

Binley Woods Site Allocations Development Pack 2016

Addendum following Parish Council consultation in June 2016

Summary of Addendum

The original Binley Woods Site Allocation Development Pack (June 2016) contained analysis of four sites adjacent to Binley Woods settlement boundary. The development pack focused solely on these four sites as potential main rural settlement allocations as the only sites in close proximity to the services in Binley Woods that were also within the Binley Woods Parish boundary. This development pack was consulted on with the Parish Council in June 2016.

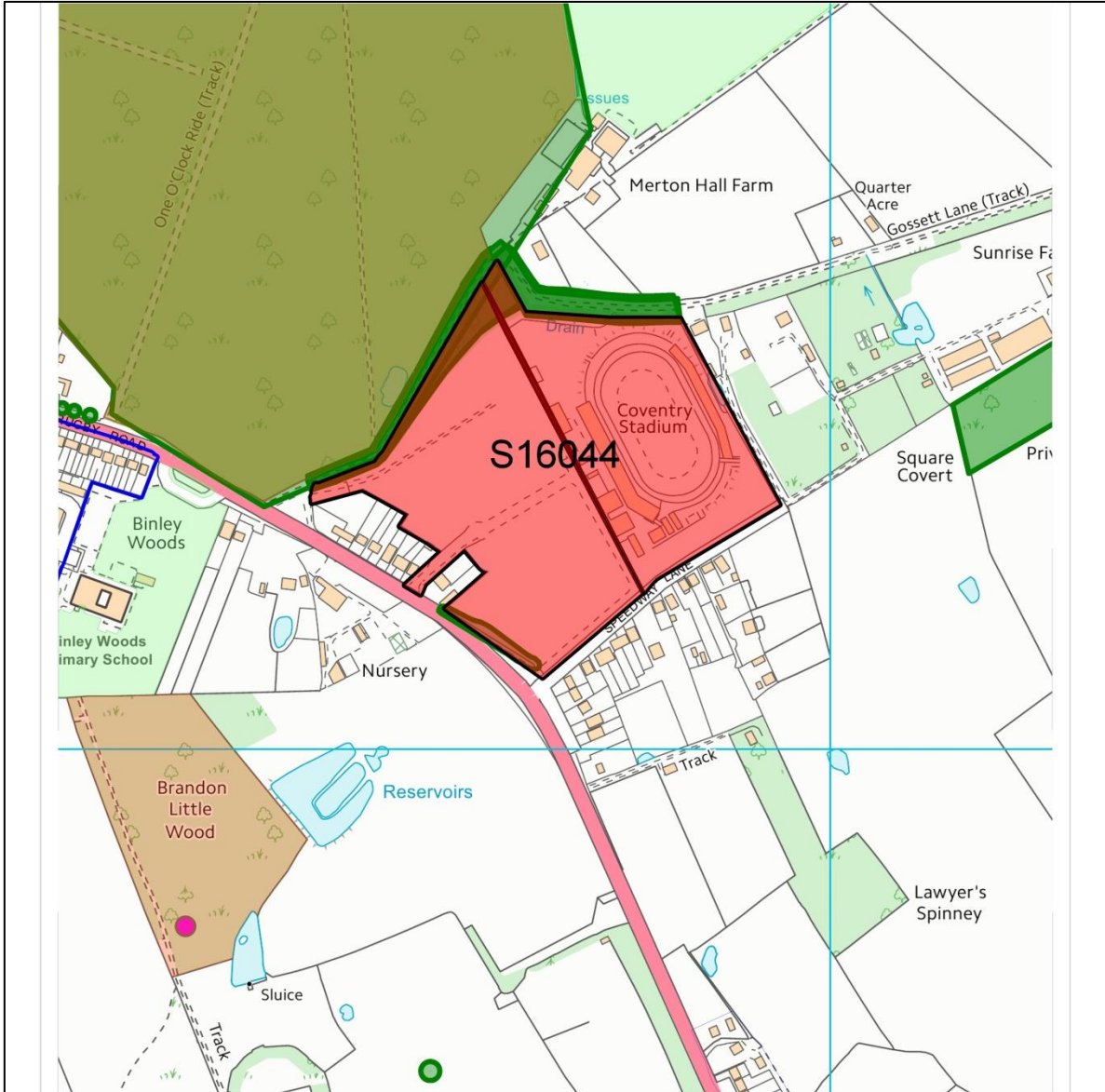
This addendum includes four additional sites (S16023, S16037, S16044, and S16101) that are considered by RBC in the Strategic Housing Land Availability Assessment (SHLAA) 2015 and 2016 update.

