

Welcome



Homes
England

Welcome and thank you for taking the time to come to our information event.

The purpose of this event is to officially launch the planning application for the Homestead Link. The following boards outline the background context to the link road, setting out the planning policy context and need for the route, and provide an overview of the proposed development including its benefits and how impacts are to be mitigated.

This event provides the opportunity for the project team to talk through and answer any questions you may have regarding the proposed development outlined in the planning application for the Homestead Link Road and the landscape buffer to Dunchurch.

The boards also outline the next steps and provide details on how you can formally comment on the application that will

be considered and assessed by Rugby Borough Council and Warwickshire County Council over the next few months.

Our team are on hand to help explain the proposals to you and take any questions you may have.

Homes England will soon be commencing work on the wider proposals for its landholding, including the provision of new schools, sports provision, healthcare facilities, a district centre including retail and other community uses, new homes and landscaping / open space provision.

If this is something that you would like to continue to be involved with in the future, please speak to one of our team to register your interest. We are keen to keep talking to local people and community groups, to help us to ensure the best possible outcomes, and to keep you up to date on progress.

Share your views

Once the planning application has been uploaded onto Rugby Borough Council's website, it will be available to review at

www.rugby.gov.uk/planning



Speak to our staff if you have any queries, and thank you for your time today

Who are Homes England?

Homes England is the UK Government's housing accelerator, and our mission is to intervene in the housing market to ensure more homes are built in areas of greatest need, and to improve affordability.

As a Government Agency, Homes England has a range of tools that can help deliver new high-quality and sustainable

communities. A key priority is to make sure that the appropriate facilities are in place to make great places, to support both new homeowners and existing surrounding communities.

Homes England has a track record of delivering homes, community uses, open space and the necessary supporting infrastructure on similarly complex sites.

Our mission



- Providing expert support to priority locations
- Addressing the barriers facing smaller builders
- Supporting Modern Methods of Construction (MMC)
- Delivering home ownership products, such as Help to Buy
- Unlocking and enabling land
- Providing investment products, including major infrastructure
- Supporting the affordable housing market

Why are we involved at South West Rugby?

Homes England acquired 90ha of land from Warwickshire County Council (WCC) and a private landowner in 2020 to assist in bringing forward the South West Rugby site through forward funding some of the critical infrastructure, including the Homestead Link, at the right time.



This is an important project for Homes England, in terms of scale of investment and through supporting the delivery of new high-quality homes, employment opportunities and supporting community and highway infrastructure.

Our objectives

Our success and impact are measured through the delivery of our strategic objectives

Unlocking Land

We are unlocking public and private land where the market will not, in order to get more homes built where they are needed.

Unlocking Investment

We ensure a range of investment products are available to support housebuilding and infrastructure.

Increasing Productivity

We'll improve construction productivity by addressing skills and materials shortages and supporting the uptake and development of MMC.

Driving Market Resilience

We create a more resilient and competitive market by supporting smaller builders and new entrants.

Supporting Local Areas

We offer expert support for priority locations, helping create and deliver more ambitious plans to get more homes built.

Delivering Home Ownership Products

We'll effectively deliver home ownership products, providing an industry standard service to consumers.

