

Land West of Magna Park, Cross in Hand, Rugby

Vision Document



Executive Summary

This document has been prepared to demonstrate the suitability of the Cross-in-Hand site for allocation in the Rugby Borough Local Plan as a strategic employment site. The site is uniquely suitable for the following reasons: -

- Located at the heart of the country's motorway and strategic road network.
- Easy access to the rail freight terminals serving this part of the Midlands.
- Close relationship to Magna Park, a very successful and established business location.
- Reach to a large labour catchment.
- Access to an existing network of buses, both public and private, cycle routes and public footpaths.
- Scale, with the site being over 90 hectares (225 acres) in size.

The site is relatively free of constraints: -

- Outside the Green Belt.
- Located away from any residential property or other uses sensitive to industrial operations.
- No landscape designation.
- No designated or non-designated heritage assets affected.
- Agricultural Land Quality classification of Grade 3b, outside the definition of Best and Most Versatile.
- No flood risk.
- Little ecological value, with the site farmed principally as arable land.
- Limited number of trees of value within the site.
- No obvious archaeological imprint.
- Relatively flat site with only gentle gradients.
- No issues with ground conditions.

The site is fully deliverable: -

- The site is in ownership of one family and under the control of Nurton Developments Limited (NDL).
- Road access is available from Lutterworth Road, with only a limited need for off-site improvements.
- Full utility connections are available, with reinforcement rather than installation necessary.
- All identified constraints have been mapped and mitigated within the masterplan. These include: -
 - A no development zone along the route of a high-pressure gas main.
 - Retention of the most valuable habitats (i.e. hedgerows, ditches, and ponds).
 - Large drainage attenuation basins and swales.
 - Landscape strategy which screens and softens the development and provides generous areas for staff recreation and welfare.

For these reasons, the site will prove to be a valuable addition to the Borough's employment land portfolio, drawing inward investment from both the manufacturing and logistics sectors.



*Prepared By:
James Brown*

*Checked By:
Chris Allwood*

*Date:
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*Image: Quintus at Branston Locks,
Burton upon Trent*

Nurton Developments Limited



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Introduction



Introduction

Purpose

This Vision Document is the principal technical evidence supporting the response by Nurton Developments Limited (NDL) to the Call for Sites, initiated by Rugby Borough Council as part of consultation on the draft Local Plan review Issues and Options. Its primary purpose is to demonstrate the suitability of and illustrate the capacity for development of land at Cross-in-Hand as a strategic employment site.

There is an acceptance at both regional and sub-regional level of the need to identify and bring forward new strategic employment sites. This is to meet a continuing demand from both the manufacturing and logistics sectors. NDL considers that land at Cross-in-Hand meets all the necessary requirements for such sites.

Scope

The site's capacity for a large-scale development has been assessed and tested fully. This has involved the commissioning of the following studies and surveys: -

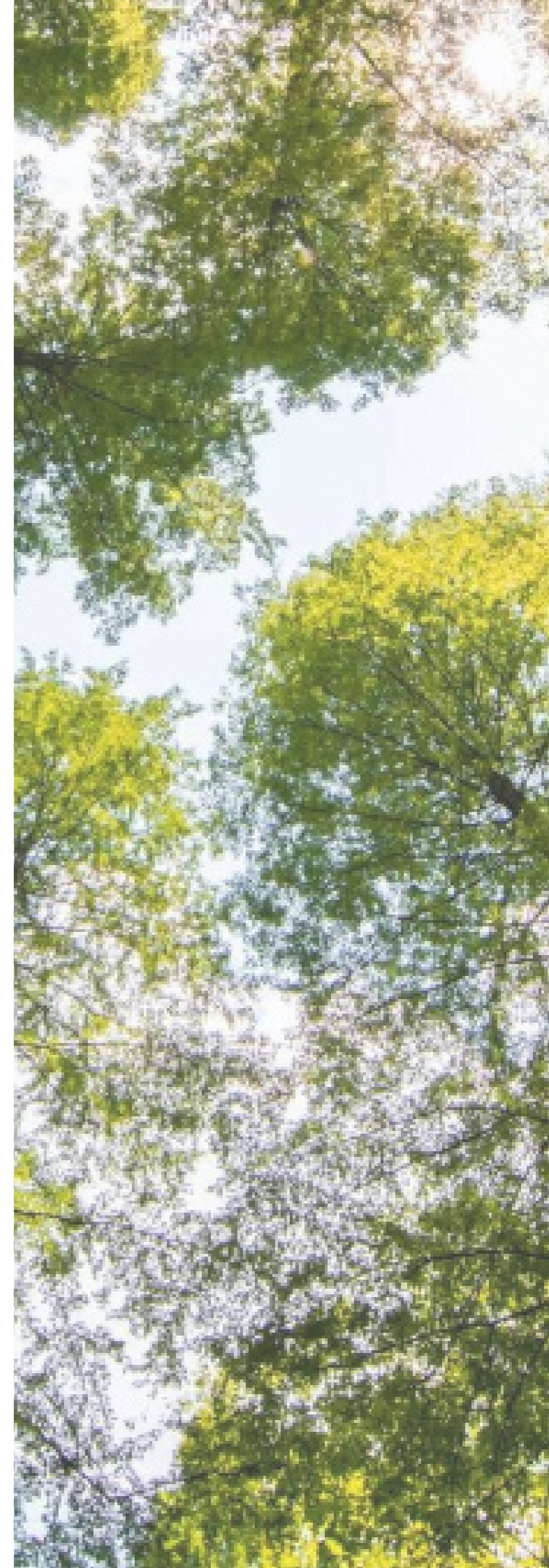
- Landscape Assessment (Bea Landscape Design).
- Heritage Statement (Smith Jenkins).
- Transport Appraisal (DTA).
- Tree Survey (Bea Landscape Design).
- Preliminary Ecological Appraisal (Tyler Grange).
- Phase 1 Geo-Environmental Site Assessment (SGI Consulting).
- Major Hazard Site and Pipeline Review (SGI Consulting).
- Flood Risk and Drainage Strategy (SGI Consulting).
- Utilities and Services Report (SGI Consulting).
- Archaeological Desk-based Assessment (AOC).
- Levels and Volumetric Review (SGI Consulting)
- Economic Impacts (Hatch)

