protected from development.

Neighbourhood Plans can be general or more detailed, depending on what local people want. They must, however, be in general conformity with Borough-wide planning policies, have regard for national planning policies and must be prepared in a prescribed manner.

Once any comments received through the pre-submission consultation process have been taken on board and the Neighbourhood Plan amended where appropriate, it will be submitted to Rugby Borough Council who will consult on it further before submitting it for Independent Examination where the Plan will be tested for conformity with a range of ‘Basic Conditions’:

- it must have appropriate regard for national policy;
- it must contribute towards the achievement of sustainable development;
- it must be in general conformity with the strategic policies of the development plan for the local area;
- it must be compatible with human rights requirements and
- it must be compatible with EU obligations.

After that it will be put forward to referendum, where those on the electoral register in Ryton on Dunsmore Parish will be invited to vote on whether or not they support it. At least 50% of those voting must vote yes for it to become a ‘Made’ statutory planning document.

After being ‘Made’, each time a planning decision has to be taken by Rugby Borough Council, or any other body, they will be required to refer to the Neighbourhood Plan (alongside the Borough’s own Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

## 2. How the Neighbourhood Plan fits into the Planning System

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

A Neighbourhood Plan is not prepared in isolation. It also needs to be in general conformity with relevant national and Borough-wide (i.e. Rugby) planning policies.

For Ryton on Dunsmore, the most significant planning document is the Rugby Local Plan, due to be adopted in 2019. This sets out the strategic planning framework for the District's future development up to 2031. It contains a number of policies and objectives which are relevant to Ryton on Dunsmore and which the Plan must be in general conformity with. These policies and objectives span issues such as the provision and location of new housing; providing strong and sustainable communities; protecting and enhancing historic character and local distinctiveness whilst protecting and enhancing natural habitats; and providing transport systems that reduce the need to travel. The Neighbourhood Plan is in general conformity with the policies contained in these documents.

Also important is the National Planning Policy Framework (NPPF) Updated in July 2018. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to promote sustainable development and details three dimensions to that development: an economic dimension – they should contribute to economic development; a social dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high quality-built environment with accessible local services and an environmental dimension – they should contribute to protecting and enhancing the natural, built and historic environment.

In addition, Neighbourhood Plans must be compatible with European Union (EU) legislation. Relevant EU obligations in relation to the neighbourhood planning process are those relating to Strategic Environmental Assessments, protected European Habitats and Human Rights Legislation.

This Plan and the policies it contains are consistent with the NPPF, Rugby Local Plan and relevant EU legislation. Full details of how the Plan complies with these legislative requirements are set out in the Basic Conditions Statement (to be made available with the Submission version of this Neighbourhood Plan). Furthermore, these policies are specific to Ryton on Dunsmore and reflect the needs and aspirations of the community.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development will still take place, but without the policies in this Plan, which set out the type of development that is in keeping with our area's character having any effect. Decisions will instead be primarily based on the Borough's policies rather than local criteria.

### 3. The Plan, its vision, aims and what we want it to achieve

The Plan area encompasses the whole of the Parish of Ryton on Dunsmore and covers the period up to 2031, a timescale which deliberately mirrors that for the Rugby Local Plan.

Our Vision is as follows:

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.

The initial draft of the Vision was based heavily on community feedback contained in the Parish Plan 2012. The draft Vision received very high levels of support through the initial consultation processes and only minor amendments were necessary in response to the feedback received from the Community Questionnaire. The Steering Committee felt that the Vision comprised a sufficient number of detailed individual aims which could be allocated as appropriate amongst the Focus Groups to underpin their work in developing policies.



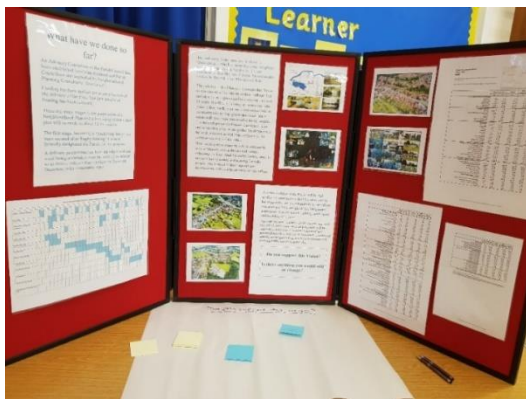
## 4. How the Plan was prepared

The Parish Council decided to undertake the formulation of a Neighbourhood Plan for Ryton on Dunsmore and appointed a Steering Committee to take the process forward. The Parish Council appointed neighbourhood plan consultants 'Yourlocale' to advise and assist the Steering Committee.

The mandate was to drive the process, consult with the local community, gather evidence to support the development of policies and deliver the plan.

The whole of the Parish was designated as a neighbourhood area by Rugby Borough Council on 11 November 2016.

All Parishioners were invited to an initial Consultation Day which was held in November 2017 in the Village Hall. The purpose of the



Consultation was to find out which aspects of life in the village were important and highly valued, and which, if any, needed to change. A series of display boards and large-scale village maps were set out in the hall with each focussing on a topic relating to planning and development.



A logo competition amongst local school children was judged at the event and a logo chosen.





The turnout was good, with 68 attendees participating, providing important input into the future development of the plan. A summary of the responses is available in the supporting information.



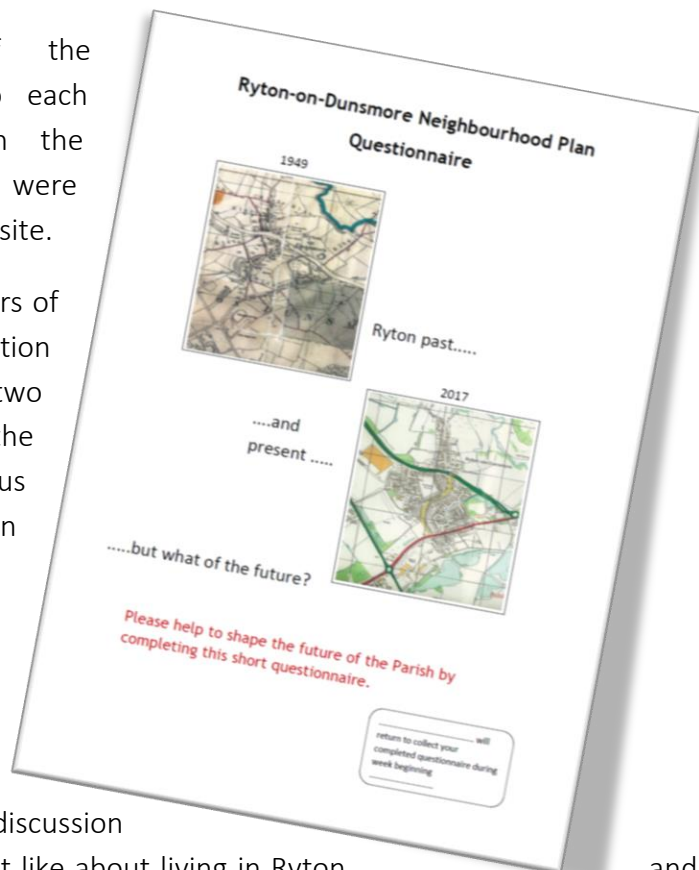
A comprehensive questionnaire was produced in late 2017/early 2018 to obtain further information from the community. The questionnaire was distributed to every household in the Parish with an invitation to all householders, including children aged 12 and over to respond. Responses were received from over 500 householders representing 34% of the target audience and provided very clear direction for the

Plan and the future of the Parish. Many households chose to return a single questionnaire representing the views of more than one person, so the response rate figures are arguably higher than those stated.

An independent analysis of the questionnaire was distributed to each household & all comments in the completed Questionnaires were published on the Parish Council website.

In order to involve younger members of the community in the consultation process, it was decided to focus on two age groups, the year 5 class at the local Primary School and a focus group of young people aged between 11 and 17.

The Primary School children were challenged in an exercise to consider and prioritise facilities and amenities for the village, while the older group held a discussion considering what they like or do not like about living in Ryton and what features they felt would be important to develop as the village grows. A report detailing the two events is included in an appendix.



Focus groups were established in January 2018 which looked in detail at the draft Vision and considered the development of the Neighbourhood Plan from the perspective of housing, environment, community facilities, transport and employment. These groups continued to meet until the autumn 2018 and it was through this process that the draft policies and supporting evidence emerged

On 10 November 2018, an open event was held in the Village Hall to allow Parishioners to view draft policy statements and make their comments on the Plan.

A total of 30 people attended this session. There was overwhelming support for the policies on display and the session was lively and interactive. Members of the Steering Committee and various focus groups were on hand for clarification and to answer any questions.

Comments were made which have been taken into account when finalising the Neighbourhood Plan.

Throughout the preparation of the Plan, parishioners were kept informed through the Parish newsletter and the Parish Council website.

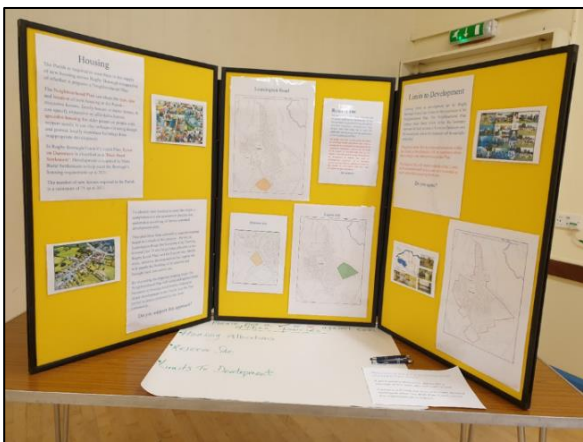
**RYTON ON DUNSMORE**

**NEIGHBOURHOOD PLAN**

**COMMUNITY ENGAGEMENT DROP-IN EVENT**

**10 NOVEMBER 2018**

**CONSULTATION ANALYSIS**

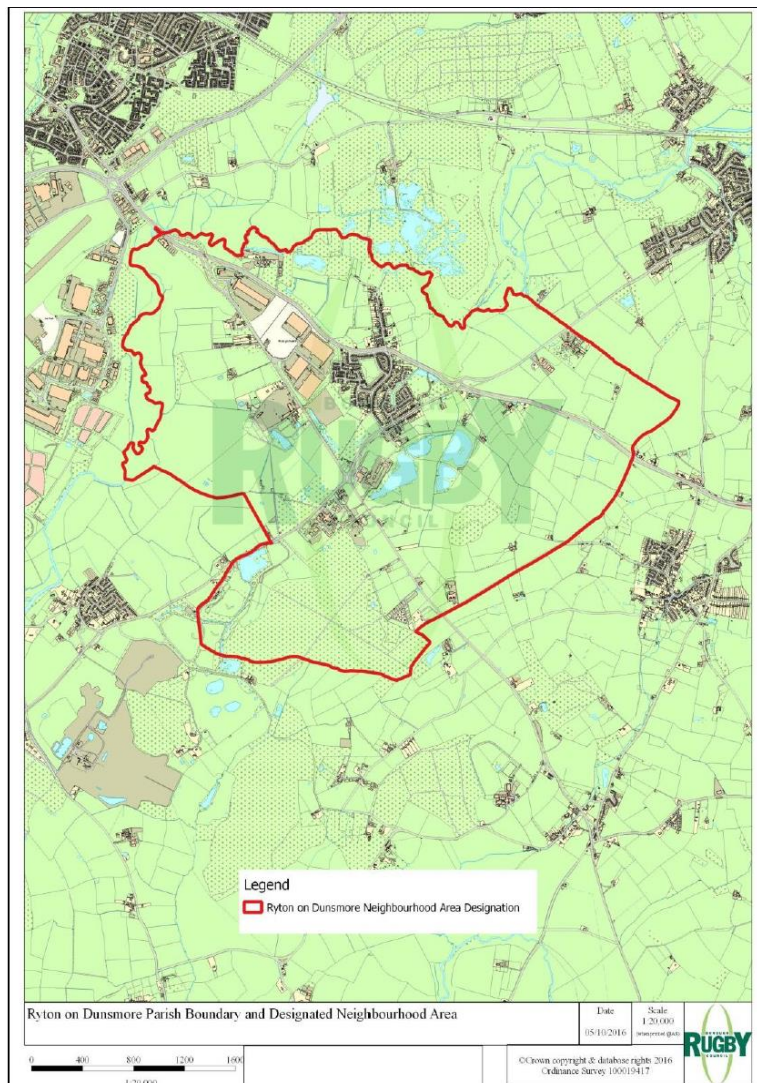


## 5. Our Parish

The Plan area comprises the whole of the Parish of Ryton on Dunsmore, within the Borough of Rugby, as shown in figure 1. High resolution versions of all figures are available in the supporting information.

The area was formally designated by Rugby Borough Council on 11 November 2016.

Figure 1 – Parish of Ryton on Dunsmore – Designated Area



### 5.1 History of Ryton on Dunsmore

The name 'Ryton' is derived from the old English 'Ryge Tun', meaning 'Rye Farm' thus firmly establishing the Village's credentials as a rural community. 'Dunsmore' is the adjacent heath land which once was home to the 'Dun Cow', and original breed of wild British cattle with dun coloured hair. It was one of these wild bulls which legend has it was killed by Guy of Warwick after terrorising the local countryside.

Ryton is mentioned in the Domesday Book of 1086 as 'Rietone' with a stated value of 60 shillings. The earliest parts of Ryton Church, St Leonard's date from this time, having been completed in 1080.

Ryton is home to the Wroth Silver Ceremony, Britain's oldest annual ceremony, which records indicate as 'ongoing' in 1170 and is still held every year on Martinmas Eve (11th November) before sunrise. At this time, representatives of each of the 25 parishes which made up the 'Knightlow Hundred' meet at Knightlow Cross to pay their annual dues to the Duke of Buccleugh. A total of 9 shillings and four pence is collected but the Ryton Parish, being the host of the event, is exempt from payment.

We know that in the early part of the 17th century the village consisted of 24 cottages and six small farmhouses with a population of 150. By the early 1800s the population had grown to around 500, where it remained until after the Great War. Ryton saw rapid growth during the Second World War with the construction of a large 'shadow factory' to build and test aero engines. After the War this site became the Rootes Motor company car assembly plant. Car production continued here until 2006 when the then owner, Peugeot, closed the plant with the loss of 2,300 jobs. The site has since been acquired by Prologis who have developed a high quality business park with a mixture of warehousing and distribution and light industrial activities.

The village also saw significant growth in the 1990's with the addition of over 150 homes (a 25% increase) in less than a decade. Although at a slower pace Ryton has continued to grow to the present day.

## 5.2 Ryton on Dunsmore today

Ryton-on-Dunsmore is a village situated in the heart of the Warwickshire countryside, protected from the Coventry conurbation by greenbelt. It is also adjacent to Rugby, Leamington Spa, Warwick and Kenilworth. Ryton is very conveniently located for commuting to the nearby towns and cities, as the A45 dual carriageway is on the doorstep - indeed it bisects the village.

However, these facts tell you little about the community which lives in Ryton today. Yes, the A45 does bisect our village - but a pedestrian subway provides a link between the two sides and villagers, recognising this as an opportunity, have chosen to make a feature of this to encourage the connection between the two halves of the village. In collaboration with a local artist, over 150 people of all ages came together to decorate the subway, creating a mural depicting many different scenes relating to Ryton's past and present.

Ryton is fortunate to have a primary school, a church, a Village Hall, two pubs and many green spaces within its parish. These provide a range of opportunities for



many different groups to meet and enjoy a variety of activities and hobbies, both indoor and outdoor. Ryton is a caring community. There is a minibus, driven by volunteers which is in regular use to ensure that as many people as possible are able to access the different clubs and groups and a taxi service, again run by volunteers, to ensure patients can get to the local doctors' surgery.

There is a well-attended annual fete and football competition held on the Recreation Ground to raise funds for St Leonard's Church. The school children are involved, both in playing football and maypole dancing as well as enjoying the many games and challenges offered by the different stalls. The fete leads into an evening community event, which is greatly enjoyed by many parishioners.

There are people living in Ryton today who can recall the village in the past when there was a village pump on the Leamington Road, and cars were very few and far between - a far cry from today when the speed of cars and the increase in congestion along that same road are now a very real source of concern.

### 5.3 Ryton on Dunsmore statistical analysis

At the time of the 2011 Census, Ryton on Dunsmore was home to around 1,813 residents living in 728 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 8% (141 people). During this period, the number of dwellings rose by 5% (36). At 19% the parish had a higher propensity of older residents (aged 65+) and evidence of an ageing population with the share of residents aged 65 and over increasing from 15% in 2001 to 19% in 2011.

Home ownership levels were relatively high with around 79% of households owning their homes outright or with a mortgage or loan. At 6% the share of households living in private rented accommodation was relatively low and social rented housing accounted for just 12% of tenure. Land Registry price paid, and Council Tax data indicate evidence of a relatively high volume of new build housing in the parish over the past 20 years.

Deprivation is not a significant issue in the parish. However, the high price of housing in the area makes it difficult for those on lower and middle incomes to enter the local housing market.