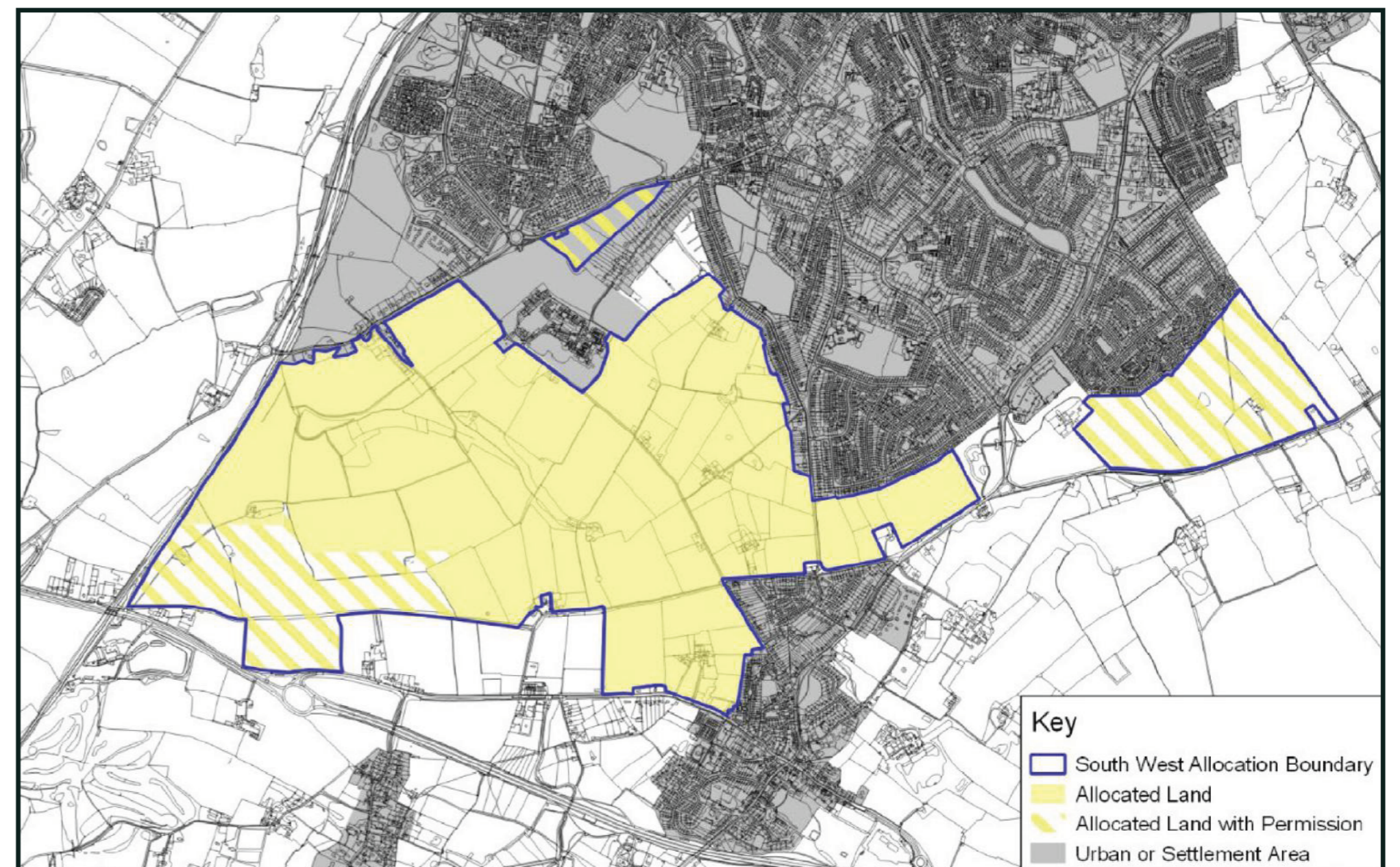
Background to the Homestead Link

Rugby Local Plan

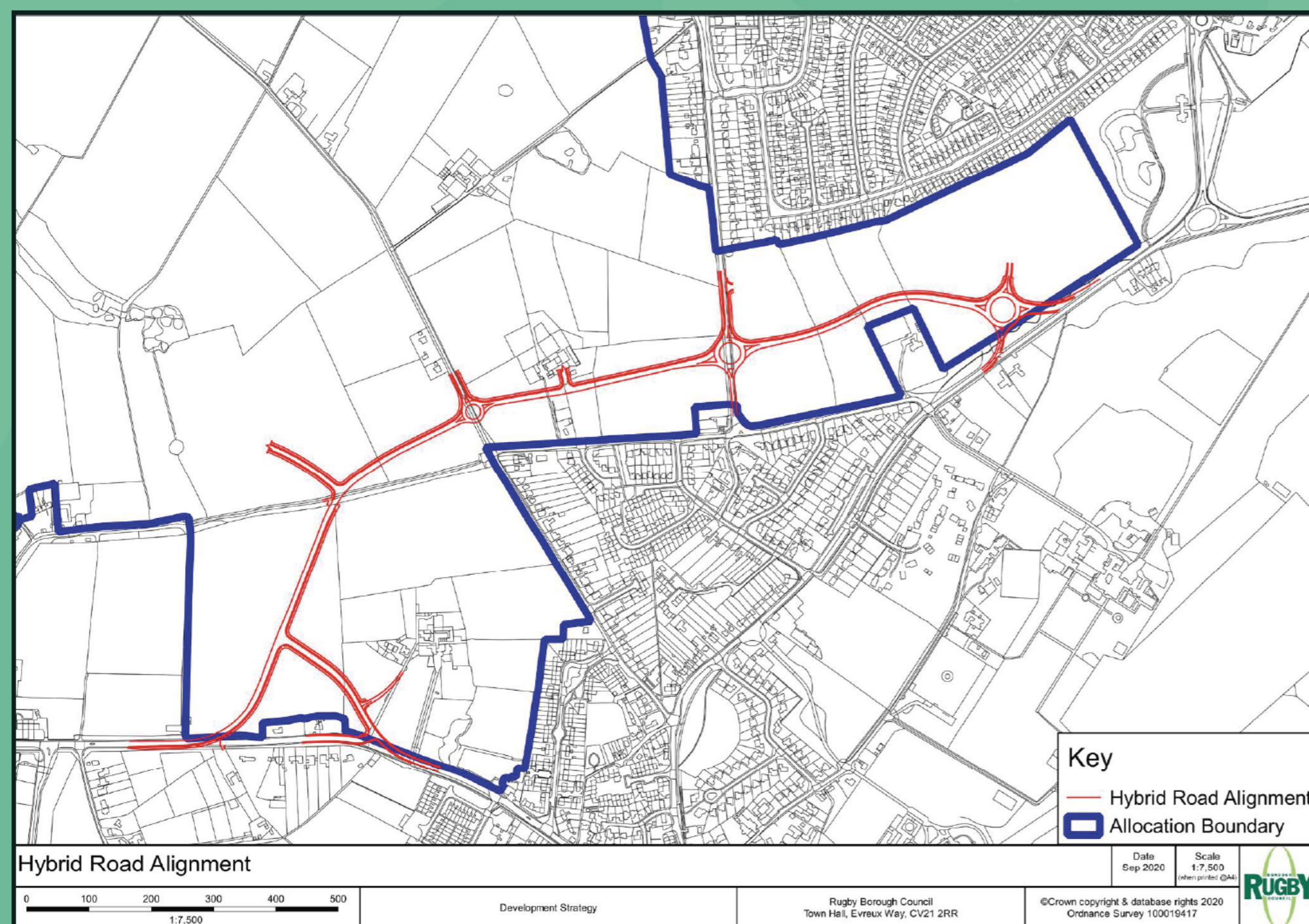
The Rugby Local Plan (June 2019) allocates South West Rugby for new development. The allocation is to the south west of Rugby and north of Dunchurch village.

A key requirement of the allocation is to provide a new link road to relieve existing congestion in Dunchurch village and reduce air quality issues, whilst enabling the delivery of new housing in Rugby.

The allocation also requires proposals to provide a significant buffer between Rugby and Dunchurch, which incorporates a **Green Infrastructure Corridor** from Cock Robin Wood to Cawston Spinney.



Indicative alignment (October 2020)



The Homestead Link

- The evidence supporting the Local Plan identified areas with traffic congestion issues.
- Dunchurch Crossroads was identified as an area of constraint due to considerable traffic queuing and delays, particularly in the morning and evening, creating air quality issues.
- The Local Plan requires the delivery of the South West Link Road (SWLR) to enable the wider allocation to be brought forward.
- The plan below shows the indicative route of the SWLR. The section between the B4429 and the A426 is known as the Homestead Link and provides direct relief to the Dunchurch Crossroads.

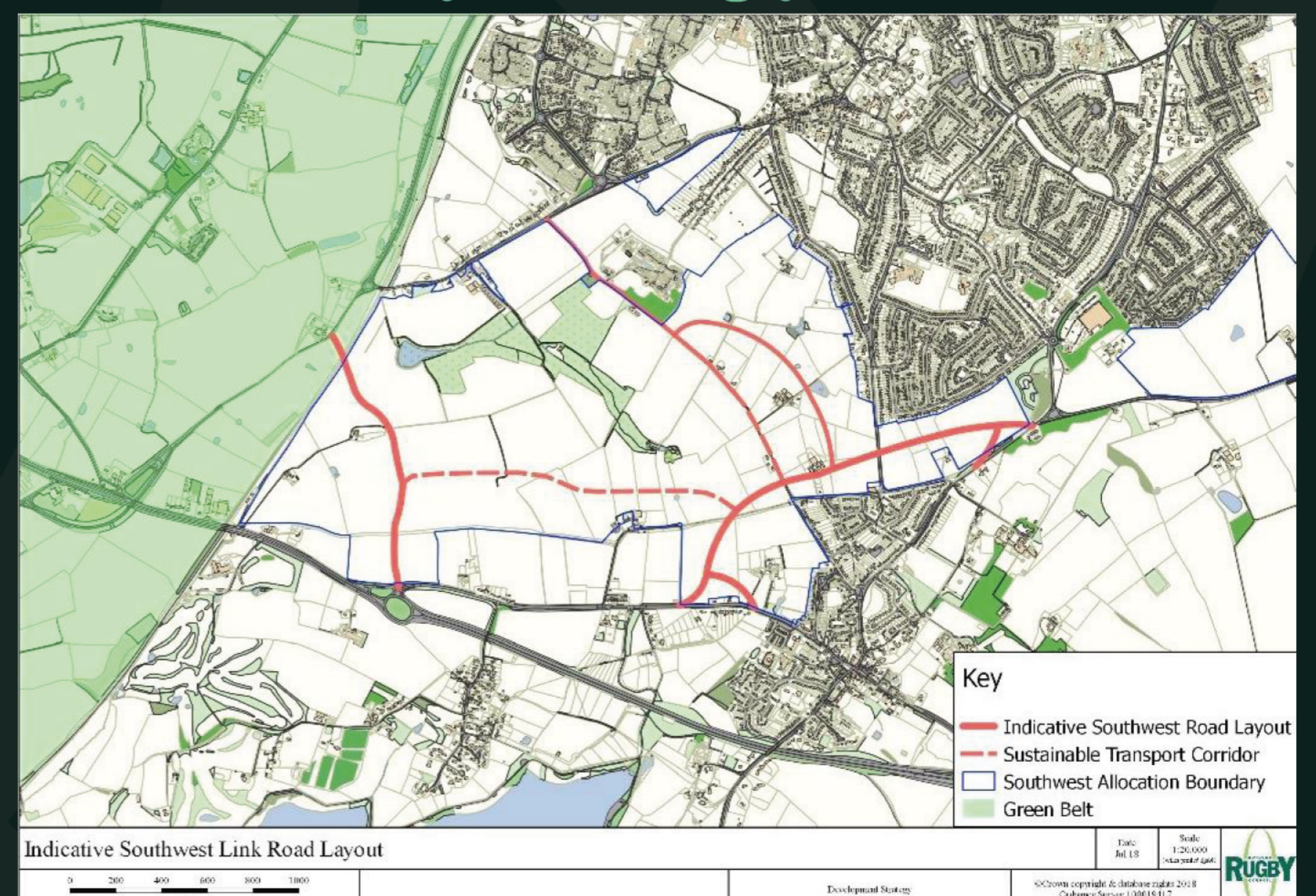
South West Rugby SPD

Rugby Borough Council (RBC) has adopted a supplementary planning document (SPD) to provide further guidance on the emerging proposals at South West Rugby. The South West Rugby SPD (June 2021) identifies that:

- The SWLR is needed to minimise impact upon the highway network and to relieve pressure on areas of constraint, such as Dunchurch Crossroads.
- The buffer between Rugby and Dunchurch must form an integral part of proposals for the site.
- The precise alignment and design of the Homestead Link are matters for detailed consideration through the planning application for the road.

As part of the preparation of the SPD, options for the Homestead Link were considered by RBC and WCC, resulting in the preferred indicative alignment.

Indicative SWLR Layout from Rugby Local Plan 2011 – 2031



Source: Policy DS9, Rugby Local Plan 2011 - 2031

Purpose of this event

The purpose of this event is to officially launch the planning application for the Homestead Link. The following boards outline the background context to the link road, setting out the policy context and need for the route, and provide an overview of the proposed development.