These studies have enabled architects, UMC Architects, to fully understand the constraints and opportunities which exist and to shape the initial master planning of the site. The studies are provided as annexes to the Vision Document and are referred to in the following sections to this document.

Proposed Development

The masterplan conceives a multi-unit industrial and logistics development of just under 300,000 sq m (3.2 million sq ft) in an attractive landscaped setting.

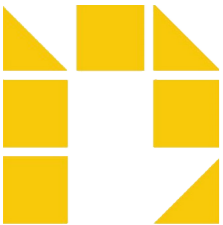
The masterplan is indicative. Its purpose is to show how development proposals could respond to and respect the inherent characteristics of the site and the requirements for mitigating infrastructure. These include retaining habitat of value and the creation of an interesting and healthy working environment so as to attract inward investment to the Borough of Rugby and the wider sub region.



Introduction

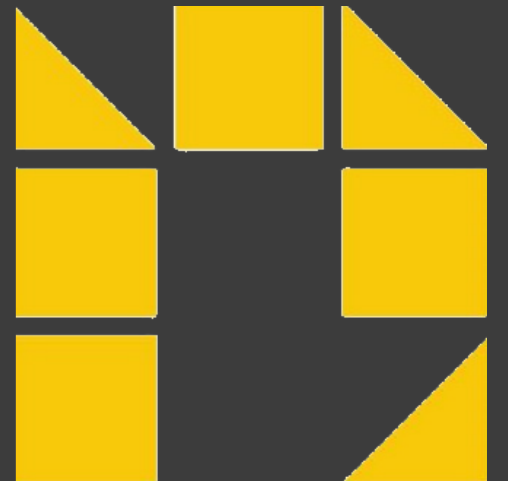
Site Location

The adjacent image indicates the extent of the site within its immediate context.





Site Characteristics



Site Characteristics

Location

The site is located at the heart of what is termed the "Golden Triangle". This is the sweet spot nationally and regionally for industrial and logistics development.

It is located at a strong node on the national motorway and strategic road network. This gives it 360° access to national, regional, and local markets.

The site is located close to major settlements. Rugby town centre is 7.5 miles to the south, with Coventry 19 miles to the West. The centre of Lutterworth is located 2.5 miles to the east.