## 6. Meeting the requirement for sustainable development

The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated.

### a) Social

We have sought, through the neighbourhood plan, to safeguard existing open space for the future enjoyment of residents.

We are also seeking to protect existing community facilities and to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

### b) Environmental

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing historic character of the area in order to:

- Protect the village identity and conserve the rural nature of its surroundings;
- Recognise the need to protect and, where possible, improve biodiversity and important habitats; and
- Provide for improved pedestrian facilities.

### c) economic

Whilst the built-up parts of the parish of Ryton on Dunsmore are primarily residential, there is a significant commercial element within the parish and a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. We therefore wish to encourage employment opportunities in our area by:

- Supporting appropriate existing business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
- Encourage start-up businesses and home working.

This document sets out local considerations for delivering sustainable development across Ryton on Dunsmore Parish. Development proposals should meet the requirements of all relevant policies in the Local Development Plan.



## 7. Neighbourhood Plan Policies

### A. General policies

One of the key ways in which the planning system can ensure sustainable development is to direct residential and employment growth to the most sustainable locations.

This is a core principle of the NPPF, which seeks to “focus significant development in locations which are or can be made sustainable”. It is also at the heart of the Rugby Local Plan which seeks to direct growth to the most sustainable settlements based on a Settlement Hierarchy.

Ryton on Dunsmore, classed as a ‘Main Rural Settlement’ along with eight other settlements, is second in the Rugby Borough Council Settlement Hierarchy, behind Rugby but ahead of Rural Villages. The Local Plan states that ‘Main Rural Settlements play an important role locally and the settlement hierarchy is intended to support the sustainability and maintenance of existing services, such as schools, by enabling development which will support the local community. Main Rural Settlements have a sufficient level of services, or access to services to allow for development within the existing settlement boundaries.’

Consultation shows that the community do not wish to see significant housing and other growth in the Parish but are generally sympathetic to development that helps meet local needs, supports local services and facilities, and fosters diverse and mixed communities. Consultation responses clearly favoured smaller developments of up to 25 dwellings although there was also significant support for larger development sites of up to 75 dwellings (with only 31% Disagreement, compared to 76% Disagreement for larger developments of 75-100 dwellings). Any development will also need to respect the distinct character of the Parish and not have an adverse impact on the amenity of this predominately rural area.

The community also recognised that by focusing development in the main settlement and encouraging the re-use of previously developed buildings or sites, the open countryside can be protected.

### Limits to Development

Limits to Development are a commonly used tool in planning documents such as Neighbourhood Plans and Local Plans. They are used to define the extent of a built-up part of a settlement. They distinguish between areas where, in planning terms, development would be acceptable in principle (such as towns and villages) and where it would not be (generally in less sustainable locations, such as in the open

countryside). As a general principle, suitable development proposals should be directed towards sites within Limits to Development.

The purpose of Limits to Development is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations that will avoid impinging into the local countryside.

Limits to Development have been defined by Rugby Borough Council in the Local Plan for Villages such as Ryton on Dunsmore that is seen as a suitable location for development.

The Neighbourhood Plan proposes to update the Limits to Development for Ryton on Dunsmore. This updates the Limits to Development currently used by Rugby Borough Council and draws a line around the existing built-up area. Within the Limits to Development, new development proposals should be suitably designed, taking into account the local design guidance and should avoid those areas that are safeguarded from development.

In planning terms, land outside a defined Limits to Development, including any small groups of buildings or small settlements, is treated as countryside.

It is national and local planning policy that development in the countryside should be carefully controlled. Focusing development within the agreed Limits to Development will help to support existing services within the village and to protect the countryside and the remainder of the Plan area from inappropriate development.

In drawing up the Limits to Development, the Neighbourhood plan has followed the following principles:

Generally, open areas of countryside - agricultural land, meadows, woodland, and other greenfield land (except residential land) – have been excluded;

Planning permissions that already exist for residential or employment development on the fringe of the settlement are included;

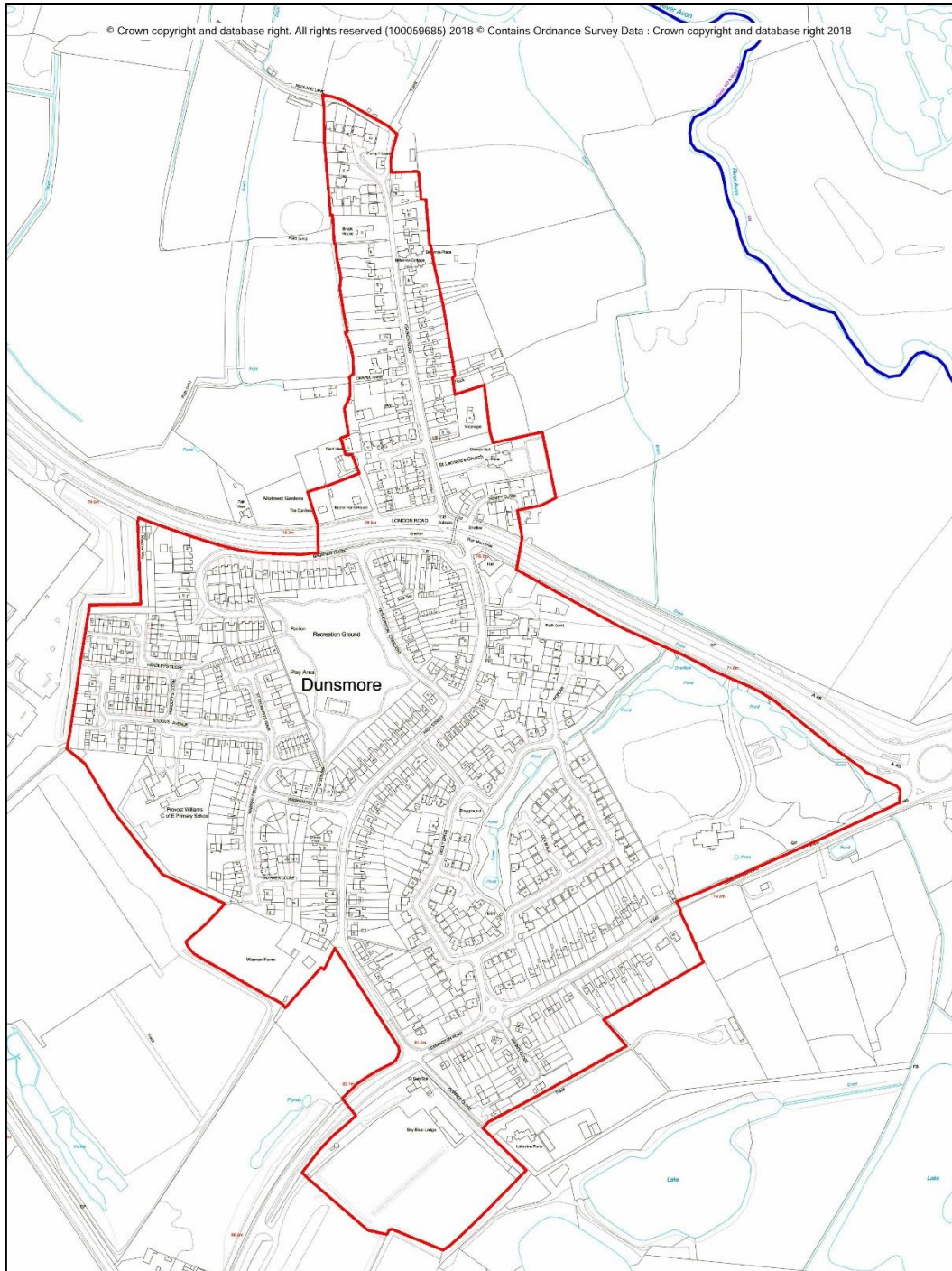
Isolated sporadic development that is detached from the main built-up area is excluded;

The residential development sites allocated through the Neighbourhood Plan are included. The reserve site is excluded until such a time as the site is required for development.

**POLICY GD1: LIMITS TO DEVELOPMENT - Development proposals within the Plan area identified in policy H1 will be supported within the Limits to Development as defined in Figure 2. Development outside the defined Limits to Development on the Reserve Site identified in Policy H3 will be acceptable subject to complying with the terms of**

that policy.

Figure 2 - Limits to Development



## Design

There is a very wide variety of housing styles in the Parish which reflect the different prevailing styles of private and local authority construction over time.

Traditional 'village' style cottages and houses are very much in the minority and whilst there are some single storey dwellings, the vast majority of homes are two storey. The housing styles of recent major developments have tended to be drawn from a relatively narrow speculative portfolio and the Bellway housing in the Parish, for example, can be found replicated in an urban area of the Borough (Aqua Place, Rugby CV21).

The Neighbourhood Plan seeks to ensure that future design in residential or commercial/community buildings is more consistently reflective of & sympathetic to both the rural context of the Village & the existing buildings nearby. Additionally, the materials used in any new development must not only be aesthetically pleasing but also high quality and therefore durable in the long term. Community feedback overwhelmingly supported the key design features below which, in the interests of simplicity and consistent application, have been combined into a single set of design principles applicable to all new development in the Parish, including extensions.

Recent residential developments have failed to maximise some additional storage opportunities which can easily be undertaken at the build stage and at relatively low cost. This Plan seeks to encourage more thoughtful approaches to internal storage by developers.

Another storage issue is an external one relating to refuse bins. The Local Plan includes a generalised requirement for off-street storage for wheeled bins to serve all new residential properties (Policy SDC1). In the context of a rural area & the anticipated types of future housing, that requirement should be met by hard standing suitably located within all rear gardens and screened hard standing in any shared amenity area & detailed provisions relating to this are included in the Principles below.

**Policy GD2: BUILDING DESIGN PRINCIPLES – All commercial and residential development, including one or more houses, replacement dwellings and extensions, should ensure the following design principles are incorporated as appropriate and relevant to the development concerned:**

- a) High quality materials and architectural design incorporating variety, detail and craftsmanship that enhances the street-scene. Care should be taken to ensure that the development does not disrupt the visual amenities of the street-scene and impact negatively on any significant wider landscape views;**
- b) The development relates well to the topography of the area, with existing trees, hedges and streams preserved whenever possible;**
- c) The development should be of a similar density to properties in the immediate surrounding area;**

- d) Development should respect the shape, massing, form and character of dwellings in the immediate vicinity in order to maintain a consistent character and enhance it where possible. Three-storey houses are unlikely to suit the scale and mass of existing development.
- e) A reasonable size frontage is provided to each dwelling with an adequate balance of soft landscaping and high-quality hard landscaping;
- f) A reasonable rear garden or apartment amenity space is allocated for the size of each property which is at least equal to the ground floor footprint of the dwelling;
- g) There is provision for the generous planting of indigenous trees and large shrubs to dwelling frontages and open spaces;
- h) High quality boundary treatments such as close board timber fencing &/or brick walling should be specified. Particular attention should be paid to the detail & visual appeal of site perimeter boundary treatments;
- i) Any existing boundary walls & other boundary structures (such as isolated gate piers) that are significant from either an architectural or heritage point of view, should be retained where practicable. Plans should indicate any improvement works &/or other alterations that would be necessary to bring any such structure up to both a physically sound & visually appealing standard.
- j) Thoughtful approaches to the maximisation of useful storage space in all new dwellings are encouraged. These might include, amongst other things:
  - boarding of loft spaces & incorporating roof lights &/or electrical lighting;
  - installation of loft ladders for safe access;
  - provision of full height utility storage cupboards in kitchens & utility rooms.
- k) Provision is made for dedicated hard standing within the rear garden of each dwelling which is accessible without entering the building. It should be capable of accommodating 3 x 240 litre double wheeled bins each measuring 1100x585x740mm (HxWxD) and in the case of shared amenity areas screened (with close board timber) so as to minimise the visual impact of the bins from the dwelling & garden. Paved pathways at least 650mm wide should be incorporated into plot & site layout as necessary to provide a continuous flat connection between the dwelling, the hard standing & the nearest bin collection point;
- l) Development incorporates sustainable design and construction techniques to



meet high standards for energy and water efficiency. The inclusion of any of the following features in particular will be viewed positively:

- Discreet solar energy/water heating panels.
  - Rainwater harvesting for toilet flush/washing machine/garden irrigation/vehicle cleaning.
  - Shower/bath grey water collection for toilet flush.
- m) 7kW cabling is provided to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point;
- n) In order to better promote the incorporation of accessible, flexible & adaptable living into house design to meet the changing requirements of occupiers throughout their lives, developers are specifically encouraged to adopt the optional requirement M4(2) of Building Regulations 2010 in relation to all new-build homes in the Parish;
- o) All house extensions or conversions should follow or relate well to the style and vernacular of the original building, paying particular attention to details such as roof shapes and pitch angles, fenestration, brickwork and tile colour. The combined building (the original and extension) should not detrimentally change the form, bulk and general design of the original or harm its landscape character or setting.
- p) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form.

Whilst any development must comply with all relevant Design Principles & wider policies in the NP, large housing developments by their very nature raise some specific concerns. The following requirement for a Design & Access Statement seeks to ensure demonstrable consideration & adoption of good practice in relation to key aspects of such developments.

**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.

The Statement should include a section on broadband connectivity to support the Neighbourhood Plan Vision and to comply with RBC Local Plan Policy SDC 9. It should identify who the intended network provider(s) will be and how the connection will be secured to each property in the context of taking every opportunity to future-proof



broadband provision and infrastructure.

The Statement should clearly show how the plans demonstrate imaginative and thoughtful best practice on parking such that resident and visitor parking is well integrated and does not dominate streets.

The Statement should clearly indicate how the plans reflect relevant guidance in the latest version of Building for Life 12 (BfL12) and in particular should indicate how the plans:

- a) integrate the development in the best way possible into the existing neighbourhood rather than create an inward-looking cul-de-sac development.
- b) contribute toward creating a more walkable and cycle friendly neighbourhood.
- c) create streets that are pedestrian, wheelchair and pushchair friendly and that encourage cars to be driven more slowly and carefully.
- d) offer good natural surveillance opportunities to impact positively on the safety, security and vitality of the street and open spaces.
- e) provide a management and maintenance plan to include a sustainable way to fund public or shared communal open spaces.

## B. Housing and the Built Environment

Devising a land use plan for residential development is an important element of the Neighbourhood Plan.

The Rugby Local Plan 2011-31 identifies an overall development need over the 20-year period of 12,400 additional homes with 7 of the 9 Main Rural Settlements identified for residential allocations. Policy DS3 identifies site allocation DS3.9 in Ryton on Dunsmore off Leamington Rd for around 75 dwellings but notes that implementation can only occur when adequate replacement of pitch provision is made in accordance with the NPPF.

In embracing the NPPF requirement for the planning system to contribute to sustainable development and to control and shape development over the plan period, this Neighbourhood Plan both supports the residential allocation in the Rugby Local Plan and also identifies a further residential development to exceed the minimum requirement through the Local Plan. A reserve site is also identified to be brought forward in the event that the allocated site fails to deliver the required volume of new housing, or housing need increases during the Plan period.

In doing so, the Neighbourhood Plan meets the requirements of the NPPF (2018) para 14 which confirms that with further housing applications where Rugby BC cannot demonstrate a 5-year supply of housing, nonetheless 'the adverse impact of allowing development that conflicts with the Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits'.

### Residential Site Allocations

In progressing the Neighbourhood Plan, the Ryton on Dunsmore Neighbourhood Plan Steering Committee established 3 'Focus Groups' to develop specific policy areas. One of these was the Housing Focus Group which was tasked with assessing potential sites put forward by landowners, developing key design principles and other housing related policies.

Landowners in the Parish with sites adjacent to the built-up area were written to and asked whether they had plans to develop their land over the Plan period. All sites were subject to an independent Sustainability Analysis. The analysis followed a formula that measured 27 criteria covering a wide range of issues including capacity, current use, topography, visual impact, wildlife considerations, vehicular access, flooding, heritage and distance to community facilities. The results are shown in the supporting information and have enabled the group to recommend the following allocated and reserve sites. Where appropriate, conditions are attached to the development.

The conditions include provision for affordable housing that reflects the local situation.

Affordable housing provision in the Parish has increased significantly following the recent approvals of a substantial exception site (Warren Field) and may increase further if the submitted Old Coal Yard planning application for entirely affordable housing is approved.

The type of preferred affordable housing was specifically raised in the Neighbourhood Plan Questionnaire and there was very high support expressed for more discounted starter homes (86%) and for making affordable housing available to people with a local connection to the Parish.

Another key outcome of consultation was that there was a desire for more affordable housing for local younger people so that they have the opportunity to stay in the village. An affordability analysis in the Housing Need Report (see Appendix 4) cites an entry level property in the Parish as costing on average £176,875 which is above the national average and indicates how financially challenging that price point would be for youngsters seeking to enter the housing market.