This event provides the opportunity for the project team to talk through and answer any questions you may have regarding the proposed development outlined in the planning application for the Homestead Link Road and the landscape buffer to Dunchurch.

Homestead Link Design

Introduction

Homes England has developed the design of the Homestead Link to meet the design criteria of Warwickshire County Council (WCC) and Rugby Borough Council (RBC) as well as the needs of current and future residents of the area.

Our work has focused on:

- The purpose and function of the Homestead Link.
- Permeability for pedestrians, cyclists, and bus services.
- Accessibility to existing properties.
- Pre-application discussions with WCC to discuss the traffic modelling and detailed design.
- Design work for the landscape corridor informed by discussions with WCC, RBC, stakeholders and the local community.
- Ecological aspects to ensure that biodiversity and wildlife are accounted for in the design.

Key Design Parameters

To ensure the Homestead Link is an attractive alternative to Dunchurch Crossroads, it needs to:

- Maximise traffic flows to achieve the most benefit for Dunchurch.
- Enable a 40mph speed limit providing a quicker alternative to passing through Dunchurch.
- Limit the number of junctions, crossings and other barriers that could impede the free flow of traffic along the route.

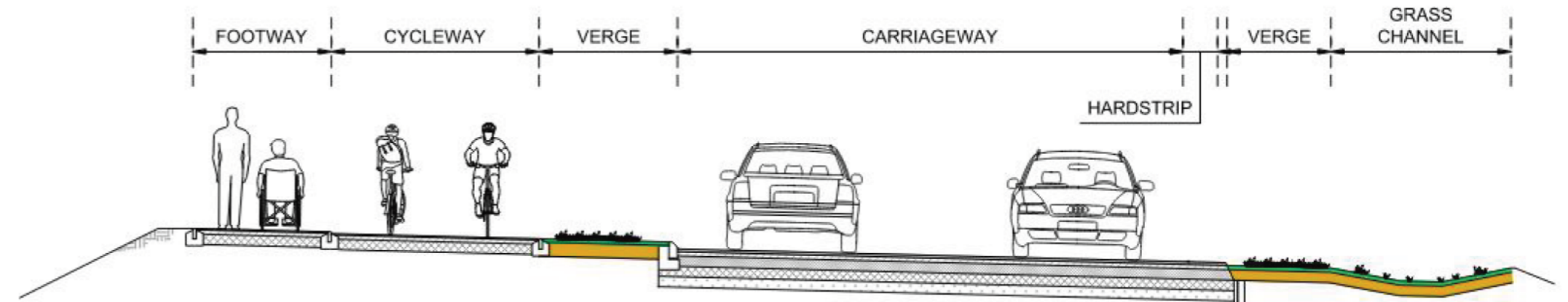
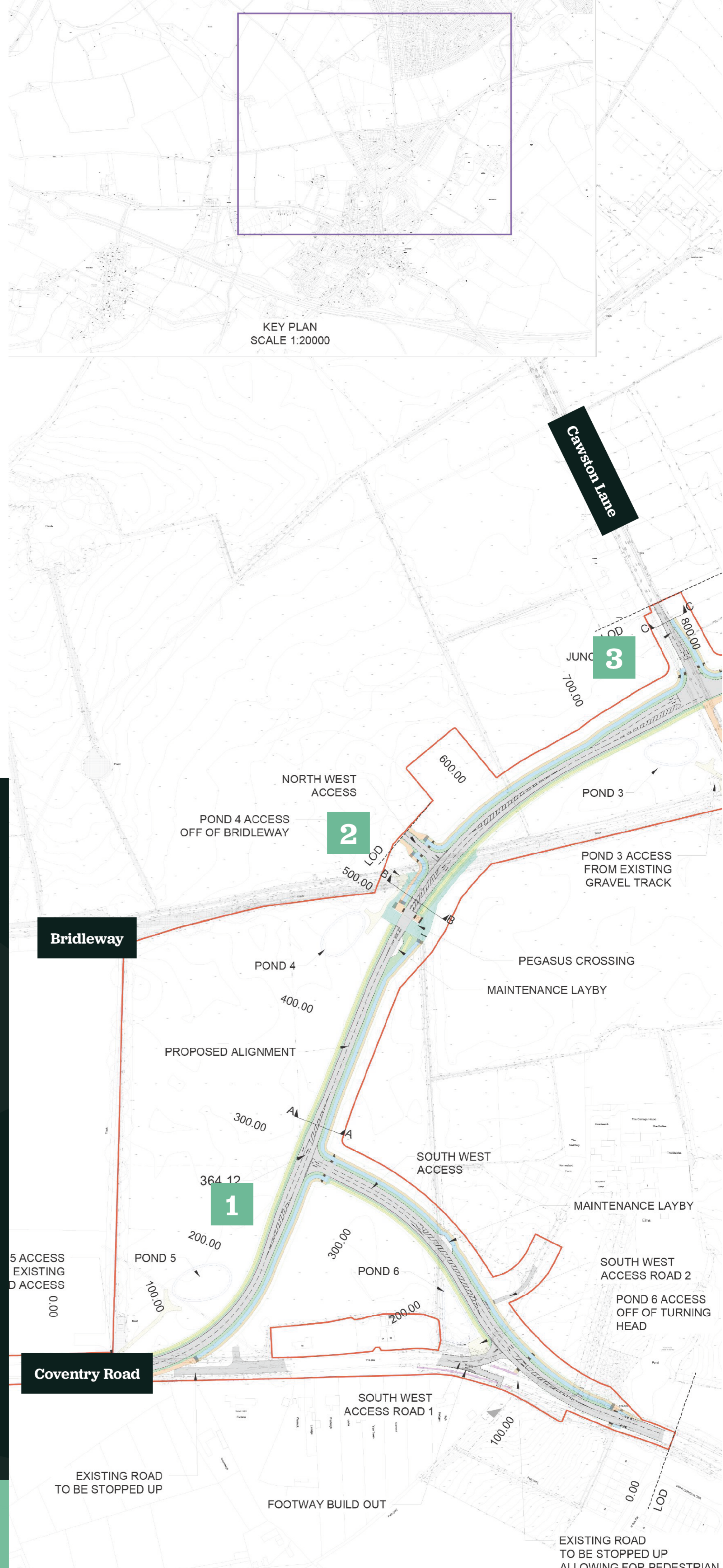
But it is also important that it:

