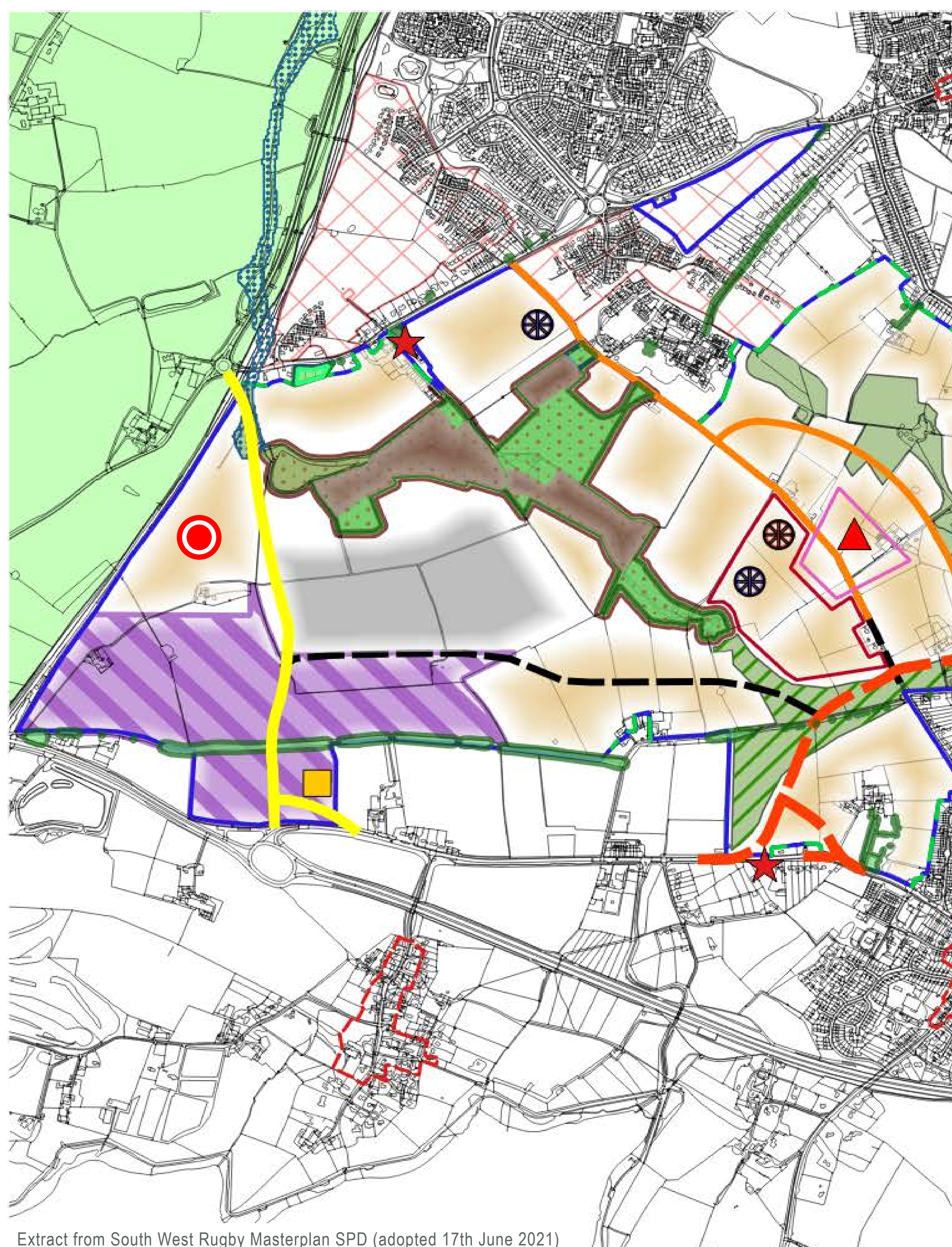


INTRODUCTION

1



	Phase II Site Location		Secondary School
	Allocation Boundary		SW Link Road Phase 1 (indicative)
	Residential		SW Link Road Phase 2
	Existing Vegetation with planning permission		SW Link Road Phase 3
	SW Safeguarded Area		Sustainable Transport Corridor
	Open Space		Ancient Woodland
	GI Corridor & Rugby to Dunchurch Buffer		Brickyard Spinney
	Woodland Management Area & Buffer		Boundary Treatment (to be agreed)
	Fire Station		Conservation Area
	District Centre		Flood Zone
	Existing Site Under Construction		Green Belt
	Schools Area		Listed Building
	Primary School		TPO

