

Introduction

Welcome and thank you for taking the time to come to our consultation event. We would like to hear your views and thoughts on the emerging proposals for Homestead View in South West Rugby.

Background

Homestead View was allocated as part of Rugby Borough Council's Local Plan 2011 to 2031 (adopted June 2019), to provide around 5,000 homes and 35ha of employment land. The South West Rugby Supplementary Planning Document (adopted June 2021) provides additional guidance to help shape the delivery of the site. Some development has already taken place, and further planning applications are being determined.

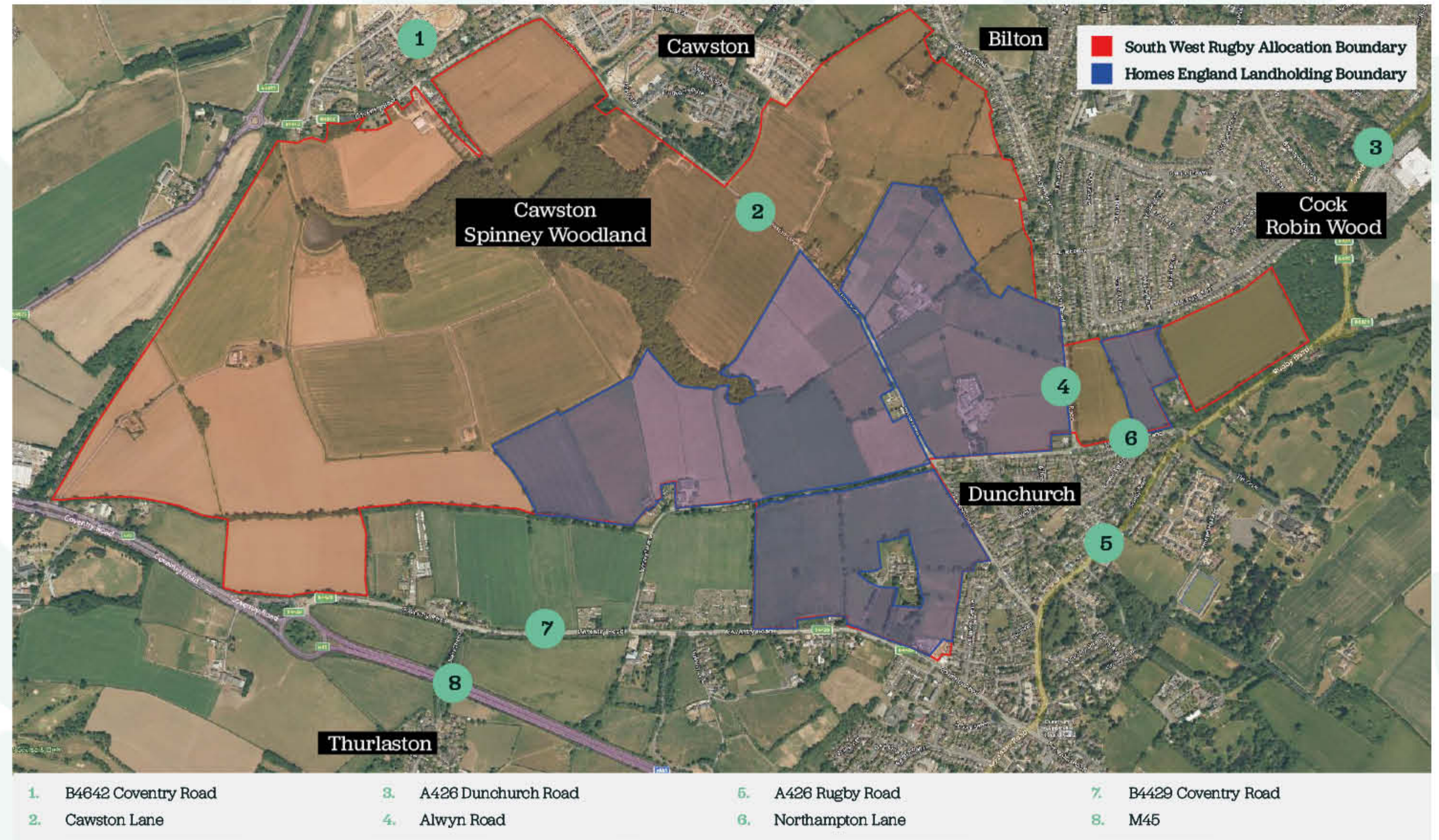
Homes England is currently looking to bring forward part of Homestead View, the land in their ownership, for development in line with the Council's vision. Their site is circa 96 hectares/ 237 acres and is bound by Alwyn Road in the east, Coventry Road in the south and the Cawston Spinney in the north (see adjacent plan).

Purpose of Event

The purpose of this event is to work with the local community to inform and influence the development of an illustrative masterplan for the site within Homes England's control. A team of consultants - Atkins, Planning for Real, Levitt Bernstein and LDA Design has been appointed to look at various technical aspects of the site. They will be facilitating the event and on hand to answer your questions.

Homestead View offers the opportunity to create a vibrant new neighbourhood where people can access open space 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 are also seeking views on the emerging design for the primary road infrastructure for Homestead View notably upgrades to Cawston Lane and a new Community Spine Road. We will be submitting a full planning application for these roads later this year.





- 1. B4642 Coventry Road
- 2. Cawston Lane
- 3. A426 Dunchurch Road
- 4. Alwyn Road
- 5. A426 Rugby Road
- 6. Northampton Lane
- 7. B4429 Coventry Road
- 8. M45

Keeping in Touch

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.

There are comment forms available for attendees to fill in today, or send back to us via the following methods:

-   info@southwestrugby.co.uk  0121 483 5738
-  www.homesteadview.co.uk/engagement
-  Homestead View Engagement, Two Chamberlain Square, Birmingham, B3 3AX

Scan here

The Team

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



Homes England



Planning For Real
Community and Stakeholder Engagement



Atkins
Planning, Environment, Transport

Levitt Bernstein
People.Design

Levitt Bernstein
Supporting on masterplanning



LDA Design
Masterplanning and landscape Design

The Allocation

Rugby Local Plan (adopted June 2019)