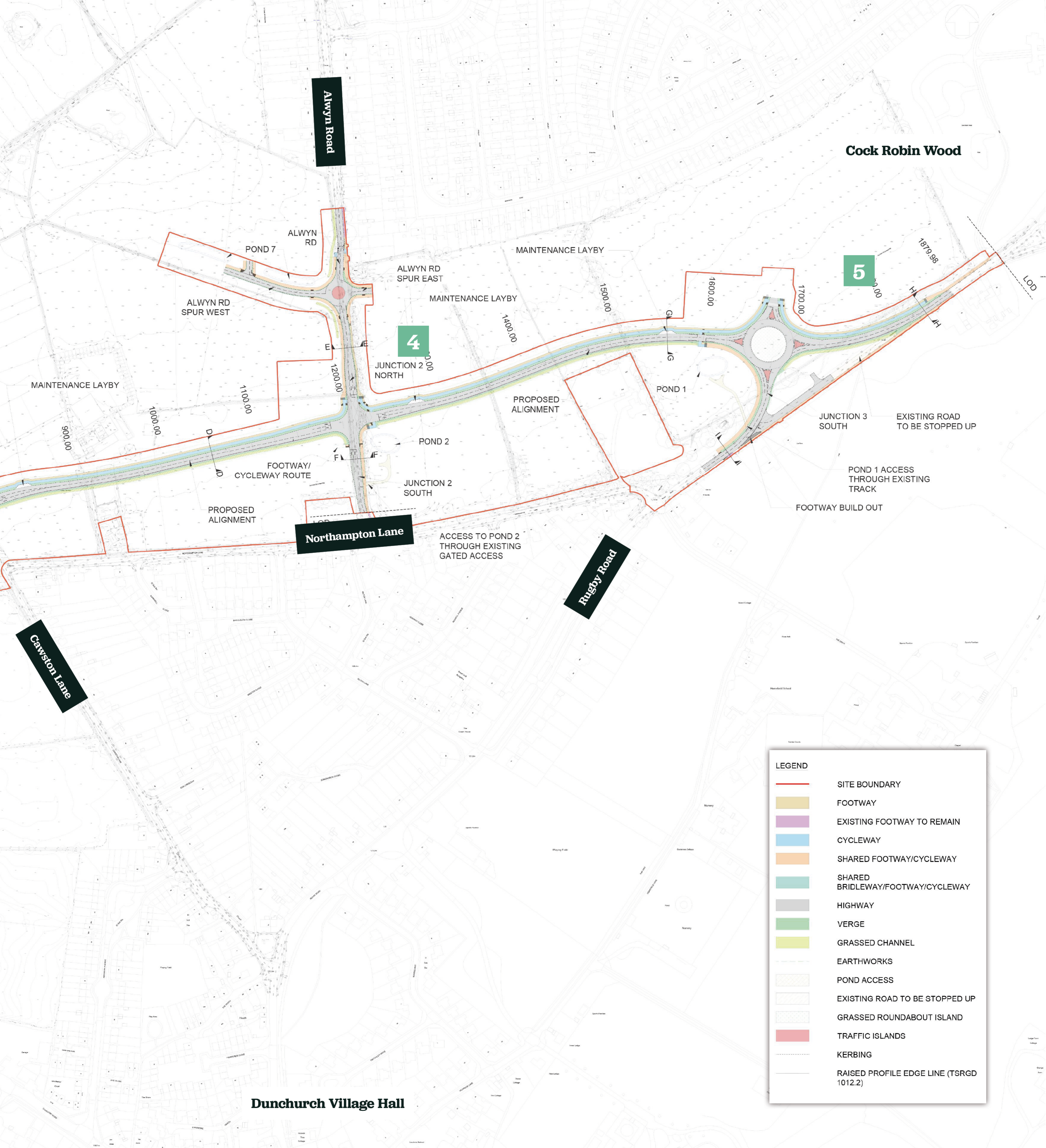
- Provides safe and convenient crossing points for pedestrians, cyclists, and other non-road users.
- Accommodate buses serving future development at South West Rugby to provide residents with an alternative means to travel other than by car.
- Provides a suitable means of access to the future development at South West Rugby whilst limiting impacts on local roads.
- Provides a considered layout that seeks to keep tree and hedgerow removal on the site to a minimum.

Road Design Standards

The road is being designed to meet national and local highway standards. WCC's design requirements for the road link are provided below. The principle of delivering safe, and high-quality cycling and pedestrian routes is a key part of the emerging proposals.

DEVELOPMENT	Footway/Cycleway 5 metres	Carriageway Width - 7.3 metres	Verge minimum 2m width	BUFFER
	Verge minimum 2m width			





The Proposed Homestead Link

The proposed Homestead Link will include:

- The construction of the road including junctions connecting it to the existing public highway and other junctions associated with the future development at South West Rugby.
- A single carriageway road of approximately 2km in length to be adopted as public highway by the local highway authority (WCC).