These additional sites were appraised at the same time as the original development pack, in carrying out preliminary assessments on all sites submitted to RBC for consideration in the SHLAA, but were not considered in the previous Binley Woods development pack for procedural reasons due to being situated within the neighbouring Brandon Parish. However due to their relative proximity to the services of Binley Woods, in particular the local primary school, these sites have been included in this addendum using the same criteria and forms of assessment as the original development pack.

Site S14/050 and S14/051 (S16044): Brandon Stadium, Speedway Lane

Capacity	238 dwellings (informed by site promoter)
Site Area	10.4 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

Open Space	Listed Building	Tree Preservation Order (TPO)
Ancient Woodland / Local Wildlife Site	Potential local wildlife site	
Binley Woods Village Boundary	Site S16044 (S14/050 and S14/051)	

The sites are located to the east of Binley Woods (however are situated in the adjacent

Brandon Parish) alongside the A428 (Rugby Road) on the eastern edge of Coventry and the village of Binley Woods, and comprise the existing Brandon Stadium (Coventry Speedway) and associated hard standing. The site has been submitted in two parcels.

Site 1 comprises the western portion of the stadium site and extends to a size of 5.62 ha, including the existing hard standing and access arrangements off the A428 road corridor. Site 2 comprises the remaining eastern half of the stadium site, including the built form associated with the stadium, associated outbuildings and curtilage. The site extends to a size of 4.7 ha.

The overall site is bounded to the north by wooded areas that are on the national forest inventory with farmland beyond this; to the east is Speedway Lane where there existing vegetation associated with the neighbouring residential properties; to the south the A428 bounds the site with there being neighbouring residential properties; and to the west/north west is the ancient woodland of New Close and Birchley Woods which are designated as a local wildlife site.

The site promoter has undertaken a number of reports for the site one of which is Phase 1 habitat survey which concluded that the site could be suitable for development subject to further investigations being undertaken pre development commencing on the site. An initial utilities assessment confirms that with regards to electricity a HV main to the site within Rugby Road, a new sub-station will be required. On site connection can be made for gas and water. Telecom mains are available to connect from Rugby Road.

Green Belt and Landscape Character

The site is in Green Belt ‘Broad Area 2’, which according to the Green Belt Review makes a considerable contribution to all five purposes of the Green Belt forming a large part of the overall Green Belt area between Coventry and Rugby. Development of the site would lead to ribbon development along Rugby Road thus reducing the gap between Brandon and Binley Woods. However, the existing stadium and hardstanding has an urbanising influence on the Green Belt within its immediate setting.

The site promoters Landscape and Visual Assessment concluded that is considered that the development of the site can be accommodated within this setting without harm to the landscape character, visual environment and the wider Green Belt setting. The development of the site is considered to represent a highly localised change within what is considered to be an urban fringe, brownfield location.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16044	1,160	690	240	-	1,270	180

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

Site S16044 is further from the settlement boundary than other site submissions around