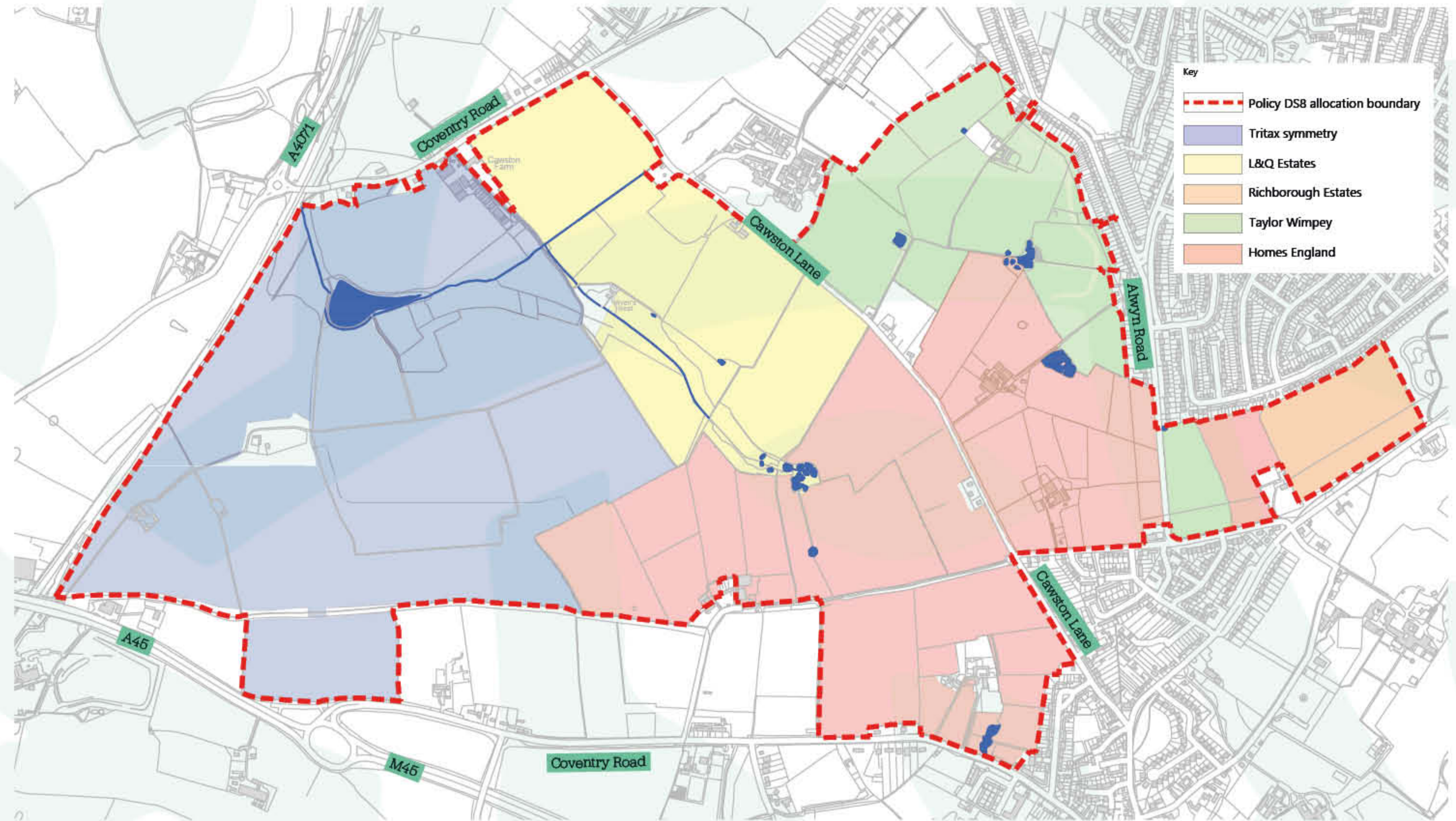
The Rugby Local Plan allocates South West Rugby for new development. We refer to the allocation area as 'Homestead View'. The site is a strategic allocation and is set to deliver:

- > Circa 5,000 new homes (note 1,010 have already been delivered)
- > Primary and secondary schools
- > A new local centre (providing new retail, health and community facilities)
- > 35ha of employment land
- > Green and blue infrastructure, including play areas
- > Highway infrastructure that will bring improvements to the wider South West Rugby area

A key requirement of the allocation is to deliver enabling infrastructure, unlock the delivery of homes and help create a high-quality vision for the area. It will also provide a new road referred to as the 'Community Spine Road' and upgrades to Cawston Lane to enable the delivery of new housing in Rugby.

Plan of Homestead View identifying land ownership

Homes England has worked closely with the multiple landowners and has formed a consortium with Taylor Wimpey, L&Q Estates and Richborough Estates. In addition, the consortium is working with Tritax Symmetry on the delivery of utilities on the site.



Tritax Symmetry

Tritax Symmetry control land to the west of the allocation and are at various stages in delivery of new development as follows:

- > Outline planning permission for up to 186,500 sqm of B8 floor space, ancillary B1(a) offices and land for a fire station was approved in November 2020 (LPA Ref: R16/2569). Reserved matters were subsequently approved in June 2022 (LPA Ref: R21/0790).
- > Full planning permission for the erection of 2 logistics units totalling 30,435 sqm of Class B8 floorspace, including ancillary office floorspace was approved in May 2021 (Planning Ref: R20/1026). This is currently under construction.
- > An outline application for up to 275 homes was registered on 16 May 2019 and is pending consideration (Planning Ref: R18/0995).
- > An outline application for up to 350 homes was registered on 26 August 2022 and is pending consideration (Planning Ref: R22/0853).

Homes England

Homes England owns 96ha of land to the south of the allocation. Homes England's role includes bringing forward critical infrastructure and delivering new homes.

A full planning application was submitted in September 2022 for the Homestead Link Road (planning application reference R22/0928) and is pending determination.

Future planning applications will be forthcoming for the Cawston Lane/Community Spine Road (Autumn 2023) and new housing/associated uses (Summer 2024).

L&Q Estates

L&Q Estates control land to the north of the allocation along Cawston Lane and Cawston Spinney. Outline planning permission for up to 210 new homes and a two-form entry primary school was approved in December 2022 (LPA Ref: R18/0936). A second outline application for circa 550 homes will be submitted to Rugby Borough Council later in 2023.

Taylor Wimpey

Taylor Wimpey controls approximately 35ha of land between Alwyn Road, Cawston Lane, and Northampton Lane. The land is allocated for new homes and is part of the wider South West Rugby Sustainable Urban Development Extension, which is a strategic allocation in Rugby Borough Council's Local Plan.

Taylor Wimpey is one of the UK's leading housebuilders, responsible for building and selling over 10,000 homes each year, with a key strategic focus on delivering a wide variety of high-quality new homes for our customers.

Scan to find out more about our homes: www.taylorwimpey.co.uk/why-choose-us

Sustainability is at the forefront of Taylor Wimpey's ethos. Our environmental strategy, 'Building a Better World', sets out how we will play our part in creating a greener, healthier future for our customers and communities.

Scan to find out more how we are playing our part in building a better world: www.taylorwimpey.co.uk/new-homes-as-they-should-be/building-a-better-world

We will design a high-quality and sympathetic development that delivers social, environmental and economic benefits for South West Rugby in collaboration with the local community.

Scan to register an interest www.taylorwimpey.co.uk/new-homes/south-west-rugby/homestead-view

Taylor Wimpey is in the early stages of preparing plans and looking forward to working with the local community to develop proposals. We are committed to working with stakeholders and the community to shape this development and meet local needs. We are working collaboratively with the Homestead View partners and attending the Homes England Community Masterplanning Event to understand early site-wide feedback and have early conversations with residents and stakeholders. We look forward to engaging more fully with residents soon.