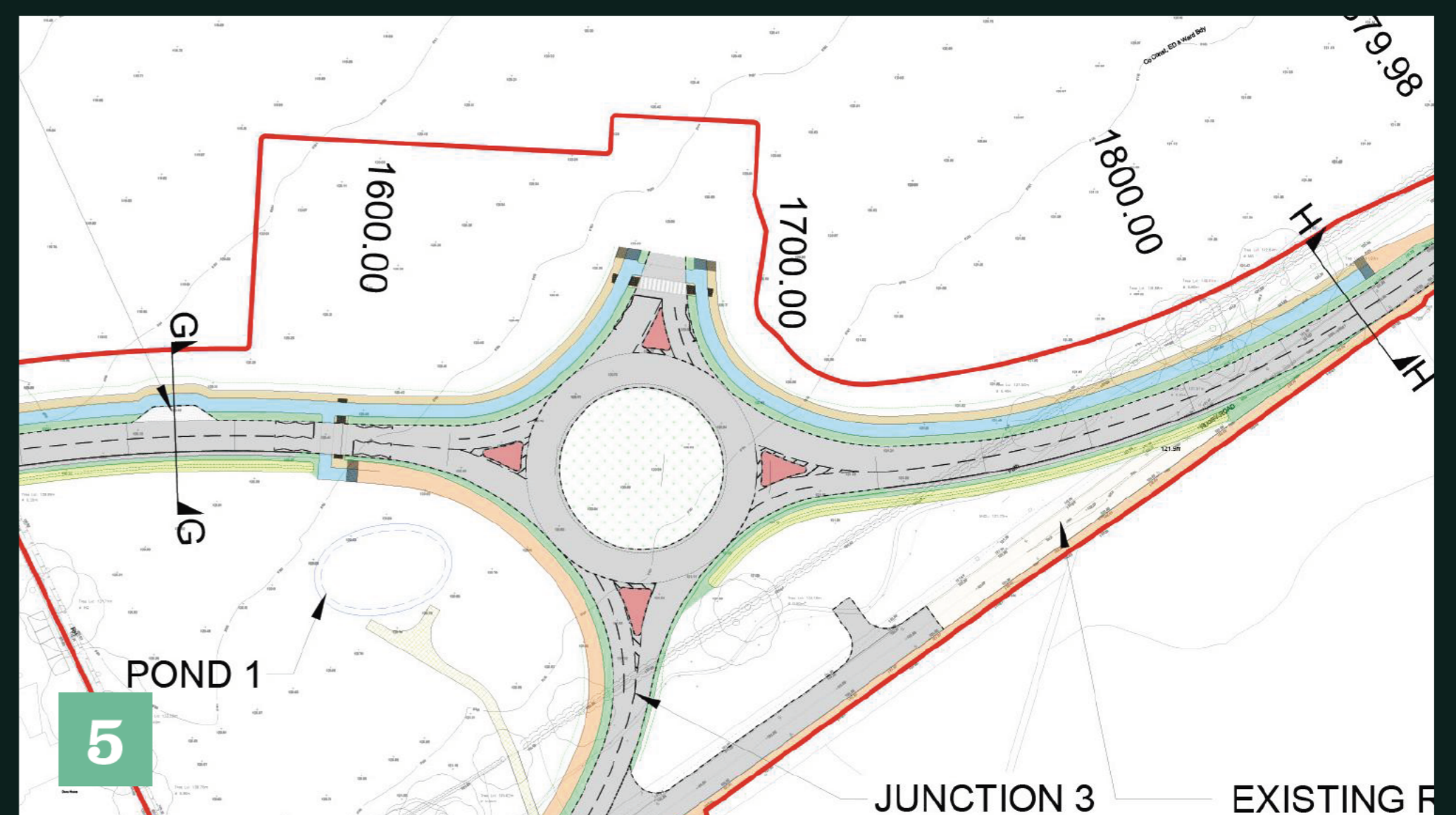
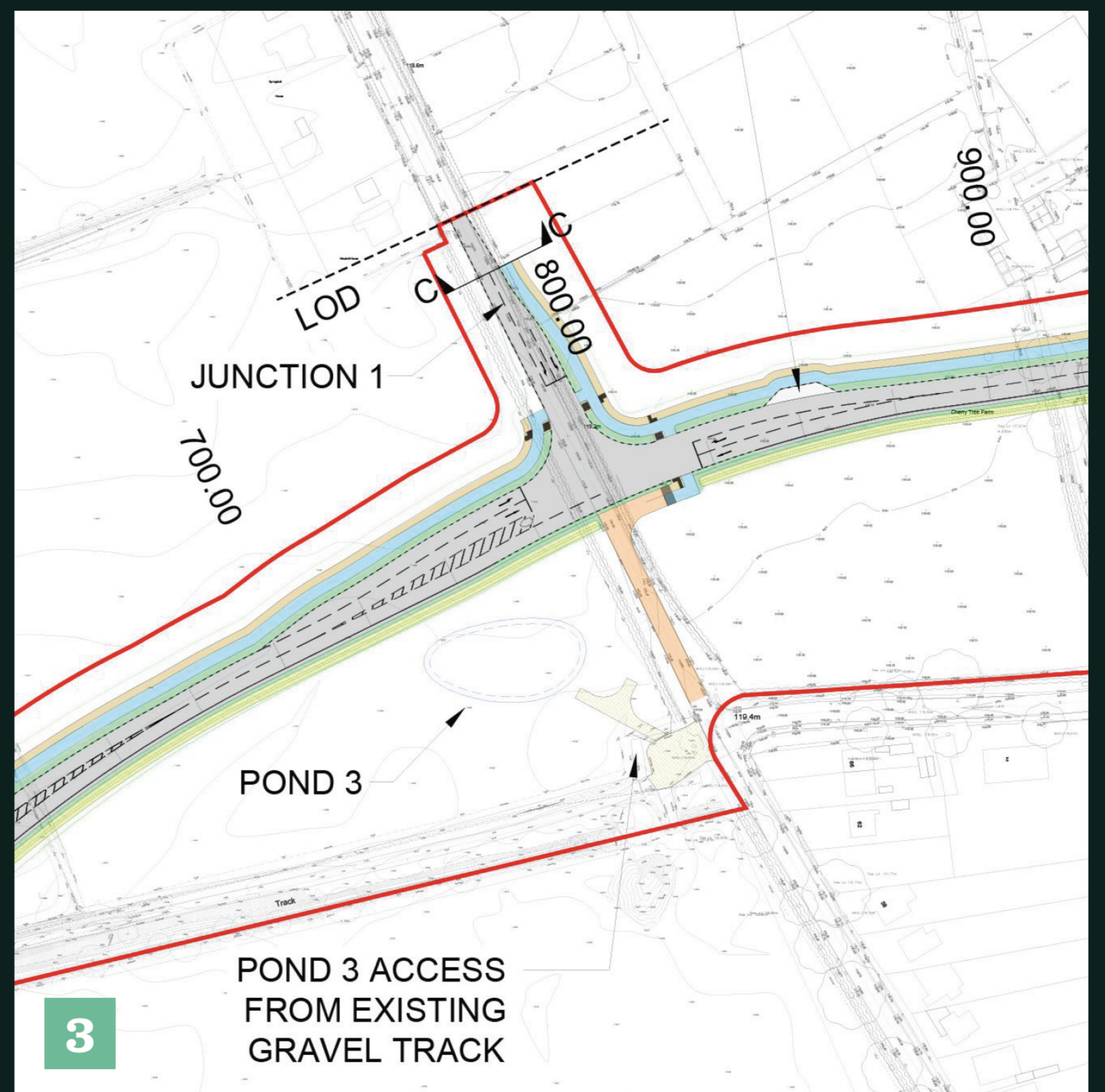
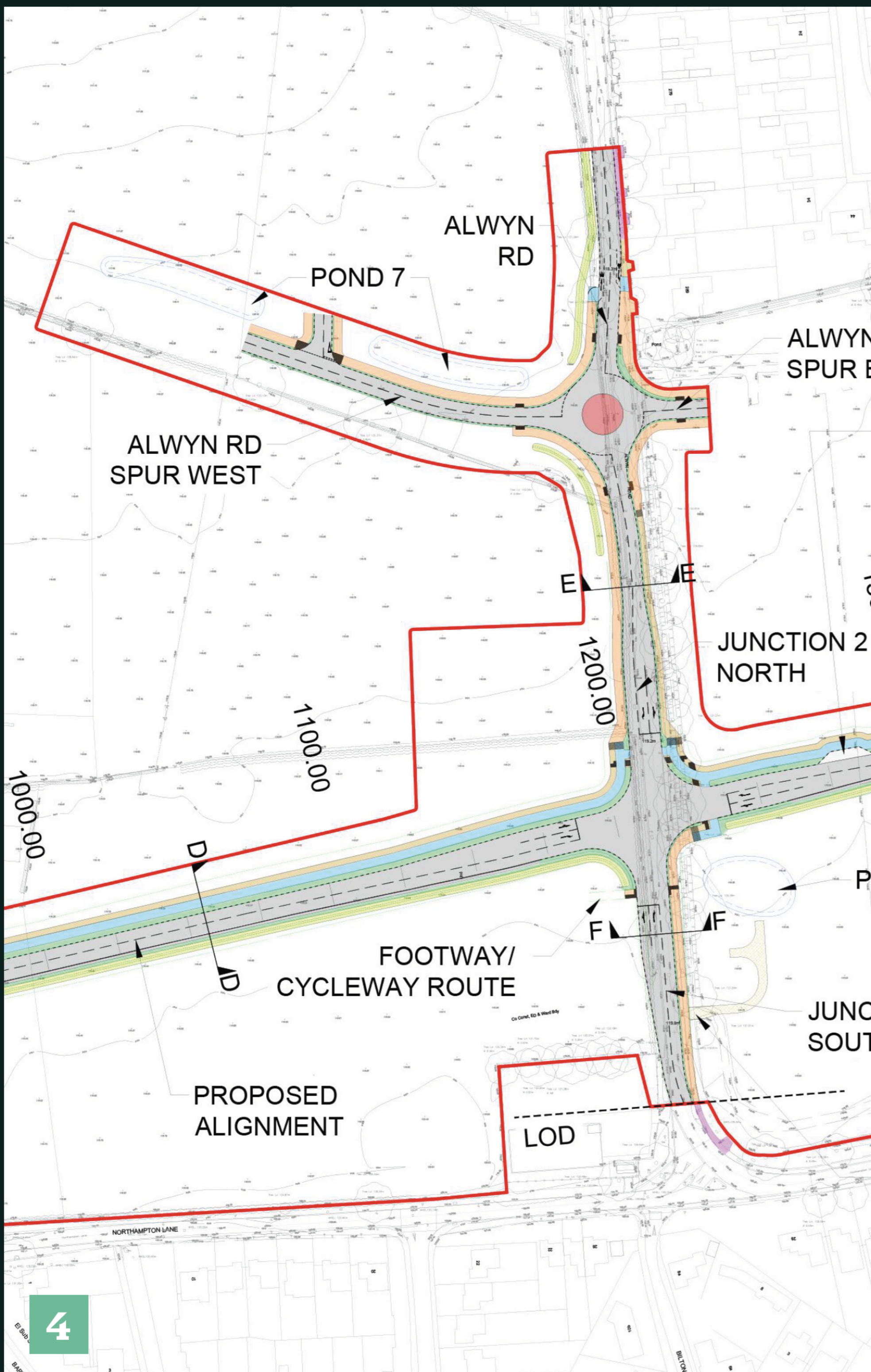
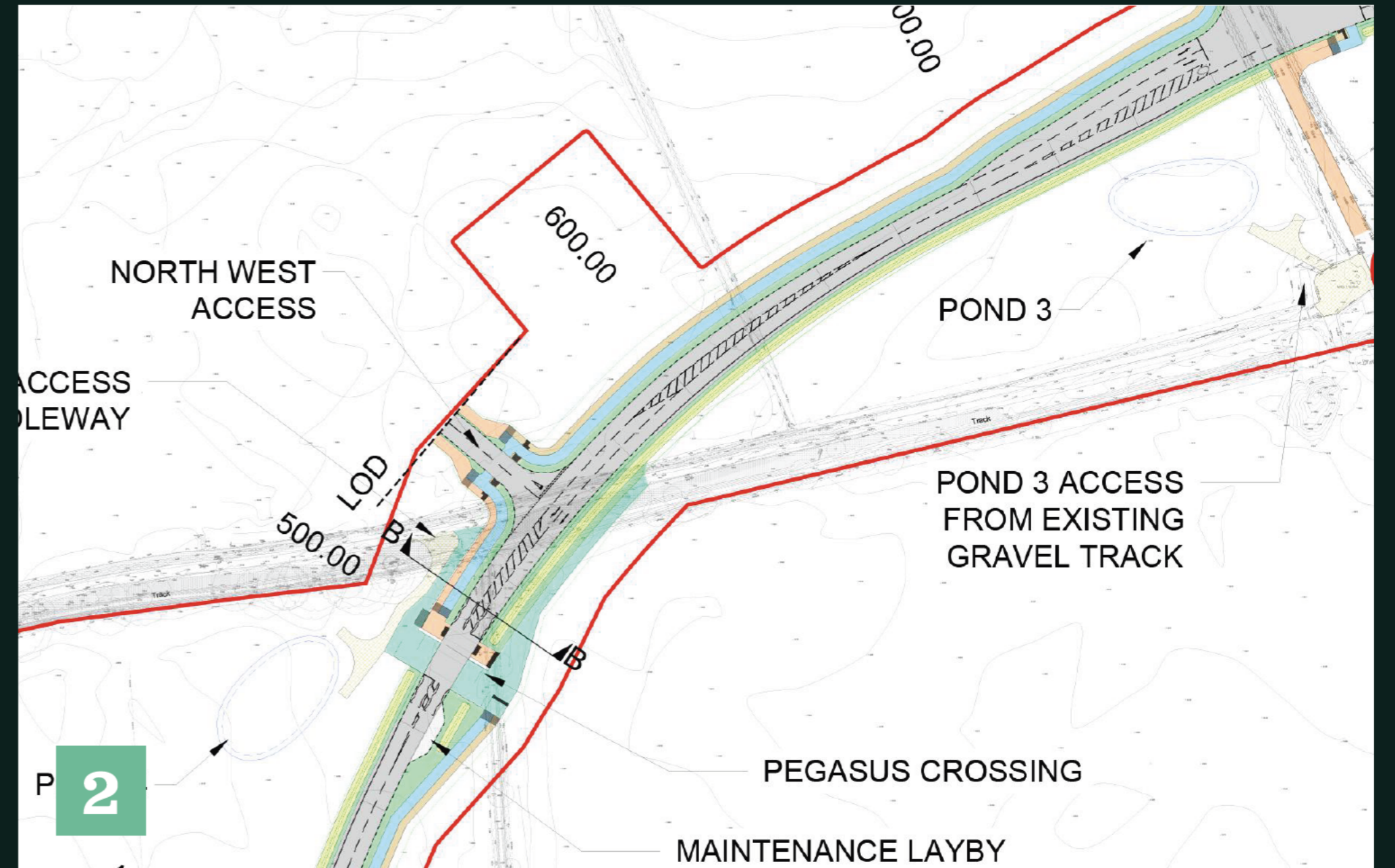
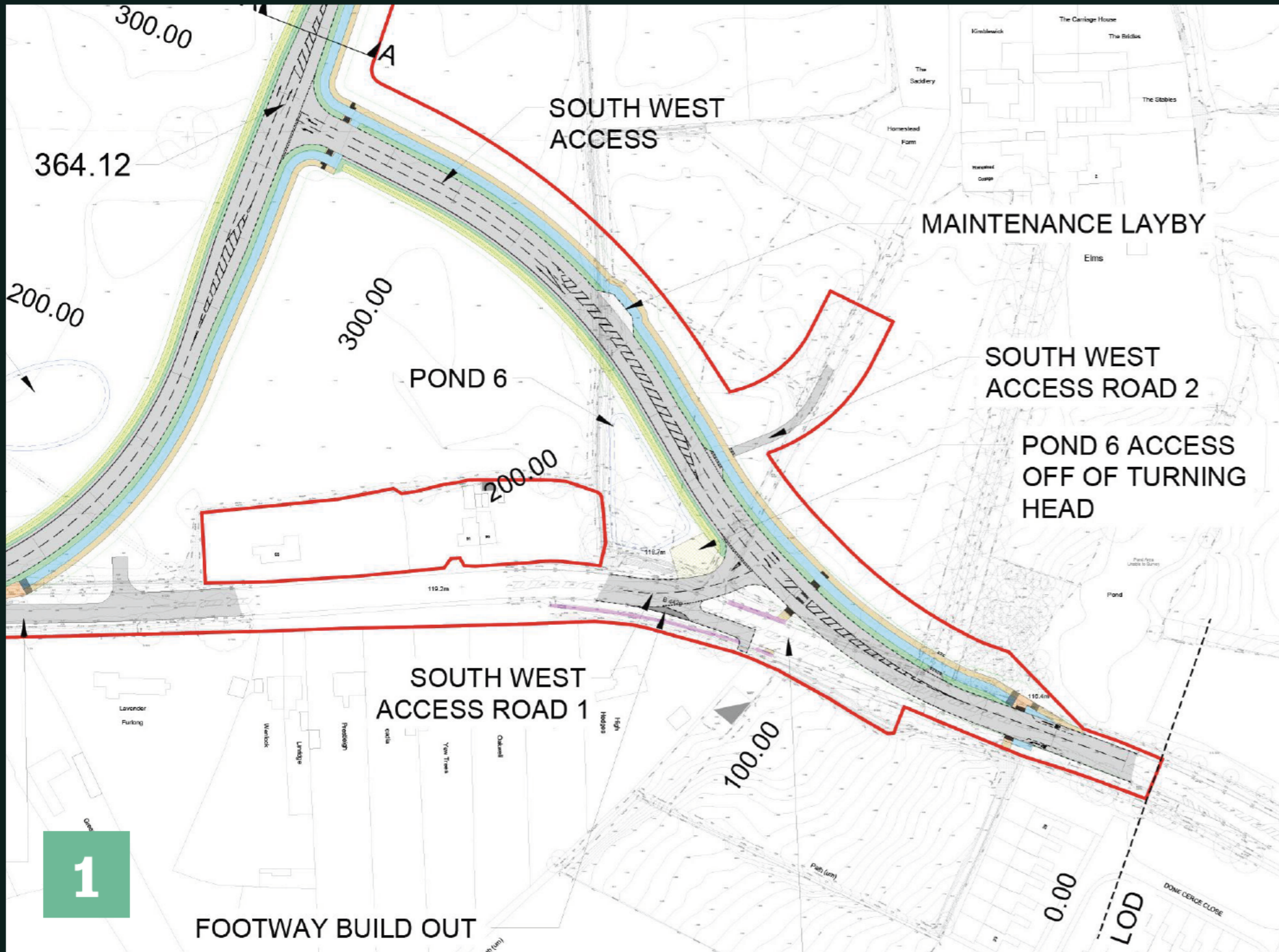
- Works to Alwyn Road including a junction providing access to development parcels to the east and west of Alwyn Road, and the first part of the community spine into the western part of the future development.
- Cycleway and footpaths alongside the development edge of the link road.
- Supporting infrastructure including lighting and surface water drainage.
- A design speed along the Homestead Link Road of 40 mph.