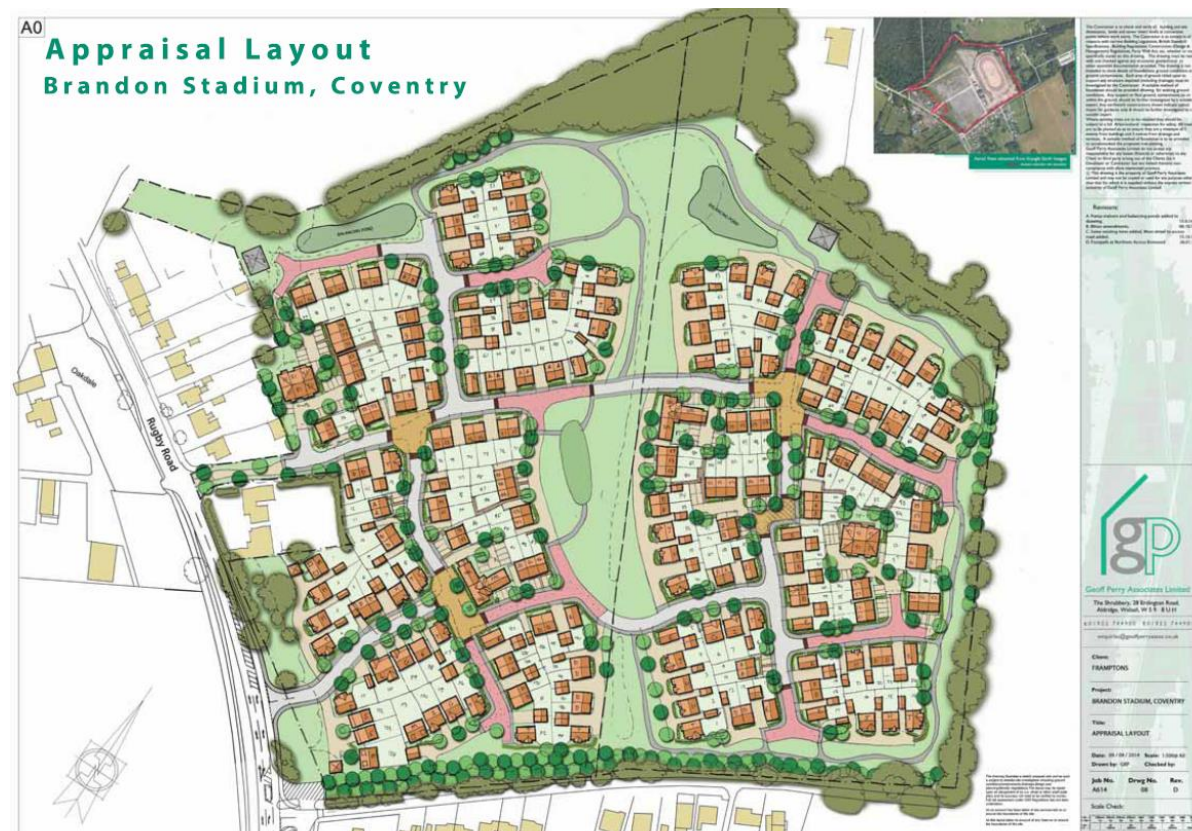
Binley Woods; the site is within walking distance to a number of village services, however it is also greater than 1km distance to two of the above services which reduces the overall sustainability of the site in terms of access to services.

Accessibility – Highways and Site Access

A new access is proposed as the main access to the site from the A428 Rugby Road, just to the north of Speedway Lane. The existing access to the Stadium car park, further to the north along Rugby Road, is proposed to be a pedestrian and emergency access to the development. The Highways Authority have concerns regarding the proposed access arrangements, as multiple access points would be required for the scale of development proposed and as all would be from the A428 this would have an adverse impact on the operational capacity of the highway network.

Layout

The site promoter has submitted a layout for development of the site as below. This would involve residential development on both parts (the existing stadium and the existing car park) of the site. Open space provision is proposed through the centre of the site, public footpaths retained around the perimeter of the site, and tree planting around the edge of the site to provide a landscape buffer particularly between the development and the adjacent New Close Wood to the west and northwest.



Site Conclusion

The site benefits from existing access from A428 Rugby Road however concern is raised by the Highways Authority regarding the operational capacity of the strategic highway network in this area due to the scale of development proposed. Development would be required to

include significant landscape buffers to mitigate any impacts of development on the adjacent ancient woodland and local wildlife site. The site could be acceptable in landscape terms. Whilst the site is on brownfield land, development would reduce the green belt separation between the settlements of Binley Woods and Brandon.

