

On behalf of db symmetry we are pleased to welcome you to view our emerging plans for a new housing scheme at Cawston Farm, Rugby.

The proposals are for up to 275 new houses, public open space, landscaping and drainage areas, with vehicular access from the B4642 Coventry Road.

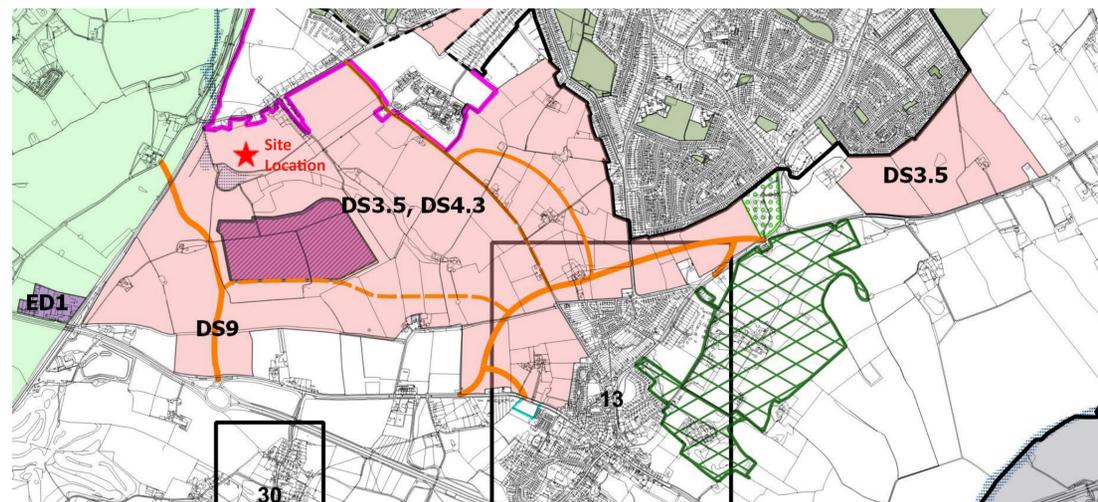
The site comprises part of the housing element of the proposed South West Rugby allocation – a new mixed-use neighbourhood of up to 5,000 dwellings - in Rugby Borough Council’s submitted Local Plan.

The South West Rugby allocation is located to the South West of Rugby town centre, to the north of the junction between the M45 Motorway, London Road (A45) and Coventry Road (B4429).

The proposals are therefore being brought forward in response to Rugby Borough Council’s policy framework for the South West Rugby Area.

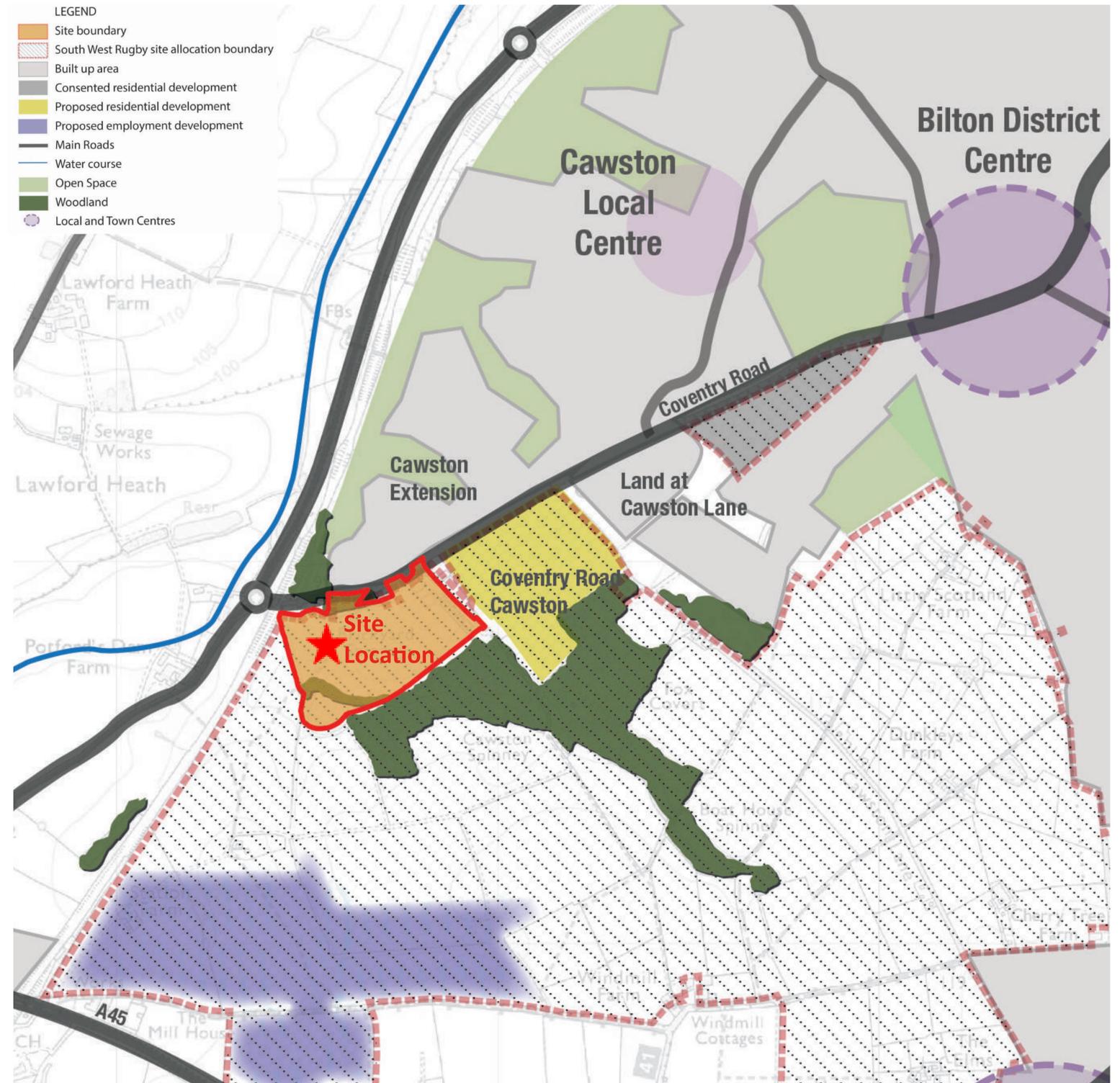
We are presently in the process of preparing an outline planning application, and the final plans will be submitted to Rugby Borough Council for their consideration.

