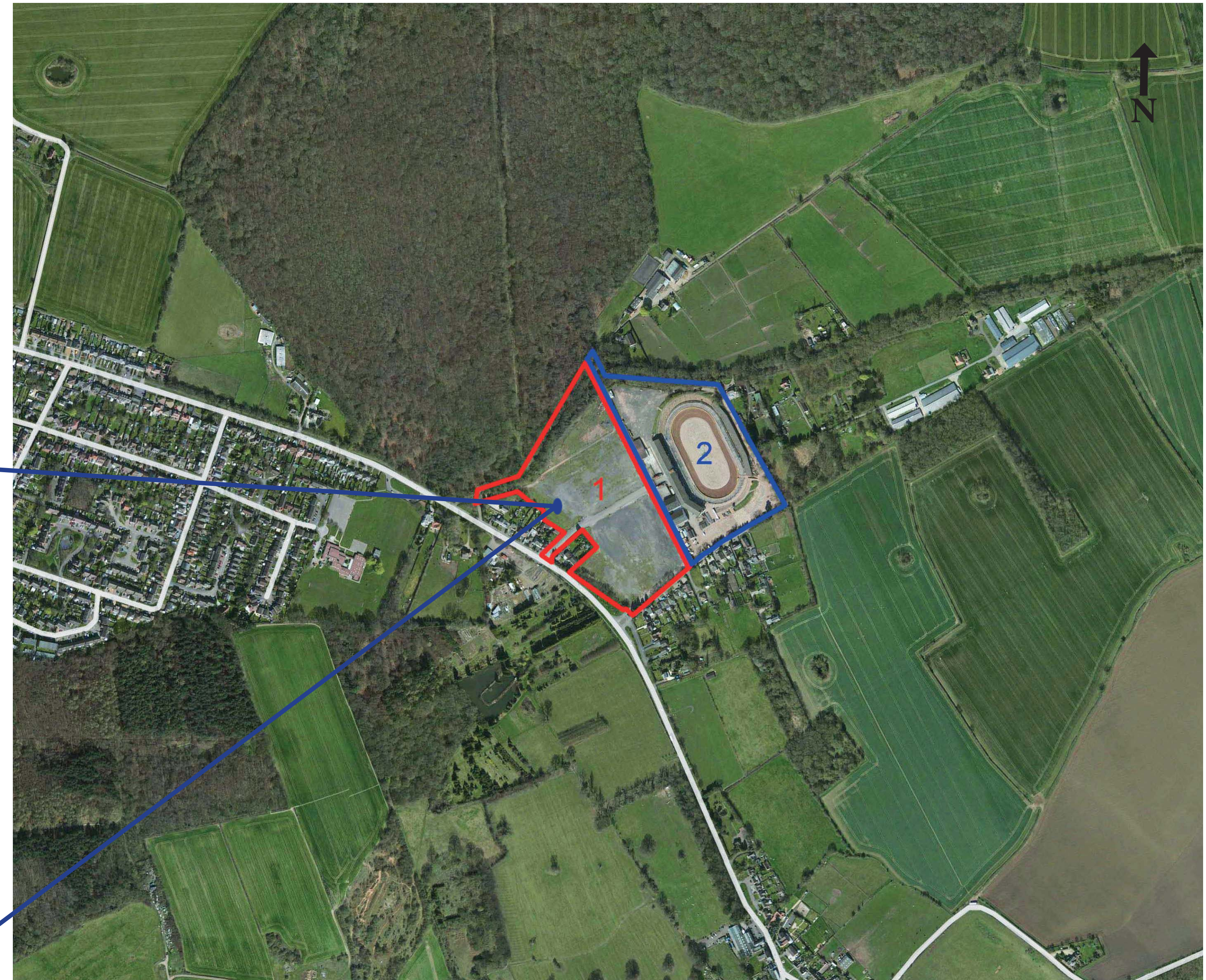