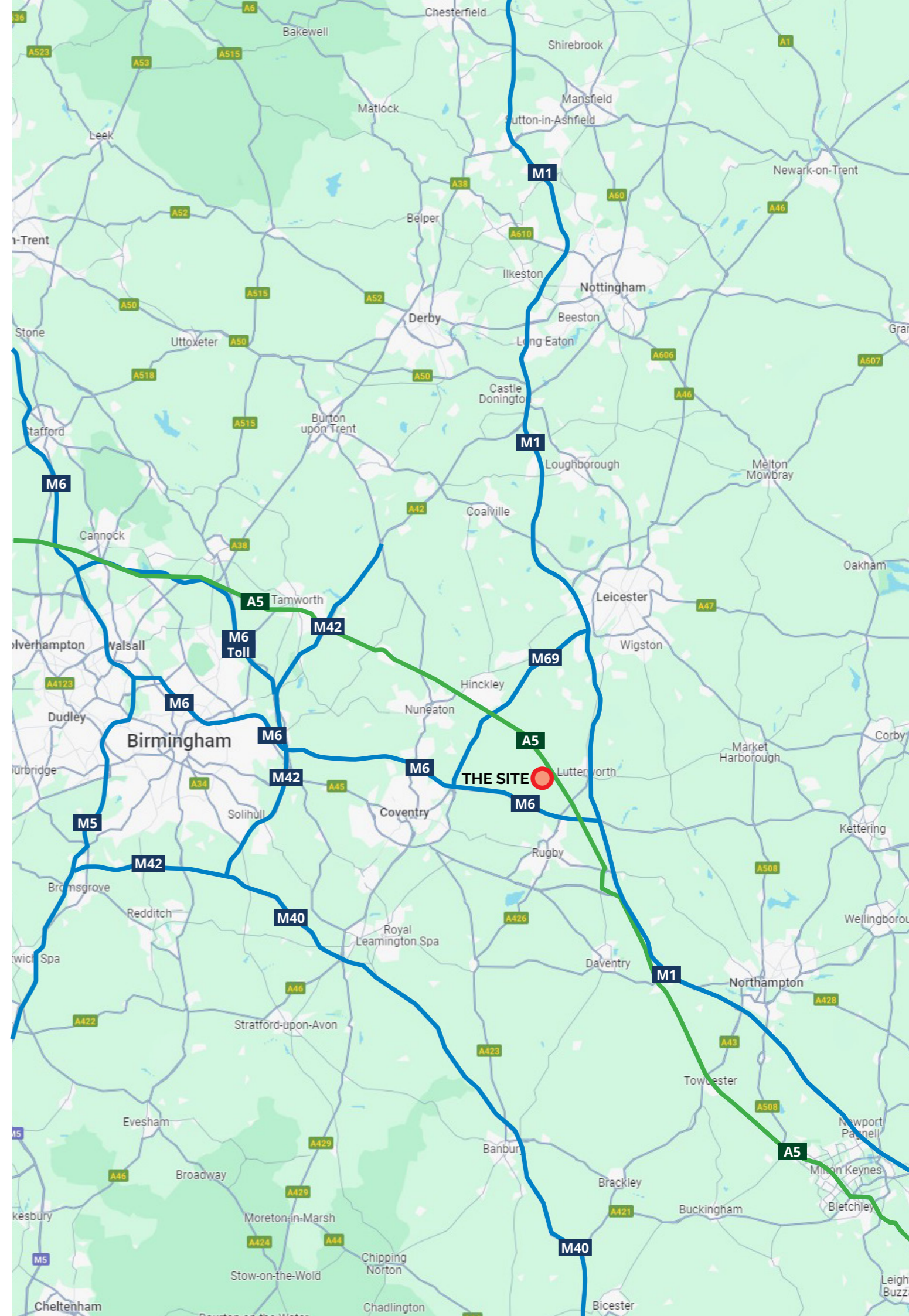
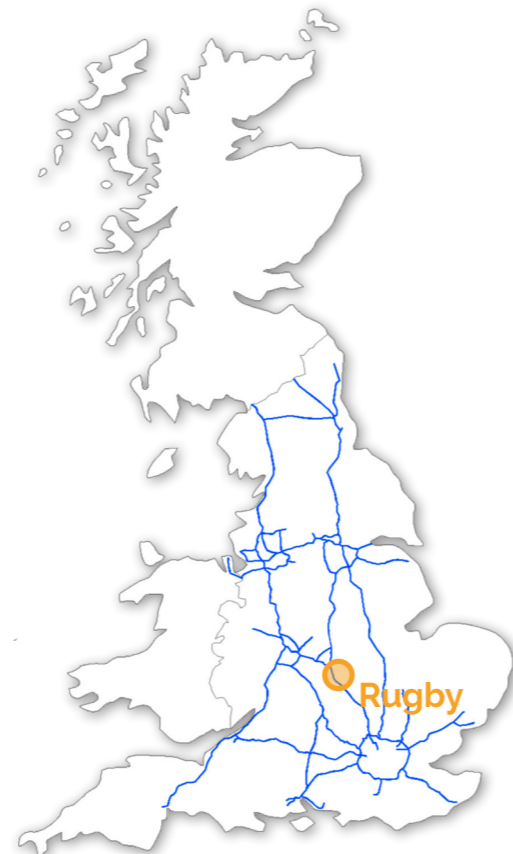
Situation

The site sits directly to the south-west of Magna Park. Magna Park is the UK's and Europe's largest distribution park, home to 38 different customers and occupying over 12 million sq. metres (13.1million sq. ft) across 47 buildings.