We welcome your feedback on these proposals; please take the opportunity to speak to representatives from the project team and complete one of our comment forms.



Rugby Borough Local Plan - Urban Policies Plan 2018 - The South West Rugby Allocation

Key	Policy Number	Modifications
Urban Edge	DS3, DS4	Proposed Urban Edge Boundary Extension
Allocated Sites	SDC3	2011 Core Strategy Urban Edge (Cawston Area Only)
Conservation Area	ED1	Southwest Allocation Safeguarded Area
Employment Site	SDC5	Southwest Allocation Amendment (Removal of Area)
Flood Zone 2	SDC5	Revised Indicative Southwest Link Road Layout
Flood Zone 3	GP2	Brownslover Road Amendment (Removal of Proposal to take out of Green Belt and alter Urban Edge boundary)
Green Belt	NE1	Coton House Allocated Site Removal (DS3.1)
Local Wildlife or Geological Site	HS4	Indicative Site for Proposed Combined Primary and Secondary School (Coton Park East)
Open Space	SDC3	
Registered Park and Garden	NE1	
SSSI	SDC3	
Scheduled Ancient Monument		
Inset Maps		



Location Plan

The site comprises of approximately 13 hectares of land currently in predominantly agricultural use, located immediately to the south of the B4642 Coventry Road, approximately 4 kilometres south west of Rugby town centre.

The site forms part of the proposed South West Rugby allocation, which will see the development of up to 5,000 dwellings, schools, local centre, GP surgery, open space and employment land.

The proposed South West Rugby allocation measures about 390 hectares of land currently predominantly in agricultural use, and lies generally between Cawston to the north, Bilton to the east, Dunchurch to the south and the disused railway to the west.

This allocation supports the site being developed for housing together with new open space.