South West Rugby Masterplan Supplementary Planning Document (adopted June 2021)

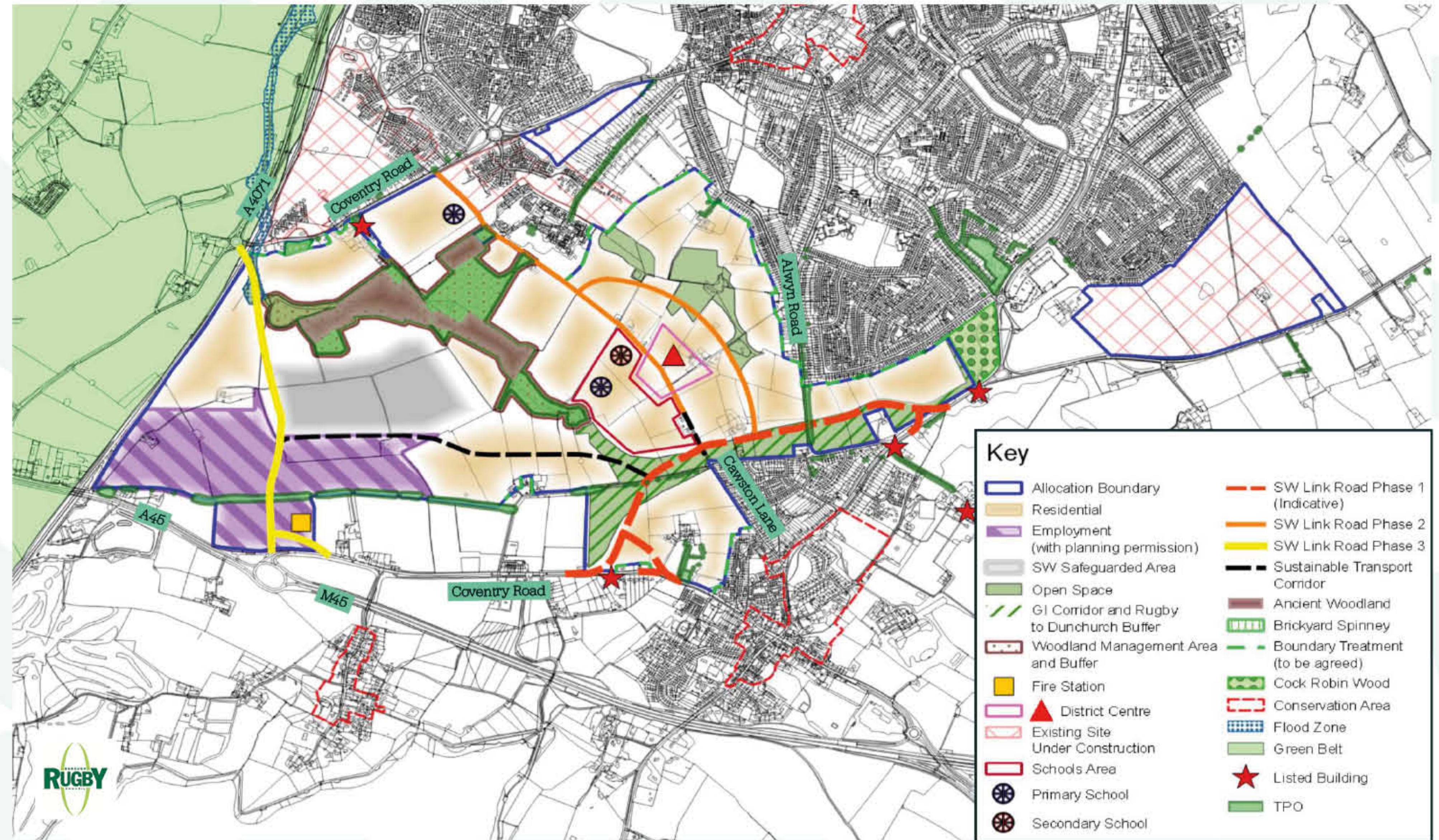
The Local Plan allocation is supported by the South West Rugby Masterplan Supplementary Planning Document (SPD), which was prepared by Rugby Borough Council.

This document seeks to ensure the comprehensive delivery of all the planning objectives for the site allocation and the timely delivery of the necessary infrastructure to support the development and minimise the impact on existing services. It also provides further details on key planning considerations such as affordable housing, design, biodiversity, air quality, noise, heritage etc. Each section provides guidance for the development to ensure relevant planning policies for the Site are delivered.

The Masterplan included in the SPD is shown on this board. It indicates the Council's preferred locations for open space, access, play areas, schools, primary roads and other features. It also identifies the locations of existing assets such as Cawston Spinney within the site allocation and the preferred location of the spine road network.

The Masterplan includes the following supplementary plans and information to support the Masterplan:

- > Indicative phasing plan for the allocation
- > Green and blue infrastructure plan based on the Masterplan
- > Formulae for calculating open space provision by type
- > Details on the proposed local centre, including levels of provision for health, education, community facilities, retail and commercial uses
- > Details of existing Public Rights of Way across the allocation land
- > Site wide design principles and residential design principles for the land
- > Identification of heritage assets, including archaeological sites



Scan here or find the SPD online in the location below:
www.rugby.gov.uk/downloads/file/3188/south_west_rugby_spd

Phasing

Homestead View is a long-term development which is expected to be delivered over a 20-year period and will continue to be developed beyond the time period covered by the Local Plan. South West Rugby Masterplan Supplementary Planning Document (SPD).

The phasing of the allocation is extremely important to the successful and timely delivery of the site and the supporting infrastructure to support a new neighbourhood throughout the construction phase and until it is built out in its entirety.

Construction Update

Construction of substantial development would follow once any planning is approved by Rugby Borough Council. For the Homes England land we have already carried out a number of important surveys such as ecology surveys and archaeology trial trenching. The Homestead Link Road, if approved later this year, would result in a contractor being appointed from summer 2024 and works would last approximately 18 months through to completion of the road and landscape buffer. This ensures key infrastructure is delivered early.