Extract from South West Rugby Masterplan SPD (adopted 17th June 2021)

On behalf of Tritax Symmetry we are pleased to welcome you to view our emerging plans for a new housing scheme at Cawston Farm, Rugby (Phase II).

The proposals are for up to 350 new houses, public open space, landscaping and drainage areas, with vehicular access from a link road from the eastern part of the site.

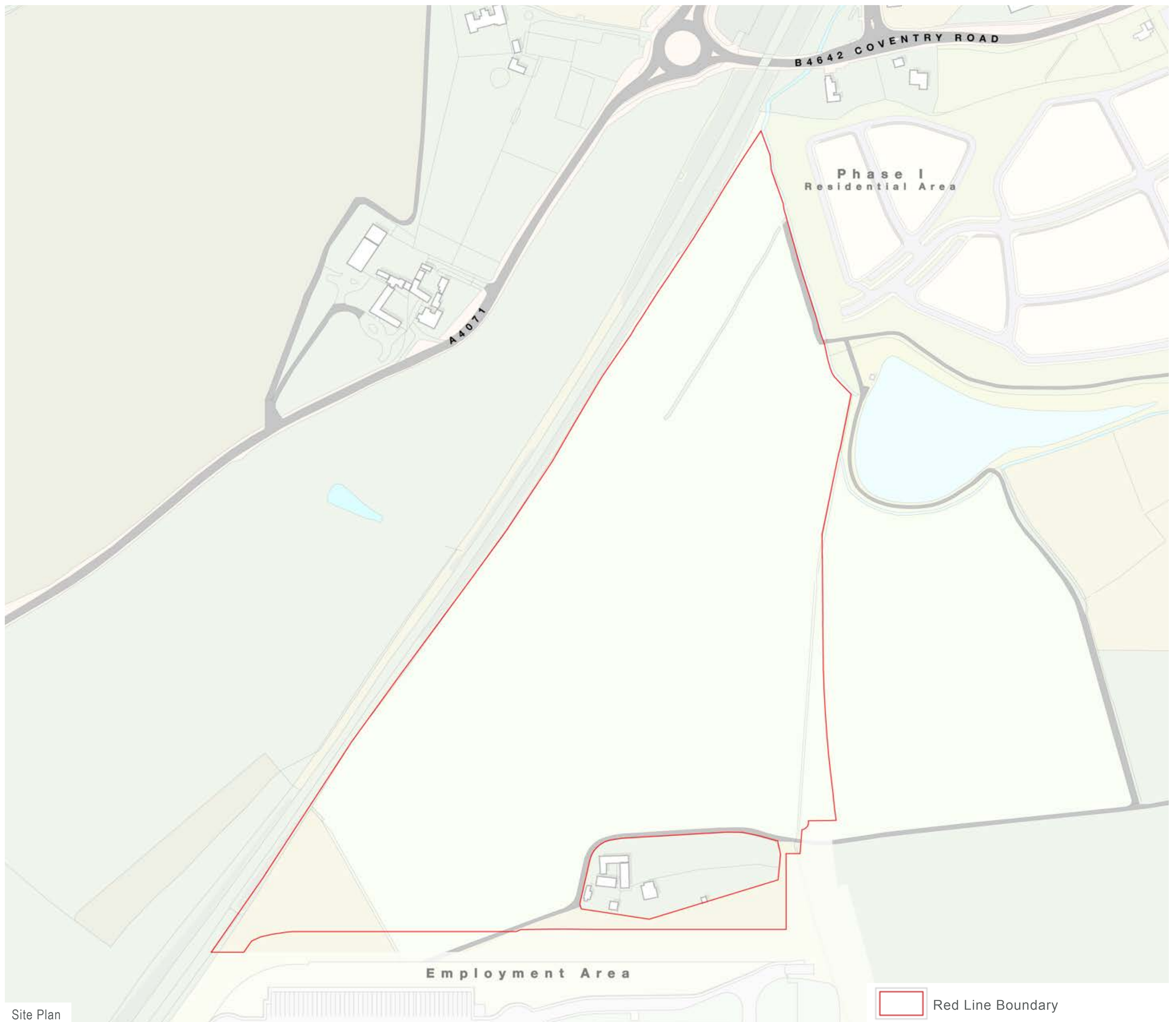
The site comprises part of the housing element of the South West Rugby allocation – a new mixed-use neighbourhood of up to 5,000 dwellings - in Rugby Borough Council's adopted Local Plan (2019). The South West Rugby allocation is located to the South West of Rugby town centre, to the north of the junction 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.