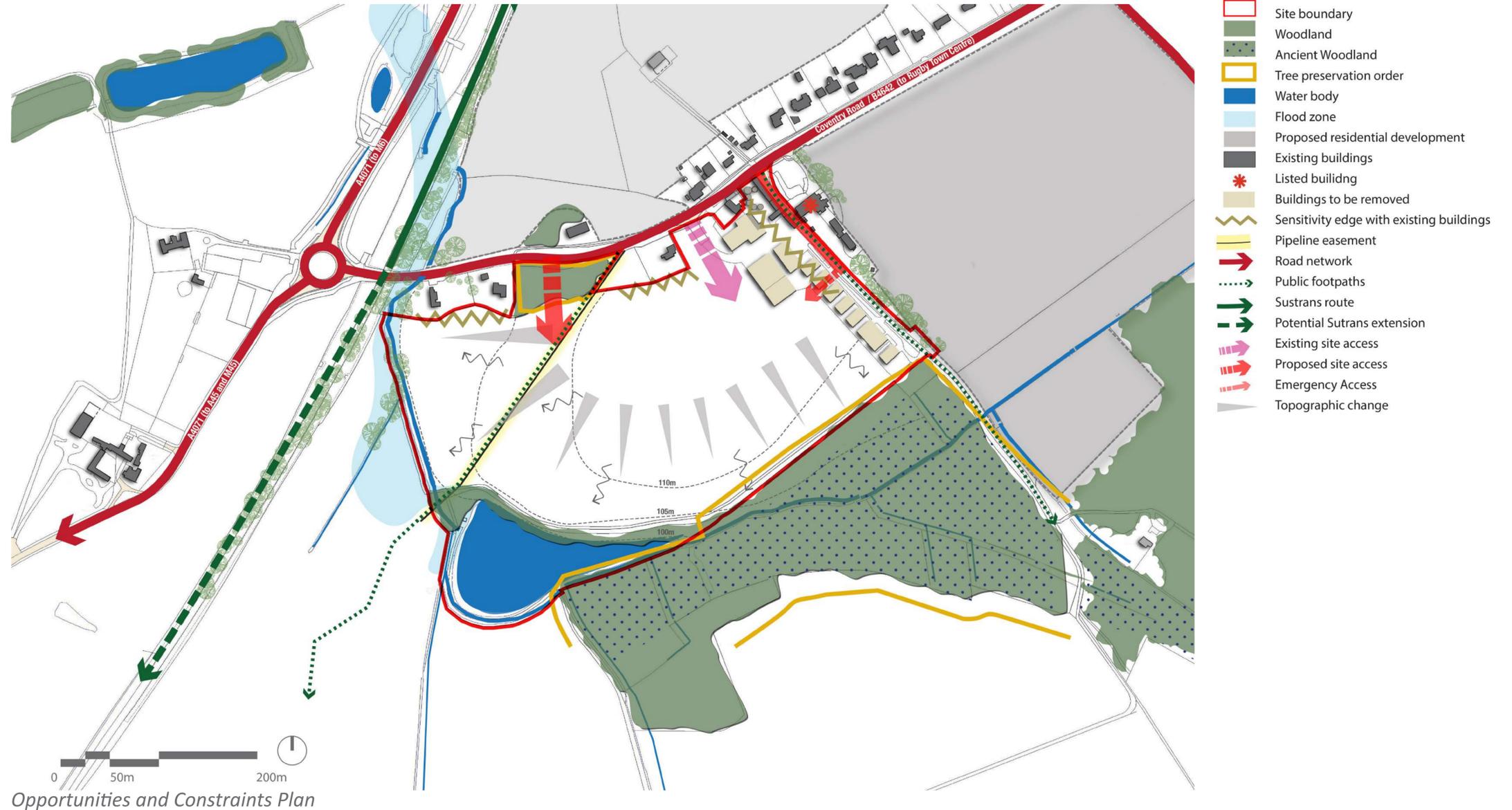
Site Plan

LEGEND

-  Site boundary
-  Existing buildings
-  Buildings to be removed
-  Adjacent development proposals
-  Road network

The proposed development will be informed by the site's existing features:

- The existing trees and hedgerows will be retained as far as possible and new landscaping will be introduced to compensate for losses where vegetation needs to be removed to make way for new accesses;
- The topography of the site which is lower in the southern part of the site;
- New open space will be located alongside the areas of the site that abut Cawston Spinney and Brickyard Spinney to ensure the existing wildlife and landscape value is protected;
- The public footpath which crosses the site will be retained;
- The public footpath to the east of the site which will be used as an emergency access; and
- Residential properties located adjacent to the site, on Coventry Road will be respected with proposed structural tree planning, buffering them from the proposed development.



The illustrative masterplan demonstrates how the site could accommodate the proposed development, comprising:-

- Up to 275 dwellings ranging from 2 to 5 bed properties of which 30% would be affordable (a mix of rented and shared ownership);
- Development will aim to reflect the character of Cawston and the surrounding local area;
- New open space;
- New recreational routes will run through the areas of open spaces;
- The new open space will also provide a children's play area, allotments and extensive areas of new landscaping;
- An open space buffer to Cawston Spinney;
- Sustainable Urban Drainage Systems (SuDS) and permeable paving will manage storm water and discharge this into the irrigation pond (Potford Dam) and surrounding watercourses and maintain run off to present day conditions; and
- SuDs will be designed to create attractive new ecological features.