**POLICY H1: RESIDENTIAL SITE ALLOCATIONS - The Neighbourhood Plan makes provision for around 75 new dwellings in Ryton on Dunsmore between 2018 and 2031. This is met by land being allocated at the following locations as shown in figures 3 and 4.**

**Site one - Development at the Leamington Road (Coventry City Training Ground) site will be supported subject to the following criteria:**

- a) The development will provide for around 75 dwellings;
- b) Adequate replacement pitch provision is made in line with national planning policy;
- c) Affordable housing is to be provided in line with Rugby Borough Council policy H2;
- d) The affordable housing tenure mix is to be 60% for ownership models (shared ownership/starter homes) and 40% for affordable rent unless viability or other local factors show a robust justification for a different mix. Different tenures should be fully integrated into the development ('tenure blind');
- e) All new affordable housing will be prioritised for local people meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be offered the tenancy or shared/discounted ownership of the home before it is opened up across the Borough. In this context a strong local connection is defined as someone:
  - who has a minimum period of 5 continuous years permanent residence in the Parish or adjoining parishes (Brandon and Bretford, Wolston, Stretton-on-Dunsmore, Bubbenhall, Baginton); or
  - has resided permanently in the Parish, or an adjoining parish, for 5 years or

more within the previous 20 years; or

- is required to live close to another person who satisfies the above criteria in order to provide or receive essential frequent attention and/or care due to age, infirmity or disability.

Only where no such individual can be found that meets the above criteria within a three-week period from advertising the vacancy shall affordable housing within the plan area be allocated to other eligible residents from elsewhere across Rugby Borough.

If it is not possible to provide affordable housing on site, in exceptional circumstances it will be acceptable to provide funding in lieu of affordable housing on-site if this leads to the provision of additional affordable housing in the Parish.

Figure 3 – Residential Allocation at Leamington Road

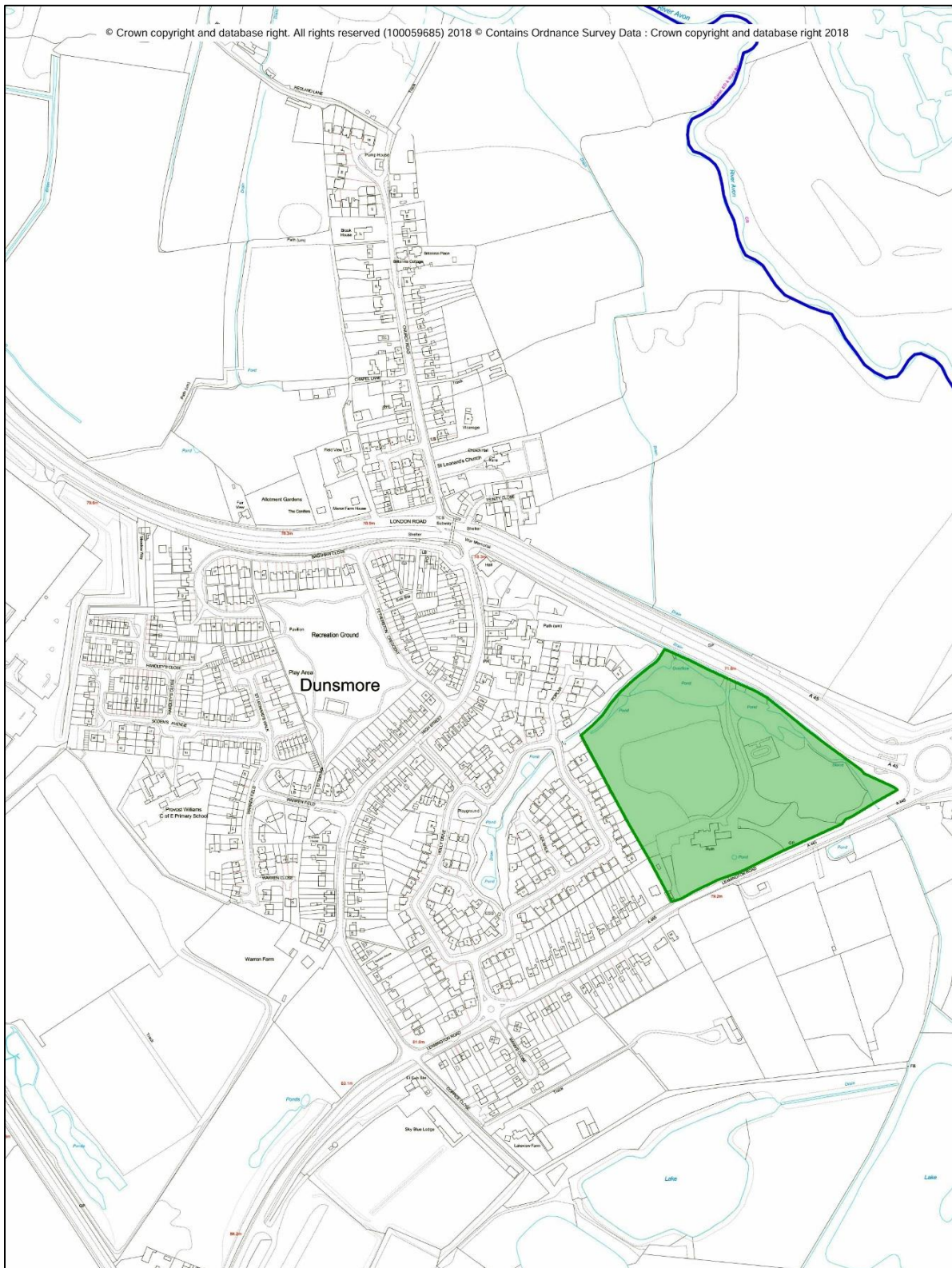


Site two - Sympathetic limited development for around 10 dwellings on the Leamington



Road (former British Legion) site will be supported where it allows restoration of the listed building and registered park and garden.

Figure 4 – Residential Site Allocation at the Legion.



Reserve site

Although Ryton on Dunsmore as a parish has met, and exceeded, its housing requirement for the Plan period through the housing allocations identified in Policy H1, it is recognised that circumstances change and that there may be a need for additional new housing over the timeframe of the Neighbourhood Plan.

In the event that the allocations identified in the Neighbourhood Plan fail to deliver the required housing target, or there is a recognised increase in housing need, the following reserve site will be considered.

**Policy H2: RESERVE SITE** – an allocation for about 30 dwellings on the site at Lamb’s Field (see figure 5 below) will be considered for residential development where:

- a) It is required to remediate a substantial shortfall in the supply of housing land due to the failure of the allocated housing site in Ryton on Dunsmore to deliver the anticipated scale of development required; or
- b) It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Rugby Local Plan 2011-2031.

Figure 5 – Reserve site



## Windfall Sites



A windfall site is defined in the NPPF as one which has not been specifically identified as available through the local or neighbourhood plan process. The sites often comprise previously developed land that has unexpectedly become available. The Rugby Borough Council Local Plan defines them as very small sites for one or a very small number of dwellings (below 5). Any such sites that do emerge can make a valuable contribution to new housing provision over the lifetime of this Plan.

To help protect the nature of the Village character, development beyond the housing allocation described in GD1 above (or development of the reserve site should this be necessary) will be restricted to windfall sites within the Limits to Development.

**Policy H3: WINDFALL SITES - Small residential development proposals for less than 5 dwellings will be supported subject to proposals meeting all relevant requirements set out in other policies in this Plan and where such a development:**

- a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Ryton on Dunsmore or where the site is closely surrounded by buildings.
- b) Does not involve the outward extension of the built-up area of Ryton on Dunsmore;
- c) Provides for safe vehicular and pedestrian access;
- d) Respects the shape, massing, form and character of dwellings in the immediate vicinity of the development in order to maintain a consistent character and enhance it where possible;
- e) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or on the amenity of neighbours and the existing and future occupiers of the dwelling where relevant;
- f) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and
- g) If it involves two or more dwellings, provides for at least one small dwelling with three or fewer bedrooms for every one larger dwelling (i.e. four or more bedrooms).

## Support for Brownfield Sites

Economic derelict sites (brownfield sites) remain across the Plan area and these often create a drag on its vibrancy and attractiveness.

This is also a core principle of the NPPF (paragraph 118) which gives ‘substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support(s) appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land’.

Development that addresses these issues will be supported.

**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, where opportunities exist to remediate despoiled, degraded, derelict, contaminated or unstable land.**

## Housing mix

The Housing Needs Report (Appendix 4) indicates that the highest proportion of dwellings type at the last census was semi-detached (40%), well above the district level and nearly 10% above the national average. Detached homes were nearly 5% above district level and 10% above England as a whole. Terraced housing was 3 - 4% below comparative averages whilst flats/maisonettes/apartments were significantly below and accounted for just 3% of household spaces. That hierarchy of type was replicated in the responses to the NP Questionnaire with 87% wanting to see more semi-detached, 72% more detached, 61% more terraced and 48% more flats/apartments.

The Warren Field site of Affordable Homes will adjust the current mix of type given the inclusion of apartments and terraced housing within the predominant semi-detached provision of the development. The proposed Old Coal Yard development of Affordable Homes would also add some semi-detached houses within the predominant terraced provision. Whilst it is not thought to be helpful to include specific proportions of house type as a matter of policy, there is an expectation that there will be a suitable & balanced variety of house types on any development of 5 or more homes.

In relation to the mix of house size, the Housing Needs Report shows that the proportion of homes in the Parish with 4+ bedrooms is high (28%) when compared to rates at district (23%), regional (18%) and national (19%) levels. There is also a significant under-representation of homes for single people or couples with just 3% of dwellings having one bedroom (a quarter of the national average) & 2 bed properties being 3-5% below comparative averages. Such a housing size profile means that the supply of less expensive homes is particularly restricted in a Parish where housing is relatively expensive given that the overall annual average house

price from residential resales in the 12 months to August 2018 was £329,167 (Rightmove data from 21 sales).

There is also some evidence of under-occupancy with just under half of all occupied households having 2 or more spare bedrooms and 36% having one spare. The Housing Needs Report suggests that older person households are more likely to under-occupy their dwellings. From census data, it concludes that around 57% of pensioner households in the parish have at least two more bedrooms than is technically required by the household. This is 13% higher than the non-pensioner household rate. This under-occupancy is above district, regional and national rates and also 2% higher than the overall England rural estimate and would support a policy aimed at providing more smaller homes of up to two bedrooms which would be suitable for older householders needing to downsize, small families and those entering the housing market. Providing potentially suitable accommodation for elderly local residents in particular will enable them to remain in the local community and also release under-occupied larger properties onto the market which would be suitable for growing families. This is particularly important given that all the local & national demographic trends cited in the Housing Needs Report indicate that there will be an increasing need for housing provision for the elderly people in Ryton on Dunsmore. The number of residents aged 65+ at the last census was 2-3% higher than district, region & national levels having risen by 40% since the previous census.

Rugby's 65+ age group is projected to grow by around 55% between 2014 - 2034.

A policy commitment to encourage a varied housing provision whilst emphasising smaller homes was strongly supported by responses to the Neighbourhood Plan Questionnaire. 95% wished to see more bungalows or accommodation suitable for older people or people with disabilities whilst the preference for more medium sized 3 bed homes was 92% and for more small 1-2 bed homes it was 87%. Support for more large family homes (4+ beds) was far lower at 57% overall, with only 10% wishing to see a lot more and 43% wanting to see no more. The Warren Field development, with 15 No. 2 bed houses, 10 No. 3 bed houses and 4 No. 1 bed flats, will contribute to increasing the proportion of smaller homes in the Parish as would the proposed Old Coal Yard development with 8 No. 2 bed & 13 No. 3 bed houses. The NP seeks to continue that trend in the context of the Local Plan SHMA recommended strategic mixes for each of market housing & affordable housing. The key neighbourhood variances are:

Any specific commitment to single-bed dwellings is avoided due to the limited flexibility of such accommodation in adapting to future household change. Moreover, the common use of small apartments to meet single bed targets in urban areas of the Borough would not be appropriate in Ryton on Dunsmore given not

only a rural setting but also the existing mix of house types.

In order to meet the identified local need for increased housing provision for elderly people, encouragement is given to a proportion of bungalows being delivered on larger developments. Opportunities in the regard have notably been overlooked in both of the most recent affordable housing proposals in the Parish.

**Policy H5: HOUSING MIX - Any new housing development proposals of 5 or more homes should provide a mixture of housing types & sizes to meet the identified local needs of Ryton on Dunsmore. Any such new development overall should:**

- a) Give priority to dwellings of 2 & 3 bedrooms. The inclusion of four-bedroom houses will only be supported where they are subservient in number to one, two & three-bedroom accommodation unless there is a robust justification for an alternative mix based on site specific constraints or considerations.
- b) Seek to meet the needs of older residents & those with disabilities by including, wherever practical & viable, a small proportion of single level 2 bed bungalows with modest rear gardens. 2 & 3 bed dormer style bungalows would also be welcome provided that the ground floor is readily adaptable to single level living.

In seeking to meet local housing need, a key related consideration is the extent to which new housing of any type & size addresses changing needs. Current Building Regulations optional requirement M4(2) relates to accessible & adaptable dwellings & seeks to ensure that a new dwelling makes reasonable provision for most people to access the dwelling & incorporates features that make it immediately, or by adaptation, suitable & functional for a wide range of occupants including young families, older people, those with reduced mobility & some wheelchair users.

Building to M4(2) standards inevitably increases build costs which the Department for Communities & Local Government, (Housing Standards Review Cost Impacts) projects as follows:

Construction cost of detached dwelling (extra over usual industry standard) £520

Additional space cost (after space cost recovery via additional sales revenues) £866

Process costs per dwelling on a development of 5 dwellings     £235

50 dwellings     £48

100 dwellings     £46

Such additional costs are relatively modest in terms of overall development viability & are considerably less than the potential costs of later adaptation of industry standard built homes. On balance therefore, it is felt that there is an opportunity

for new housing delivered during the NP period to better meet the accessibility needs of an ageing local population & the potential changing needs of all residents over time in a cost-effective way. Whilst the Local Plan broadly supports proposals which provide homes designed to meet the needs of older people & those with disabilities (Policy HS1), RBC have not undertaken to apply the new optional technical standards on accessibility as a matter of policy & therefore this Plan cannot be used to apply them. Nevertheless, our Design Principles incorporate encouragement for all new-build homes to comply with requirement M4(2) through Policy GD2 (n).

## Residential car parking

The provision of sufficient off-road parking spaces attracted the highest level of support of all the new-build features tested in the Neighbourhood Plan Questionnaire with 98% agreement and is therefore deserving of a specific policy. From the car ownership-per-household data in the 2011 Census, the percentage of Parish households with no cars or vans is low at around a third of the national average whilst those with 2 or more cars is 20% higher than the national average. The rural context of the Parish clearly puts increased pressure on parking provision and justifies a higher level of recommended minimum parking spaces than provided for in the Local Plan.

Further pressure comes from the widespread use of garages for storage rather than parking and the conversion of garages into additional living space. On the Bellway/Barrett estate for example, one garage space has been converted in each of 26 dwellings (18% of all dwellings) despite a restrictive covenant to maintain such spaces as parking. One further application for conversion is currently approved.

### Policy H6: OFF-ROAD PARKING SPACES

- a) 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;
- b) In meeting that target, allocated spaces on driveways within a plot boundary should not be in tandem;
- c) Where a development includes garage provision, each single garage space will count as one off-road parking space provided that it is of a sufficient size to accommodate a modern family car. Garage sizes less than those scheduled below will not be classed as off-road parking as they are too small to allow drivers to exit their cars once parked in the garage:

- Single garages, (with internal spaces less than 6m x 3m, with a minimum door width of 2.3m);
  - double garages (with internal spaces less than 6m x 6m with a minimum door width of 4.2m).
- d) Development will be subject to a restrictive covenant to ensure that the garaging remains available to house vehicles.

## Tandem and Backland development

Consultation has highlighted a lack of support for ‘tandem’ and ‘backland development’ defined as the placing of one dwelling behind another within a single plot and the erection of a dwelling or dwellings on parts of large gardens attached to existing dwellings.

Although the housing allocations in Policies H1 and H2 meet the existing housing requirement for Ryton on Dunsmore and there is therefore no further requirement for additional housing in the Parish, the presence of a policy on tandem and backland development helps to reinforce this position in line with community wishes.

**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.

## External Storage

The provision of secure sustainable outside storage is now a necessity for home occupiers. Pastimes now include: gardening, food production, alfresco eating, barbecuing, sitting out, entertaining, the recreational use of bikes and other sports equipment.

All these activities generate equipment which, when not in use, needs to be stored securely. When storage is inadequate or non-existent, this equipment tends to go into the garage, thereby eliminating car parking spaces. This is one of a number of transport related issues in Ryton on Dunsmore, alongside on-road parking and pavement obstruction where there are many narrow streets which are quickly prone to congestion.

The following external storage standards are based on an update to Parker Morris Standards that were established some 55 years ago.

It will be the responsibility of the applicant to demonstrate that providing these elements is not viable.