THE SITE

2



The site comprises of approximately 14 hectares of land currently in predominantly agricultural use, located to the south of the B4642 Coventry Road, to the east of the A4071, and to the east of the Leamington to Rugby former railway, approximately 4 kilometres south west of Rugby town centre.

The site forms part of the 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.



CONSTRAINTS & OPPORTUNITIES

3



CONSTRAINTS		OPPORTUNITIES	
	Red Line Boundary		Potential Vehicular Access Point
	Existing Vegetation - to be retained		Proposed New Highway Alignment & Bus Stop
	Root Protection Areas		Safeguarded Route for Potford Dam Link
	Site Topography		Existing PRoW
	Slope Direction		Existing PRoW to be realigned
	Sensitive Edge		Proposed Re-Alignment of PRoW
	Extent of Floodzones		Cawston Greenway
	Chalk Slurry Pipe & Offset		Proposed Access Track to Station Cottages and New Bridleway Alignment
	Low Voltage Cables		Potential SuDS Feature
	Potential Pumping Station & Offset		Potential to Enhance Retained Hedgerows
	8m Buffer from Existing Ditches		Potential Environmental Enhancement Area
	Local Wildlife Site		Strategic Green Corridor
	Extent of Greenbelt		Existing Sustrans Route
	Proposed Bund & Acoustic Fencing		Potential Children's Play Area

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 northern part of the site;
- New open spaces will be located around the ditch and hedgerow structure to the north and southeast of the site to ensure the existing wildlife and landscape value is protected;
- The public footpaths which cross the site will be retained or realigned;
- Residential properties located adjacent to the site, to the south, will be respected with proposed structural tree planting, buffering them from the proposed development; and,
- The proposed residential development on the site will be buffered from the approved employment development to the south by landscaped bunds which have already been approved as part of the employment planning permissions.



ILLUSTRATIVE MASTERPLAN

4



-  Site boundary
-  Residential street
-  Shared surface driveway
-  Footpaths
-  Public open space
-  Existing hedgerows
-  Structural planting
-  Play areas
-  Sustainable urban drainage
-  ① Main access points
-  ② Pumping station
-  ③ Connection to Cawston Greenway
-  ④ Areas for environmental enhancement
-  ⑤ Station Farm Cottages

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

- Up to 350 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 public 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 and extensive areas of new landscaping;
- Sustainable Urban Drainage Systems (SuDS) and permeable paving will manage storm water and discharge into the surrounding watercourses and maintain run off to present day conditions; and
- SuDs will be designed to create attractive new ecological features.