KEY	
	Existing development
	Key frontage
	Residential development
	Primary street
	Secondary street
	Shared street
	Public square
	Foot and cyclepath
	Public open space
	Structural planting
	Retention basin
	Existing drainage ditch
	Allotments and public open space
	Central square
	Irrigation pond (Potford Dam)
	Main access
	Secondary access
	Emergency access

High Quality Design

The proposals for the site will be design led in order to create a development that responds to the local character of the wider area and the site itself. The images below illustrate the type of homes and new public open space that could be created.



Benefits of the Scheme

The development of the site can provide the following benefits:

- Creation of a choice of new housing, ranging in size from one bedroom to five bedroom homes;
- The provision of affordable homes, planning policy will require 30% of the housing (up to 83 homes) to be affordable;
- Construction of well designed, high quality, energy efficient sustainable new homes;
- Provision of new green infrastructure;
- Provision of new public open space for recreation, including a children's play area, allotments and new recreational routes for walking and cycling;
- Creation of an open space buffer to Cawston Spinney to allow for new planting to improve the site's wildlife habitats and biodiversity;
- Improved management of Cawston Spinney delivering a range of landscape, social and ecological benefits;
- Enhancement of the viability of local businesses within the area by increased resident population;
- The scheme will contribute to the Council's New Home Bonus funding;
- Creation of jobs and training opportunities during the construction of the development; and
- Potential S106 (planning obligation) contributions to the local infrastructure such as schools and healthcare, which are proposed as part of the South West Rugby allocation.

The plan below shows the site in relation to key existing local facilities, and those proposed as part of the wider South West Rugby allocation. This demonstrates that the site is well positioned to access a range of facilities in a sustainable manner as all the facilities are within reasonable walking distance.

Education

The South West Rugby allocation proposes a primary school on the site located to the eastern boundary of the site (two form entry). The nearest existing schools are in Cawston and Bilton.

Health

The development of the wider South West Rugby allocation will include new health facilities to serve the new homes. The Council's Draft South West Rugby allocation sets out that these new health facilities will be located in a new district centre located to the south east of the site.

Roads

We have assessed the local road network's capacity to cope with the proposed development taking into account the impact of recent housing developments and the impact of the planned South West Rugby allocation. The South West Rugby allocation is to be designed to deliver a spine road network that will offer a choice of routes that will disperse the traffic and provide opportunities for public transport.

Community Integration

We will work with Cawston Parish Council to consider their recommendations about how we can help new residents to integrate with the wider community. This may involve funding the provision of welcome packs, support for the local community groups or other activities and events - depending on local priorities.