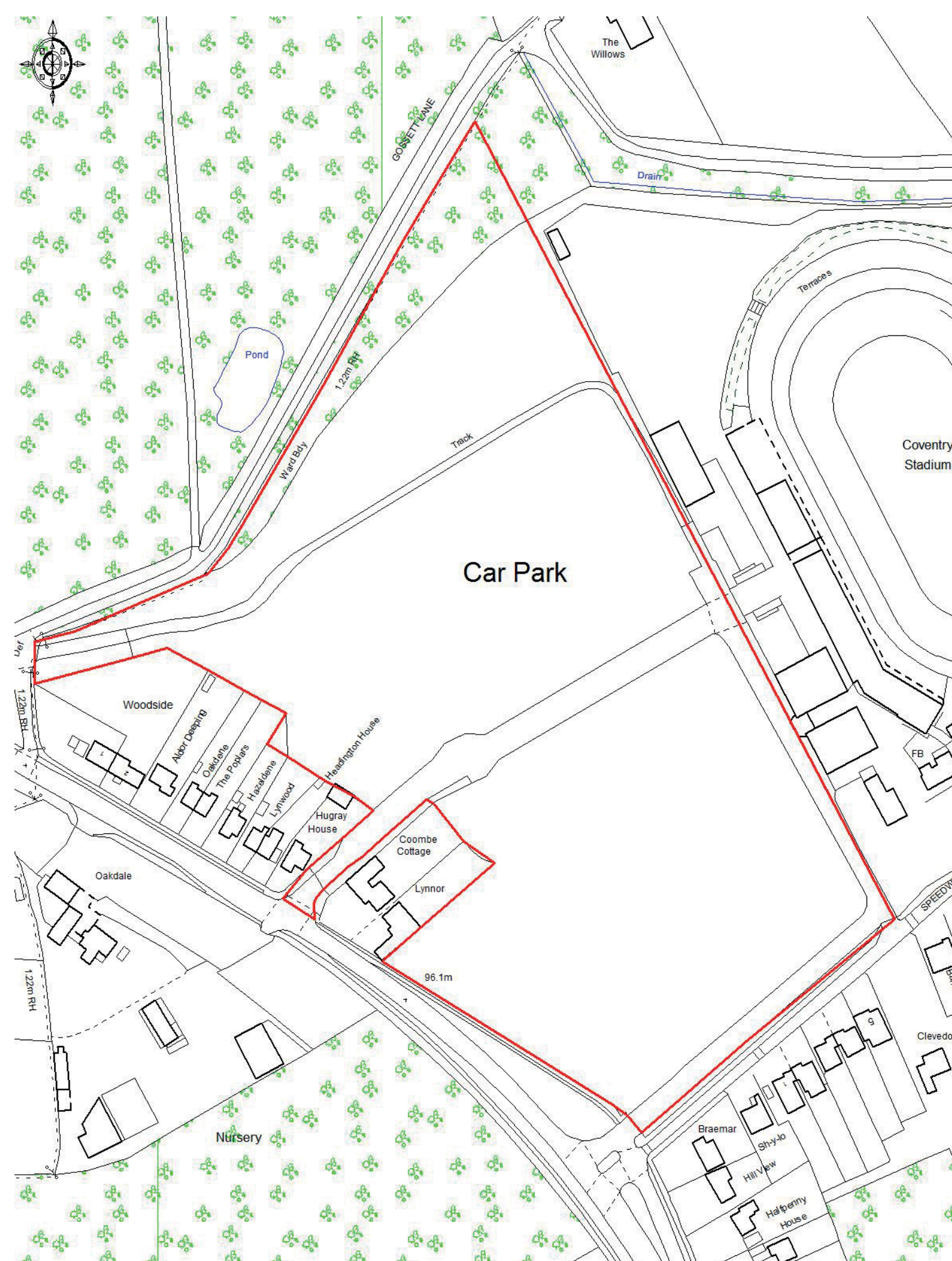


