

# Location for Growth

Land west of Barby Lane  
Hillmorton, Rugby

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**“ This document has been prepared as part of representations to the Rugby Borough Council Local Plan Issues and Options and Call for Sites Consultation. This document sets out our emerging ideas for the future development of land west of Barby Lane, Hillmorton, and explains how growth in this location will help meet local housing needs while achieving the Local Plan objectives. ”**

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# Introduction

Rugby Borough Council (RBC) is in the process of reviewing and updating their adopted local plan 2019 and have commenced an issues and options consultation. Running alongside the issues and options consultation RBC have also launched a Call for Sites.

This document illustrates how the Site west of Barby Lane has no major constraints preventing development, is located in a highly sustainable location, and is a logical location for new housing growth to meet local housing need. It is also confirmed that the land is available now to deliver new housing in the short term.

This document explains how the Site can deliver around 45 new homes and supporting open space. What is presented is not a fully worked-up scheme but an indication of the potential of the land to support new housing delivery.

## The Site & Location

The Site is located immediately adjacent to the southern settlement edge of Hillmorton in Rugby.

The Site comprises agricultural fields and wraps around the farmyard and associated agricultural buildings of Waldins Farm. The access drive to Waldins Farm crosses the Site.

The Site measures approximately 4.04Ha / 9.98ac. The topography of the Site falls from around 122m AOD on the northern boundary to around 111m AOD on the south eastern corner a gentle gradient of greater than 1:40.

The Site's boundaries are defined as follows:

**Northern boundary** - is defined by a variety of uses including Ashlawn Secondary School and associated playing fields; Hillmorton and Paddock Allotment Gardens; and the rear property boundaries of Westwood Road dwellings.

**Eastern boundary** - is defined by a tree and hedgerow boundary, a highway ditch and verge and Barby Lane.

**Southern boundary** - is defined in part by mature field boundaries and in the middle by agricultural fencing delineating Waldings Farmyard.

**Western boundary** - is defined by hedgerow and trees.

Beyond the southern and western boundaries lies open agricultural countryside.



Figure 1. Site Location and Immediate Context



# Site Sustainability

Easy access to existing local facilities and services supports the sustainability of a Site. Increased population in an area can also support the vitality of existing and new community services and facilities.

## Services and Facilities

The Site is within easy walking distance (between 0.5km and 1km) of a good range of local services and facilities (illustrated at Figure 2). These include:

- Local supermarkets off Hillmorton Road (Aldi and Sainsburys Local).
- Local shops including a post office, takeaways and a co-operative off Hillmorton High Street.
- A further cluster of local shops at the junction of Hillmorton Road and Kingsley Avenue.
- Hillmorton Community Centre is hired by a range of local groups for gatherings and activities including baby and toddler groups, coffee mornings and zumba classes amongst other functions.

- Ashlawn Secondary School is located within 500m of the Site and also benefits from an existing public right of way connection from the Site to Ashlawn Road providing direct and safe pedestrian access to the school.
- Padox Primary School and English Martyrs Catholic Primary School are within 1km of the Site and within 2km there are a further three primary schools (Eastlands Primary, Abbots Farm Junior School and Hillmorton Primary School).

For additional town level services and facilities, Rugby town centre offers a range of shops, restaurants and additional education facilities including the prestigious Rugby School.

Further higher level services and facilities are also available in the nearby Cities of Coventry, Leicester and Birmingham.

## Sustainable Transport

The site is crossed by a Public Right of Way (PRoW) route aligned north to south. To the north the footpath connects with Ashlawn Road, adjacent to Ashlawn School's eastern boundary. The footpath also continues south through the agricultural fields.

The nearest bus stops are on Ashlawn Road next to Ashlawn School and are directly accessed from the Public Right of Way crossing the Site.

The bus stops on Ashlawn Road are served by the 86 and D1 services. The D1 operates hourly services between Rugby, Daventry and Northampton, with a pick up at Rugby Train Station. The 86 Service operates between Coventry and Ashlawn School via Rugby Town Centre.

Further local bus stops operate outside the Padox Public House on Hillmorton Road, these bus stops are served by the numbers 1, 2 and D1 services. The Number 1 bus provides extensive access across Rugby including destinations such as Rugby Train Station, Rugby Gateway, Elliotts Field retail area to the north west and out to the new secondary school at Houlton and the employment areas at Dirft to the east.