**POLICY H8: EXTERNAL STORAGE** - New residential development shall include provision for secure external storage at the following minimum standard:



Size of dwelling	External storage area
1 and 2 bedroomed dwellings	3 sqm
3 bedroomed dwellings	3.5 sqm
4+ bedroomed dwellings	4.0 sqm

## Building for biodiversity

Residents in the Plan Area want their communities to play their part in the sustainable development of Rugby Borough. As noted in the National Planning Policy Framework, Planning Authorities should, through their policies, contribute as fully as possible to the aims of *Biodiversity 2020* DEFRA, 2011. New development in Ryton should be designed to incorporate the current (at time of every Planning Application) best practice standards and methods for biodiversity protection and enhancement.

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

- a) Roof and wall construction should apply technical best practice for integral bird nest boxes and bat breeding and roosting sites
- b) Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs
- c) Security lighting should be operated by intruder switching, not on constantly. Site and sports facility lighting should be switched off during 'curfew' hours between March and October, following best practice guidelines in *Bats and Lighting* (Leicestershire & Rutland Environmental Record Centre 2014). Maximum light spillage onto bat foraging corridors should be 1 lux.
- d) Existing trees and hedges of ecological or arboricultural value on and immediately adjacent to new development sites should be retained and protected whenever possible. Where this is demonstrably not practicable, the developer should be responsible for arranging new plantings on a one-for-one (or better) ratio, using native species, either on site or elsewhere in suitable locations in the Plan Area.
- e) Sustainable Drainage and landscaping schemes should be designed to incorporate measures for habitat creation and biodiversity enhancement and should include a resourced management plan to maintain the designed biodiversity value of these features.

## C. The natural and Historic Environment

### Introduction

#### The environment in sustainable development

This section of the Plan deals with the environmental component of *sustainable development*, as described in the National Planning Policy Framework. It balances the requirement for appropriate development in Ryton against the value of environmental features that are both *special* – appreciated, in their own right and as community assets, by local people - and *significant* for their wildlife and history. It also deals with the broader environmental issues of concern to the community, including biodiversity in new development and renewable energy generation.

The MAPS in this chapter have been reduced to fit the document page size.  
Full-size versions are available as *supporting documents*

Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan’s lifetime. Only 24% (approximately) by area of all the open, potentially developable land in the parish has been earmarked for environmental protection at any level in the Planning system. Excluding the statutory protection afforded by existing national designations (SSSI, Listing, Scheduling), this Plan identifies 108 ha (11.4%) for protection of locally-significant environmental features.

Total area of Ryton parish = 947 ha  
Area of undeveloped land in Ryton parish = 867 ha  
Area of sites designated or notified for environmental protection in this Plan = 108 ha  
(11.4%)  
(excludes existing statutory protection in SSSIs and Scheduled Monuments etc. 118ha)

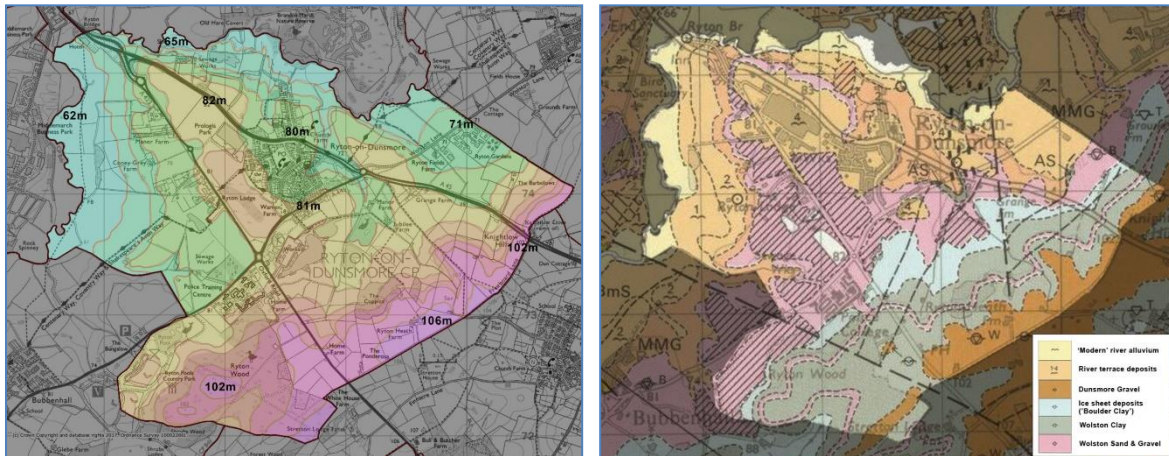
#### Landscape, geology and setting

The Plan Area (which coincides with the Civil Parish of Ryton on Dunsmore) is, topographically, a dissected plateau that falls gently from southeast (106 metres above sea level) to northwest (about 60metres above sea level). The northern and western boundaries are largely defined by the valley of the River Avon, whose ancient terraces (shaped by a much larger river flowing here during the ice ages) provide the stepped and gently rolling landscape of the northern half of the parish, including the old part of the village.

## Figures 6.1 Topography (left) and 6.2 Geology (right) of the Plan Area

Cross-hatching on the geology map indicates the extent of historic and working quarries

Maps based on DEFRA, Ordnance Survey and British Geological Survey online resources, all ©



The southern half is a relatively high, flat area whose sand and gravel subsoil is the remains of an ice age feature where the debris (unsorted clay and rock) dropped here by ice sheets about 300,000 years ago became an area of tundra that was degraded by long exposure to freezing and weathering, leaving only a 4-metre thick layer of the sand and gravel fraction. This Dunsmore gravel, and the river terraces, are important both as an economic resource and as the basis for the historically and ecologically significant 'Dunsmore' area.

### Historic environment

Like every parish in the Midlands, Ryton has its own unique version of English history. But one result of the Ryton version, with its particular complexities and overlays, is that while there is plenty of documentary evidence for local history there are only a few visible extant sites and features of historical significance for local people to appreciate.

Humans were here in prehistoric times, as shown by occasional finds of worked flints, but there are no earthworks from this period. The church is Norman (started about 1043), and there are other earthworks representing parts of the medieval village at a time when it extended further into the fields, and fishponds associated with the presumed manor house. While many Midlands villages retain the ridge and furrow earthworks that represent the open fields of medieval agriculture to modern residents, Ryton has few remaining. The viable arable land, away from the Dunsmore heath, was partly enclosed (for conversion to pasture or parkland, by the Order of St John of Jerusalem) considerably earlier than elsewhere, and while the Parliamentary Enclosure Award (1760) preserved some of what remained, subsequent quarrying and modern farming techniques has removed much of the rest. Finally, economic and social developments through the 18th to 21st centuries have continually redeveloped the village and its surroundings, with industries coming and going and new generations of workers' (and more lately commuters') houses being built on the sites of older structures or out in the fields.

Consequently, the few surviving historical environment sites and features have been evaluated as being of high local significance partly because of their local rarity, bearing in mind that a Neighbourhood Plan only needs to be concerned with local importance: what survives here is disproportionately precious, and any further loss should be avoided by the Planning system.

### Natural environment

As a rural village, Ryton's local biodiversity is evident, with a number of sites existing within and adjacent to the settlement boundary. There are also several sites of national importance, separated by farmland, restored quarry land and industrial/employment zones. As with historical environment sites, the identified biodiversity sites are precious locally because of their 'last survivor' status and several are still threatened. This Plan aims to protect these survivors, and to re-establish species and habitats connectivity between them.

### Existing environmental designations

The Plan Area is located in National Character Area (NCA) 96 *Dunsmore and Feldon* as defined by Natural England for Planning purposes. It is in the Rugby section of the West Midlands *Green Belt*, but this has low intrinsic ecological value and almost no visible expression in the local environment (see below).

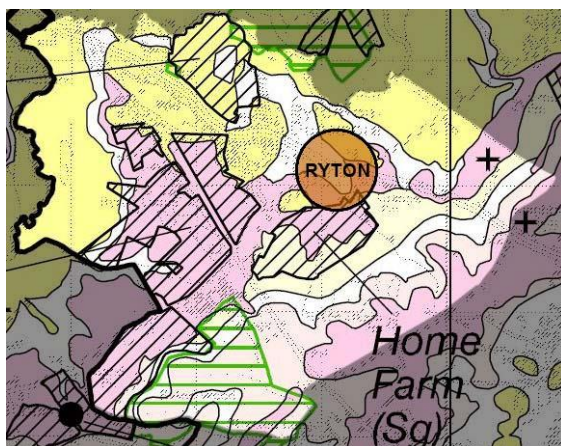
Three SSSIs (Ryton Wood; Ryton and Brandon Gravel Pits; Brandon Marsh) are either entirely or partially located in the Plan Area. There are six potential *Local Wildlife Sites* (pLWS) and one validated LWS (in Warwickshire CC Phase 1 Habitat Survey, 2015)

The Plan Area also includes one *Scheduled Monument*, five *Listed Buildings*, one *Registered Park/Garden*, three further sites and features of historic significance with expression in the modern landscape, and the historically significant medieval or older Ryton Wood.

**Mineral resources:** About half of the Plan Area is (or was) underlain by potential sand and gravel resources, as mapped in 2009 by the British Geological Survey for Warwickshire County Council (extract showing Ryton section; Figure 7).

<https://www.bgs.ac.uk/downloads/start.cfm?id=2624>

**Figure 7: Ryton extract from Mineral Resources map (British Geological Survey, for Warks CC);** Pink = sand and gravel. Hatched = worked out



The geological map (figure 6.2) indicates their extent in Ryton, while noting areas already completely or partially worked out. The potential national and local economic value of this resource is such that the remaining areas, where not already built upon, are included in

Warwickshire CC's designated *Mineral Safeguarding Areas* (maps and policies) in conformity with NPPF paragraph 204.

Note: the remaining areas of sand and gravel may not be developable for reasons other than mineral safeguarding. This Plan also acknowledges that (except for Local Green Space designations) its environmental protections would be superseded in planning decisions by Mineral Safeguarding and other strategic minerals policies.

## Green Belt

The Plan Area, except for the built-up area of the village, is all within the *West Midlands Green Belt*. This Green Belt was reviewed jointly in 2015 (*Stage 1 Final Report for Coventry City Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council and Warwick District Council*, LUC, June 2015) by the Local Planning Authorities within whose boundaries it lies. The review was initiated largely in response to pressure on the LPAs to relax the boundaries of and protection afforded by the Green Belt to permit required strategic developments in the region.

In Ryton, substantial areas of the Green Belt land are, for historical and more recent reasons, already developed (industry, quarrying, warehousing, etc.). Residents are not confident that Green Belt status can be relied on to effectively protect the rural character of the remaining undeveloped areas of the Plan Area.

This Plan therefore pays particular attention to identifying key features and sites of environmental and community significance to ensure their protection in the event of further dilution of the effectiveness of Green Belt protection. It is noted that, although Green Belt protection theoretically supersedes Neighbourhood Plan designations (except Local Green Space, which is equivalent), site-by-site protection of the best of Ryton's environment, even within Green Belt land, is now an important consideration.

## Environmental inventory

An environmental inventory (Appendix 5) was carried out between March and July 2018. The work comprised two complementary elements:

A desk study, based on information sources including:

- DEFRA
- Natural England
- Historic England
- Warwickshire Historic Environment Records
- Environment Agency
- British Geological Survey
- Old maps (Ordnance Survey, manuscript)
- British History Online



- Local history and archaeology publications
- Local knowledge

Fieldwork, reviewing all open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, earthworks and other extant features were recorded.

These data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the *National Planning Policy Framework 2012* (NPPF):

**Table 1. Environmental inventory scoring system used in the Plan**

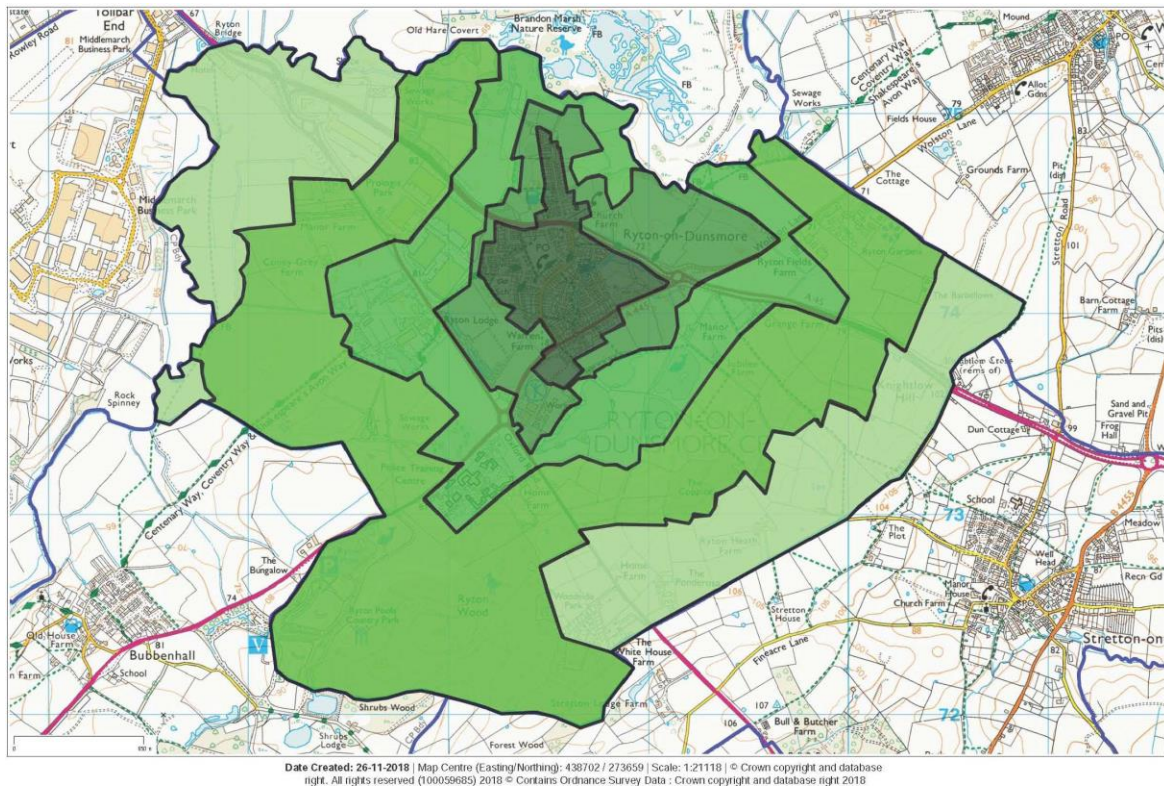
Criterion (NPPF 2012)	Score range			Notes
ACCESSIBILITY	0	1-3	4	e.g. private, no access (0) – visible from public place – accessed via PRoW – fully open to the public (4)
PROXIMITY / LOCAL	0	1-3	4	Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement
BOUNDED	0	1-3	4	Individual parcel of land (not an undefined or large area)
SPECIAL TO COMMUNITY	0	1-3	4	Opinion of local people e.g. via questionnaire or at consultation events
RECREATIONAL / EDUCATIONAL USE	0	1-3	4	Actual or potential, informal sports, dog-walking, Forest School use, informal or official open space, etc.
BEAUTY (including views)	0	1	2	Subjective, relative (give justification); use consultation map results
TRANQUILITY	0	1	2	Subjective, relative (give justification)
HISTORICAL SIGNIFICANCE	0	1-3	4	Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records)
WILDLIFE SIGNIFICANCE, GEOLOGY	0	1-3	4	Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites / site of geological/industrial history significance)
[Maximum possible score]	<b>32</b>			

## Proximity

The criterion of ‘proximity’ is derived, as are the others in table 1, from NPPF 2018 paragraph 100. In evaluating and scoring sites, the Qualifying Body were aware that, in terms of the community value of Local Green Spaces and other environmental features, proximity is more complex than a simple measure of distance from a central point: it is influenced by perceptions of ease of access, of distance from where most people live, and of closeness to roads, footpaths and viewpoints. In an attempt to represent this, a map of

zones of proximity was produced by the environment focus group and used to score each parcel of land for this criterion.

Figure 8: zones of proximity (see table 1) used for scoring inventory sites





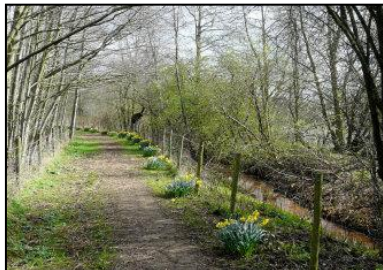
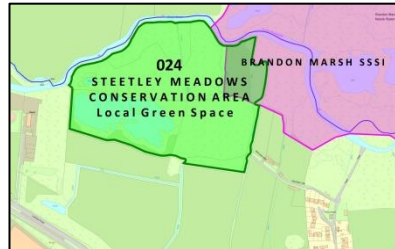
## Site-specific policies



### Local Green Space

Of the 164 inventoried parcels of open land in the parish, some 30 were identified (using the criteria in Table 1, taken from the NPPF) as having notable environmental (natural, historical and/or community) features.

Three sites identified during preparation of the Neighbourhood Plan meet the criteria for designation as Local Green Space (as outlined in National Planning Policy Framework paragraph 100). The additional designation of these three sites will ensure that the most important places in Ryton's natural and human environment are protected for the enjoyment of future generations.