Proposed Junctions

The proposed junctions on the Homestead Link from west to east will include:

- Priority junction with ghost island right turn lane with the eastern arm of the western tie in off A4429 Coventry Road.
- The diversion of Public Bridleway R169 and provision of a new Pegasus crossing.
- Priority junction with ghost island right turn lane with the Sustainable Transport Link.

- A signalised junction at Cawston Lane.
- A signalised junction at Alwyn Road with a roundabout further to the north providing access to the parcels west (inclusive of the first part of the community spine) and east of Alwyn Road.
- A roundabout providing links to A426 Rugby Road to the east and south into Dunchurch.



Landscape corridor design

Introduction

A key principle of the site's allocation is to provide a landscape corridor between Dunchurch and Rugby that is of a width significant enough to maintain a physical and visual separation between these two distinct settlements and prevent coalescence.

This corridor runs from Cock Robin Wood to Cawston Spinney, and forms part of the allocation-wide green infrastructure network. It will extend from Cock Robin Wood in the east to the Coventry Road (B4429) in the west of the allocation.

Key objectives

- Strengthening the existing hedgerow and tree planting.
- Introduction of new planting of a similar type to the existing trees and hedgerows.
- Maintain and strengthen the existing visual and physical character of the gap between Rugby and Dunchurch.
- The creation of new habitats for wildlife and biodiversity, new recreational routes and informal/semi-natural open spaces that will all contribute to the green infrastructure network.

The landscape corridor will provide informal uses that maintain existing character, whilst allowing for potential recreational uses such as walking and running routes, spending time in nature and outdoors, and informal/semi-natural open spaces.

The proposals for the landscape corridor are set out below and presented on the plan provided.