### INTRODUCTION

Investin Brandon Limited are working with a team of consultants to submit an outline planning application for Phase 1 of a proposed housing scheme on the land at Brandon Stadium, Rugby Road (A428) for the provision of new homes and public open space.

The Phase 1 site is shown on the adjacent plans and is the land edged red. The site is approximately 5.6 hectares.

This consultation exercise enables members of the public to have sight of the proposals and speak with members of the project team to understand the scheme design.





PLANNING CONTEXT

At the local level, any development proposals for housing need to be submitted to Rugby Borough Council (‘the Council’) as a planning application.

All planning applications are assessed against the policies of the adopted Development Plan (the Core Strategy) and the emerging Development Plan (the Local Plan), all of which should be considered in line with overarching the National Planning Policy Framework (‘the Framework’) and associated National Planning Practice Guidance.

As part of the planning application process the planning authority will have to weigh up and consider the current use of the site and its future prospects against the identified need for land for housing.

The planning authority will have to take a balanced view of the long term financial stability of the current uses on the site against the need for more housing.

Last week the Government reiterated its preference to develop brownfield sites and redevelopment of this previously developed site (brownfield) is appropriate development in the Green Belt.

It is a sustainable brownfield site which can provide significant benefits to the Borough through the provision of both open market and affordable housing. We consider that the redevelopment of the site is consistent with the Framework.



National Planning Policy Framework



The most important policies relevant to the development are summarised below:

- In order to significantly boost the supply of housing, at the heart of the Framework is a presumption in favour of sustainable development. The Framework also seeks to guard against unnecessary loss of valued recreational and cultural facilities and services, particularly where this would reduce the community’s ability to meets its day to day needs
- The Council are in the very early stages of producing their updated Local Plan, but this will not be in place for some time, the Local Plan will need to make adequate provision for housing need. The Council currently estimate there is a need for 11,500-13,200 new homes in the Borough from 2011 to 2031. To support the delivery of housing in the Borough, the Council is proposing to consider in the new local plan other sustainable locations within the Borough for future housing sites. The Borough has recently undertaken a call for sites to find sustainable housing locations.
- The Council have recognised the role of Binley Woods as a sustainable settlement within the Borough. In the adopted Core Strategy (Policy CS1) a settlement hierarchy is set out as below: Rugby Town Centre; Rugby Urban Area; Main Rural Settlements such as Binley Woods; Local Need Settlements; Countryside and Greenbelt. Therefore



Binley Woods is described is a ‘second tier’ settlement suitable for development, with only Rugby and its urban area being considered higher in the hierarchy.

- The site is a brownfield site located in the Green Belt.
- Phase 1 relates to the western portion of the site and it is submitted that this part of the site is suitable for redevelopment under paragraph 89 of the Framework which states that ‘...*partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development*’ is considered appropriate development in the Green Belt.
- Phase 2 is to be promoted through the Local Plan as a site suitable to be removed from the Green Belt. The entire site is brownfield land which is well related to existing settlements including Coventry. It is known that Coventry is looking for surrounding Boroughs to meet its estimated housing need of 23,600 - 36,220 from 2011 - 2031