HIGH QUALITY DESIGN & SCHEME BENEFITS

5

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:

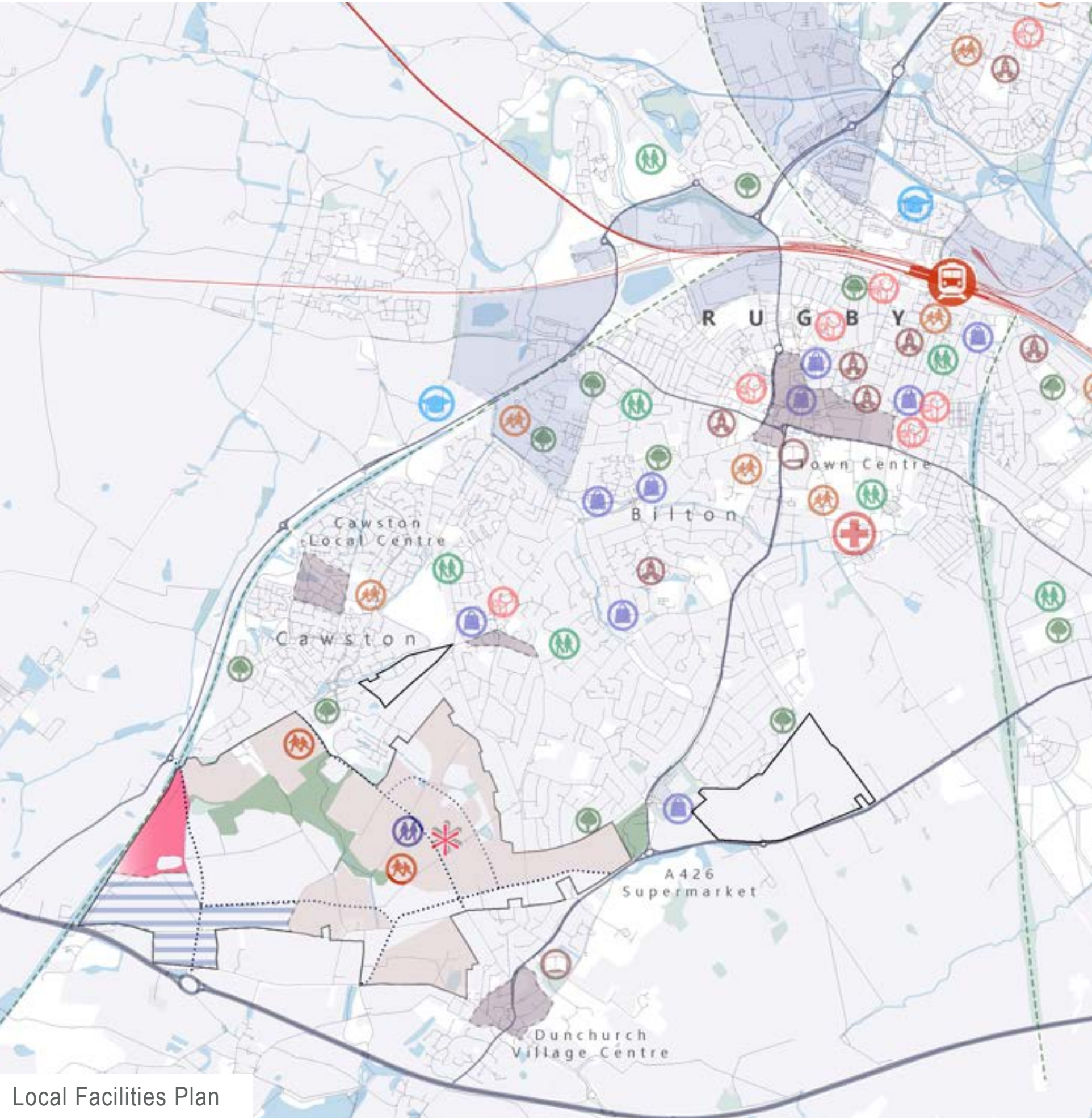
- Creation of a choice of new housing, ranging in size from two bedroom to five-bedroom homes;
- The provision of affordable homes, planning policy requires 30% of the housing (up to 105 homes) to be affordable;
- Construction of well designed, high quality, energy efficient sustainable new homes;
- Provision of new green infrastructure;
- Provision of new public open space for recreation, including a children's play area, Natural and Semi-Natural Green Space, Parks and Gardens, Amenity Green Space, and new recreational routes for walking and cycling;
- Enhancement of the viability of local businesses within the area by increased local 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.