Proposal aims

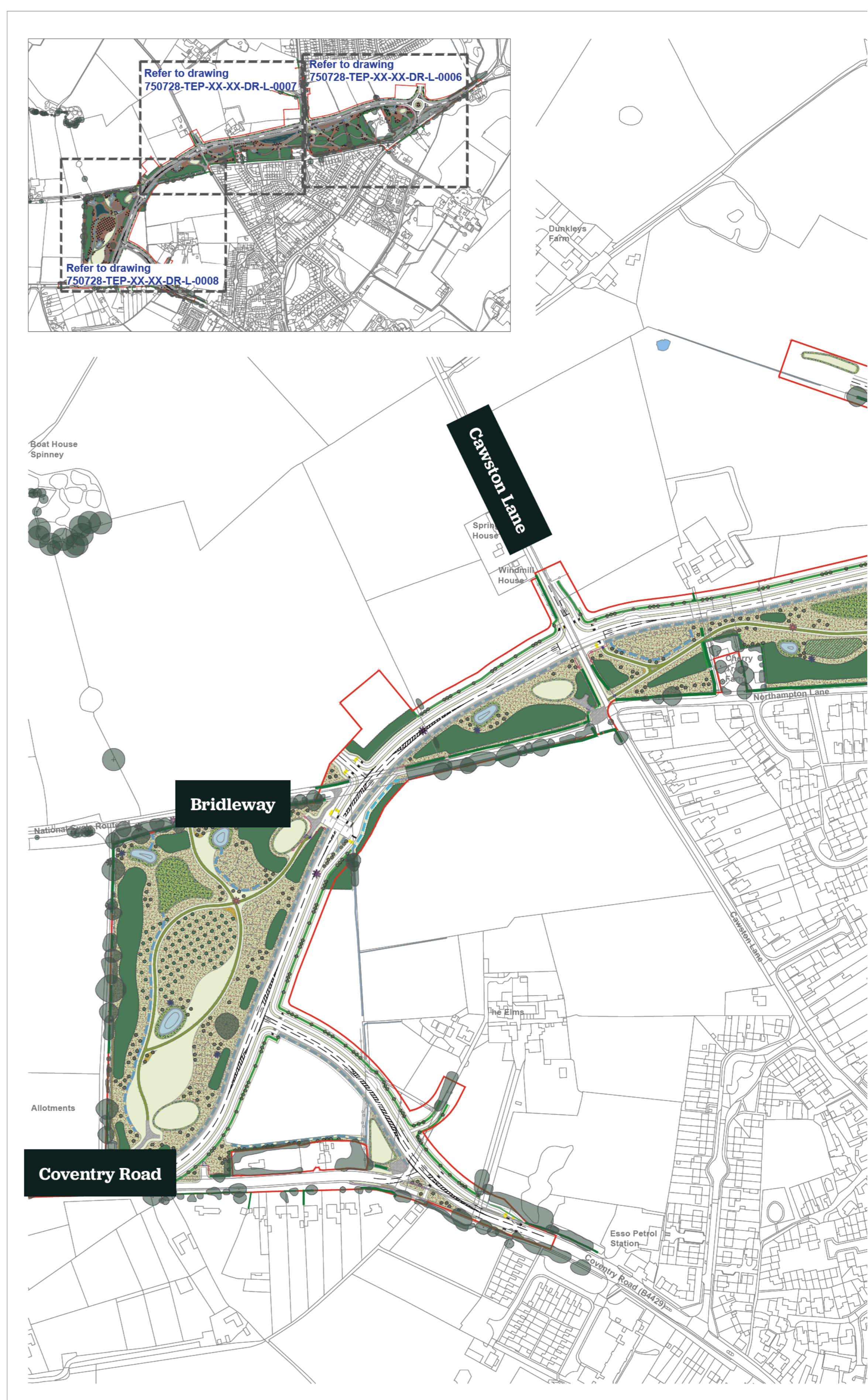
The aspiration is to provide a landscape that delivers:

- A strong sense of place.
- An evolving character along the route of the link road.
- A high-quality informal landscape setting connecting new and existing communities.

Landscape Approach

The proposed landscape corridor seeks to minimise the impact on the environment and integrate with its setting. This includes the:

- Creation of a high-quality landscaping scheme to mitigate for the loss of tree cover and hedgerow (including trees and hedgerows) associated with the proposed scheme.
- Provision of a varied experience for pedestrian, cycle and road users within a 'feel safe' environment.
- Enhancement of biodiversity through the inclusion of new habitats throughout the site.

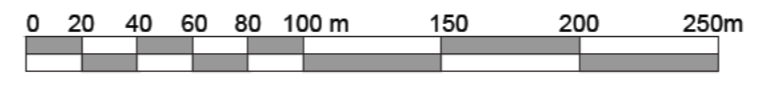


- Retention, protection and enhancement of existing hedgerows, trees, vegetation and habitats on site (wherever possible).
- Increased biodiversity, providing opportunities to offset biodiversity net gain requirements arising from the future development parcels.
- A safe and secure environment.
- A desirable and healthy place to live and work.

- Sensitive integration of the development into the existing landscape and filtering of views to/from adjacent properties, roads and future development land.
- Consideration of future maintenance requirements through the careful selection of plant species, with an emphasis on achieving good establishment whilst minimising maintenance costs.
- Utilisation, where appropriate, of plant species that are in keeping with existing local character and vegetation, and provide seasonal highlights and interest throughout the site.



- Key**
- Existing features retained**
- Trees
 - Vegetation (inc. trees, scrub, woodland, etc)
 - Hedgerow
 - Waterbody
 - Pathways (eg. bridleway, footpath, track, etc)
 - Fencing/railings
- Masterplan features (refer to Engineers dwgs)**
- Access track
 - Highway attenuation basin
 - Highway swale
 - Acoustic fence
- Proposed landscape features**
- Woodland planting
 - Potential for future woodland planting
 - Tree planting
 - Tree planting (orchard)
 - Broad hedgerow planting
 - Bulb planting
 - Wet grassland with aquatic plants
 - Meadow grassland
 - Amenity grassland
 - Waterbody (inc. aquatic planting)
 - Swale
 - Amphibian refugia/hibernacula
 - Wildlife crossing
 - Bat box
 - Earth mounding
 - 2m wide pathways - Mown grass/gravel
 - 1m wide informal pathways - Mown grass/gravel
 - Fencing
 - Access structures
 - Seating opportunity



Meadow grasslands



Informal recreation routes



Integrated swales/drainage



Environmental Context

Environmental context

We have undertaken traffic, noise, air quality and ecological surveys for the Homestead Link to help us fully understand the baseline conditions for the scheme. From this information we have undertaken a full Environmental Impact Assessment and prepared an Environmental Statement.

The Environmental Statement provides information on the area's existing environmental conditions (known as the baseline) and outlines the potential impacts of the proposal and how these will be mitigated through the scheme's design.

The Environmental Statement concludes that there are no significant adverse impacts arising from the proposed development that cannot be mitigated through the design of the scheme or via appropriately worded conditions attached to any planning permission.



The landscape corridor once approved, will be retained in perpetuity to ensure that the buffer between the South West Rugby scheme and Dunchurch is protected.

Biodiversity

The Homestead Link will achieve a 10% gain in biodiversity compared to what is present on the site now. The gain will be achieved by creating significantly better-quality habitats focusing on what is a priority in Warwickshire such as grassland, hedgerows, and woodland throughout the site. Wildlife ponds and refuges will also be created.

Wildlife corridors will be provided including crossing points to cater for different species including bats and badgers.

Air quality

The predicted air quality effects from the proposed development are not considered significant in EIA terms and in some areas, including the centre of Dunchurch, there will be beneficial impacts through the reduction in omissions arising from fewer vehicles passing through the village.

Noise

The predicted noise effects from the proposed development are not considered significant in EIA terms. In locations where the noise impacts are greatest, mitigation measures have been proposed in the form of acoustic barriers which will be imbedded within the landscape scheme to reduce their visual impact.

Lighting

Lighting will be carefully designed to be sensitive to the variety of nocturnal wildlife known to live in the area. The aim of this is to reduce the impact the road and street lighting may have on nocturnal wildlife. This includes a dark corridor through the landscape scheme.

Heritage

The scheme will not impact on the character or setting of existing heritage assets in the wider area.