Table 2: Local Green Spaces: details from environmental inventory (Appendix 5)


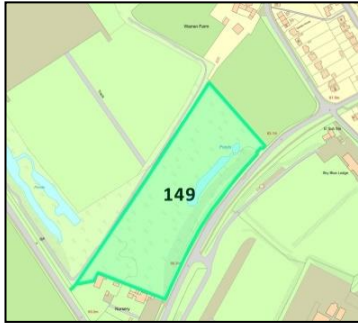
Ref.	EVIDENCE	NPPF (2012) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL
203/ 192	<p><b>St Leonards Churchyard and Parish burial ground</b></p> <p>Grounds of the 11<sup>th</sup> century church (Listed Grade 2*) of which it provides the <i>setting</i>. Mounded site, with stone retaining walls, in elevated position (providing views away from the village from the site's southern boundary and toward the church from the east), presumably on a pre- or early-Christian sacred site. Managed grass, shrubs and ornamental and native trees (including large old yews). Headstones date back to [date?]. Adjacent extension burial ground is a contemporary addition of equivalent or potential value.</p> <p>Biodiversity significance includes invertebrates associated with the grass and trees, lichens, birds (4 species of conservation concern), mammals, including bats.</p>	4	4	4	4	2	2	2	3	3	28
	 <p>St Leonard's churchyard, summer 2018</p> 										
024 group	<p><b>Steeley Meadows Conservation Area</b></p> <p>Dense <b>deciduous</b> wet woodland, scrub, wet grassland, marsh and open water, includes part of Brandon Marsh SSSI. Several habitat studies completed in area. Permissive access to network of footpaths from the end of Redland Lane.</p> <p>Owned and managed by Ryton Conservation Trust (Charity).</p> <p>Identified on Open Day Map as Special to the Community for views and recreation = 4. Supported by questionnaire response as open space to protect. Supported by Questionnaire results show Highly Important Protect mature hedges and trees within village (69% support)</p> <p>Econet Woodland. Rich biodiversity with records of invertebrates, amphibians, grass snake, birds (6 Species of Conservation Concern), mammals including bats.</p>	4	2	4	4	4	2	2	2	4	27
	 <p>Steeley Meadows woodland walk, spring 2018</p> 										
154	<p><b>Ryton Community Orchard</b></p>	4	4	4	4	3	1	2	1	2	25

Ref.	EVIDENCE	NPPF (2012) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL
	<p>Established 2011, managed by a constituted community organisation</p> <p>Grassed area with 50 heritage and popular variety apple trees.</p> <p>Bounded by residential fences to north, hedges, trees and fences to other boundaries. Identified on Open Day Map as Special to the Community for views = 3. Supported by questionnaire result - Highly Important Green Space 84% = 4</p>										
	 <p>Ryton Community orchard, 2015</p> 										

### Potential Local Green Space

Inventory site 149, known as ‘The Dell’, was for many years a valued community amenity with well-used permissive access and high local biodiversity significance. Concerns about security led the owners to install boundary fencing and to rescind the public access arrangements. Because of changed circumstances, there are now proposals at an advanced stage to establish the site as a formal public open space. Consequently, although it would until around 2000 have met the criteria for Local Green Space designation and is now expected to do so again within the lifetime of the Plan, it currently does not qualify. It is notified here as a potential Local Green Space and will be added to the list of LGS designations as soon as possible.



Ref.	EVIDENCE	NPPF (2012) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL
149	The Dell	1	3	4	3	0	0	0	3	2	16
<b>Potential scores – see text</b>		<b>4</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>25</b>
<p><b>Potential Local Green Space</b> adjacent to Prologis sites and Leamington Road - Currently part of Prologis site - Considered special to community with anticipated plans to transfer ownership - see Parish Council. Identified on Open Day Map as Special to the Community for recreation = 3 (wanting to use for recreation rather than current use). Supported by Questionnaire results Highly Important Protect mature hedges and trees within village 69% = 3, Warwickshire EWA9255, MWA9642. Adjacent to the site of a heavy anti aircraft installation dating from the Second World War and identified from documentary evidence and an aerial photograph. It was situated 150 metres northwest of the Sports Fields at Ryton on Dunsmore.</p>											
		<p>The Dell in 2001 when it was a permissive community open space</p>									

**POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details above; map Figure 9) will not be permitted other than in exceptional circumstances.**

- St Leonards churchyard and Parish burial ground (inventory reference 203/192)
- Steetley Meadows Conservation Area (024)
- Ryton Community Orchard (154)

**POTENTIAL LOCAL GREEN SPACE**

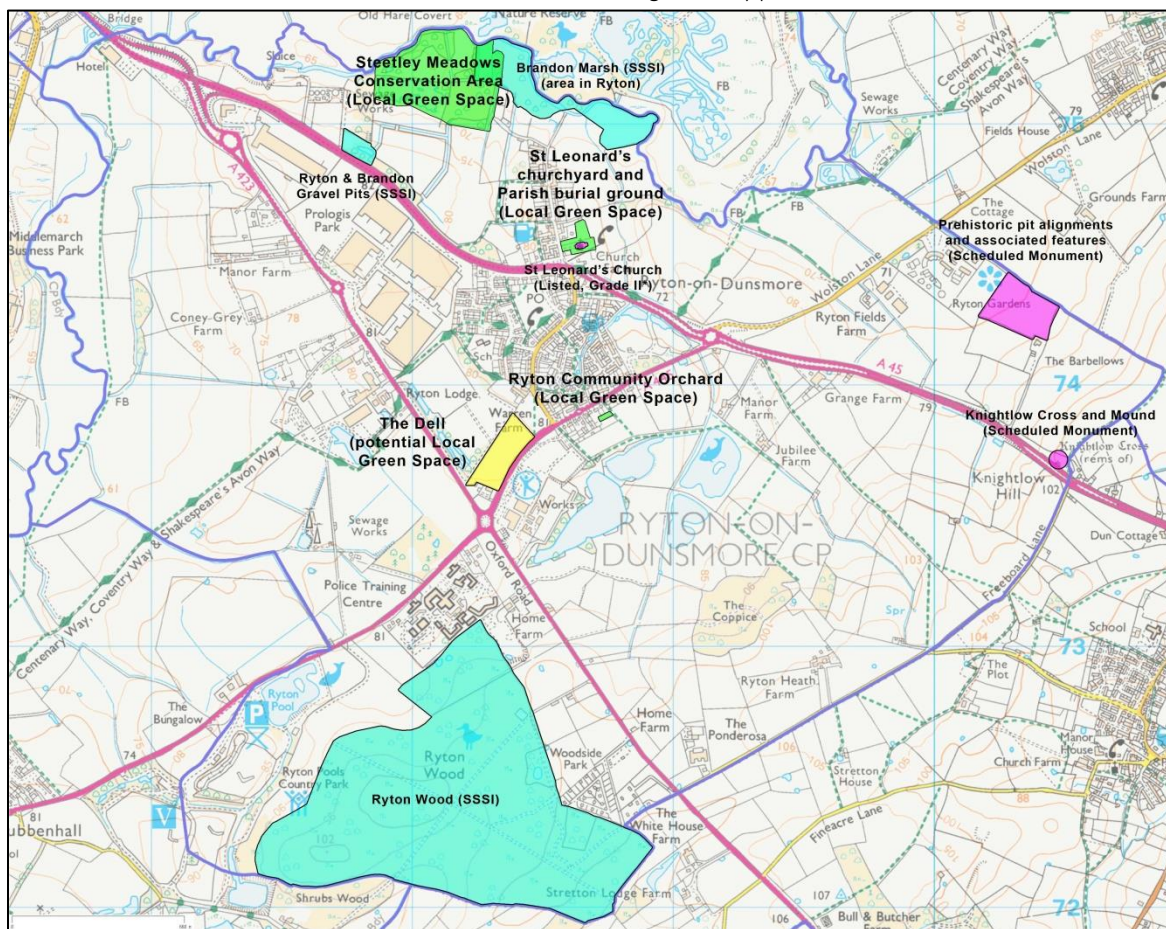
- The Dell (149)



**Figure 9: Local Green Spaces and other statutorily protected sites**

Local Green Space = Green shading. Potential Local Green Space = yellow shading. For detail see table 2.

The other sites shown have existing statutory protection



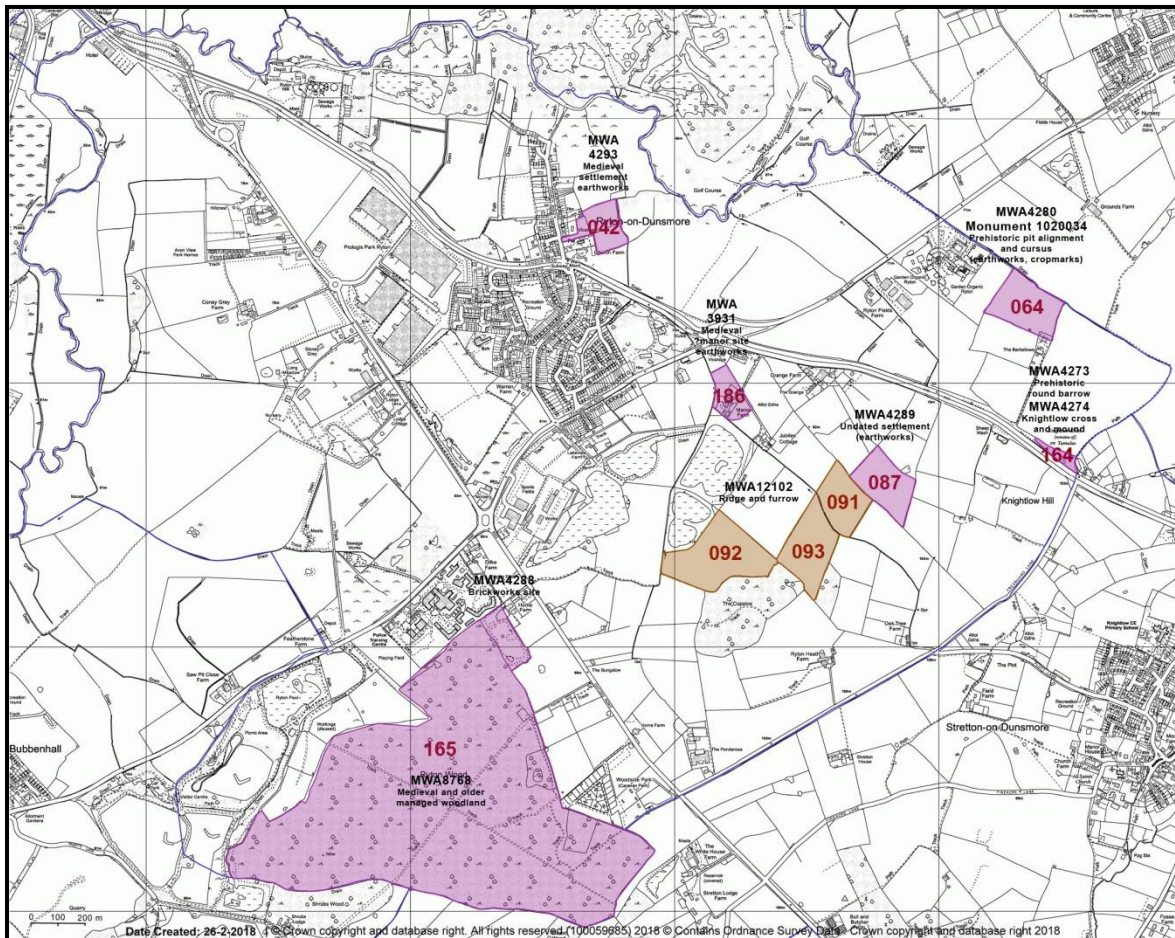
## Sites of environmental significance

A group of inventory sites scores highly for 'history' or 'wildlife' (scoring at least 3/4 under either of these criteria) but, because their community value scores are not high, they are not eligible for Local Green Space designation and (except those sites already designated as SSSI or Scheduled Monument) not statutorily protected. The features for which the identified sites have been selected and notified are detailed in the environmental inventory (Appendix 5). The maps (Figures. 10.1, 10.2) show their locations.

The selection of these sites has been rigorous and based on the demonstrable presence of a) existing, visible historical features or b) existing, living habitats with their associated species. Neither is amenable to mitigation, replacement or compensation as a condition of development – development means the history and wildlife will be gone for ever or reduced to remnants of low significance. For this reason, Policy ENV 2, below, expects future development in Ryton to avoid these sites, and for alternative sites with low (or no) extant historical or natural significance to always be preferred.

The **historical environment** sites comprise a) sites with *extant and visible* archaeological or historical features recorded in the Warwickshire Historic Environment Records database and mapped by Historic England and b) other sites of historical and social significance identified in local records and during the inventory process. Areas of ridge and furrow (medieval field systems) are also of high historic environment significance; they are covered by Policy ENV 5.

Figure 10.1: Sites of historical environment significance



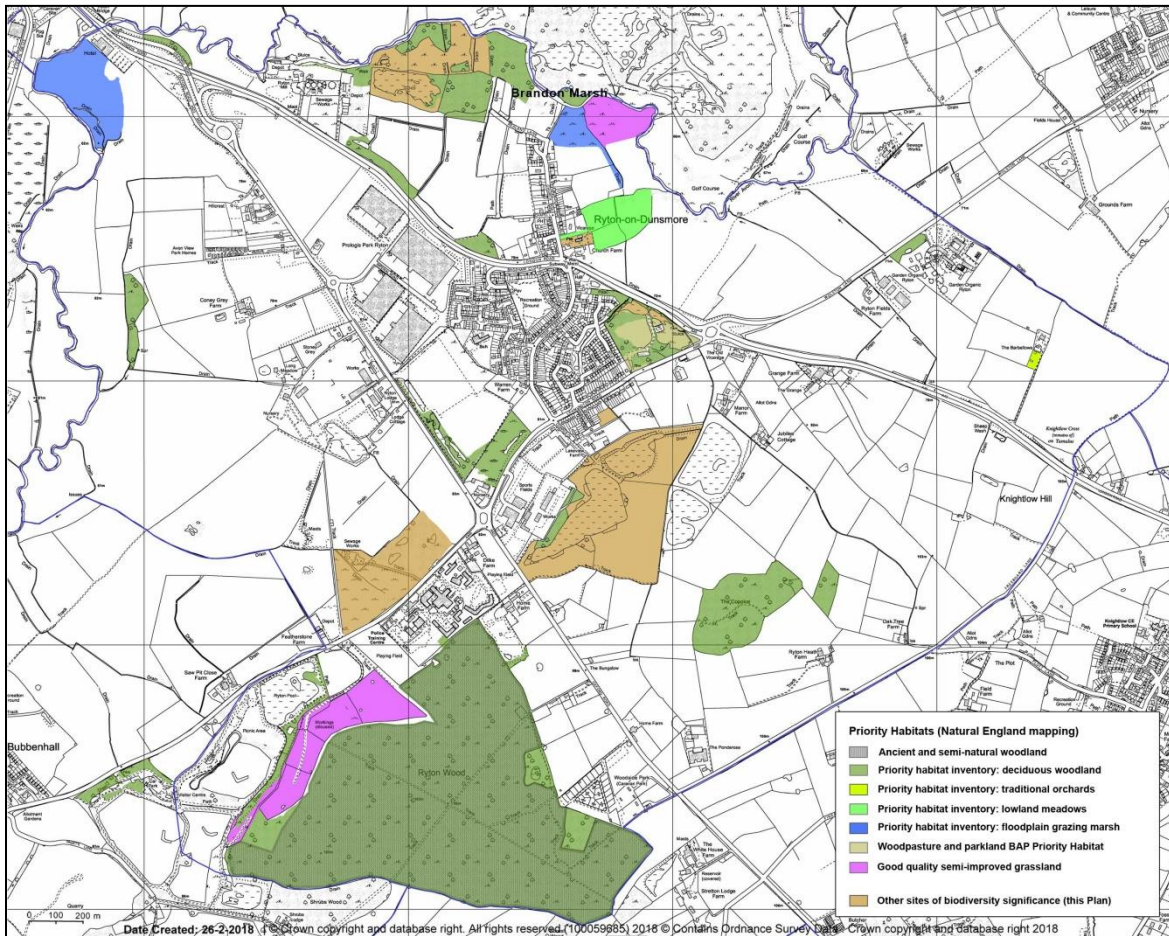
The **natural environment** sites comprise a) Sites of Special Scientific Interest (SSSI), b) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; c) sites identified as ecologically significant by Warwickshire County Council and Rugby Borough Council, including *Local Wildlife Sites*, and d) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.

Destruction of or significant harm to these sites should be avoided; failure to do so would be effective non-compliance, at parish level, with the relevant sections of the *Wildlife & Countryside Act 1981*, the *Conservation of Species and Habitats Regulations 2010* and European Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.



It might be argued that parish-level biodiversity makes such a small contribution to national biodiversity that it can be ignored when individual development proposals are under consideration. But the biodiversity of England consists *only* of the sum of all the significant wildlife sites in its parishes. Destruction of any one of these sites in Ryton will reduce national, as well as local, biodiversity. The community is determined that inappropriately located development proposals do not contribute inadvertently to further loss of England’s threatened natural heritage.

