

Welcome



Homes
England

Welcome and thank you for taking the time to come to our consultation event. We really want to hear your views and thoughts on the proposals for the Homestead Link Road, as we see this is as an important opportunity for you to help shape the future design and use of the significant Green Corridor between Dunchurch and Rugby.

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.

The proposed Landscaped Corridor set out in these plans offer a positive opportunity for people to come together and access open space, the great outdoors, and nature in lots of different ways, and

we are keen to understand your thoughts and ideas for utilising this space now and in the future.

We also have two surveys available today that we would like you to complete so we can record your views - one in relation to the current proposals, and one to help us to understand how local people view their local area, what they value, and what they would like to see more of.

Finally, we want to come up with a name for the Landscaped Corridor that means something to local people. We invite you to submit your suggestions via the survey here today. Alternatively, you can go to the online consultation (open until 17th December) if you would like more time to consider the options and please do share the consultation with friends and family.

**Share
your
views**



Share your views today via the feedback forms available at this venue, or share your views online at:

<https://bit.ly/homesteadview>



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.

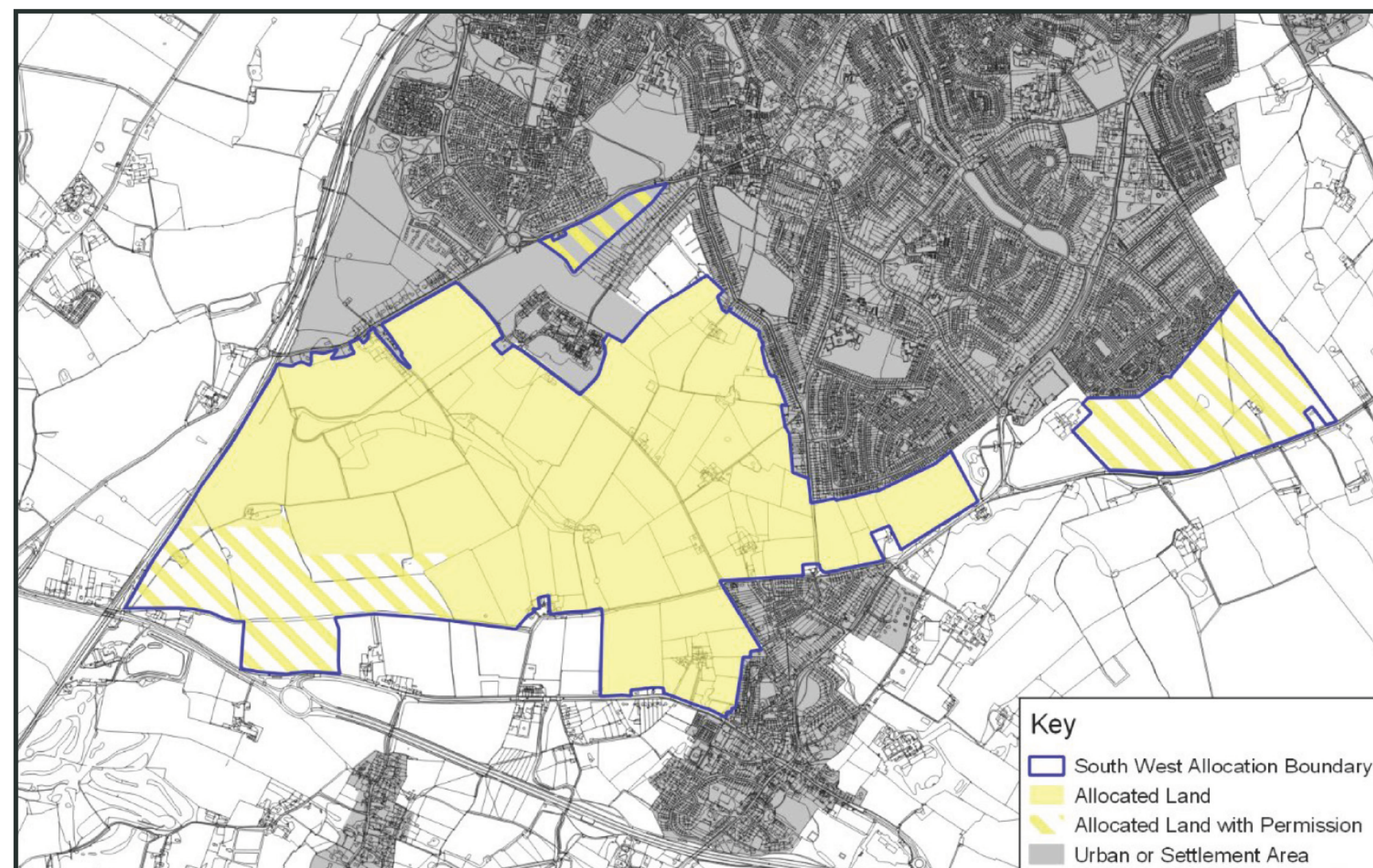
Background to the Homestead Link

Rugby Local Plan

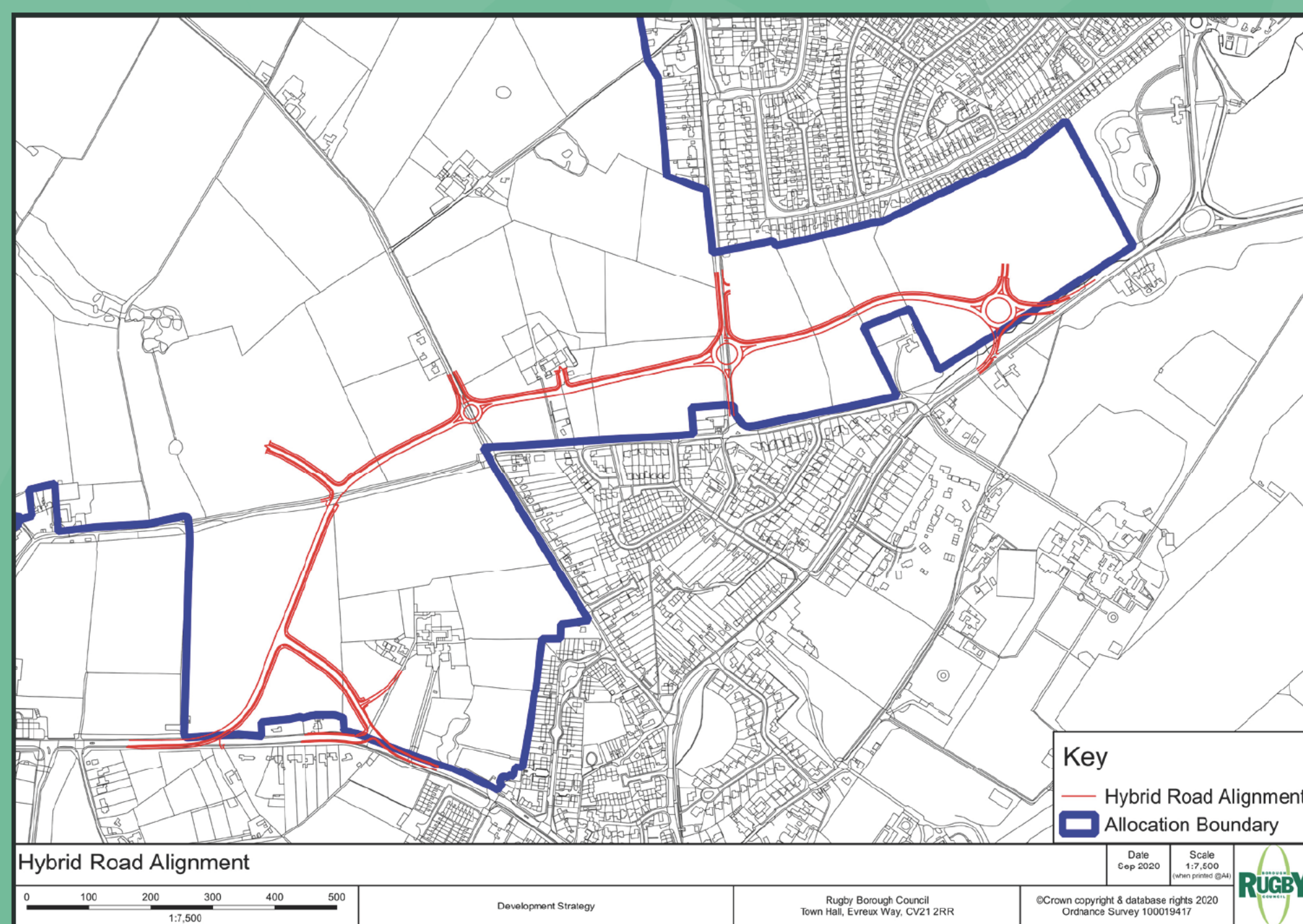
The Rugby Local Plan (June 2019) allocates South West Rugby for new development. The allocation is to the south west of Rugby and north of Dunchurch village.