Benefits

1. Supporting the need for housing in the area by prioritising the infrastructure required.
2. Reduced traffic congestion in Dunchurch.
3. Safe road crossing points.
4. Promoting high-quality road design with provision for cycleways and walkways.
5. Connection to the new proposed community and employment facilities.
6. Incorporating and enhancing existing green routes and movement corridors.
7. Long-term maintenance and management considered.
8. Incorporating Sustainable Urban Drainage Systems.
9. Responding to local character and needs.
10. Promoting and supporting biodiversity.
11. Specific wildlife corridor routes designed with wildlife in mind.
12. Provision of a substantial green buffer to ensure that Dunchurch remains separate to the new development, not coalescing the new SUE and the existing Bilton/ Cawston neighbourhoods.

Next steps...

Project Timeline

Now the planning application for the Homestead Link Road and landscape corridor has been prepared, we have an updated indicative timeline of events for the scheme.

Key dates	Activity	Description
Spring 2022	Submission of planning application	Submission of the planning application for the link road and landscape corridor to Rugby Borough Council for consideration
Autumn 2022	Determination of planning application	Following a 16-week determination period, the Local Planning Authority can determine the planning application subject to concluding that the proposals are acceptable
Spring 2023	Construction of the link road to commence	If planning permission is granted work on site would begin once pre-commencement conditions have been satisfied
Spring 2024	Construction of the link road complete	If plans go ahead without delay, construction of the link road would be complete

Share your views

Once the planning application has been uploaded onto Rugby Borough Council's website, it will be available to review at www.rugby.gov.uk/planning



Speak to our staff if you have any queries, and thank you for your time today

You Said We Did

The draft proposals for the Homestead Link Road and landscape corridor were presented to the local community at a public consultation event held at the Dunchurch Sportsfield and Village Hall on 3rd December 2021. An online virtual consultation platform was launched on the same day and was open for six weeks following the consultation event for those who could not attend the in-person event or preferred to share their views online.

What did you tell us?

What you liked

- The alleviation of traffic congestion in Dunchurch.
- Prioritising the delivery of the Homestead Link Road in advance of the housing development.
- The provision of a landscape corridor / buffer between the new development and Dunchurch.
- The consideration of nature and wildlife in the design of the landscape corridor.
- The provision of cycling and walking infrastructure as part of the scheme.

Key concerns raised

- The potential impacts of light spill, noise pollution and air quality.
- The design speed limit of 40mph for the link road being too high and concerns that road users will exceed the speed limit.
- The impact on existing properties on Coventry Road and Rugby Road.

What you would like to see in the landscape buffer

- The creation of a natural habitat for wildlife including wildflower meadows, native trees and shrub planting and crossing points.
- The provision of informal walking routes which are accessible for all ages and abilities.
- The provision of seating areas, 'natural' play areas and water features.
- The provision of a larger buffer area.



Our Response

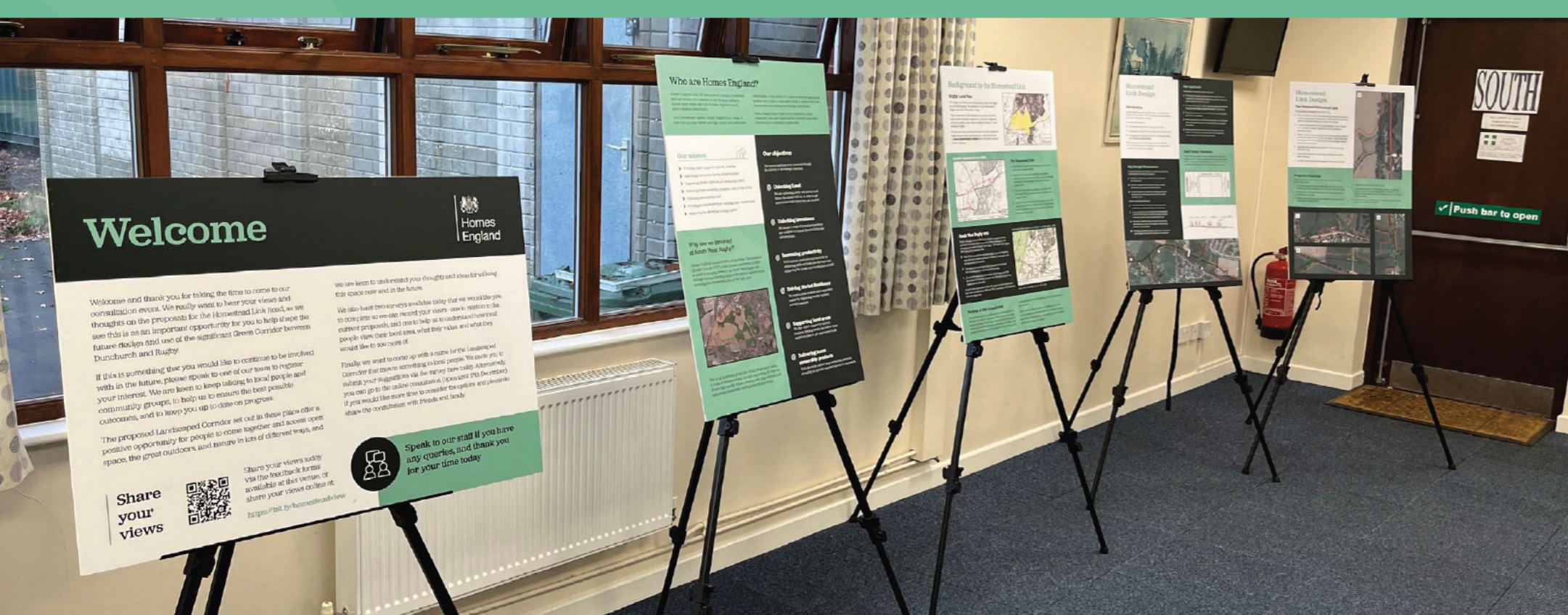
The proposed landscaping scheme has been further developed to address the comments received where possible:

Link Road

- The impacts, proposed mitigation measures and potential benefits of the proposals in terms of light, noise and air quality pollution are outlined in the application submission.
- The design speed of the road was tested through pre-application discussions with WCC which identified that 40mph was required to alleviate congestion in Dunchurch.
- Changes have been made where possible to address the potential impacts on existing properties.

Landscape Corridor

- The landscape has been designed to provide an informal, semi-natural appearance.
- Informal footpaths are proposed within the landscape buffer to provide recreational routes and connections for new and existing communities.
- Seating / rest areas have been introduced at key intersections of the routes within the landscape.
- The buffer will offer increased biodiversity and climate change benefits through new planting of a diverse range of native plant species, and the introduction of meadow and wetland grassland.
- Seven wildlife ponds are proposed within the landscape buffer providing new habitats for wildlife and providing on-site surface water drainage capacity.
- The native woodland planting belts will bolster existing vegetation and enhance wildlife habitat and will help screen views of the road from existing properties to the south.
- Groups of individual trees will be planted throughout the landscape buffer to provide a 'country park' feel and break up expanses of meadow grassland.
- Wildlife crossings will be provided along the road spurs connecting the roundabout with Rugby Road, across Alwyn Road, and across the link road where it crosses Northampton Lane and establish an uninterrupted route between Cock Robin Wood, Cawston Spinney and Coventry Road.
- Bat boxes and amphibian hibernacula will be provided within the landscape buffer for increased wildlife habitat.



Place-based Indicators

Understanding what places and communities need is very important to us. We want to actively build new partnerships to help solve long term issues as we deliver investments that meet government priorities and respond to local needs.

We would like your feedback on what are the most important issues and opportunities for South West Rugby in general, based on the five topics below. Which areas need more support? What is lacking? What improvements would you like to see? What is working really well in your area?

Please use the post-it notes provided and stick your notes to the areas that you think need the most attention in the whole of South West Rugby

For Example:

- No. of local jobs, skills, training and apprenticeship opportunities.
- No. of new business start ups and business growth opportunities.

For Example:

- No. of new play, recreation and amenity facilities.
- Increased amount of housing choices.
- Enhanced local character, amenity and identity.
- Reduction in those with limiting long term illness.



For Example:

- No. of people leaving school with higher qualifications.
- No. of vocational opportunities for young people.
- No. of involved in social interaction / activity.

For Example:

- Increased amount of and access to blue and green infrastructure.
- No. of new sustainable travel choices.
- Increased amount of improved car parking solutions.

For Example:

- No. of new local community groups established.
- No. of new 'community-led' activities.
- No. of new partnerships to reduce social isolation and improve integration.