Figure 10.2: Sites of natural environment significance



**POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE** – The sites listed and mapped (figures 10.1, 10.2) are of local or higher significance for their historical and/or natural environment features. Their historical features are extant and have visible expression, their species and habitats are ecologically important in their own right, and they are locally valued.

Development proposals affecting these sites will only be supported where the need for, and benefits of, the development in that location clearly outweigh the impact on the site and the identified features.

## Important Open Spaces

A group of sites scored highly in the inventory (scoring at least 75% of the possible total under the relevant criteria) for their outstanding community value. They have been identified in fieldwork, community consultations and in Parish records; a majority are existing Rugby Borough Council designated Open Space, Sport & Recreation (OSSR) sites, but community consultation and fieldwork for this Plan has identified two additional sites for designation.

Their value as open space *within and close to the built-up areas* and/or their current, or potential, value, as community resources are recognised in this Policy and Community Action.

**POLICY ENV 3: IMPORTANT OPEN SPACES – Development proposals that would lead to the loss of, or harm to, the following important open spaces will not be supported unless equivalent or better provision in an equally convenient location is provided by the developer. Proposals to enhance the amenity of important open spaces will be supported.**

### 1. Rugby Borough Council designated Open Space, Sport and Recreation sites:

1.1 St Leonards churchyard (*Cemeteries, disused churchyards and burial grounds*)

1.2 Holly Drive play area (*Provision for children and young people*)

1.3 Holly Drive / Cedar Avenue public open space (*Natural and semi-natural open space / Amenity green space*)

1.4 Fetherston Crescent recreation ground, play area, etc. (*Outdoor sports facilities / Provision for children and young people*)

1.5 Provost Williams C of E Primary School playing field (*Outdoor sports facilities / Provision for children and young people*)

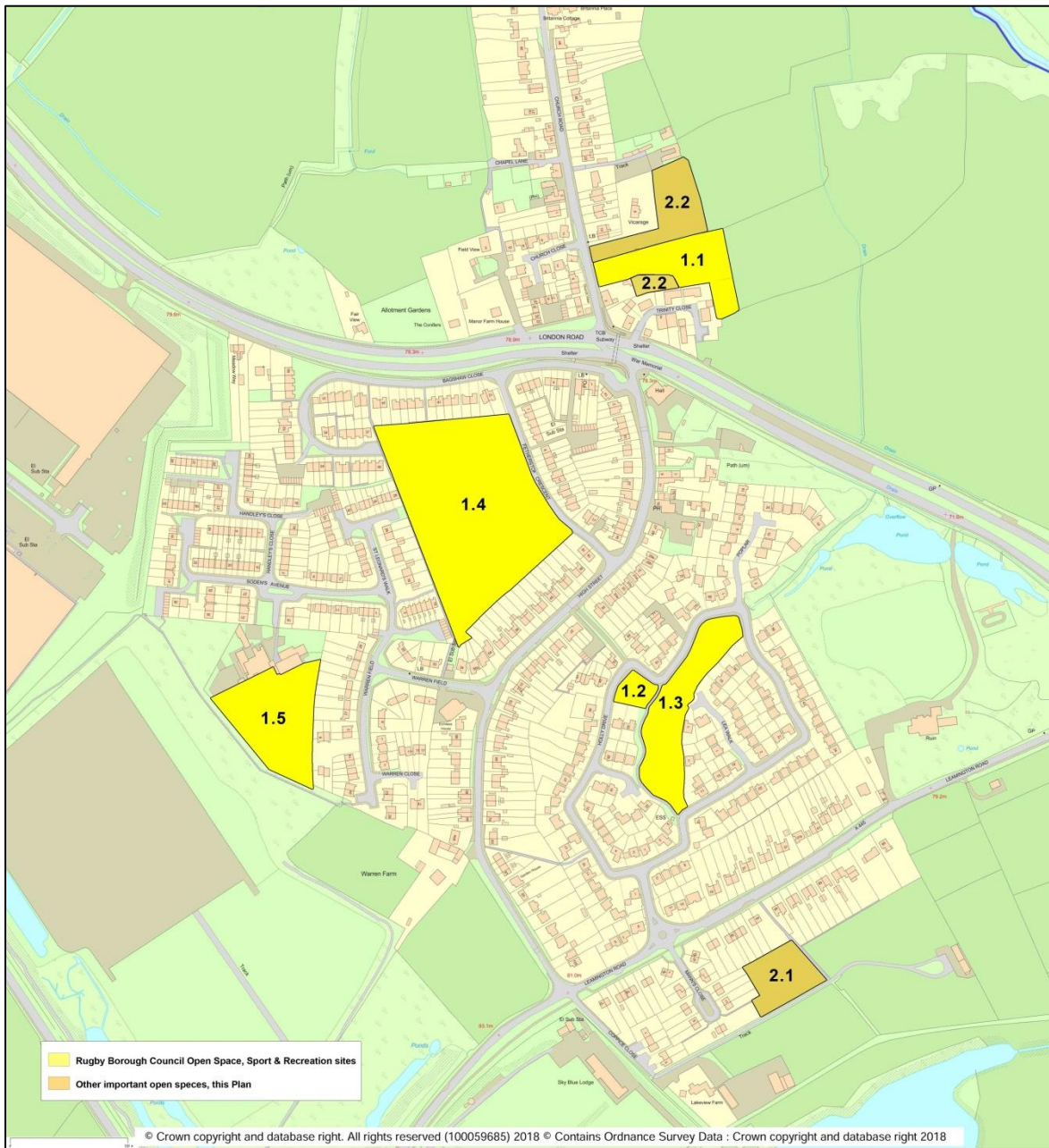
### 2. Additional important open spaces

2.1 Ryton community orchard (*Amenity green space / Community gardens and allotments*)

2.2 Parish burial ground and remainder of historic churchyard (*Cemeteries, disused churchyards and burial ground*)

**COMMUNITY ACTION ENV 1: IMPORTANT OPEN SPACES - The Parish Council will actively work with Rugby Borough Council, landowners, the community and other partners to secure the protection of the locations and features of the following sites (listed in Policy ENV 3, mapped in Figure 11 and detailed in Appendix 5) through confirmation as existing, or designation as new, Open Space, Sport and Recreation (OSSR) sites in appropriate typologies.**

Figure 11: Important Open Spaces



## Buildings and structures of local significance

### STATUTORY PROTECTION

Seven buildings and structures in the Plan Area have statutory protection through Scheduled Monument status or Listing at Grade II\* or II. The Neighbourhood Plan lists them for reference, and to note that new development will be required to take into account their *settings* as determined on a case by case basis by Historic England. Their location within, or close to, sites designated or noted for protection in the Plan's Policies and Community Actions contributes to these sites' evidence of significance.



## Statutorily protected historic environment features in the Plan Area

### SCHEDULED MONUMENTS

#### KNIGHTLOW CROSS AND MOUND

List Entry Number: 1020302

#### PREHISTORIC PIT ALIGNMENTS AND ASSOCIATED FEATURES 160m NORTH OF THE BARBELLOWS

List Entry Number: 1020034

### LISTED BUILDINGS

#### RYTON HOUSE

List Entry Number: 1034887

Heritage Category: Listing

Grade: II

Location: LEAMINGTON ROAD,

#### REMAINS OF KNIGHTLOW CROSS

List Entry Number: 1365114

Heritage Category: Listing

Grade: II

Location: London Road (A45), Knightlow Hill,

#### WAR MEMORIAL

List Entry Number: 1393914

Heritage Category: Listing

Grade: II

Location: HIGH STREET,

#### CHURCH OF ST LEONARD

List Entry Number: 1034875

Heritage Category: Listing

Grade: II\*

Location: CHURCH ROAD,

### REGISTERED PARKS & GARDENS

#### RYTON HOUSE

List Entry Number: 1001343

Heritage Category: Park and Garden

Grade: II

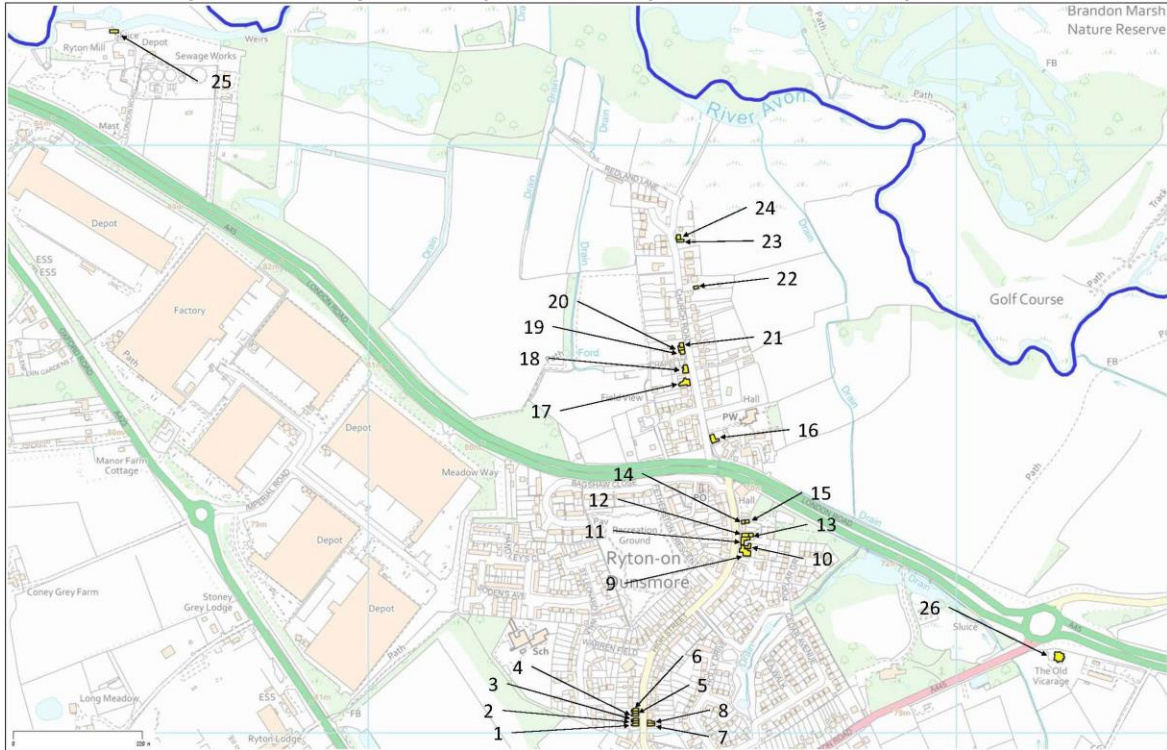
## LOCAL HERITAGE LIST

The Neighbourhood Plan identifies a number of other buildings and structures in the built environment of Ryton that are considered to be of local significance for architectural, historical or social reasons (details in Appendix 7). Their inclusion here records them in the Planning system as non-designated *heritage assets*.

**POLICY ENV 4: NON-DESIGNATED HERITAGE ASSETS** – The structures and buildings listed here (and mapped in Figure 12) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The benefits of a development proposal, or of a change of land use requiring planning approval, will need to be judged against their significance as heritage assets.

2. 88 Hlgh St	11. Woodbine Cottage, Hlgh St	18. 7 Church Rd	24. 70 Church Rd
3. 86 Hlgh St	12. 9 High St	19. The Old Post Office, Church Rd	25. The Old Flour Mill (Site of)
4. 84 Hlgh St	13. 7 High St	20. 15 Church Rd	26. The Old Vicarage
5. 82 Hlgh St	14. 3 High St	21. 17 Church Rd	
6. 80 Hlgh St	15. 5 High St	22. WWII RAF Hut, Church Rd	
7. 79 Hlgh St	16. Manor Cot'ge, Church Rd	23. 66 Church Rd	
8. 77 Hlgh St	17. The Malt Shovel, Church Rd		
9. The Blacksmiths Arms, Hlgh St			
10. Twin Cot'ges, Hlgh St			

Figure 12: Non-designated *heritage assets* (buildings and structures of local significance)



## Ridge and furrow

Like other parishes in the English Midlands, Ryton was farmed using the open field system from (probably) around 800AD. Centuries of ploughing of the arable lands, using ox-teams and non-reversible ploughs, produced deep furrows with ridges between them. When these fields were ‘inclosed’ – in Ryton’s case in 1517, again in the early 17<sup>th</sup> century and finally in 1760 – to be taken out of cultivation in favour of permanent pasture, the ridges and furrows were ‘fossilised’ to form a record of a medieval way of village life. This ridge and furrow then survived until the 20<sup>th</sup> century, when a combination of intensive arable production, sand and gravel quarrying and industrial sites resulted in the destruction of most of this feature of Ryton’s historical heritage.

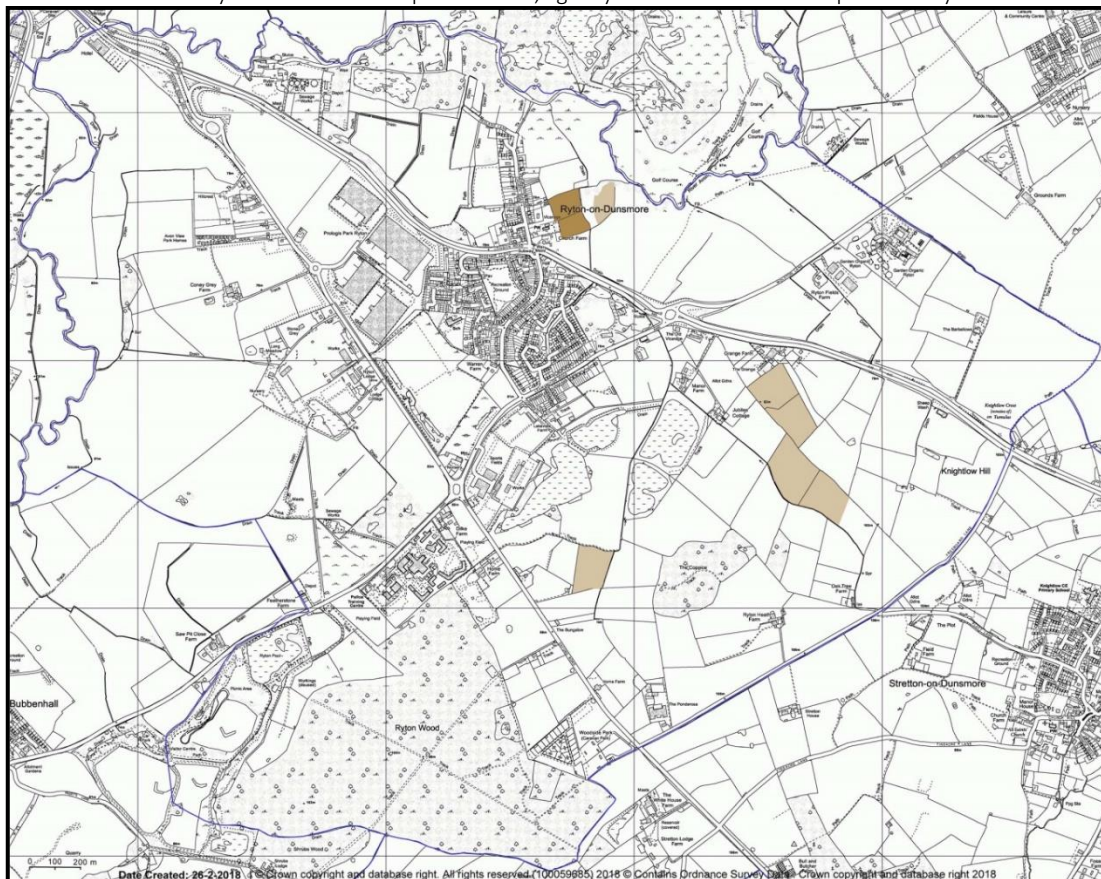
In most parishes the loss has been between 70% and 90% since 1950. In recognition of the threat to what still remained, English heritage (now Historic England) instigated a mapping programme and made recommendations for protection of ridge and furrow via the Planning system. The situation in Ryton is that only seven fields (just 1.8% by area of the open land) still show any trace of ridge and furrow.

Following Historic England’s recommendation and practice, this Plan recognises all of these survivors as *non-designated heritage assets*. Every effort should be made to ensure that new development is located so that none of these few surviving areas is damaged or destroyed.

Figure 13: Aerial photograph of Ryton about 1950, showing extent of surviving ridge and furrow and other earthworks at that time. Compare with figure 14



Figure 14: Surviving ridge and furrow in Ryton, 2018  
Dark symbol = reasonable preservation; light symbol = indistinct or cropmarks only





**POLICY ENV 5: RIDGE AND FURROW** - The areas of ridge and furrow earthworks (map, Figure 14) are non-designated heritage assets.