Formal Open Space for Leisure

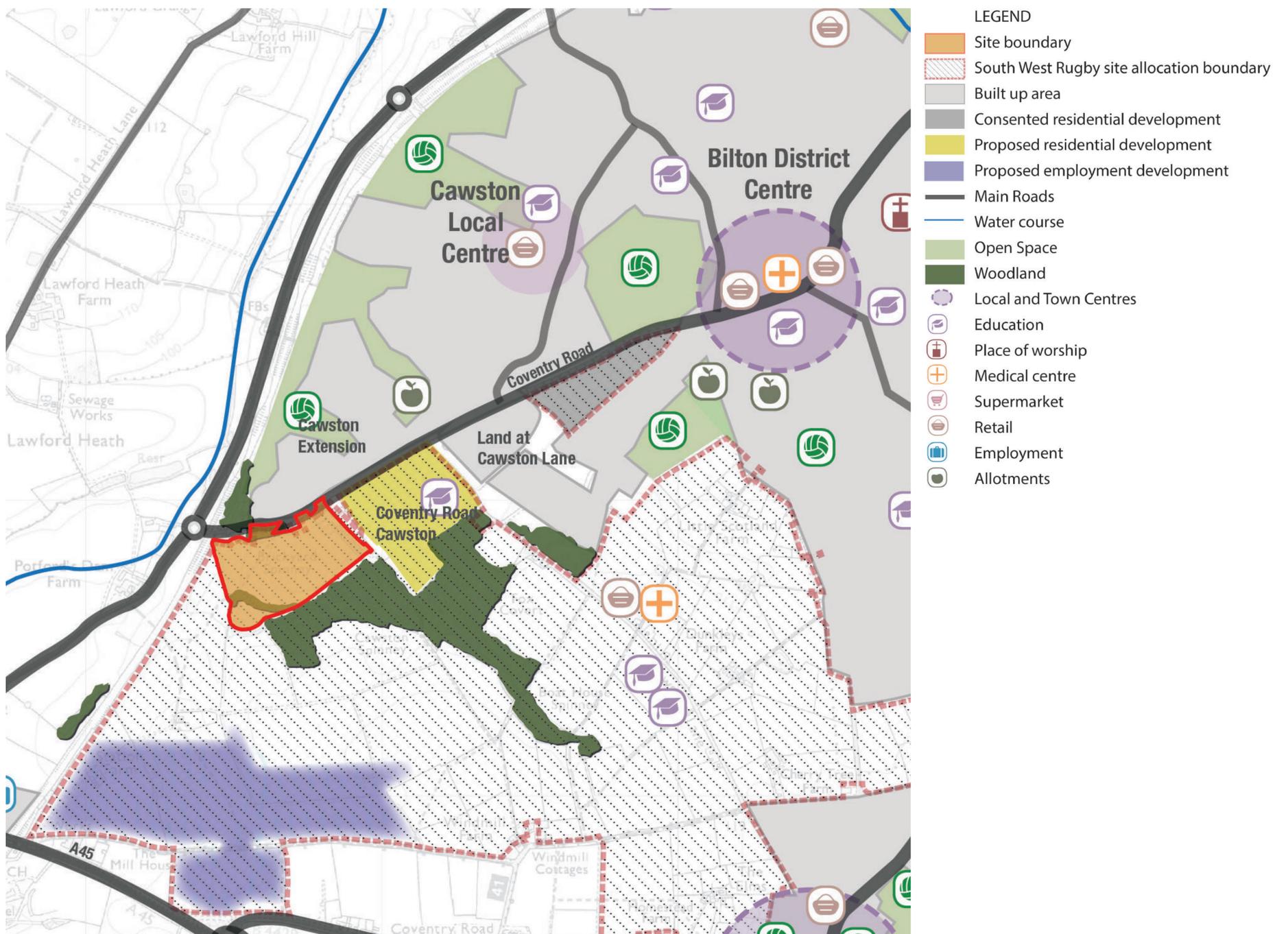
There is space available for on-site leisure provision. We will include on the site:

- A children's play area.
- New allotments.
- New recreational routes for walking and cycling.

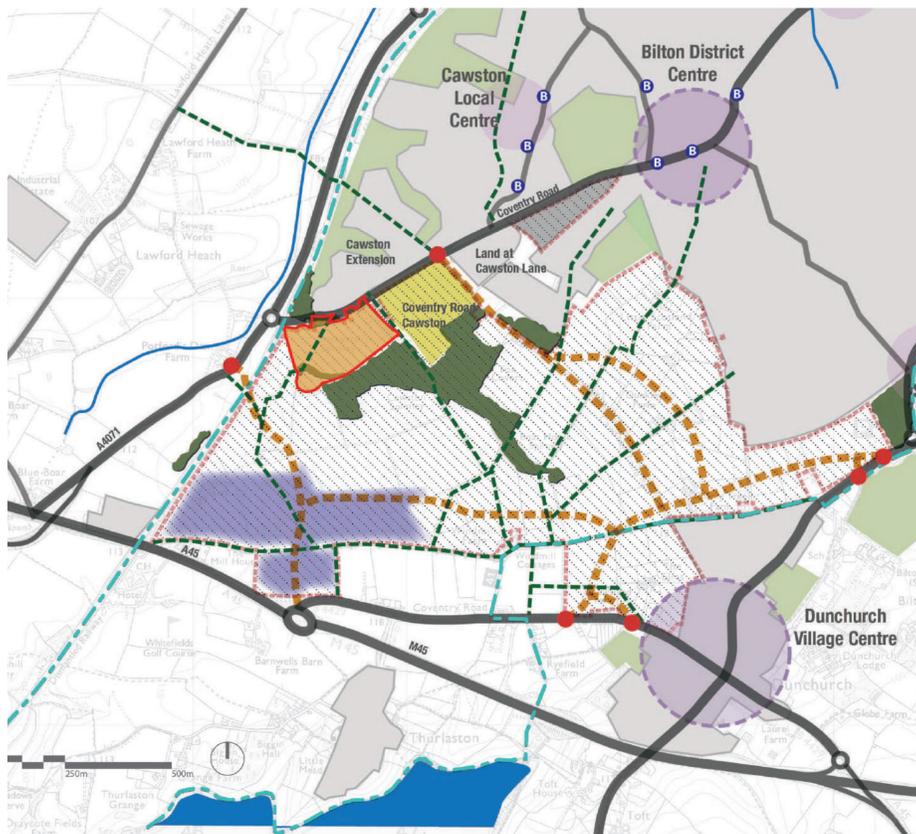
A proposed Woodland Management Plan for Cawston Spinney seeks to increase biodiversity value and manage recreational and education opportunities.