The closest rail station is Rugby Station approximately 3km direct line north west of the Site. The Station is accessible by local bus services. The station is currently operated by Avanti West Coast and provides off peak services to London, Birmingham New Street, Wolverhampton, Crewe, Preston and Manchester Piccadilly. Morning and evening peak services connect to Glasgow Central,

Chester, Liverpool Lime Street, Blackpool North, Carlisle and Lancaster.

West Midlands Trains also operate frequent services to Rugby from London Euston to Stafford, Stoke on Trent and Crewe or from Northampton to Birmingham New Street.

In summary there is significant potential for future residents of this Site to easily access local services and facilities on a range of public transport and foot or cycle modes. Making this a highly sustainable location.

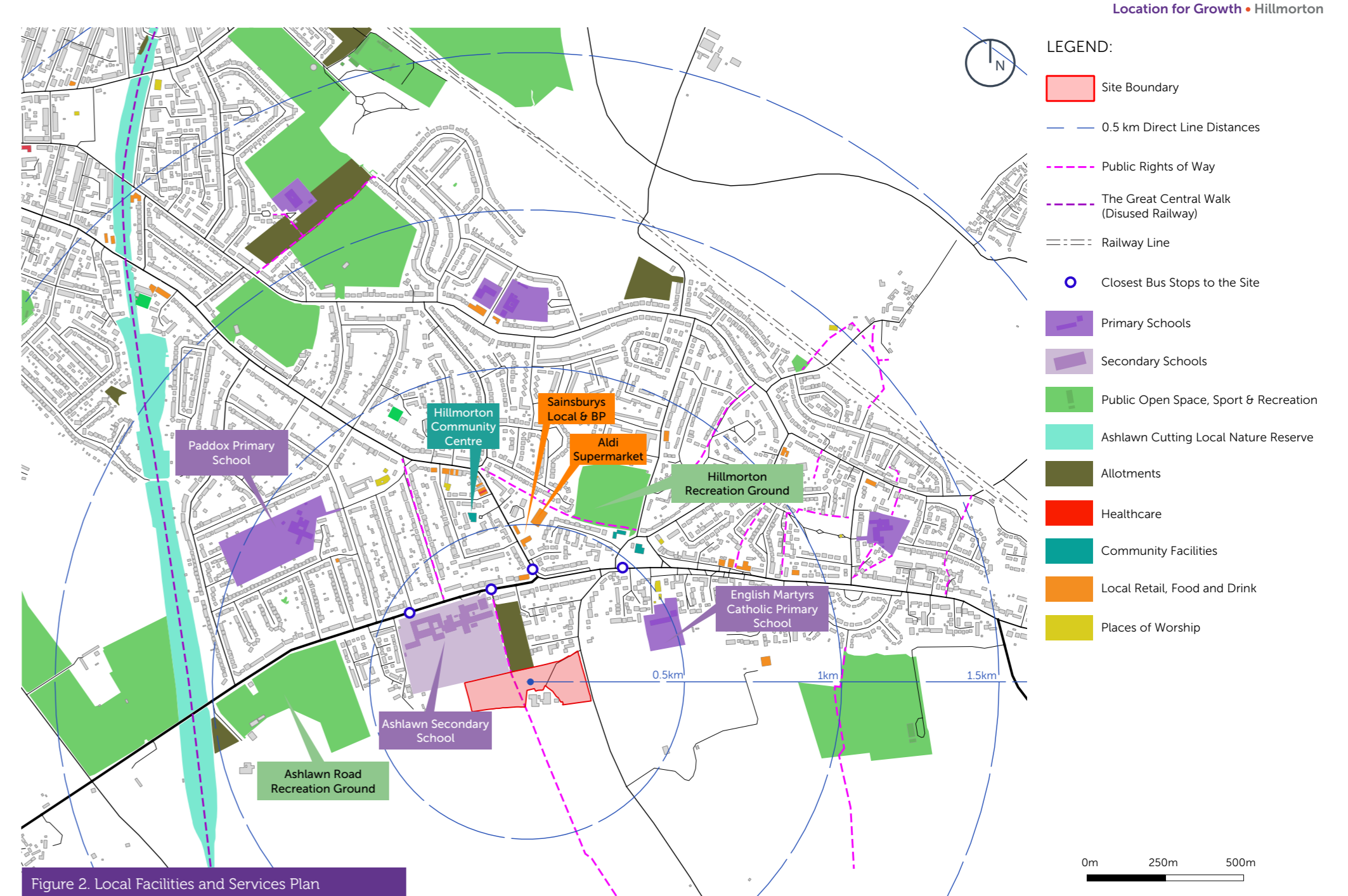


Figure 2. Local Facilities and Services Plan



# Site Features









Analysis of the Site presented in the table below and Figure 3 opposite demonstrates that there are no significant physical or environmental constraints to residential development.