Framework Masterplan

Plan of Homestead View

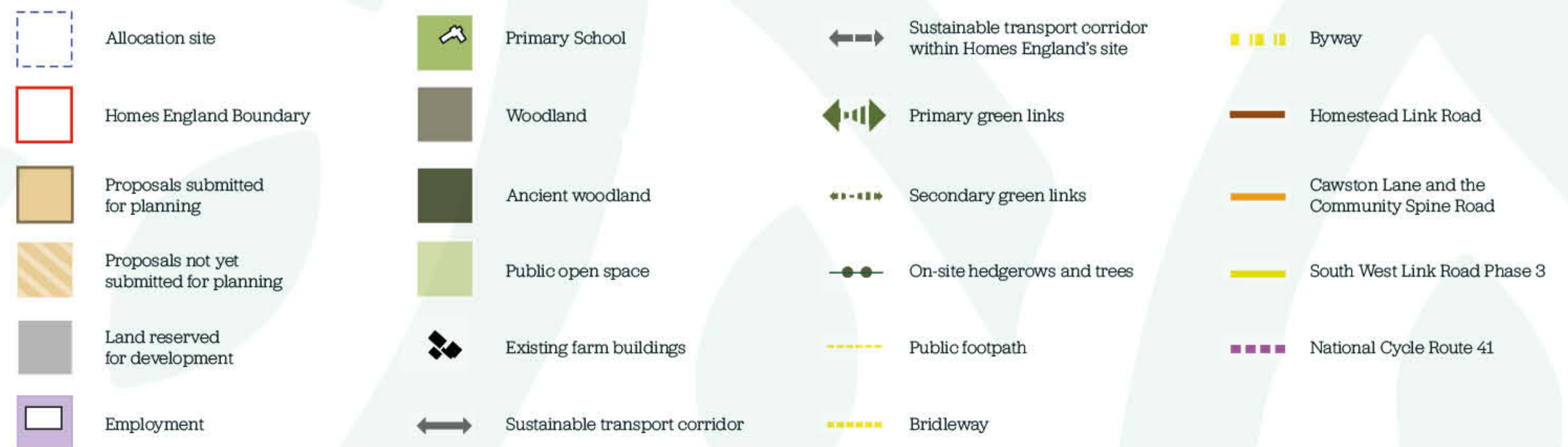
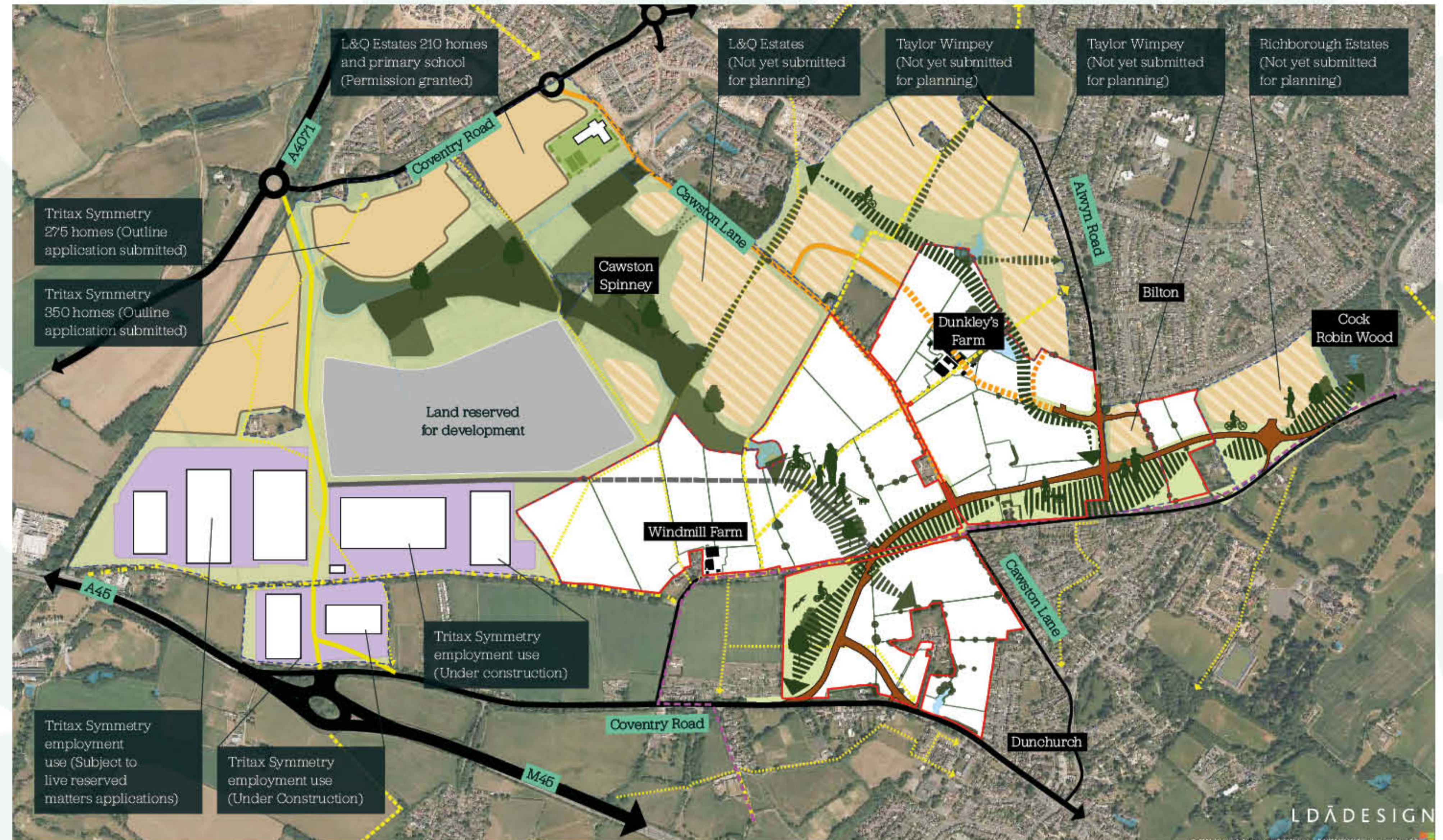
This Framework Masterplan is an illustrative drawing showing the development areas for the South West Rugby Allocation.

Homes England is keen to work with the local community and local stakeholders to develop a comprehensive Masterplan for their landholdings within Homestead View.

Homes England's land will deliver:

- > Up to 1700 homes including affordable housing, an element of self build/custom build housing and homes for the elderly
- > A local centre including retail, health and community uses
- > A secondary school
- > A primary school
- > Public open space including play areas, sustainable drainage features, new and existing planting such as hedgerows and trees

This is your opportunity to help create a vision that delivers high quality housing, schools, healthcare facilities, community uses, employment opportunities and key highway infrastructure. We are at the early stages of the design development for this part of the site, we would like to hear from you about what uses are provided and where they are situated within Homes England's land.



Homes England

Who are Homes England?

We're the government's housing and regeneration agency. We believe affordable, quality homes in well-designed places are key to improving people's lives. Our role is to support the delivery of quality housing and placemaking, helping to create jobs and drive local economic growth.

Our Mission

We drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call homes.

Our Objectives

We have five interconnected strategic objectives that work together to deliver our mission. We will:

- > Support the creation of vibrant and successful places that people can be proud of, working with local leaders and other partners to deliver housing-led, mixed use regeneration with a brownfield first approach
- > Facilitate the creation of the homes people need, intervening where necessary to ensure places have enough homes of the right type and tenure
- > Build a housing and regeneration sector that works for everyone, driving diversification, partnership working and innovation
- > Enable sustainable homes and places, maximising their positive contribution to the natural environment and minimising their environmental impact
- > Promote the creation of high-quality homes in well-designed places that reflect community priorities by taking an inclusive and long-term approach



Houlton, Rugby



Lubbesthorpe, Leicestershire



Valette Square, Salford



Nethermayne, Basildon

We use our powers, expertise, land, capital and influence to:

- > Accelerate the pace of housing building
- > Bridge local places with the private sector to meet local needs and aspirations
- > Bring investment to communities
- > Building long-term relationships with places and partners
- > Champion the creation of sustainable homes and communities
- > Confront housing challenges head on
- > Help build a more resilient, fivers and innovative housing sector, encouraging Modern Methods of Construction (MMC)
- > Promote building safety

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 Homestead View in general, based on the six topics. 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.