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.

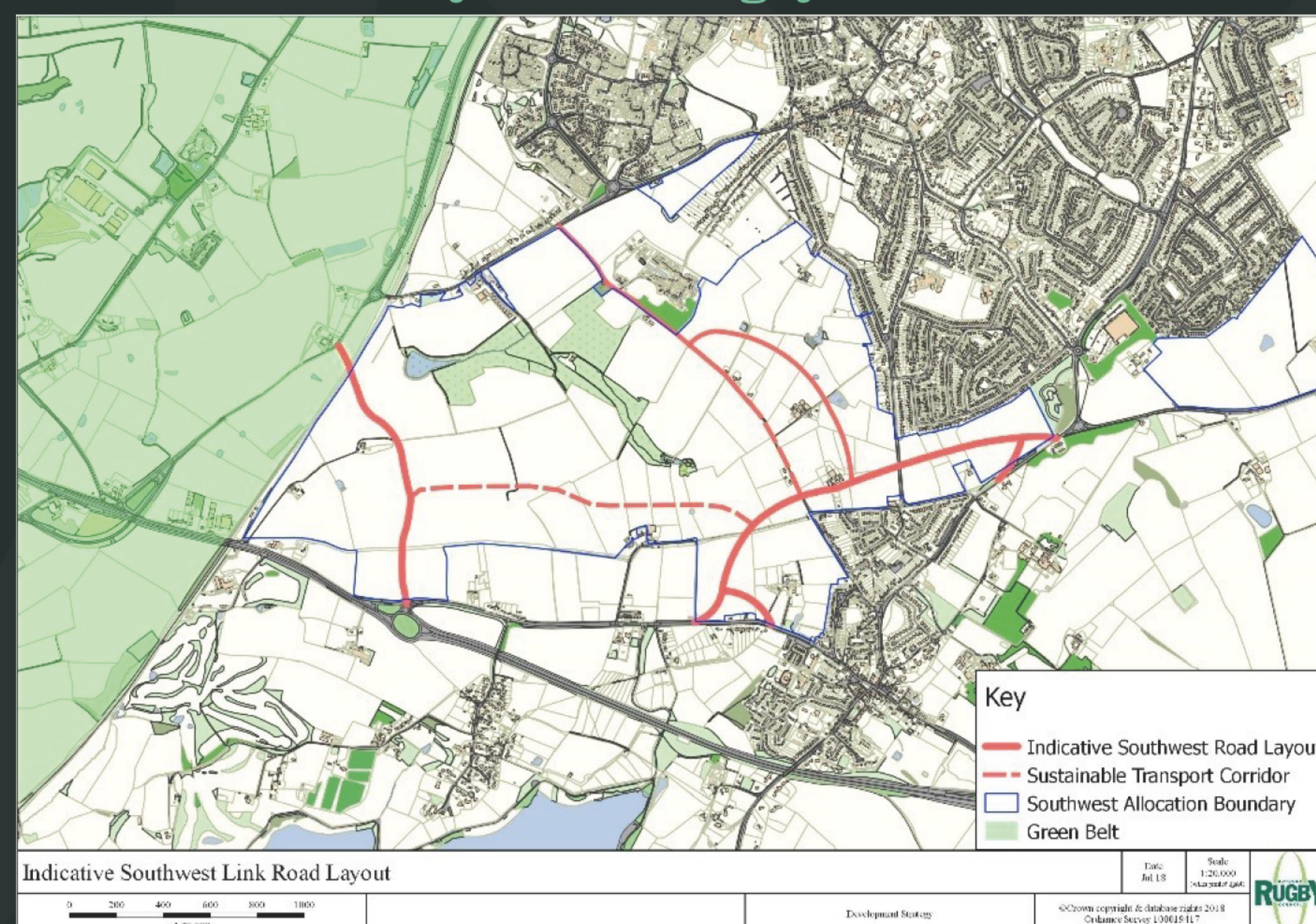
South West Rugby SPD

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 which 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 consultation

The purpose of this consultation is not to test the need for the road and its location or alignment, which has been accepted in planning policy. We do want to seek the local community's views on the detailed proposals, particularly the design of the significant landscape corridor alongside the road. This will be

an important asset for both the existing and new communities in the local area.

A key objective of this consultation is to ensure that the best outcome possible is achieved, considering a balance of ecology and wildlife, habitats and trees, leisure and recreation, vehicular movements, cycling and walking.

Homestead Link Design

Introduction

Homes England has developed the design of the Homestead Link to meet the criteria of WCC and RBC as well as the needs of the South West Rugby allocation.

Our work has focused on:

- The purpose and function of the Homestead Link;