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

## General policies

### Biodiversity and habitat connectivity

Ryton's history and location means that, from an ecological point of view, it has areas of high biodiversity value, including two SSSIs but otherwise only a limited amount of the Plan Area is available for wildlife. Of the (approximately) 900 hectares in the parish, 115 is housing, commercial and industrial development. Of remaining (undeveloped) land, 110 hectares is woodland and 10 is open water; most of the rest (some 600 hectares) is farmland. The community wishes to protect and enhance what land remains for wildlife and to increase the area whenever possible. This Plan recognises three opportunities, in conformity with the letter and spirit of relevant sections of the *Wildlife & Countryside Act 1981*, the *Conservation of Species and Habitats Regulations 2010* and European Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, for improving the Ryton situation:

- Conserving the remaining areas of natural and semi-natural habitat
- Welcoming local farmers' adoption of diversification, lower-intensity management regimes and Countryside Stewardship agreements
- Encouraging and taking part in biodiversity enhancement through habitat creation.

The Parish lies within Natural England *Natural Character Area 96 Dunsmore and Feldon*. NCA 96 is a DEFRA guidance document for local Planning in England, and includes the following *Statement of Environmental Opportunity*:

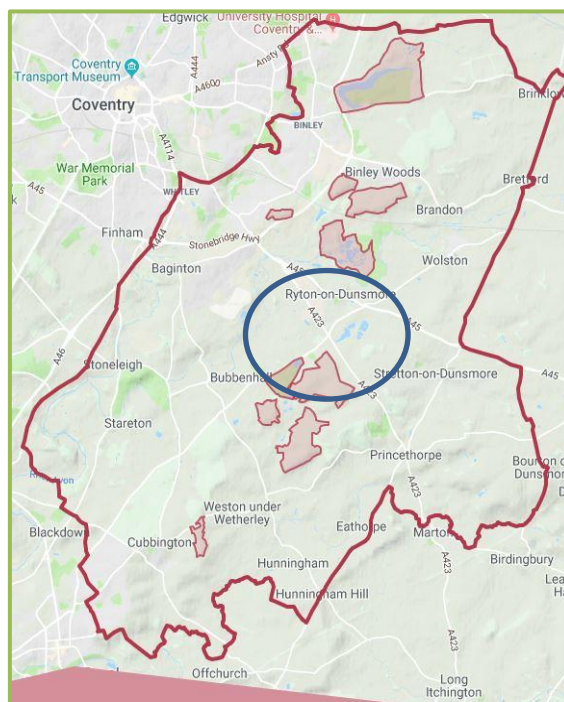
*SEO 3 Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands, particularly ancient and semi-natural woodlands, together with sustainable management of agricultural land, and new planting of woodland and heathland, where appropriate...*

As a response to this statement of opportunity, Community Actions ENV 1 and ENV 2 record a community aspiration to protect and enhance local biodiversity in the longer term (see page 47).

## Dunsmore Living Landscape

The Ryton woods, and surviving hedgerows in the Plan Area, are part of “the most important cluster of ancient woodlands in Warwickshire” (shown in red on the map, figure 15). This is one of Warwickshire Wildlife Trust’s *Living Landscape Areas*. The 50-year vision is for “an ancient wooded landscape connected by a network of hedgerows, rich in wildlife and accessible to all”.

Policy ENV 6 acknowledges the particular importance of protecting and enhancing the habitats and species in the Living Landscape Area, but should be applied, in principle and wherever deliverable, to the whole Plan Area.



**Figure 14: Dunsmore Living Landscape Areas** (Warwickshire Wildlife Trust); Ryton circled.

**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.

Ancient woodland will be protected and where appropriate enhanced. Development proposals which directly or indirectly harm ancient woodland will not be supported. Where development is proposed adjacent to ancient woodland, a natural buffer will be required to protect the ancient woodland. For small developments a minimum of 15m may be appropriate and for large developments a minimum of 50m will be required.

Wherever possible hedgerows will be retained and enhanced. Proposals which are accompanied by a Hedgerow Survey will be supported when the designs demonstrate sympathetic development around hedges of high or moderate quality. This should include a management plan for the hedgerow to allow it to develop into a high value habitat, including a grassland buffer.

New developments will maintain and enhance habitat corridors for the wildlife using them. Where surveys show that bats are using these corridors lighting will be controlled to exclude or minimise light spill onto the habitat. Water courses will be buffered by a minimum of 8m of vegetation from the top of the bank, in line with the Local Plan.



## Important Views

Consultation during the Neighbourhood Plan's preparation identified a widely-held wish to protect what remains of Ryton's rural setting and its relationship with the rolling countryside on the edge of the Dunsmore plateau overlooking the Avon valley. Although extensive panoramas are limited to the views westwards from Knightlow Hill, there are a number of closer vistas into and around the north, east and south of the village that establish the settlement in its wider landscape.

One of the main ways in which residents expressed this wish was by describing a number of highly-valued views from the built-up area and in the surrounding countryside. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sight-lines of the suggested views and mapped them (below, figure 16).

### IMPORTANT VIEWS



VIEW A1: East from St. Leonard's churchyard



VIEW A2: East from St. Leonard's church burial ground





VIEW B: Northeast from footpath to Wolston



VIEW C: East from Jubilee Pools



VIEW D: West from Knightlow Hill



VIEW E: Northwest from Knightlow Cross



VIEW F: Southeast from the corner of village orchard



VIEW G: South from the corner of Jubilee Pool (North fishing pool)



VIEW H: South from the corner of Jubilee Pool (South fishing pool)

**POLICY ENV 7: PROTECTION OF IMPORTANT VIEWS** – The following views (figure 16) are important to the setting and character of the village. To be supported, development proposals must not significantly harm these views where seen from publicly accessible locations and should include the treatment of views in any design statement.

A1: East from St. Leonard's churchyard

A2: East from St. Leonard's burial ground

B: Northeast from footpath to Wolston

C: East from Jubilee Pools

D: East from Knightlow Hill

E: Northwest from Knightlow Cross

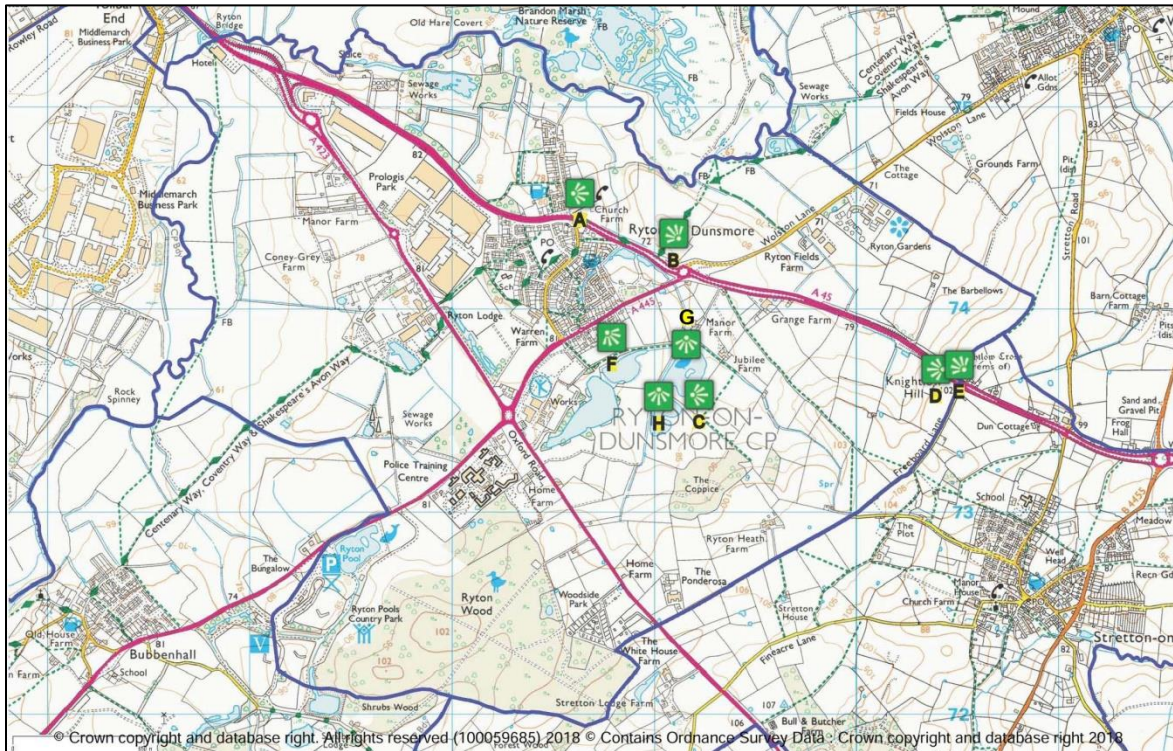
F: Southeast from the corner of village orchard

G: South from the corner of Jubilee Pool (North fishing pool)

H: South from the corner of Jubilee Pool (South fishing pool)



Figure 16: Important views.



## Renewable energy generation infrastructure

Ryton is in Rugby Borough Council Landscape Character Type (LCT) 2 *Dunsmore Plateau Fringe*, which is judged to be unsuitable ('high' sensitivity) for commercial wind turbine development.

**POLICY ENV 8: RENEWABLE ENERGY GENERATION INFRASTRUCTURE - Renewable energy generation infrastructure should:**

- a) Not have an adverse impact (such as noise, visual impact, reflections, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions) on the health, wellbeing or amenities of residents and visitors;
- b) Not have an adverse impact on the area in relation to views or the character of the surrounding landscape; and:
- c) Be of an appropriate scale for its location;
- d) Where practicable, incorporate designed-in features to enhance biodiversity in the built environment.



## D. Community Sustainability

In any rural community, the availability, quality and balance of local services and amenities is vital. In Ryton, we recognise that, as our community grows, it is important to ensure that the infrastructure grows with it, and the facilities, amenities and environment are not only retained and protected but also enhanced. This is integral to sustaining a healthy community, its cohesion, vitality, safety and general wellbeing.

Through the questionnaire and other events, the villagers of Ryton have expressed their views and concerns on the following subjects relating to Community Sustainability:

### Village Community

*'One of the best things about Ryton is the great community spirit, with the Village Hall, School and Church at the centre of activities, including many clubs and groups'.  
(Rebecca Lucas)*

The value of the sense of 'community' in the Parish is clearly important; it was highlighted by parishioners during the consultation process (35 specific comments). There are many examples of the village community working together.

- The painting of the subway mural involved more than 150 people of all ages giving up their time to help design and paint it.
- The response to the Parish Plan research in 2012 was remarkable - with nearly 70% of the households returning their questionnaires and over 50 people then volunteering to address the different issues raised, many of which have now been resolved.
- There is also the Church Fete and evening community event which involves many different groups and is enjoyed by villagers of all ages.
- A team of volunteers drives the village minibus to provide transport for less mobile members of the community.

In their responses to the questionnaire, people used expressions such as 'the heart and soul' 'charm' or 'flow and feel' of the village community. People also referred to the 'much loved identity' or the 'individuality' of our village and 'the importance of community spirit'

### Facilities and Amenities

The community facilities and amenities that exist in Ryton make a significant contribution to this special sense of 'community'. They have a positive impact on our sustainability; enhancing the quality of life for residents and providing the potential for social interaction. Our community consultations showed that many villagers were most concerned about the importance of ensuring that, as the village grows, the facilities and amenities are upgraded

and developed accordingly. (135 comments). Many people commented on the importance of maintaining and, if possible, improving the local bus service as a vital link with nearby towns and facilities.

The fact that Ryton, despite lying close to Coventry, is surrounded by Warwickshire countryside, may in part account for the considerable value the villagers place on the surrounding green spaces both within and around the village - recreation ground, footpaths, fields, woodland, ponds, lakes and associated trees, hedgerows, flowers and wildlife. These are all important community amenities, many of which have been covered in the Environment section. (92 comments)

## Traffic Concerns

The majority of respondents expressed concerns about the potential impact that additional housing will have on the levels of traffic congestion and road safety in the village. (185 comments) Comments focused mainly on road safety issues, linked to the volume and speed of traffic on the Leamington Road, Warren Field, High St and Church Rd. Parking issues at Provost Williams CE Primary School and the Co-op were also raised.

## Businesses and Employment

A thriving local economy is an important factor in a healthy community. Ryton already has the benefit of many sizeable employers such as Keller, Marshalls/Stonemarket, UK Mail, Network Rail and JLR, which help to explain why 78% of respondents to the questionnaire are against further larger industrial developments within the Parish. However, a similar proportion (73%) is supportive of further development of individual shops and offices. A number of parishioners also work from home in a variety of different fields.

In the following pages we present policies that are intended to sustain and develop our infrastructure as expressed in our Vision:

# 1. Facilities and Amenities

Ryton-on-Dunsmore has a range of community facilities which all play an important part in the life of the village. These include the following:

## Provost Williams Church of England Primary School

Provost Williams School (OFSTED rating 'Good') is a valuable resource for the community, providing education for over 200 children, together with a Nursery, sessional day care, 'Stay and Play' sessions and Baby Clinic. The extensive school grounds include two outdoor classrooms, a Forest School area, an orchard and wildlife area.

A recent inspection noted that "relationships within the school are strong, characterised by Christian care and concern". The school reaches out to the wider community by inviting parishioners to key annual events, such as school plays and the crowning of the May King and Queen.

## St Leonard's Church and Church Centre

St Leonard's is a listed building dating from 1080 set in a well loved and maintained Churchyard. As well as a wide range of services, the Church fosters a number of valuable community activities such as bell ringing, choir and the annual fair and Football event.

The Church Centre is a valued venue for group meetings such as the volunteer Lunch Club, Morris Men and Twirls (WI Lite).

## The Village Hall

The Village Hall is a well maintained, flexible resource for the village, centrally positioned and offering a good-sized hall, committee rooms and kitchen. It is well used by both regular groups, such as the 'Over 50's, line dancers and dog training and for one off functions like birthday parties or weddings.

The village Hall also houses the outreach part-time Post Office. There is a desire for the Post Office to be open more often. One of the three defibrillators is sited here too.



**Village Hall**

## Village Pubs

The Parish is served by two pubs, The Malt Shovel and The Blacksmiths Arms. Both pubs are assets to community and are supported by both locals and passing trade. The Malt Shovel houses a defibrillator.

## Shops and Amenities

The village has a Co-operative shop, which is open 7 days a week and offers a wide range of products. In addition, there is a free to use cashpoint. The third Parish Defibrillator is sited in the Co-op.

### Allotments

Other valued Village facilities and amenities include a Parish Burial Ground, Manor Farm Shop, 'Summie's', a Chinese Take-away, 'Solutions', a hairdresser's, 'New Leaf' Gym and Connexion Sports Centre.



The parishioners of Ryton have many different opportunities and venues for outdoor recreation. These include the recreation Ground, with pavilion, football pitch, children's play area and multi-use

games area, the Holly Drive Children's Playground, Village Allotments, Community Orchard, Steetley Meadows Conservation Area and Water Meadow, Jubilee Pools, Ryton Pools Country Park, linked to Ryton Wood, Five Acre Community Farm and local footpaths.

The retention and enhancement of these important community services and facilities has been identified as a priority for the Plan.

**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, unless it can be demonstrated that**

- a) There is no longer any need or demand for the community facility; or
- b) The community facility is, demonstrably, no longer economically viable, or able to be supported by the community, such viability and support includes fundraising and volunteering by parishioners or others; or
- c) The proposal makes alternative provision for the relocation of the community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

The Facilities and Amenities which need protecting and enhancing are as follows: St Leonard's Church, Church Centre and burial ground, The Parish Burial Ground, the Village Hall, the Post Office, Provost Williams Primary School, the two pubs, the Malt Shovel and the Blacksmiths Arms, the hairdresser's, the Co-op, the Farm Shop, the Take-Away, the Stock Pot Cafe, New Leaf Gym, Five Acre Community Farm; Ryton Organic Gardens and the Connexion Sports Centre.



Community Action CF1: The Parish will seek ways to increase the number of days/hours the outreach Post Office is open.

## New Community Facilities

As a community we are keen to develop and enhance our community facilities to meet the growing needs of the residents; for example, the village does not have its own Doctor's surgery or pharmacy. Instead residents generally attend a surgery either in Wolston, Stretton-On-Dunsmore or Chase Avenue, Willenhall. Due to the capacity of these existing surgeries Ryton-on-Dunsmore does not merit its own doctor's surgery. It is acknowledged, however, that with the further development of the village, the residents would desire additional health care services. (45 Comments)

We also aspire to develop the following areas as suggested and supported by members of the community: outdoor gym activity stations, year-round access to the water meadow, increased days/hours of PO, Cycle Racks at key points in the village.

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

- a) Meets the design principles stated in Policy GD2;
- b) Will not result in unacceptable traffic movements or other disturbance, to residential properties;
- c) Will not generate a need for parking that cannot be adequately catered for;
- d) Is of a scale appropriate to the needs of the locality;
- e) Is conveniently accessible for residents of the village wishing to walk or cycle;
- f) Takes into full account the needs of people with disabilities;

Community Action: CF2: The Parish will explore ways to achieve the provision of Healthcare Facilities within the Parish as its population expands.