- > Number of local jobs, skills, training and apprenticeship opportunities
- > Number of new business start-ups and business growth opportunities

- > Number of new play, recreation and amenity facilities
- > Increased amount of housing choices
- > Enhanced local character, amenities and identity
- > Reduction in those with limiting long-term illness
- > Achieving Building for Healthy Life standards

- > Number of people leaving school with higher qualifications
- > Better local Special Educational Needs and Disabilities opportunities
- > Number of vocational opportunities for young people

- > Increased amount of and access to blue and green infrastructure
- > Number of new sustainable travel choices
- > Increased amount of improved car parking solutions
- > Number of new community facilities

- > Create a low-carbon community
- > Enhance habitats and improve ecological connectivity
- > Number of new or improved recycling facilities
- > Number of new electric car charging points
- > Number of new sustainable buildings

- > Number of new local community groups established
- > Number of new 'community-led' activities
- > Number of new partnerships to reduce social isolation and improve integration
- > New opportunities for young people



Homes England Site

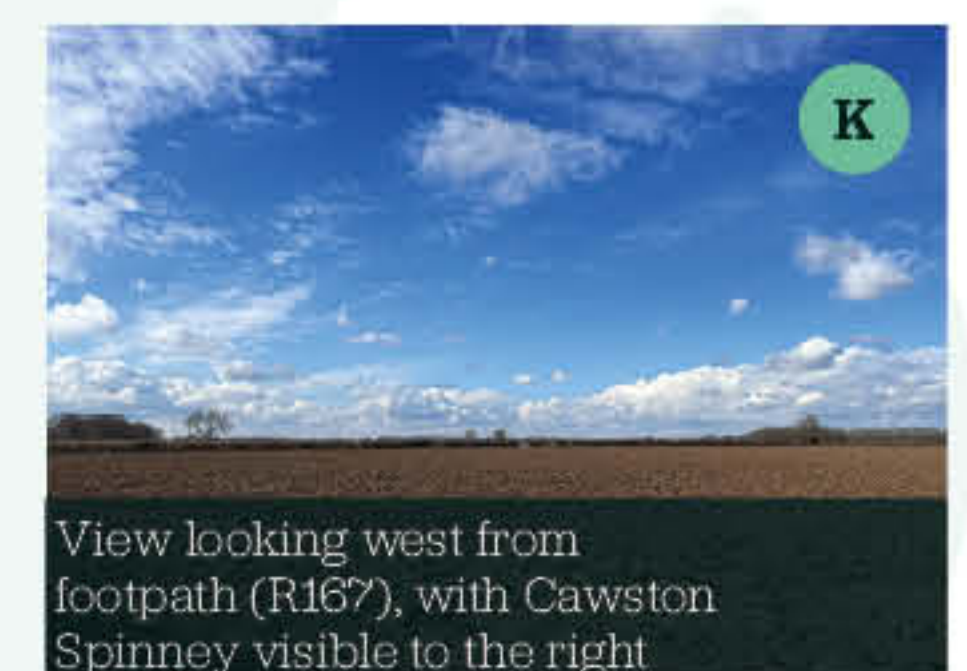
About the Site

The extent of the Homes England site is shown on the plan shown on the adjacent plan and includes images of the existing site. The site is bounded to the south by Coventry Road (B4429) and Northampton Lane Cawston Lane and is adjacent to the village of Dunchurch. Cawston Lane passes through the centre of the site and Alwyn Road is located on the eastern boundary. Cawston Spinney Woodland is located to the north of the site. Two farms (Dunkley's Farm and Cherry Tree Farm) are located within the site.

Future Planning Applications

Homes England's approach entails three planning applications:

1. A full planning application for Homestead Link Road (see separate board)
2. A full planning application for a new road – The Community Spine Road and upgrades to Cawston Lane (to be submitted Autumn 2023, further detail provided on separate board)
3. An outline planning application for the remainder of Homes England's land including up to 1,700 homes, education, local centre (e.g. including retail, healthcare and homes for the elderly) and green and blue infrastructure. All matters will be reserved except for site access which will be approved in detail (to be submitted in Summer 2024)

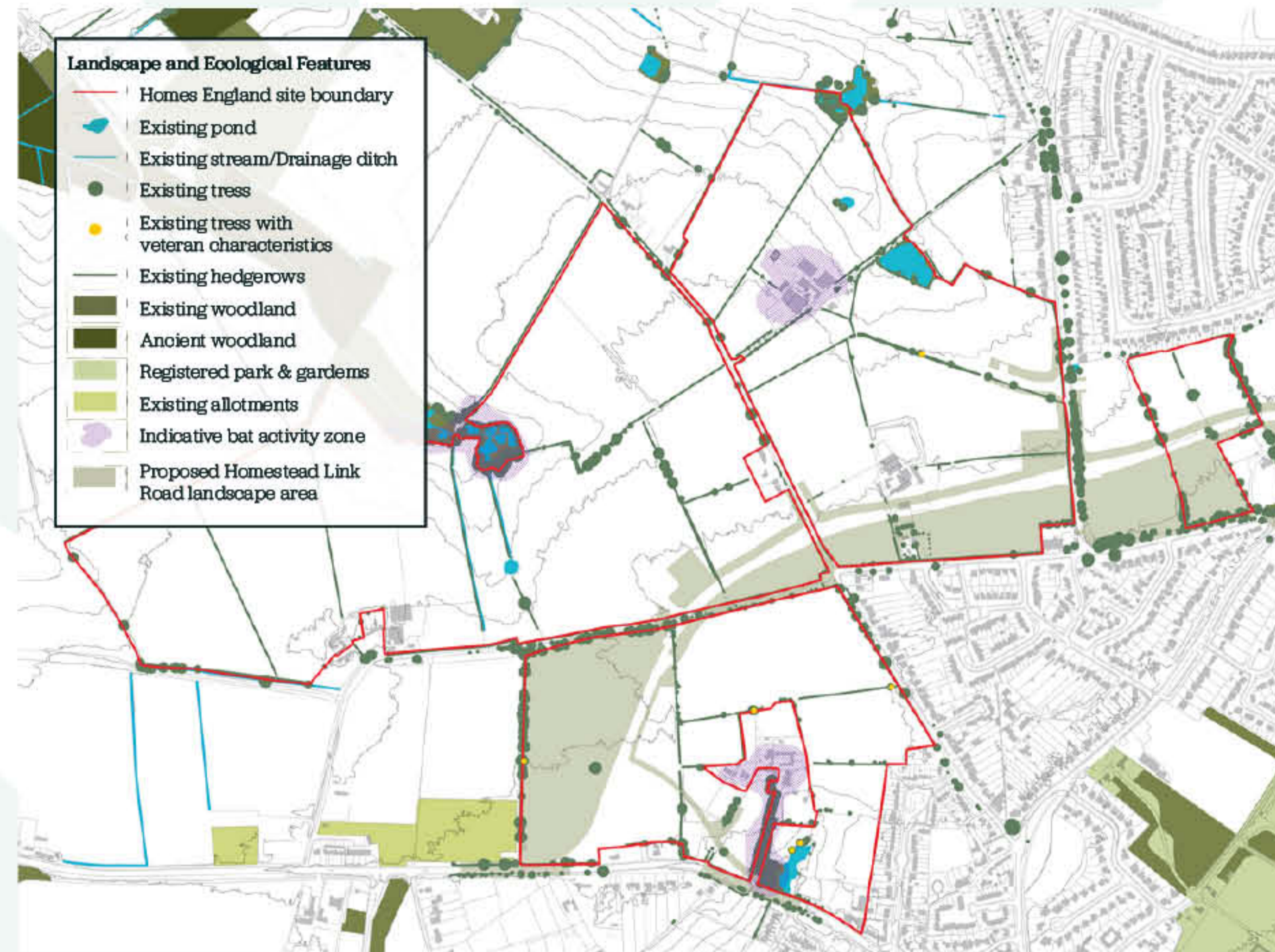


What have we learnt so far?