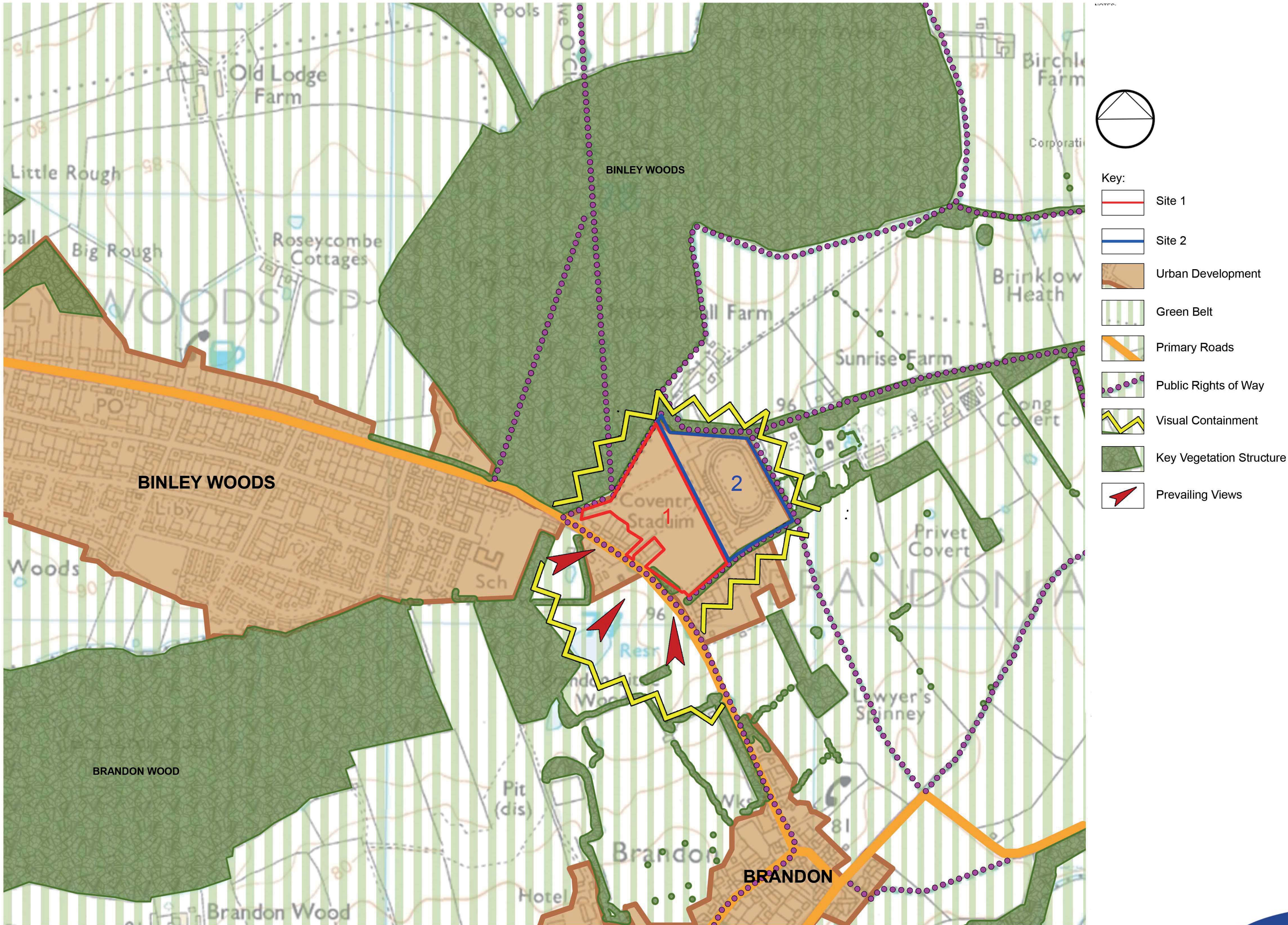
Rugby Borough Council

LOCAL DEVELOPMENT FRAMEWORK

Final version Core Strategy













ACCESSIBILITY

This plan shows the site in relation to key existing local facilities in Brandon and Binley Woods and provides an indication of the walking distances from the site to the facilities.

Continuous footway links the site to Binley Woods, within which is located local education, retail and community facilities. Regular bus services, running every 30 minutes, connect the site to Rugby and Coventry, with bus stops located almost adjacent to the site frontage.

Vehicular access to the proposed dwellings be will taken from a single new priority controlled T-junction [or if Phase 2 comes forward a right turn lane] onto A428 Rugby Road along the site frontage.

Both the existing Stadium accesses will be closed to general vehicular traffic. Naturally, events traffic (which can see over 1,600 vehicles arrive on site within 2 hours) would no longer be generated by the site. The northern access will be available within the residential design for use by pedestrians, cyclists and emergency service vehicles.