## Provost Williams C of E Primary School

The school has in recent years installed bike stands and launched campaigns to encourage both pupils and staff to cycle or walk to and from school. The County also adapted an area outside the school gates to improve parking. Despite these measures, there continues to be a serious problem with cars parking outside school, on both sides of the nearby roads, particularly at drop off and pick up times. This is a particular worry for parents, with the risk of children running into the road between parked cars etc. and for residents, unable to access

their driveways at these times. It is not unusual for access to be so compromised that, in the event of an accident or fire, an emergency vehicle would be unable to reach the scene.

The number of children attending the school is likely to increase following the building of additional houses. There is therefore a pressing need to address this issue to ameliorate the impact of further pressure on car parking around the school.

**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.

The provision of onsite parking for staff and appropriate parking/drop off/pick up points for parents and children is supported.

## 2. Transport

Despite being bisected by the A45 dual carriageway, Ryton remains essentially a rural Parish and it is this 'country village' quality, which residents have repeatedly stated they wish to see protected.

The National Planning Policy Framework encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures, which promote a decrease in the number of journeys made by car, and there are several actions that can be taken by individuals and by the public and private sectors to support this objective.

The policies relating to transport therefore focus on those areas where they can have an influence on highway safety, parking provision and the reduction of the need to travel by car.

The majority of respondents are exercised by the potential impact that additional housing will have on the current and future levels of traffic congestion and road safety in the village. 83% of respondents to the 2017 Ryton-on-Dunsmore Neighbourhood Plan Questionnaire indicated that if the village expands they would rate traffic management/calming as 'Highly Important' or 'Important'.

Particular areas of concern are:

### Speed of traffic

In spite of traffic restrictor, speed humps, parked cars and restricted road width, some vehicles still do not observe the speed limit. Residents have very real fears of an accident involving the elderly or children. The danger is exacerbated by narrow pavements or, in some areas of Church Road, no pavement at all. For this reason we would like to ensure that there is provision in the plan for steps to be taken to mitigate the impact of any increased volume of traffic in the village.

### A445 Leamington Road

Leading off the dual carriageway, the A445 Leamington Road runs through the village. This road is a source of particular concern to the residents of Ryton from the aspect of road safety. (48 comments specifically relating to congestion on Leamington Rd)

Speed restrictors and speed warning signals have been installed, with the aim of reducing the speed and also the numbers of HGVs. In spite of Warwickshire Police prioritising Leamington Rd for mobile speed camera surveillance, they have conceded that they are unable to have make a significant impact on excessive average speeds.

In addition, at times of congestion on the nearby major road networks, Leamington Road experiences considerable additional traffic leading to serious congestion.

The Parish has secured transport routing agreements with all the occupants of the Prologis

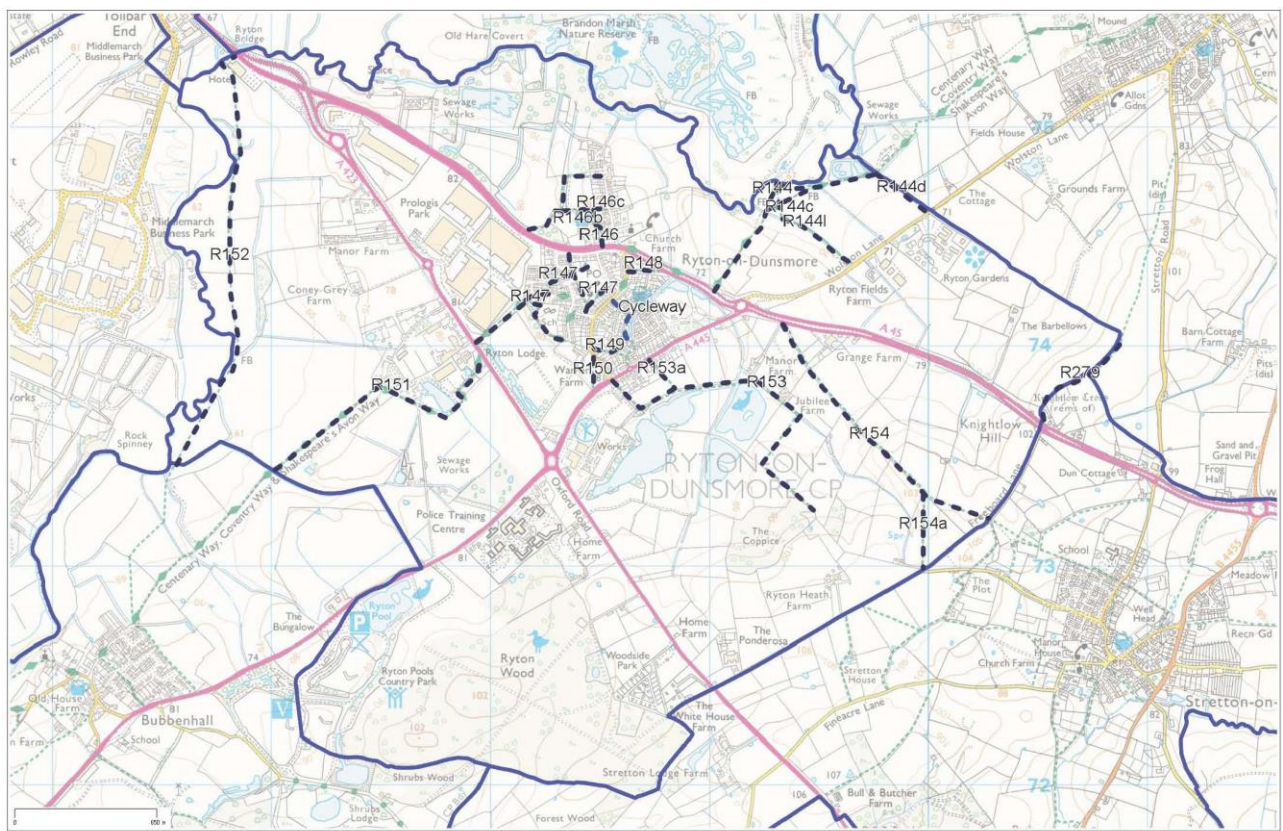
site and with Marshalls/Stonemarket and Wolston Quarry, prohibiting HGV traffic associated with these businesses from using Leamington Rd.

Despite many representations over a long period, Warwickshire County Highways have consistently refuse to approve either a downgrading of the road classification or a lorry weight restriction.

**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.

## Cycleways and Footpaths



At peak times, at the Co-op, Church, School or Village Hall for example, cars overspill on surrounding roads - and can be inappropriately parked increasing the risk to pedestrians. Therefore, any measures which reduce car use and encourage walking or cycling for making journeys in and around the Parish will be encouraged.

Some parishioners currently make use of bicycles to get about the village or for leisure

purposes. Increased bicycle use will lead to the need for bicycle racks at key points in the village such as at the Village Hall or Co-op. These, in turn, will raise the profile of cycling within the village. (Ideas for Developer Contribution at end of Chapter)

Outside the village, apart from the cycle lane along the A45 towards Coventry, there are no dedicated cycle routes around the area. With the increase of traffic and the consequent deterioration of the road surface, cycling is becoming increasingly hazardous. There is an increasing need to provide safe cycling routes both around the village and along surrounding roads to connect Ryton to nearby villages and towns. This will entail negotiation with the appropriate bodies of neighbouring parishes.

Many villagers mention the importance of footpaths and walking for leisure. Ryton is fortunate to have many footpaths. As the village grows it will be important to establish a means by which these can be maintained and enhanced.

**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.**

**Where the diversion of a footpath or cycleway is necessary, or where a route is absorbed into a development proposal, the route should be designed and bounded to retain its character.**

**The creation of new footpaths, or the enhancement of existing footpaths, to encourage walking from the new developments to the village amenities for leisure and wellbeing, is supported.**

**Community Action T1: The Parish will seek to increase the number of dedicated cycle lanes to link Ryton to surrounding villages, stations etc. where possible enhancing/developing cycle lanes within the Parish and negotiating with appropriate bodies outside of the Parish.**

**Community Action T2: The Parish will work with the community and appropriate bodies to ensure the ongoing Maintenance and Enhancement of Footpaths within the Parish.**

## **Community Transport**

Many residents are reliant on the bus service to reach nearby towns and find the service restricted. (26 comments). There is a village minibuss which, through volunteers, provides regular visits to a local shopping centre and transport for the different activities that take place in the village. There is the potential to develop a community transport system to support villagers who do not have cars with transport to opticians, dentists, hospital appointments etc.

**Community Action T3: The Parish will seek to develop its own voluntary community transport scheme for residents without transport as a means to increase mobility and reduce isolation.**



### 3. Businesses and Employment

Ryton has seen a huge change in the local employment scene in the recent past. The Parish was home to a major car assembly operation from the Second World War until 2006 when the then owner, Peugeot, closed the plant with the loss of 2,300 jobs.

The site has since been completely redeveloped and is now home to a mixture of smaller manufacturing and distribution operations. Compared with surrounding parishes, Ryton already has the benefit of many sizeable employers such as Keller, Marshalls/Stonemarket, UK Mail, Network Rail and JLR.

While we recognise that these companies provide valuable employment opportunities - vital for a thriving community such as Ryton - it has to be understood that an increase in traffic congestion within the village has been a significant negative consequence of the large-scale redevelopment of the commercial sites in and around the Parish. This in part explains the result from the 2017 Neighbourhood Plan questionnaire where 78% of respondents were against further larger industrial developments within the Parish.

However, there was a much more positive response with regard to further development of individual shops and offices with 73% people being in support. (31 specific comments relating to needing additional shops)

For economic activity to thrive in the Parish, it is important that the necessary infrastructure exists. Consequently, in order to protect and strengthen the economic base within the Parish, where there are buildings dedicated to business use in the Parish they should be protected against being lost to other uses.

**POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES - There will be a strong presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:**

- a) The commercial premises or land in question has not been in active use for at least 12 months; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report.

### Support for new businesses and employment

New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities.

Parishioners have been clear that any new employment initiatives should be small-scale, such

as individual shops and offices. Employment proposals should only be approved if they avoid harmful impacts on other matters agreed to be locally important. For example, over 90% of respondents felt that any commercial development should only be allowed if it could be shown not to increase heavy goods traffic, not to be detrimental to visual amenity and not to have a negative environmental impact on neighbouring properties.

**POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT** - In supporting additional employment opportunities, new development will be required to:

- a) Be of a size and scale not adversely affecting the character, infrastructure and environment of the Parish, including the countryside;
- b) Not generate unacceptable levels of traffic movement and on road parking and make appropriate off-road parking provision;
- c) Fall within the boundary of planned limits of development for Ryton-on-Dunsmore Parish, unless it relates to small scale leisure or tourism activities, the sensitive extension of existing commercial premises or other forms of commercial/employment related development appropriate to a countryside location;
- d) Where possible, development should be sited in existing buildings or on areas of previously developed land;
- e) Not involve the loss of dwellings;
- f) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property; and
- g) Contribute to the character, the design of the local built environment and the vitality of the local area

## Home working

There is an increasing trend for residents to work from home, either whole or part time; for example, a targeted survey revealed that home workers in the village include hairdressers, book keeper, beautician, furniture restorer, project manager, business consultant, Borough Councillor.

With improving internet connectivity locally and changing employment patterns nationally, this trend is likely to continue, making the Parish a place where a greater percentage of the population are spending more of their time within the Parish. This could create opportunities - for joint working, business hubs, support groups and room hire for meetings.

A key benefit of supporting home working is that it helps to promote local employment activities whilst reducing dependency on the car for journeys to employment sites outside the Parish. This, in turn, can help to reduce traffic volume within the Parish.

However, it is recognised that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living spaces. The construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate will be supported. This is intended to maximise the opportunities for entrepreneurial activity and employment in Ryton-on-Dunsmore Parish.

**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 supported where:**

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

## Broadband infrastructure

The modern economy is ever evolving and increasingly requires a good communications infrastructure to maximise technological advances. High-speed Internet connectivity is driving business innovation and growth, helping people access services, and opening up new opportunities for learning. This is important for Ryton-on-Dunsmore Parish, where better broadband enables improved access to an increasing number of on-line applications and services, provided by the public and private sector. This can help to significantly reduce social exclusion and create business and employment opportunities. 90% of those responding to the questionnaire felt that good broadband coverage and speed is important as the village expands.

Responses to a question about supporting infrastructure for home workers included the following:

- 'Poor mobile coverage and broadband speeds - this is how I do a lot of my admin and marketing'
- 'Unfortunately, our connection is very poor (2mbps, 3 on a good day, worse if the weather is wet or windy.)'
- 'Project manager and need to connect to the work servers which is a nightmare.'

- 'As the internet crashes so often .... I lose work.'

It is crucial that all efforts are made to enable all businesses and households in Ryton-on-Dunsmore Parish to access superfast broadband. Additionally, communications technology is progressing at pace with new developments over the life of this plan being inevitable. The Parish wishes to take advantage of these developments for the benefit its Parishioners.

**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.

Where new masts are installed, these should be shared where possible by more than one provider.

Any infrastructure improvements, possibly requiring above ground network installations, must be sympathetically located, designed to integrate into the landscape and not be in or near to open landscapes.

Any new building should make allowance for fibre to be installed using underground ducting.

All new buildings must provide the capability specified by the Government for above and below ground access and mobile radio.

## 8 Community Actions:

The Community Actions identified in the preparation of this Plan are presented in context through the document and are listed here as a summary.

The aspiration is to progress these Community Actions, whilst acknowledging that the ability to do so will in many cases depend upon residents volunteering their time, energy and skill to convert them into action. The Parish Council may in some cases be an appropriate body to provide some oversight.

**COMMUNITY ACTION ENV 1: IMPORTANT OPEN SPACES** - The Parish Council will actively work with Rugby Borough Council, landowners, the community and other partners to secure the protection of the locations and features of the following sites (listed in Policy ENV 3, mapped in Figure 10 and detailed in Appendix 1) through the confirmation as existing, or designation as new, Open Space, Sport and Recreation (OSSR) sites in appropriate typologies.

**COMMUNITY ACTION ENV 2: Holly Drive and Cedar Avenue Green Space**

- Immediate action to resolve the current overgrown areas and clearance of debris in water features.
- Review and assess waterways for general debris.
- open communication channels with Warwickshire Wildlife Trust to identify steps to improve the wildlife habitat.
- Develop a long term maintenance schedule for the entire space.

**COMMUNITY ACTION CF 1: POST OFFICE** - The Parish will seek ways to increase the number of days/hours the outreach Post Office is open.

**COMMUNITY ACTION CF2: HEALTHCARE FACILITIES** - The Parish will explore ways to achieve the provision of Healthcare Facilities within the Parish as its population expands.

**COMMUNITY ACTION T1: CYCLE LANES** - The Parish will seek to increase the number of dedicated cycle lanes to link Ryton to surrounding villages, stations etc. where possible enhancing/developing cycle lanes within the Parish and negotiating with appropriate bodies outside of the Parish.

**COMMUNITY ACTION T2: FOOTPATH MAINTENANCE** - The Parish will work with the community and appropriate bodies to ensure the ongoing Maintenance and Enhancement of Footpaths within the Parish.

**COMMUNITY ACTION T3: COMMUNITY TRANSPORT** -The Parish will seek to develop its own voluntary community transport scheme for residents without transport as a means to increase mobility and reduce isolation.



## 9. Infrastructure Requirements

All development has the potential to impact on the environment and place pressure on local infrastructure and services. It is recognised that the planning system should be used to ensure that new development contributes positively to the local environment and helps to mitigate against any adverse impacts on infrastructure.

Appropriate infrastructure is therefore critical to support the provision of development. This is not only to ensure that the new development is properly served in respect of essential day-to-day infrastructure required by the occupants of any new development but also to minimise the impact upon existing infrastructure.

However, the NPPF stresses that the need for infrastructure accompanying development must have regard for the viability of that development. Planning Practice Guidance (PPG 46) also recognises the ability of Neighbourhood Plans to identify the need for new or enhanced infrastructure but requires them to prioritise the infrastructure requirements.

Provision of the necessary physical and community infrastructure arising from proposed development is therefore a critical component of the Plan, which has identified a range of potential infrastructure requirements through its production.

Funding for new infrastructure is currently provided through a legal agreement (often referred to as a Section 106 Agreement) between the Borough Council and the applicant, along with other parties involved in the delivery of the specific infrastructure improvement (such as the County Council Education Department in relation to the impact on school places).

The potential introduction of what is known as a Community Infrastructure Levy (CIL) introduces charges to be applied according to the scale and type of development, and these funds then used to contribute towards the infrastructure requirements of development.

The provision of these diverse elements of infrastructure needs to be timely if deficiencies are to be avoided. The infrastructure requirements identified and detailed within The Plan are summarised in the policy below:

**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 village water meadow (adjacent to Steetley Meadows),
- 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.
- Extra provision of cycle lanes.

## 10. Monitoring and Review

The Neighbourhood Plan will last until 2031. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Ryton on Dunsmore Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan in 2023 or to coincide with the review of the Rugby Local Plan if this cycle is different.