The plans below shows the opportunities and constraints relating to the Homes England site.

Key findings from environmental review

The project team has undertaken a detailed review of the site and identified notable features that will be important in developing the masterplan.

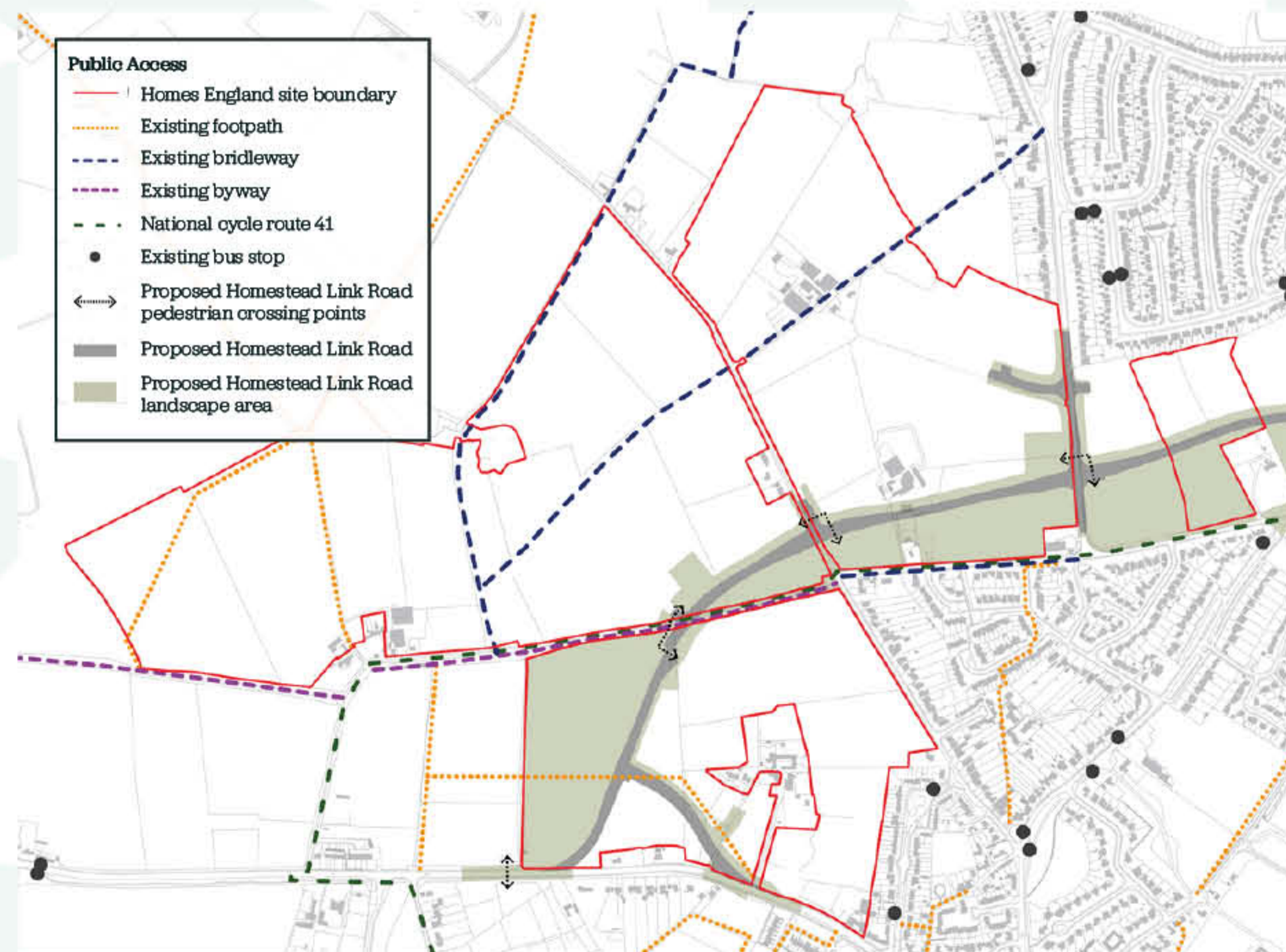


Ecology

- > There are no sites designated for their nature conservation importance within the Site, although Fox Covert and Cawston Spinney Local Wildlife Site lies on its northern boundary
- > There are some features within the site that are of high ecological value such as the hedgerow network and two small areas of woodland and ponds. The rest of the site is generally of low ecological value

Trees and Landscape

- > The topography of the site is relatively flat and open
- > The majority of the trees are located along the site's naturally occurring boundaries allowing large areas of the site to be developed with little impact on the treescape