Feature	Summary
<b>Topography</b>	<ul style="list-style-type: none"> <li>The Site has a gentle fall from the northern boundary at around 122m AOD falling towards the southern and south eastern edges of the Site at 118mAOD and 111mAOD respectively. The land to the south of the Site continues to fall in a southerly direction.</li> </ul>
<b>Landscape and Arboriculture</b>	<ul style="list-style-type: none"> <li>The Site is not covered by any statutory or non-statutory designations for landscape character or quality.</li> <li>The Site's landscape features are predominantly contained to the boundaries and comprise a mixture of established hedgerows with occasional tree planting.</li> <li>A narrow hedgerow crosses the eastern most parcels on a north to south orientation. This will be retained in any proposals.</li> <li>Opportunities to enhance the vegetation cover will be explored in any proposals.</li> </ul>
<b>Access</b>	<ul style="list-style-type: none"> <li>The Farm is served from an existing access off Barby Lane. The farm track crosses diagonally through the Site. This route will be maintained to serve the Farm.</li> <li>Access to the development parcels will be formed from enhancement to the existing junction with Barby Lane and to parts of the farm track.</li> <li>The existing Public Right of Way (PRoW) will be retained and new routes within the site provided to connect to the PRoW, giving direct access to Ashlawn Road, the nearest bus stops and Ashlawn Secondary School.</li> </ul>
<b>Hydrology</b>	<ul style="list-style-type: none"> <li>There are no watercourses located within the boundaries of the Site.</li> <li>The Site lies entirely within Flood Zone 1 (low probability of flooding).</li> <li>The Site is not considered to be at risk of flooding from fluvial, overland, sewer or artificial sources.</li> <li>There is a low risk of flooding from groundwater and surface water.</li> </ul>
<b>Utilities</b>	<ul style="list-style-type: none"> <li>A single overhead electricity cable passes diagonally across the Site from Barby Lane to serve the Farm Buildings. This can be diverted and under-grounded as part of any proposed development while maintaining supply to the Farm.</li> <li>An underground LV electricity cable runs parallel to the farm track crossing through the Site and will be retained.</li> </ul>
<b>Ecology</b>	<ul style="list-style-type: none"> <li>Habitats of elevated value on the Site include the hedgerows and a small number of mature trees.</li> <li>Reflecting the current intensive agricultural use of the Site, significant opportunities exist for on-site biodiversity enhancement, to satisfy policy requirements for 10% net gain.</li> </ul>



Figure 3. Site Features Plan

LEGEND:

-  Site Boundary
-  Existing Farm Access to be Retained
-  Existing Hedgerows & Trees
-  Site Contours (0.5m)
-  Overhead Electricity Cables (to be under-grounded)
-  Underground LV Electricity Cable
-  Public Right of Way
-  Prior approval change of use of agricultural buildings to 5 dwellings (ref: R23/1030) (Required and Refused on 04.12.2023)



# The Emerging Concept

Responding to the analysis of the Site, Figure 4 illustrates a potential development area to accommodate around 45 new dwellings. The dwellings could be provided as 100% affordable homes or 100% Self Build and could comprise a mix of house sizes and types.

## Adopting a Landscape Led Approach

Existing trees and hedgerows will be retained where possible and enhanced creating a softened transition between the new settlement edge area and wider surrounding landscape.

The provision of new green infrastructure, such as proposed landscape buffers, new tree planting and areas of amenity grassland / open space will increase the ecological value of the site, aiding biodiversity.

Sustainable drainage features can be positively designed into the open spaces should they be required. They can also support ecological and landscape quality and function. Ponds can manage surface water drainage and restrict flows to green field run off rates + climate change allowance.

## Community Benefits

New children's play and recreation opportunities within the proposed public open space network can be accessed via a new circular network of leisure routes, supporting the opportunity for active and healthy lifestyles.

## Connected and Permeable

The existing Barby Lane access will be enhanced to facilitate vehicular access to the development zones. Enhanced pedestrian access from this junction along Barby Lane will also be explored.

A street through the Site will provide access to dwellings. All streets, and particularly the main street will contain tree planting to supplement the character of the site and local area.