LOCAL FACILITIES

6

The plan below shows the site in relation to key existing 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.



	Site location		Railway Station
	Residential area		Place of Worship
	Local Centres		Primary schools
	Green open spaces		Secondary schools
	Water bodies		Higher Education/ University
	Woodland		Library
	Commercial/ Industrial area		Recreation area/ Town Parks
	Allocated residential area		GPs
	South West Rugby Allocation boundary		Hospital
	Roads		Supermarkets/ Grocery Stores
	Railway line		Employment (with planning permission)
	Pedestrian connections		Proposed Secondary school
	Proposed SW link roads		Proposed Primary schools
	Pedestrian connections		Proposed District Centre

EDUCATION

The South West Rugby allocation proposes a new primary school, located to the north east of the site (two form entry) and another primary school and secondary school in the remainder of the allocation. The nearest schools are currently 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 adopted Policy DS8 set out that within the District Centre a GP Surgery will be provided. The new District Centre is proposed to the east of the site in the remainder of the Rugby allocation as marked by a red star in the plan above.

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 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 Dunchurch and Cawston Parish Council’s 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 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
- Natural and Semi-Natural Green Space
- Parks and Gardens
- Amenity Green Space
- New recreational routes for walking and cycling

UTILITIES

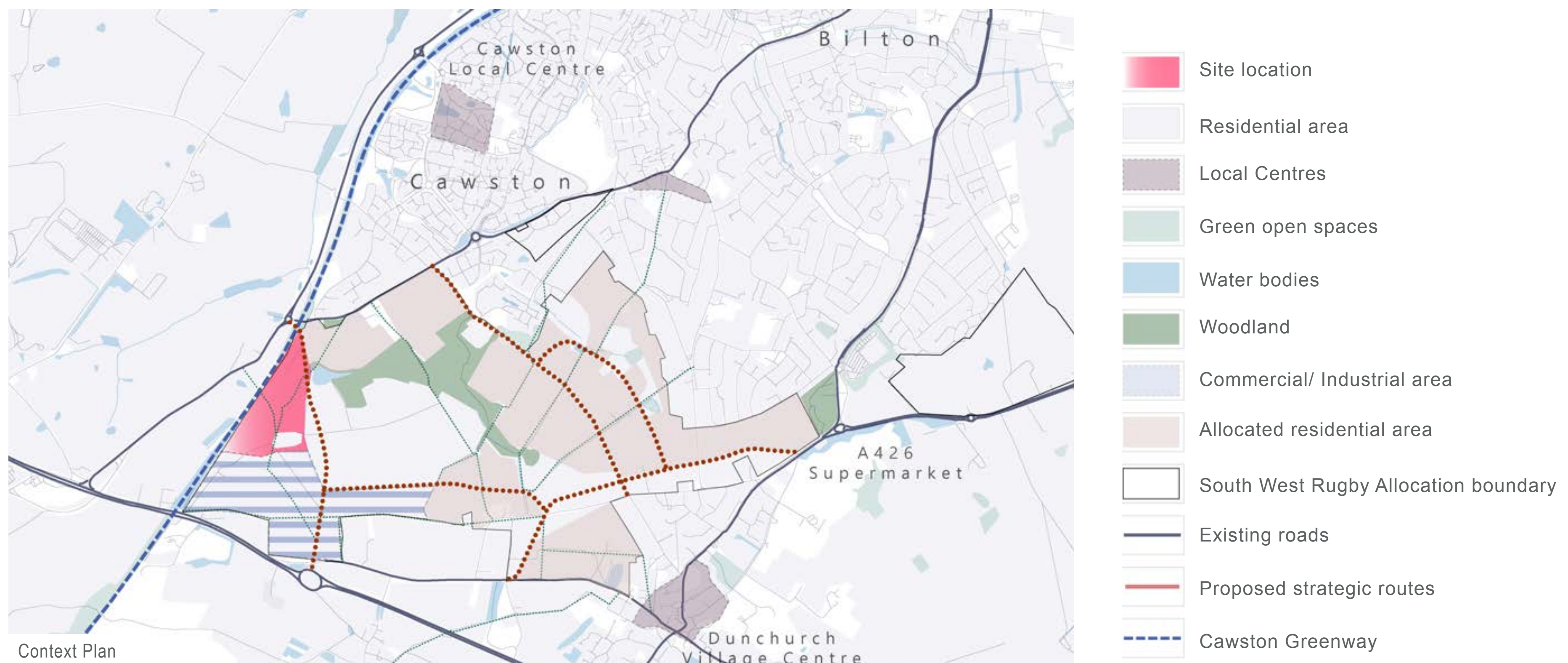
We are assessing the current capacity of the existing utilities infrastructure (i.e., sewerage, electricity, and broadband) to ensure the proposed new homes on the site do not increase pressure on existing supplies. Where required, suitable payments will be made towards infrastructure upgrades for utilities.