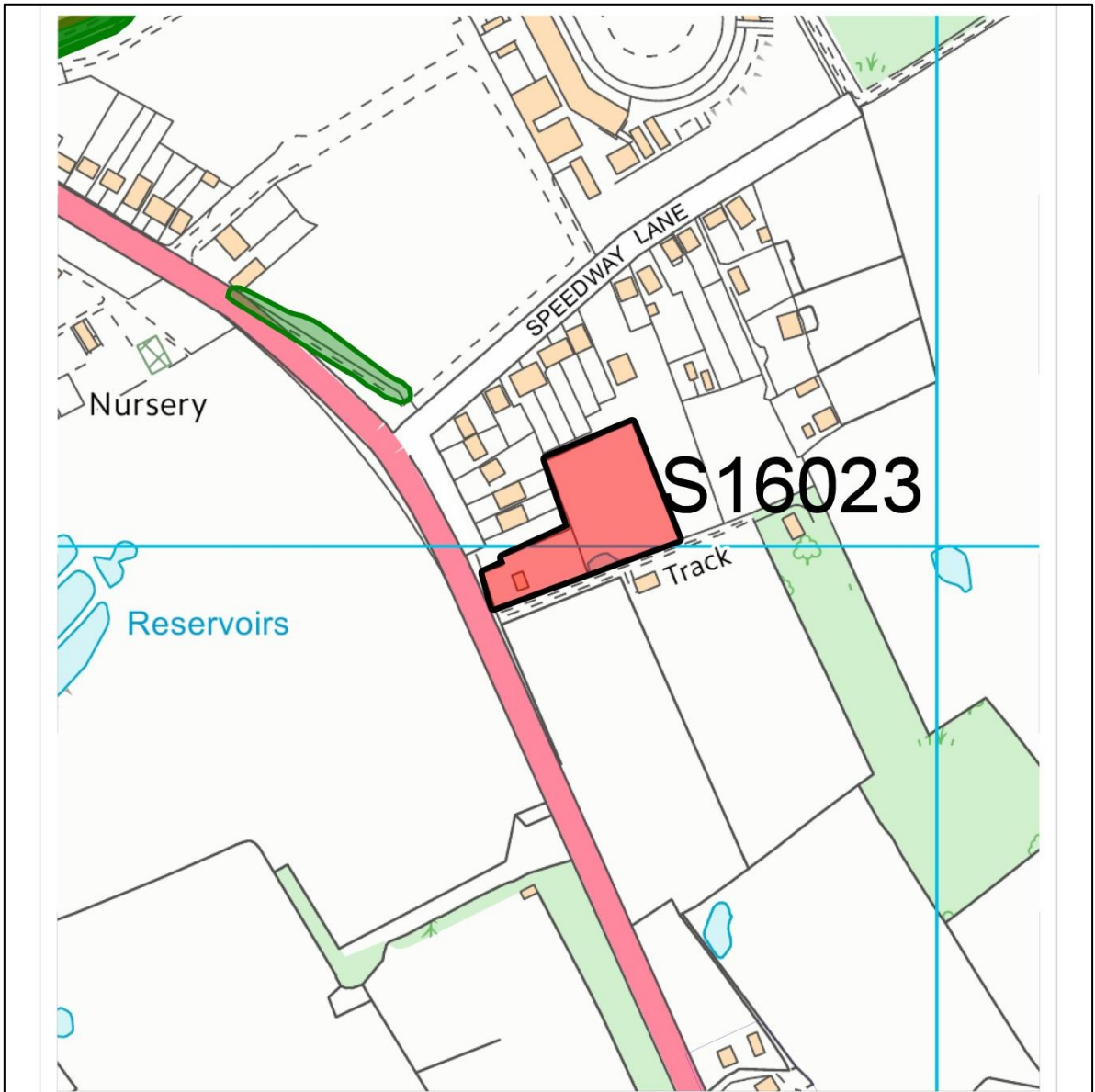
The site has a current occupier in the form of an elite level sports facility and replacement provision has not been resolved.

The site is not considered suitable or deliverable for allocation.



Site S16023: The Highlands, Rugby Road, Binley Woods

Capacity	13 dwellings
Site Area	0.53 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

-  Tree Preservation Order (TPO)
-  Site S16023

The site is a small area of greenfield land to the rear of The Highlands, a detached property on Rugby Road, just outside Binley Woods. The site covers 0.53 hectares in area, with a number of established trees across the site, and an existing track access from the A428 to

the south of the existing Highlands property.