Utilities

We are assessing the current capacity of the existing utilities infrastructure (i.e. sewerage, electricity, gas and broadband) to ensure the proposed new homes on the site do not increase pressure on existing supplies. Where required, suitable payments will be made towards infrastructure upgrades for utilities.



Facilities Plan



Movement Plan

LEGEND

-  Site boundary
-  South West Rugby site allocation boundary
-  Built up area
-  Consented residential development
-  Proposed residential development
-  Proposed employment development
-  Main Roads
-  Proposed new strategic roads
-  Existing footpaths
-  Existing Cycle Routes
-  Water body
-  Open Space
-  Woodland
-  Local Centres
-  Bus stops

Given the scale and location of the development within the South West Rugby allocation, we acknowledge there may be concerns from local residents and communities regarding the impact on the surrounding area and highway network.

Access - The development will be served by a new vehicular access from the B4642 Coventry Road which is located to the north of the site.

Given that the development proposals are for up to 275 dwellings, the County Council's advice is that (for developments of more than 150 dwellings), two points of access will be required. An Emergency Access point connecting to the existing track to the east of the site which then joins the B4642 Coventry Road is therefore also proposed.

Policy DS9 of the emerging Local Plan identifies a need for the South West Rugby Spine Road Network. One of the connections proposed is to connect across to Potford Dam Farm on the A4071 over the disused railway line and across land in the Green Belt. Currently the land required to deliver this alignment is outside the site allocation boundary. The policy and supporting text of the Local Plan recognise that alternative connections directly onto the B4642 Coventry Road (which abuts the site allocation) represent a potential alternative to the Potford Dam link.

In order to protect this potential strategic corridor through the development proposals, and to future proof the required highways infrastructure necessary to support the wider South West Rugby allocation, permission is also sought for a potential second access point onto the B4642 Coventry Road running through Brickyard Spinney. This link would not prejudice the delivery of the preferred Potford Dam Link in the event that it is able to come forward.

It may be that this alternative access route is not required and therefore there will be only one principal access to the subject site which will itself connect through to the wider South West Rugby allocation in due course.

Public Transport - It is understood that bus services in the local area are presently being comprehensively reviewed as part of the wider South West Rugby development. It is anticipated that new bus services will run along the B4642, Coventry Road in the future. The nearest bus stop to the site is located on Cavellstone Road, adjacent to Edwin Close. This is served by the No. 4 bus service which provides a link to the town centre, Rugby Railway Station and Brownsover.

Off Site Highway Improvements - The development of the South West Rugby allocation will see a range of improvements to the highway network. In addition to some improvements to the existing local highway network, construction of the South West Rugby Spine Road has been identified as the major element of the new road infrastructure which will mitigate the wider transport impacts of the South West Rugby allocation.

Improvements to Dunchurch crossroads are to be delivered as part of the approved development of Ashlawn Road.

Cycle and Pedestrian Access - New footways are proposed as part of the new access road(s) which continue into the development's new streets. New cycle and pedestrian routes will be provided through the areas of public open space to link to Coventry Road. These routes will be a positive recreational asset. The existing rights of way at the site will be maintained.

Transport Assessment and Framework Travel Plan - A Transport Assessment and Framework Travel Plan will accompany the outline planning application, focused specifically on the traffic that will be generated by the development as well as the opportunity for residents to travel to and from the site by bus and other sustainable modes of travel in preference to car travel.

Landscape and Visual Impact

A Landscape and Visual Impact Assessment (LVIA), is being progressed by the Environmental Dimension Partnership Ltd (EDP).

An initial baseline survey has already been undertaken which confirms the site is not subject to any landscape designations. Sensitive design of the proposed development, and an effective landscape design strategy will include protecting and strengthening site boundaries with additional planting, creating new habitats and undertaking appropriate management.

Ecology and Arboriculture

EDP has undertaken an ecological desk study, Extended Phase 1 survey and a full suite of Phase ecological surveys for various protected and notable species/species groups.

There are no statutory designations at or near to the Site.

The Rugby to Leamington Disused Railway Line Local Wildlife Site (LWS) and River Avon and Tributaries LWS are both non-statutory designations of County value located adjacent to the Site. With appropriate buffering between the proposed development and these designations, no material effects are expected.

Cawston Spinney LWS is located adjacent to the south of the Site and is an LWS of County-level value as well as being (in part) Ancient Woodland in need of restoration and appropriate management. Cawston Spinney LWS will be retained and buffered from the development. A proposed Woodland Management Plan seeks to increase biodiversity value and manage recreational and education opportunities.