Public Access

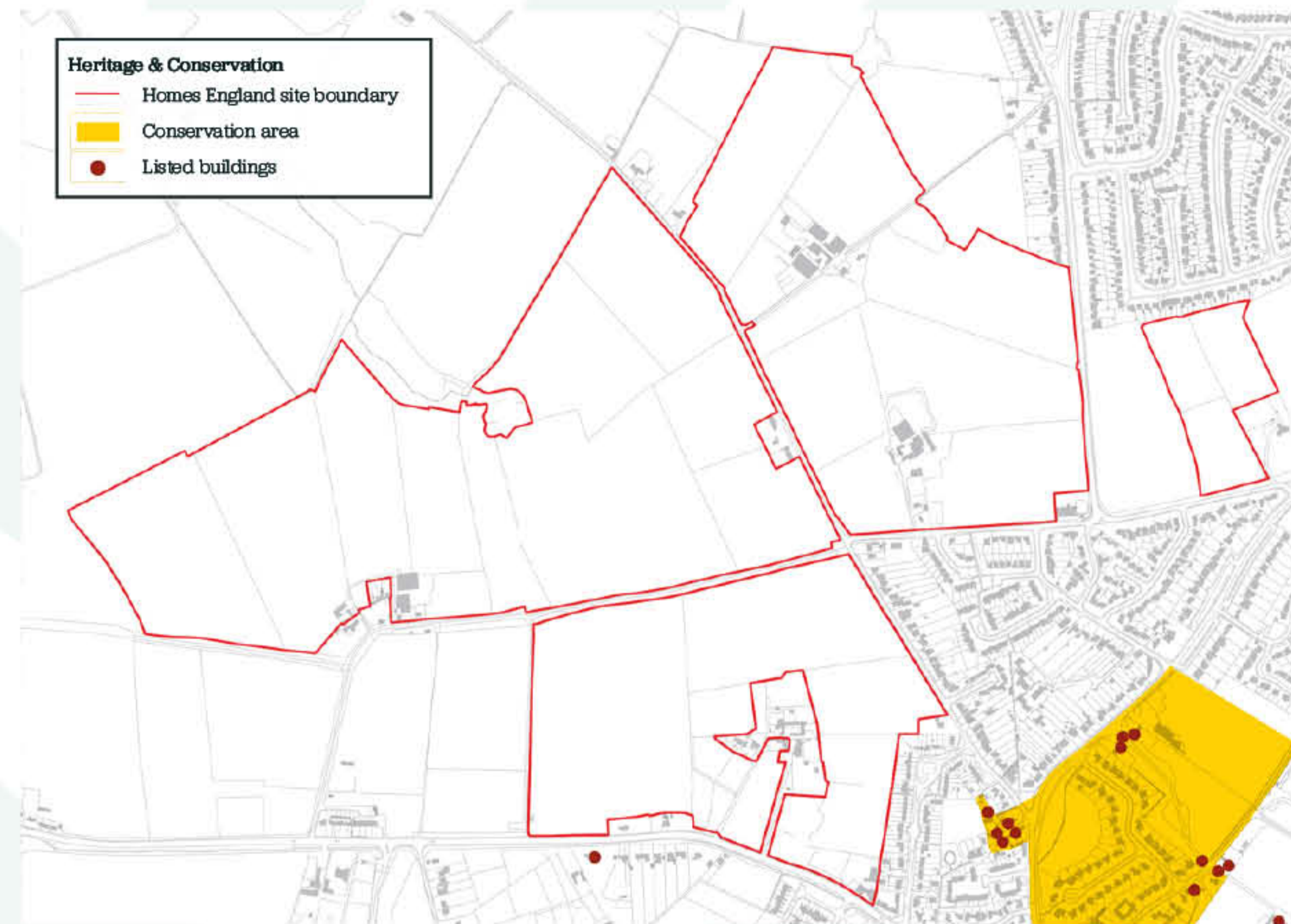
- > Existing footpaths and bridleways located within and around the site
- > Future pedestrian links proposed as part of the Homestead Link Road

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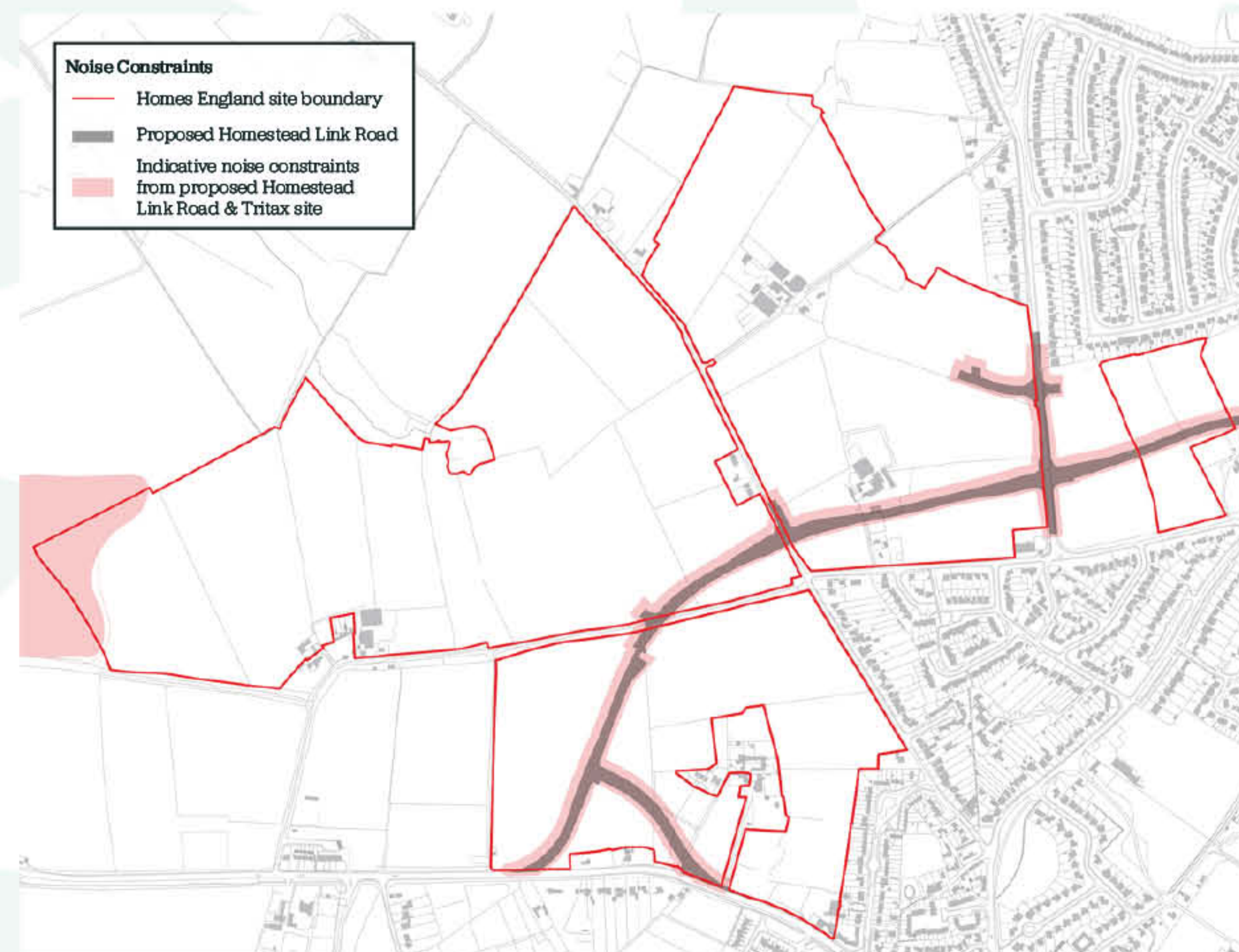
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Heritage

- > There are no world heritage sites, scheduled monuments, or registered battlefields located within the site
- > Within 100m of the site there are:
 - 63 listed buildings
 - 2 registered parks and gardens (Dunchurch Lodge; Bilton Grange)
 - 1 scheduled monument



Air Quality

- > The site is located within the Rugby Air Quality Management Area

Noise

- > The site is in an area of low existing ambient noise, therefore main constraints will be from the proposed roads and industrial/commercial uses included within the development
- > Suitable outline buffer-zones and noise mitigation will need to be included within the masterplan to mitigate/avoid significant impacts on noise sensitive land uses (i.e. residential)

Flood Risk

- > The site is located within Flood Zone 1. Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000 year chance

Homestead Link Road

Overview

The Homestead Link Road is a proposed transport and landscaping scheme in Homestead View that will both alleviate identified traffic congestion, in particular providing direct relief at Dunchurch Crossroads; and enable the sustainable urban extension to be brought forward.