The site is detached from the settlement boundaries of both Binley Woods (570 metres from site access to nearest point) and Brandon (280 metres from site access to nearest point). Adjacent to the site to the north are several detached properties along the A428, with Brandon Stadium beyond these. To the south of the site is open agricultural land. Opposite the site to the west is the site of the former Oakdale Garden Centre and Nursery, which has been vacant for some years. To the east of the site are a few dwellings and associated gardens accessed from Speedway Lane, with open agricultural land beyond.

Green Belt and Landscape Character

The site is in Green Belt 'Broad Area 2', which according to the Green Belt Review makes a considerable contribution to all five purposes of the Green Belt forming a large part of the overall Green Belt area between Coventry and Rugby. Development of the site would lead to ribbon development along Rugby Road thus reducing the gap between Brandon and Binley Woods.

The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel BR_01. The parcel forms the periphery of Binley Woods and includes a derelict garden nursery plot to the south of the Rugby Road and a row of roadside properties and Brandon Stadium to the north. Trees within the adjacent Brandon Hall gardens are visible from this parcel, as are nearby blocks of ancient woodland. Site S16023 could accommodate some development but mature trees should be retained where possible.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16023	1,420	970	540	-	1,530	40

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

Site S16023 is further from the settlement boundary than other site submissions around Binley Woods; the site is within walking distance to a bus stop and the primary school on the eastern side of Binley Woods. However it is some distance from other services in the village, being approximately 1km to a convenience shop and approximately 1.5km walking distance to the post office and village hall, which reduces the overall sustainability of the site in terms of access to services.

Accessibility – Highways and Site Access

It is indicated that access will be gained from the existing track access off Rugby Road, immediately to the south of The Highlands. The site access adjoins the highway to a 40mph speed limit. The Highways Authority have no objection to this site being considered for development providing adequate visibility splays can be provided.

Photo1 – View north-west along A428; site access adjacent to The Highlands property



Layout

No layout has been provided for the site, though the call for sites submission indicates that the existing Highlands property is included in the site boundary and could be demolished to accommodate future development of the site.

Site Conclusion

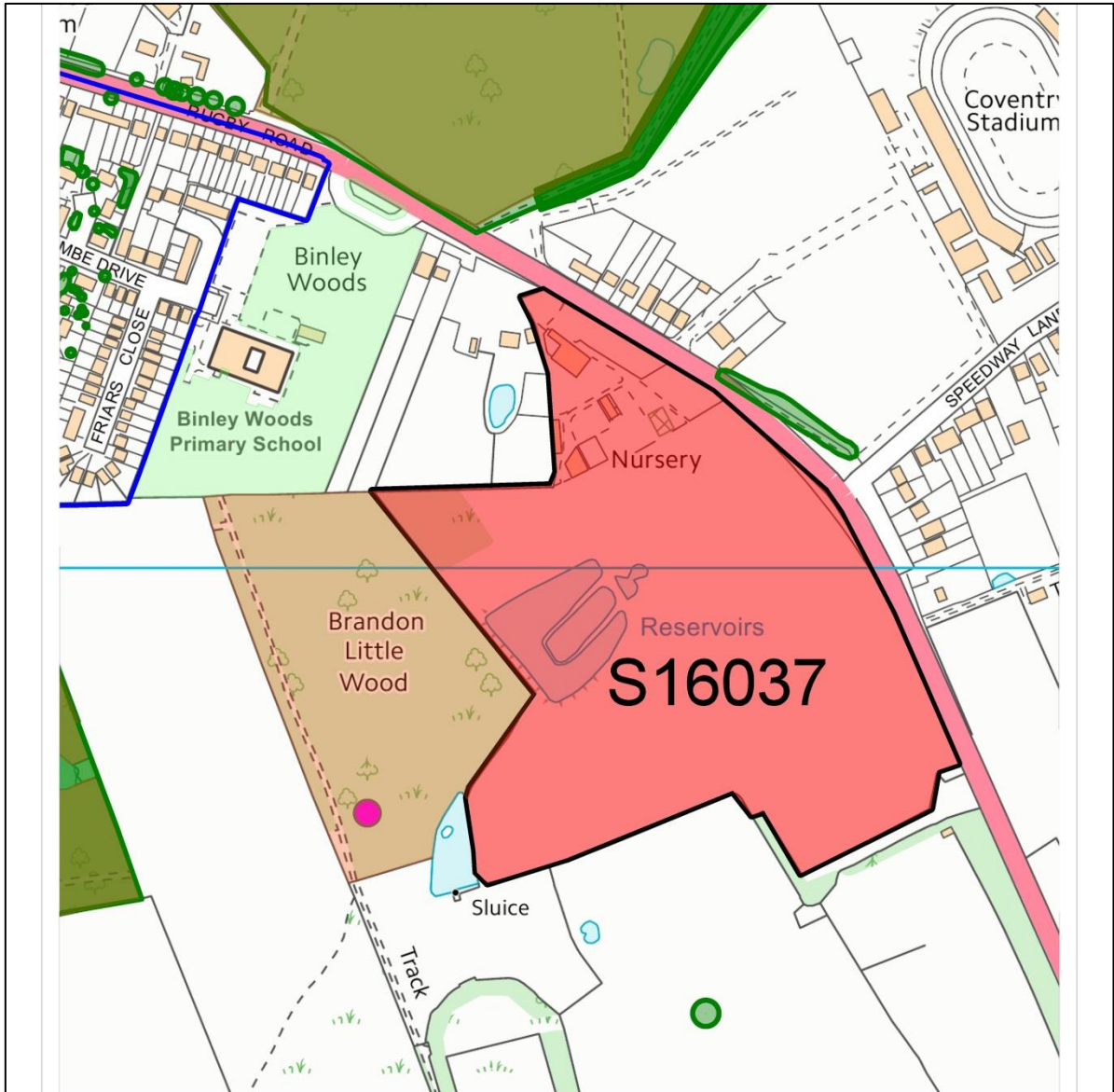
The site is to the rear of existing residential properties with an existing access from Rugby Road which is deemed acceptable by the Highways Authority for development to be considered on site. In landscape terms the site could accommodate some limited development, however with the exception of the primary school it is a considerable walking distance from the site access to the local services of Binley Woods and is therefore not considered a sustainable location for development.