ACCESS & TRANSPORT FACILITIES

7

The plan below shows the site in relation to key existing 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.



ACCESS

The proposed residential development will be served by two points of access from part of the South West Link Road (Potford Dam Link) which will run along the east of the site, connecting through Cawston Farm Phase I to the B4642 Coventry Road to the north and through the employment area to the A45/ M45 roundabout to the south.

OFF SITE HIGHWAY IMPROVEMENTS

The development of the South West Rugby allocation will see a range of improvements to the highway network. The South West Rugby Link Road – part of which is to be delivered as part of Cawston Farm Phase II – 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. The requirement for any other off-site highway improvements will be considered through the Transport Assessment and against the context of the wider strategy for the Infrastructure Delivery Plan, such as the Homestead Link which is being delivered by others.

PUBLIC TRANSPORT

Bus services in the local area are presently being reviewed as part of the South West Rugby Development in order to deliver a comprehensive strategy which will serve the whole allocation. It is anticipated that a new bus service will run along the B4642 Coventry Road, through Cawston Farm Phase I and along the South West Link Road (Potford Dam Link) and the employment area. The potential for new bus stops to be provided on the South West Link Road (Potford Dam Link) to the east of the site is being explored, which will mean all new homes at this site will be within an approximate five minute walk.

CYCLE AND PEDESTRIAN ACCESS

Within the development, new footways and shared surface roads will provide access for pedestrians and cyclists including connections to the existing Public Rights of Way and Cawston Greenway to the west of the site. To the east of the site, foot/ cycle routes will be provided along the South West Link Road (Potford Dam Link) which will connect with infrastructure to the north in Cawston Farm Phase I and the south in the employment area.

TRANSPORT ASSESSMENT

A Transport Assessment is being prepared by Stantec and will accompany the outline planning application, focused specifically on the traffic that will be generated by the development after taking account of the opportunity for residents to travel to and from the site by bus and other sustainable modes of travel in preference to car travel.



TECHNICAL CONSIDERATIONS

8

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 and has characteristics relevant to a greater or lesser degree of 'The Dunsmore Plateau Farmlands' and 'Plateau Fringe' local Landscape Character Types (LCTs). 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 I survey and a full suite of Phase I 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 east of the Site and is an LWS of County-level value as well as being Ancient Woodland in need of restoration and appropriate management. Cawston Spinney LWS will be retained and buffered from the development.

In addition, new habitats will be created on-site, which will benefit a range of wildlife. Overall, it is therefore predicted that the proposed development can deliver a net biodiversity gain.

An Arboricultural Impact Assessment is being progressed by EDP which includes consideration of the presence of trees and hedges on the site.

FLOOD RISK

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

A Flood Risk Assessment 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 this into surrounding watercourses at the existing greenfield runoff rate, thereby not increasing flood risk on-site or off-site post-development.

HERITAGE AND ARCHAEOLOGY

EDP has progressed a desk-based assessment and geophysical surveys. 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.