- Permeability for pedestrians, cyclists, and bus services; and
- Pre-application discussions with WCC to discuss the traffic modelling and detailed design.

Early design work for the landscape corridor has started, and it is important that local community views are taken into consideration as this work develops.

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.

Our Approach

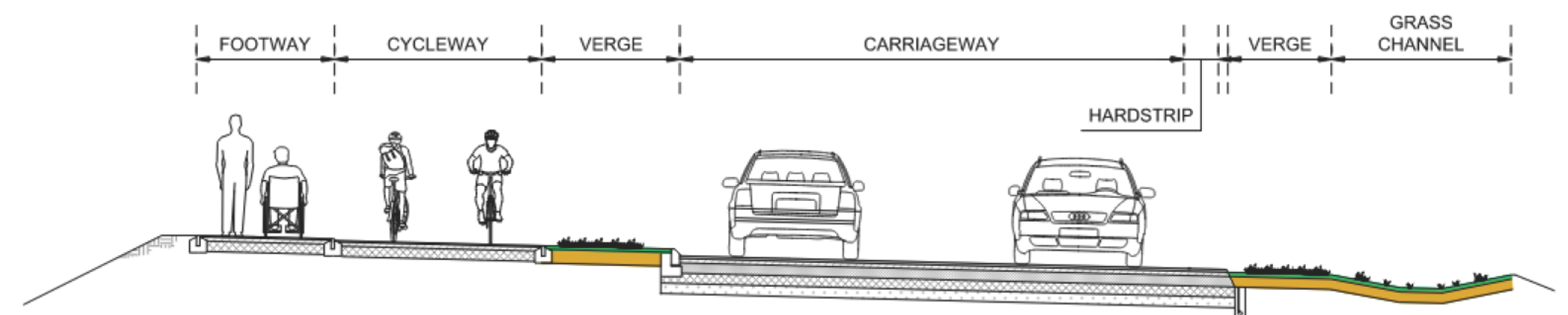
Has focused on achieving a balance between:

- Protecting the function and purpose of the road to alleviate congestion in Dunchurch by making it an attractive alternative route to the Dunchurch Crossroads.
- Creating a landscape corridor to prevent coalescence between Dunchurch and Rugby, to protect the identity of Dunchurch.
- Trying to keep impacts on environmental assets and adjacent properties to a minimum.
- But recognising that not all landscape features can be retained, and some properties may be more affected by the proposals than others.
- Ensuring adjacent land can provide the required number homes to contribute to and enable delivery of supporting social, community and other infrastructure.