New habitats will be created onsite, which will benefit a range of wildlife.

A tree survey is being progressed by EDP which includes consideration of the presence of Tree Preservation Orders and Ancient Woodland.

Flood Risk

Modelling of the watercourses in the vicinity of the site has been undertaken; this technical assessment demonstrates that all proposed development will be located within Flood Zone 1, with a low probability of flooding.

A Flood Risk Assessment and drainage strategy will be prepared to support the application.

A conceptual Surface Water Drainage Strategy is being prepared. The Strategy will utilise Sustainable Drainage Systems (SuDS), which will store surface water runoff and discharge, including use of the irrigation pond (Potford Dam).

Heritage and Archaeology

EDP has progressed a desk-based assessment, geophysical surveys and archaeological evaluation trenching of the Site. This baseline is informing a cultural heritage and archaeology assessment which will focus on the potential effects of development on statutory and non-statutory assets.

A Grade II Listed building, Cawston Farmhouse, is located to the east of the site. Any development will be located and designed appropriately to respect the setting of the Listed Building.

Sustainability

The outline planning application will be supported by a Sustainability Statement, this will confirm that, among other things:

- the proposals will meet Central and Local Government targets for new homes by ensuring new buildings will comply with latest building regulations; and
- with regards to water conservation, low water sanitary features and water butts will help minimise water consumption.

Other

Other technical considerations that will be addressed in the material accompanying the outline application, which will be supported by an Environmental Statement, will include:

- Noise
- Air Quality
- Agricultural Land Quality
- Ground Conditions
- Utilities