Proposals

The Homestead Link Road development proposes:

1. The construction of a 2km long, 40mph road including junctions connecting it to the existing public highway and other junctions associated with the future development at South West Rugby
2. Cycleway and footpaths alongside the development edge of the link road
3. Supporting infrastructure including lighting and surface water drainage
4. Extensive landscaping and biodiversity enhancement within a 'green buffer' alongside the road

Status

A planning application for the Homestead Link Road was submitted in August 2022. Homes England are working with Rugby Borough Council to address matters raised by interested parties and statutory and non-statutory consultees. Homes England hope to resolve matters and secure planning permission by September 2023. If granted, construction works would commence in early 2024 once pre-commencement conditions had been discharged.



Landscape Design

The proposed landscape corridor alongside the Homestead Link Road provides a visual and physical buffer between Rugby and Dunchurch. It will create the following opportunities:

- > Retention of existing vegetation and new tree and hedgerow planting, providing enhanced tree canopy coverage that will reduce the visual impact of the road and increase ecological habitats
- > Integration of sustainable drainage measures within landscape buffer to create new habitats for wildlife and increased biodiversity
- > Provision of informal recreational routes for walking, cycling and running

Environmental Matters

The Homestead Link Road proposals have been informed by ecological surveys and assessments with mitigation and enhancement measures embedded into the design. Key measures include:

- > Provision of wildlife corridors to enable wildlife to move through the site and ensure that habitats are not severed
- > Enhancement of existing grasslands, hedgerows and woodland to provide better habitats for wildlife, and creation of new habitats where loss is unavoidable
- > Safeguarding of protected species and their habitats
- > Delivery of an overall net gain of 29% for habitats and 70% for hedgerows across the development site

Cawston Lane and Community Spine Road

Introduction

The Local Plan requires the delivery of sustainable transport provision that integrates into the existing network, including the creation of a spine road network to support and enable the South West Rugby allocation to be developed comprehensively. Along with the Homestead Link Road, Cawston Lane and a new Community Spine Road form part of the South West Rugby Spine Road Network.

Homes England are preparing a planning application to deliver the Community Spine Road and Cawston Lane improvements, which will unlock a vast area of the site allocation land and enable the urban extension to come forward.

Cawston Lane

Proposed works to Cawston Lane comprise the following:

- > Widening of highway on east side between Northampton Lane and bridleway to provide 3m wide cycleway, 2m wide footway and grass verge/landscaping
- > Widening of highway on west side from bridleway to the north to provide 3m wide cycleway, 2m wide footway and grass verge/landscaping
- > Creation of informal shared path crossing points at strategic locations along Cawston Lane
- > Creation of new access points from Cawston Lane to serve future development

Share Your View

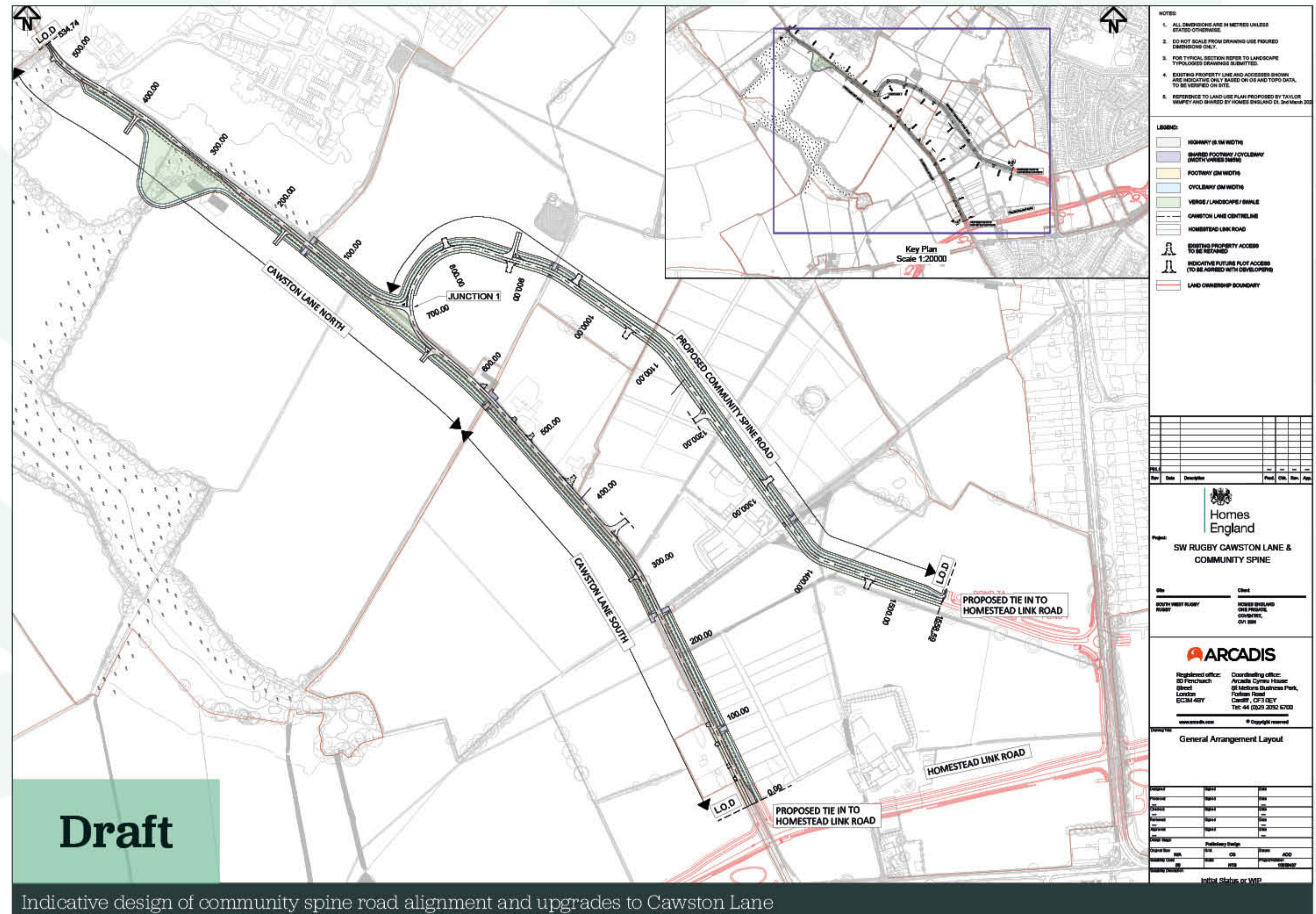


Scan here

@ info@southwestrugby.co.uk 0121 483 5738

www.homesteadview.co.uk/engagement

Homestead View Engagement,
Two Chamberlain Square, Birmingham, B3 3AX



Community Spine Road

The proposed Community Spine Road (CSR) comprises the following works and will connect Cawston Lane and Homestead Link Road:

- > Creation of new highway to link Cawston Lane North and Alwyn Road
- > Proposed CSR comprises single carriageway road with grass verge/landscaping either side and 3m wide cycleway and 2m footway on outer (north and east) side of carriageway
- > Creation of informal shared path crossing points at strategic locations along CSR
- > Creation of new access points from CSR to serve future development
- > Demolition of buildings within Dunkley's Farm to facilitate the new road