There is potential to connect onto the existing Public Right of Way providing residents with direct access to bus stops, local facilities and The Ashlawn Secondary School.

There is also scope to provide additional western leisure footpath routes within the proposed open space area.



Figure 4. Emerging Concept Plan

### LEGEND:

-  Site Boundary
-  Existing Farm Access to be Retained
-  Public Right of Way
-  Existing Hedgerows & Trees
-  Zone of Potential Residential Development
-  Open Space and Landscape Buffer Zones
-  Potential Internal Movement
-  Landscape Buffers / Planting
-  Leisure Footpath
-  Potential Children's Play Feature



# Climate and Energy

Recognising the sustainability of the Site, an exciting opportunity also exists for a 'step-change' in responding to climate change.

Two main considerations:

1. How the future proposals respond and adapt to the effects of climate change which are already set in motion, such as increased temperatures, flood risk and a decline in biodiversity; and
2. How the development mitigates its own impact on future climate change, in particular through reducing CO<sub>2</sub> emissions.

In both regards, there are a number of ways future development on the site can be 'climate proofed', and made more energy efficient and low carbon. The following provides some options to explore.

## Climate Proofing

1. **Layout and orientation of development**, - balancing the benefits of minimising heat loss in winter with the risk of excessive solar gain during the summer;
2. **Drainage** - designing with future climate in mind, appreciating that the country is likely to be subject to hotter, dryer summers, wetter winters and prone to more extreme weather events. Implementation of a sustainable drainage strategy, incorporating natural solutions such as swales and ponds to attenuate rainwater, will provide resilience to future flooding whilst providing a wealth of ecological, amenity and well-being benefits.
3. **Water** - by minimising water consumption, land off Barby Lane will be resilient to and further mitigate its contribution towards a warming climate. Opportunities for rainwater and grey-water harvesting will be explored as well as other building-level solutions for reducing demand for potable water, such as low flow fixtures and fittings, leak detection and flow control devices.
4. **Adopting a natural capital based approach** - through the protection and provision of trees to provide shade and reduce wind speeds, encourage carbon sequestration. Provision of opportunities for local food production such as allotments and other community growing space.



## Energy Efficient, Low Carbon Homes and Buildings

As well as considering the resilience to climate change, the development will mitigate its future impact, in particular the amount of carbon emissions associated with the development.

Reflecting the timescales for the allocation of the Site the proposals have been formulated on the expectation that all new homes will, as a minimum, be built to the Future Homes Standard that the Government has committed to introducing before 2025.

This will be achieved through a combined fabric, energy efficiency and low carbon renewable energy approach, this may include:

- for example triple glazed windows;
- Use of a range of energy efficiency and low energy lighting;
- Provision of Solar PV on all homes;
- Use of low carbon heating, for example air source heat pumps to provide low carbon heating.

This strategy will deliver homes which are Net Zero Ready, with residents able to purchase certified renewable electricity and live net zero.



# What Next?

The NPPF and the Government's growth agenda seek to ensure that sufficient land is available in the most appropriate locations to increase housing supply, support growth and boost home ownership.

Reflecting its sustainable location and connections to Hillmorton, land off Barby Lane is a highly suitable location available to accommodate new residential growth.

The Site is available for development and is promoted by an established land promoter with a demonstrable track record of delivery in the county.

The Site can make an important contribution to housing needs and should be identified for development in the emerging Rugby Borough Local Plan Review.

## Opening up the Opportunity

Our emerging concept for land off Barby Lane has been shaped by a desire to create a vibrant, high quality development in a sustainable location. The proposals seek to:

- Reinforce an outstanding quality of life and community, by providing a mix of house types and tenures with complementary amenities, and in particular, providing an extensive landscape and open space framework offering opportunities for all to lead a healthy and active lifestyle.
- Support sustainable modes of movement to access work, visit local services and facilities in the surrounding area.
- Nurture a healthy, varied economy that harnesses benefits of proximity to economic centres such as Rugby and more locally Dirft.
- Respond to the challenges of and mitigates the effects of climate change.

Development on the Site will finance improvements to existing infrastructure bringing wider benefits to the long term sustainability of Hillmorton.

Catesby Estates is committed to fully engaging with the local community and stakeholders to discuss and develop the emerging concept for land off Barby Lane, Hillmorton. We would welcome the opportunity to further engage with the Planning Policy team at Rugby Borough Council to facilitate the appropriate allocation for residential development.



# Catesby Estates

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