The site is not considered suitable for allocation.

Site S16037: Former Oakdale Nursery, Binley Woods

Capacity	60 - 70 dwellings (informed by site promoter)
Site Area	10.4 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

- Open Space
- Listed Building
- Tree Preservation Order (TPO)
- Ancient Woodland / Local Wildlife Site
- Potential local wildlife site
- Binley Woods Village Boundary
- Site S16037

The site covers an area of 10.4 hectares, of which the site promoter has indicated

approximately 4.8 hectares is suitable for development, allowing for open space provision and landscaping on site. From the northernmost point of the site there is approximately 180 metres separation from the settlement of Binley Woods and from the southernmost point of the site there is approximately 170 metres separation from the settlement of Brandon.

To the north and east the A428 abuts the site, with residential properties on the opposite side of the road, and Brandon Stadium and New Close Wood beyond. To the south of the site is open agricultural land and to the west is an area of woodland known as Brandon Little Woods, a designated local wildlife site, with the much larger Brandon Wood ancient woodland and local wildlife site beyond. A Grade II listed building known as The Ice House is also located within Brandon Little Wood.

Structures from the garden centre use remain, including greenhouses and small storage barns, a former shop building, walls remaining from other buildings and the hardstanding from former outdoor sales area and car park. A bungalow is also present on site. All buildings except the bungalow are in a state of disrepair. A number of former irrigation reservoirs related to the Garden Centre use are present to the west of the site.

Green Belt and Landscape Character

The site is within Green Belt parcel BW2, a large parcel covering land to the south and east of Binley Woods. The parcel is largely open agricultural land with a large block of ancient woodland (Brandon Wood) in the centre of the parcel. The structures associated with site S16037 and its former use, as well as nearby residential properties, do represent some urbanising influences within the parcel. The parcel plays a role in preventing ribbon development along the A428.