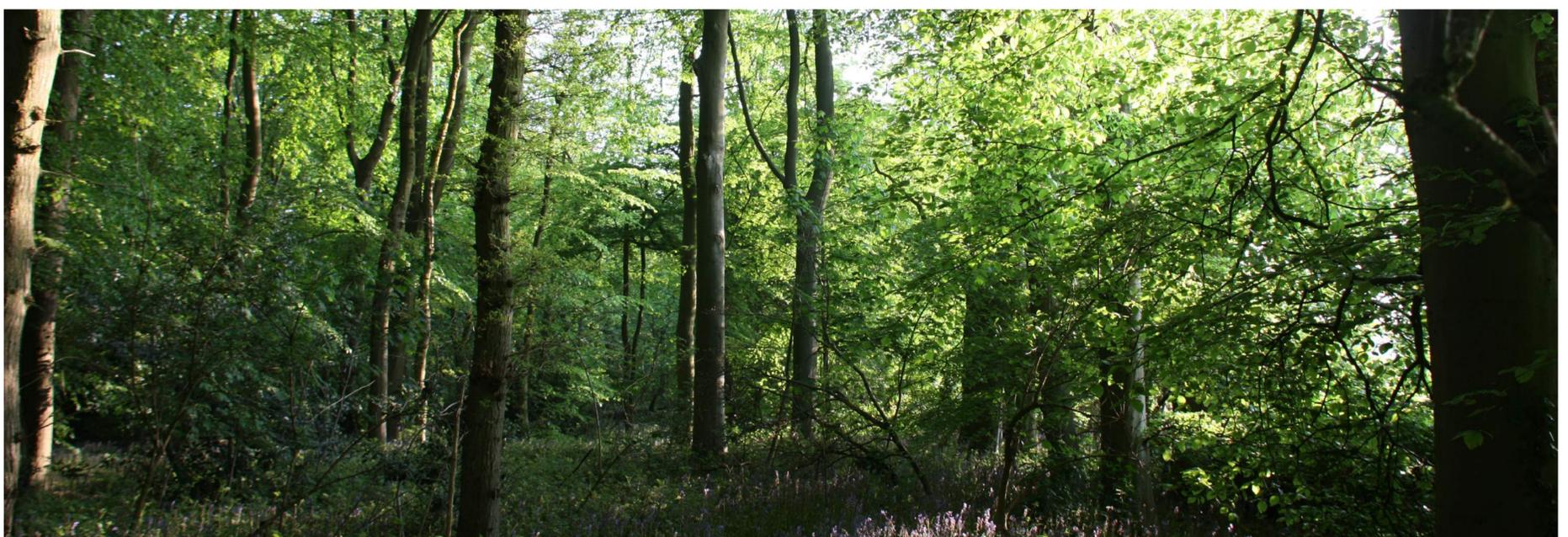
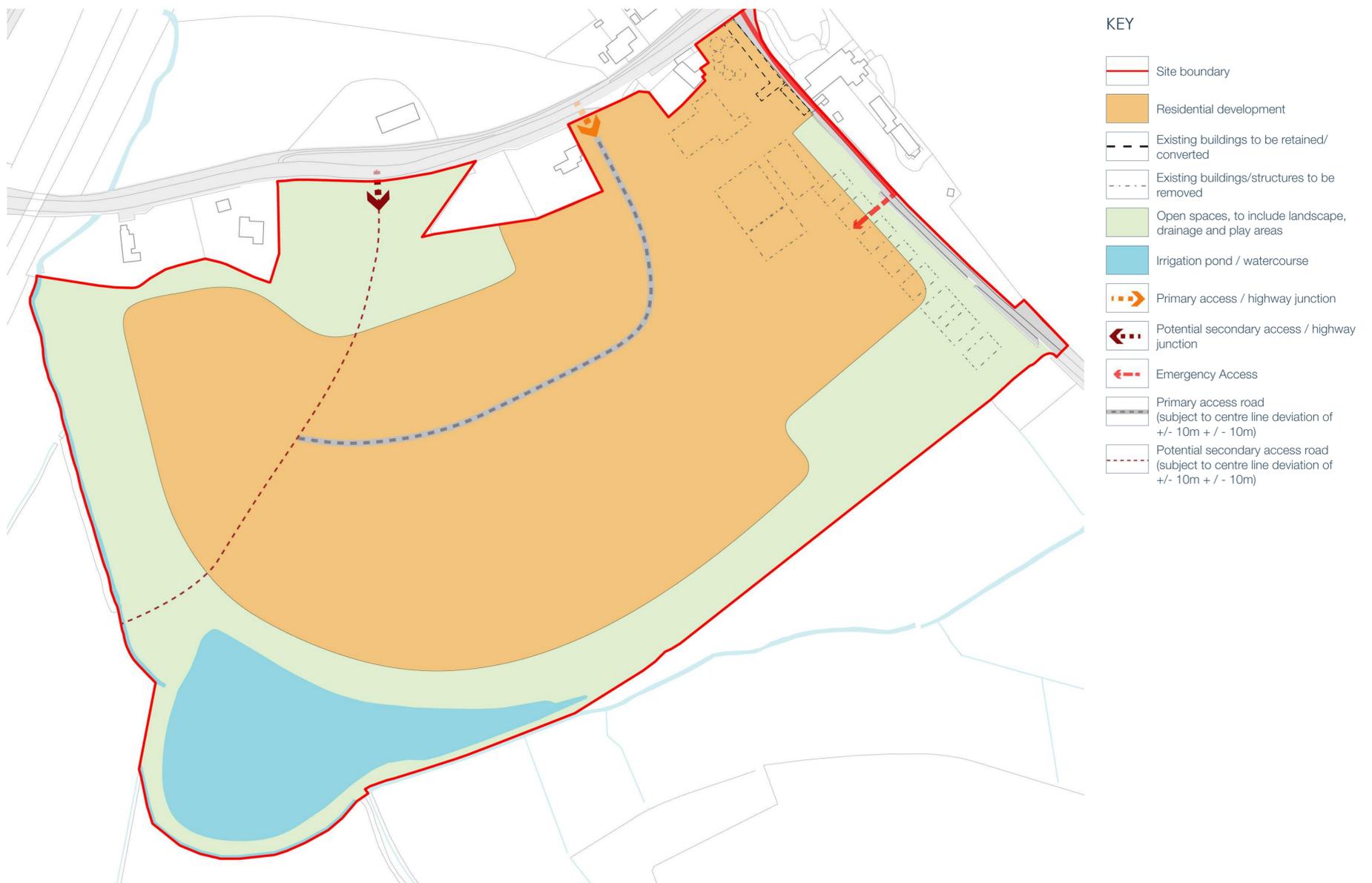


Photo of Cawston Spinney - to be subject to improvement through implementation of Woodland Management Plan



Parameter Plan - planning permission will be sought for up to 275 homes within the area shown orange

What we would like from you:

It is intended that the outline planning application will be submitted to Rugby Borough Council in spring 2019. In finalising the planning application, we will have regard to the comments expressed by members of the public attending this exhibition and will look to incorporate those comments in the scheme design where possible.

We will provide Rugby Borough Council with a report that sets out the range of comments expressed at this exhibition.

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.

If you require further detail or wish to keep in touch with the progress of this proposal, please contact Framptons on **01295 672310** or email enquiries@framptons-planning.com

The exhibition material is available to view on:
www.framptons-planning.com/projectsandconsultations

Date: 27th February 2019