OTHER

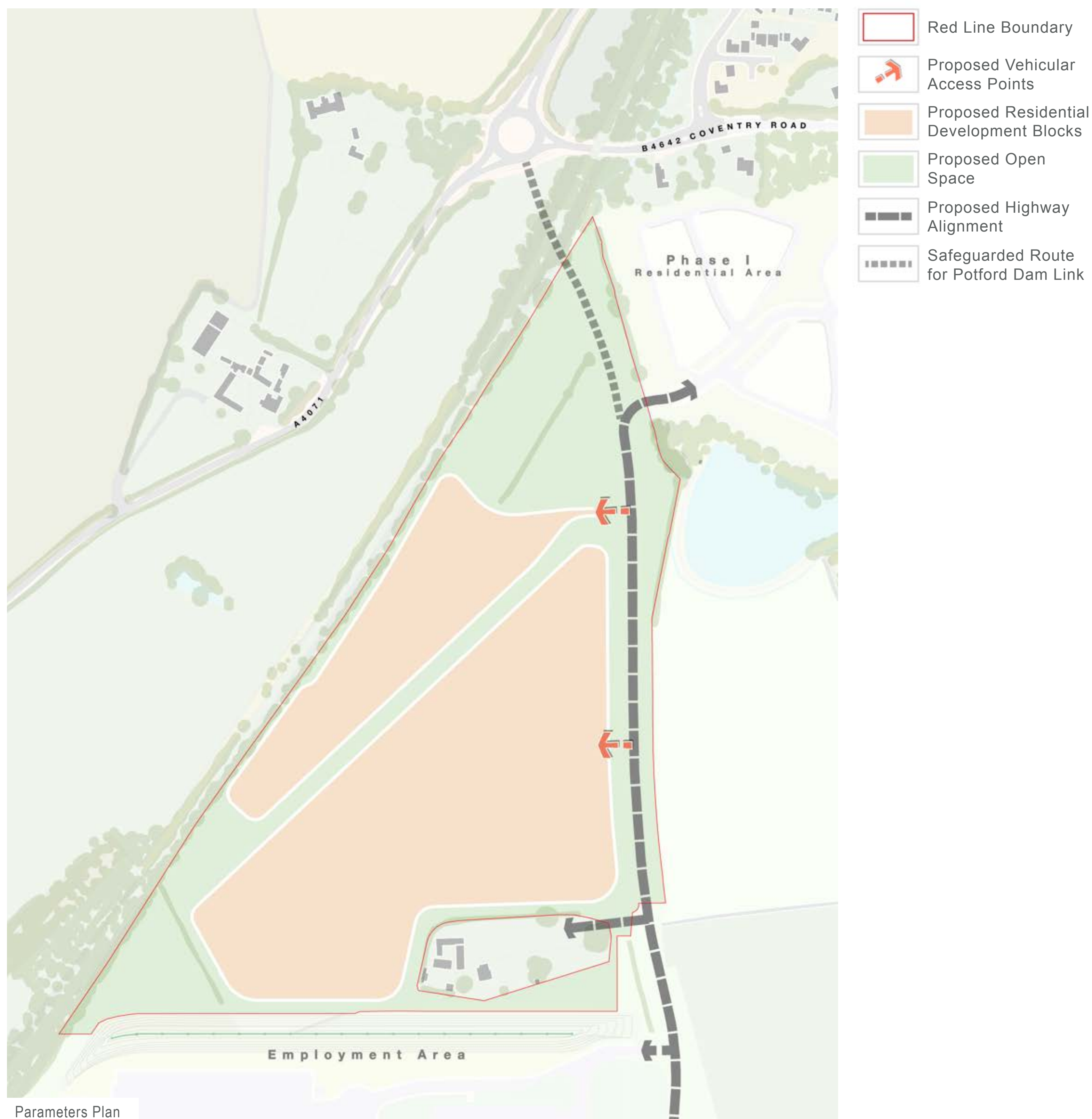
Other technical considerations that will be addressed in the material accompanying the outline application will include:

- Noise
- Air Quality
- Ground Conditions



WHAT HAPPENS NEXT

9



It is intended that the outline planning application will be submitted to Rugby Borough Council in Spring 2022. 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