The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel BR_02. The parcel comprises small fields of pasture with outgrown roadside hedgerows. Existing tree cover encloses views and also presents a rural character along this stretch of the Rugby Road. The parcel is considered to be high sensitivity due to its rural character, historic association with the grounds of Brandon Hall and the separation it provides between Binley Woods and Brandon.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16037	1,070	620	180	-	1,180	100

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

Site S16037 is further from the settlement boundary than other site submissions around Binley Woods; the site is within walking distance to a number of village services, however it is also greater than 1km distance to two of the above services which reduces the overall sustainability of the site in terms of access to services.

Accessibility – Highways and Site Access

The promoter of the site indicates that access will be gained from the existing access off Rugby Road, which was viewed acceptable for the approved planning application for the redevelopment of the site for a garden centre (ref R11/0786). The site access adjoins the highway to a 40mph speed limit, with a 30mph zone beginning approximately 60 metres west on entering Binley Woods village. The Highways Authority have no objection to this site being considered for development providing adequate visibility splays can be provided.

Photo1 – View west along A428 to existing site access on left



Layout

The site promoter has submitted the layout as shown below which shows development within the northern and eastern part of the site. The retention of existing green space and new tree planting is proposed to the southern part of the site to ensure a landscape buffer and separation is retained between the villages of Binley Woods and Brandon, and to the western part of the site around the existing reservoir to ensure a buffer between the site and Little Brandon Wood local wildlife site.

direction, however would involve some development in the northwest corner of the site closer to Little Brandon Wood. The site promoter has stated that the open space provided for the site could be placed in trust with the Parish Council, to satisfy that development would not extend any closer to Brandon.

Site Conclusion

The site benefits from an existing access that is considered acceptable by the Highways Authority subject to adequate visibility splays and is promoted for development that will include significant landscape buffers to mitigate any impacts of development on the adjacent woodland and local wildlife site.

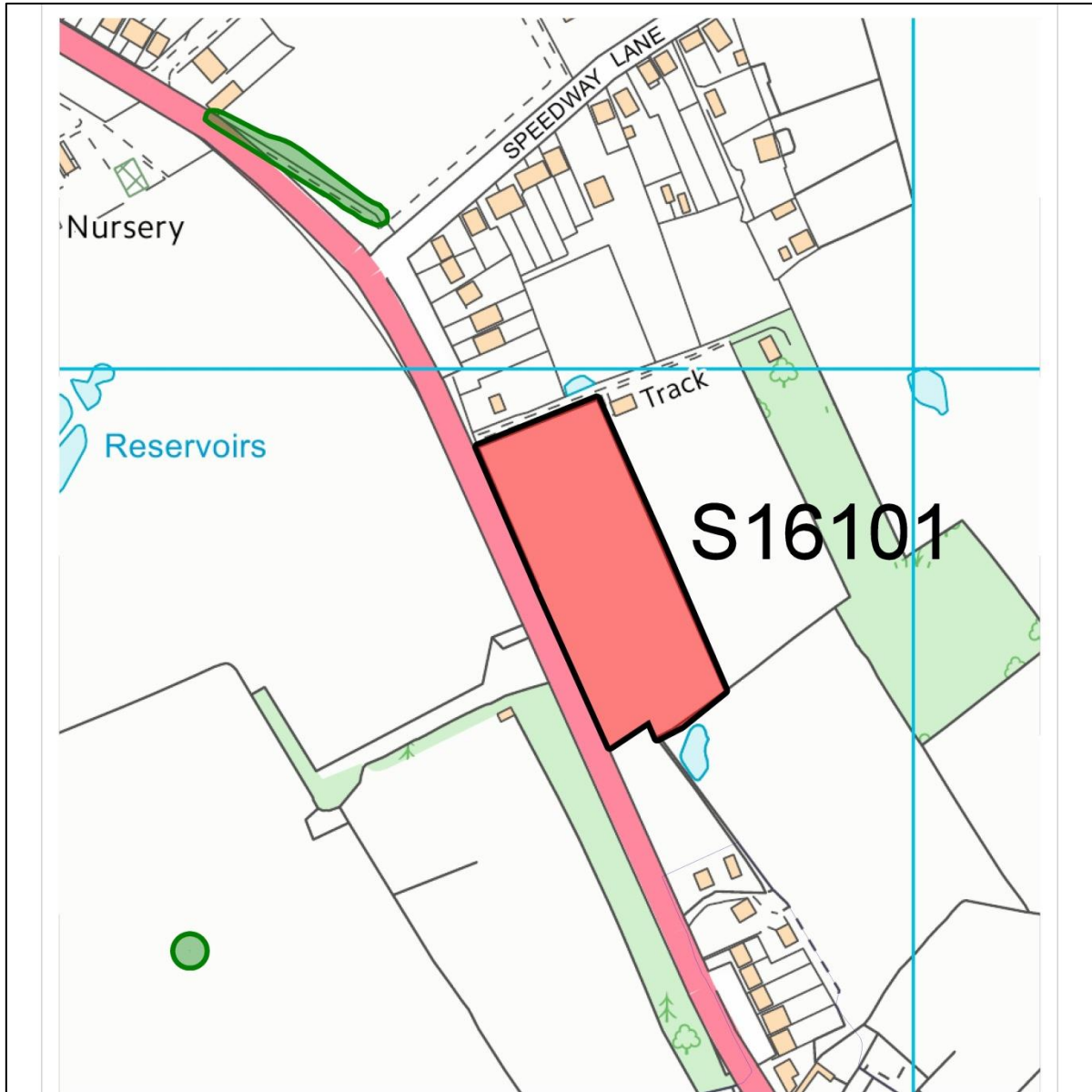
Whilst the northernmost part of the site contains some previously developed land, the site is considered inappropriate for development in landscape terms. Despite the provision of open space and tree planting on site, built development would still reduce the Green Belt separation distance between the villages of Brandon and Binley Woods along the Rugby Road.