Road Design Standards

The road is being designed to meet national and local highway standards. WCC's design requirements for the 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	Verge minimum 2m width	Carriageway Width - 7.3 metres		Verge minimum 2m width	BUFFER



Homestead Link Design

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 2 km 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.

Formal playing pitches and buildings are considered inconsistent with the existing open character and functional relationship between the two settlements, and so would not be appropriate land uses within the buffer.

Initial proposals for the landscape corridor are set out below. However, we would like your comments, thoughts and input.



Landscape Corridor Opportunities

The landscape corridor will provide opportunities for wildlife habitat and informal recreation. Some of these opportunities could include:

- Retention of existing vegetation: the retention, protection and enhancement of existing trees and hedgerows where possible.
- Creation of a continuous tree canopy between Cock Robin Wood and Cawston Spinney: providing ecological habitats and filtering of views of future development to the north.
- Use of native tree planting: providing carbon storage, absorbing pollutants and improving air quality.
- Introduction of wetlands, ponds, swales and basins: to manage the drainage requirements of the road within the corridor provide increased biodiversity and opportunities for carbon sinks.
- Introduction of recreational routes: to provide better connectivity and opportunities for informal recreation.
- Introduction of orchards: to provide opportunities for community participation in the management of the landscape.
- Meadow grasslands: to increase biodiversity and increased carbon storage above ground and below ground in the soils.
- Informal play to encourage children and young people to spend time outdoors.

Community orchards





Key	
Existing	
	Trees
	Hedgerows
Proposed	
	Woodland Planting
	Individual Tree Planting
	Hedgerow Planting
	Meadow Grassland
	Wildlife Corridor
	Pedestrian Connections
	Footpath Cycleway



Meadow grasslands



Informal recreation routes



Integrated swales/drainage

Environmental Context

Environmental context

We are currently undertaking ecological surveys for the Homestead Link to help us fully understand the baseline conditions for the scheme. From this information we will undertake a full Environmental Impact Assessment and prepare an Environmental Statement in line with a scope agreed with Rugby Borough Council and Warwickshire County Council.

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

Initial ecological surveys being conducted include bats, dormice, reptiles, water voles, badgers, otters, invertebrates, macrophytes, birds and hedgerows.



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 aims to achieve a 10% gain in biodiversity compared to what is present on the site now. A key principle of The Homestead Link is for the green infrastructure created as part of the development, to provide an area better than what is present now, in terms of habitats available for wildlife.
- 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 corridors will be provided (indicated by the green arrows on the landscape plan) designed with wildlife in mind to provide foraging for many different species including bats and birds.
- The wildlife corridors will be created by enhancing retained woodland, trees and hedgerows with planting of known benefits to wildlife and also creating new species rich areas of grassland and scrub.
- Protected species, such as bats, roost and forage in the areas surrounding the proposed Homestead Link route, therefore we will protect and enhance existing hedgerows and woodland where possible, and through new planting will ensure protected and priority species can continue to move through the landscape.
- Existing grasslands, hedgerows and woodland will be enhanced alongside the Homestead Link, with the aim of creating better quality and better condition habitat to benefit the local wildlife that are present.
- 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.
- 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.



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

Following this consultation, your feedback will be reviewed, and we will further develop the scheme and set how we have taken your comments on board.

The current expected timeline of the scheme is provided below.

Key dates	Activity	Description
December 2021	Complete Consultation	Following this consultation, we will consider all feedback and develop the proposals further
Early 2022	Submission of planning application	A planning application must be submitted for the link road and landscape buffer. This will seek approval from the Local Planning Authority to progress to construction. The public will have the opportunity to comment on proposals through the planning process
Summer 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
Early 2023	Construction on the link road to commence	If planning permission is granted work on site would begin once pre-commencement conditions have been satisfied
Late 2024	Construction of the link road complete	If plans go ahead without delay, construction of the link road would be complete

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