A Transport Assessment is currently underway which will identify the impact of the assessment on the highway network. The scope for these documents has been agreed with the local Highway Authority, Warwickshire County Council, and the Highways Agency responsible for the A46.





TREES

The site has been subject to a full Tree Survey.

The majority of the tree cover is limited to the site boundaries. The majority of these tree are protected by a Tree Preservation Order. The predominant boundary species is English Oak.

On the northern boundary the trees provide a transition to the adjacent woodland. Whilst to the west, the boundary is defined by a hedgerow with established trees within it these specimens are protected by a Tree Preservation Order.

All the trees within the site boundary are considered individually of low arboricultural quality and value; they do not represent significant arboricultural constraints to future development proposals and this has been respected in the draft proposals presented today.

DRAINAGE

It is proposed to discharge foul flows to the existing public foul sewer network within Rugby Road subject to confirmation of available capacity from Severn Trent Water. On the basis that sufficient capacity is available, or appropriate off site mitigation measures are carried out as necessary, there will be no increase in flood risk to other areas.

A Sustainable Urban Drainage Solutions (SUDS) based surface water drainage system will be provided to serve the new development, using infiltration and/or attenuation techniques as appropriate.

FLOOD RISK

The current Environment Agency indicative flood mapping shows that the application site is located within Flood Zone 1. It can therefore be considered to be at the lowest probability of fluvial flooding ( less than 1%).

Environment Agency Indicative Flood Map



AIR QUALITY, NOISE AND REMEDIATION

Assessments are currently underway which are testing the air quality, noise and remediation aspects of the development. Initial findings are showing that the proposal for a residential development on the site is likely to show beneficial impacts compared to the existing situation.



ECOLOGY

An Extended Phase 1 Habitat Survey was conducted in the summer 2014. The development of the hardstanding areas would likely have a low ecological impact.

Reptile surveys were undertaken July-September 2014 and found a single juvenile grass snake. Suitable mitigation measures including sensitive working practices and replacement of suitable foraging and shelter habitat would ensure that, post-development, the site could be enhanced for this species.

Bat activity surveys took place at the site between July and September 2014 and revealed a summer roost of common pipistrelle and an occasional roost for a single common pipistrelle. The loss of any buildings will be compensated for by the erection of a bat hibernacula within the retained wooded area at the north of the site. Replacement roosting opportunities will be provided by bat boxes or via access to external features of newly erected garages.

The proposed development is unlikely to impact significantly on wildlife, and will not lead to a significant loss of habitat in the area. Any losses can be mitigated by a robust and comprehensive landscape strategy.



## KEY FEATURES - PHASE 1

- A development of approximately 124 dwellings.
- Mostly family homes ranging from 2 to 5 beds, with some flats.
- Affordable housing will be incorporated into the site, the number to be agreed with the Council.
- Approximately 1.98ha of open space including landscape links and local play areas.
- Cycle and pedestrian links.
- Vehicle access from the A428.



## PHASE 2





We welcome your views on the proposal and would ask you to complete and return a comments form if you wish to express an opinion on the proposals at this stage.

As stated at board 2 it is recognised that there are competing interests here. Undoubtedly some attendees may prefer the site as it is, it is for the planning authority to take a view on competing interests in the determination of any planning application on the site. The planning system by its very nature its contentious, inevitably the planning authority needs to make an overall balanced judgement.

It is intended that following a review of all the submitted comments and observations from today’s exhibition the plans will be progressed and submitted to the Local Planning Authority (Rugby Borough Council).

Thank you for taking the time to attend this public exhibition and should you have any questions please do not hesitate to speak with a representative on hand to answer your questions. Comment forms are available.

If you wish to keep in touch with the progress of this proposal please contact Louise Steele at Framptons on 01295 672310 or email: [louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com).

The application when made will be posted on the Council’s website.

The exhibition material is available on: [www.framptons-planning.com/projectsandconsultations](http://www.framptons-planning.com/projectsandconsultations) you may make your comments online using this weblink.

Images of the existing stadium