The site is not considered suitable for allocation.



Site S16101: 'Smithfield', Rugby Road

Capacity	35 dwellings
Site Area	1.4 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS



KEY

-  Tree Preservation Order (TPO)
-  Site S16101

The site is a rectangular field in agricultural use as grazing / pasture land. It covers an area of 1.4 hectares and lies to the east of the A428 Rugby Road, with an existing site access off this road. The agricultural land is classed as grade 3 quality.

The site is detached from the settlement boundaries of both Binley Woods (640 metres from site access to nearest point) and Brandon (220 metres from site access to nearest point). Adjacent to the site to the north are several detached properties along the A428, with Brandon Stadium beyond these. Open agricultural land is to the east of the site and Brandon village, beyond a small area of agricultural land, is to the south of the site. Opposite the site to the west (the other side of the A428) is the southernmost end of the site of the former Oakdale Garden Centre and Nursery.

Green Belt and Landscape Character

The site is in Green Belt 'Broad Area 2', which according to the Green Belt Review makes a considerable contribution to all five purposes of the Green Belt forming a large part of the overall Green Belt area between Coventry and Rugby. Development of the site would lead to ribbon development along Rugby Road thus reducing the gap between the villages of Brandon and Binley Woods.

Accessibility - Proximity to Services

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S16101	1,450	1,000	570	-	1,560	70

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

Site S16101 is further from the settlement boundary than all other site submissions around Binley Woods; the site is within walking distance to a bus stop and the primary school on the eastern side of Binley Woods. However it is some distance from other services in the village, being approximately 1km to a convenience shop and approximately 1.5km walking distance to the post office and village hall, which reduces the overall sustainability of the site in terms of access to services.

Accessibility – Highways and Site Access

It is indicated that access will be gained from the existing site access off Rugby Road (A428). The site access adjoins the highway to a 40mph speed limit, with a 30mph zone beginning in the village of Brandon approximately 250 metres to the south of the site access. The Highways Authority has no objection to the site being considered for development subject to the provision of adequate visibility splays.

Photo1 – View north-west along A428 with existing site access on right

**Layout**

No layout has been provided for the site.

Site Conclusion

The site is agricultural grazing land with an existing access from Rugby Road which is deemed acceptable by the Highways Authority for development to be considered on site. However, the site is considered to be part of a parcel that plays a significant role in contributing to the purposes of Green Belt, in particular preventing ribbon development along Rugby Road and avoiding the coalescence of the villages of Brandon and Binley Woods. With the exception of the primary school, it is also a considerable distance from the site access to the local services of Binley Woods.

The site is not considered suitable for allocation.