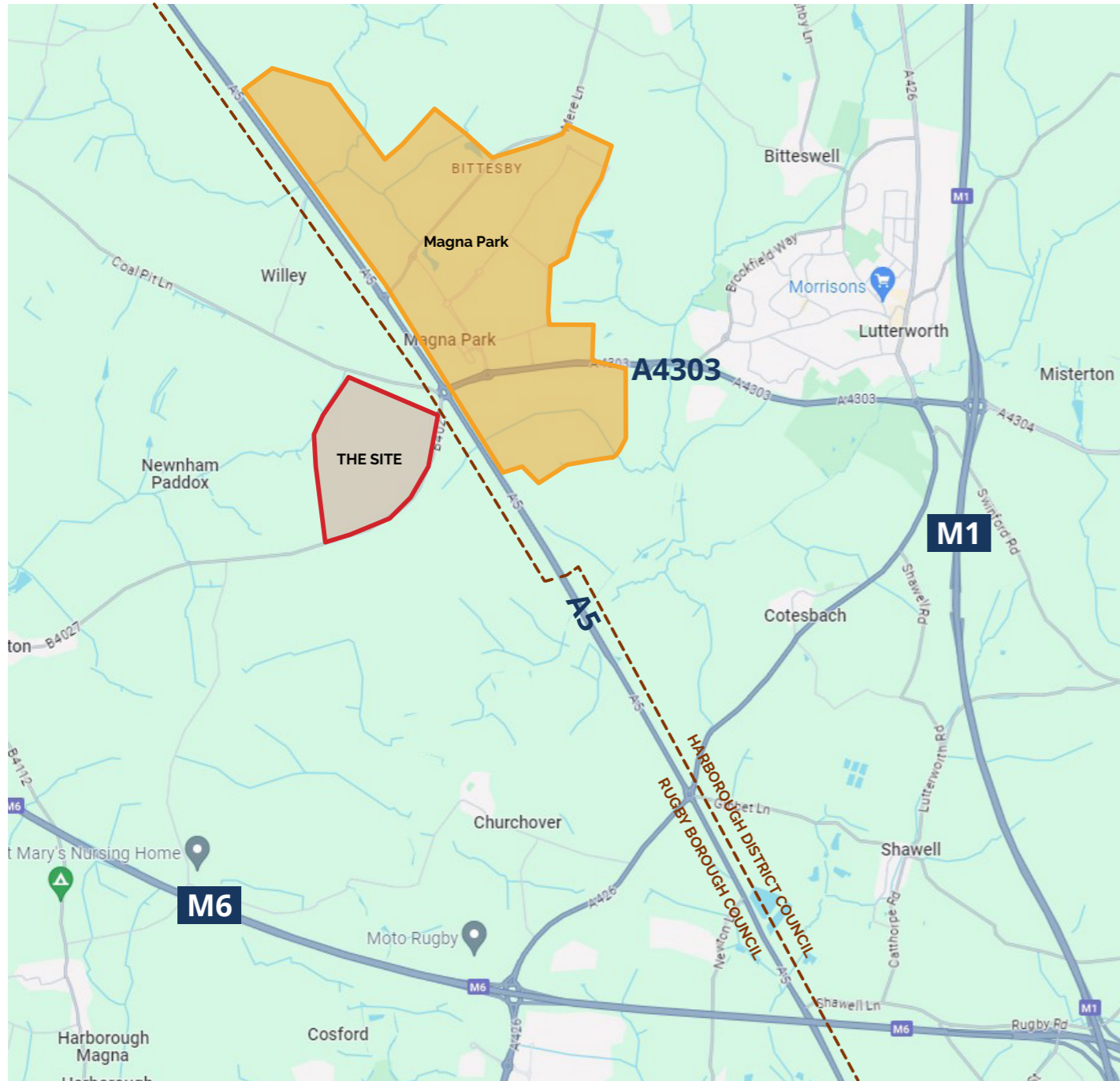
Magna Park is a long established and mature employment area. It supports a large labour force and has an existing infrastructure in terms of transport, amenity, and welfare. It is a sustainable location for further growth.

The Cross-in-Hand site is regularly shaped and has an area of 92 hectares (225 acres). It is bound to the south by the B4428 (Lutterworth Road) which provides direct access to the A5 and A4303 at the Cross-in-Hand roundabout, the principal gateway to Magna Park.

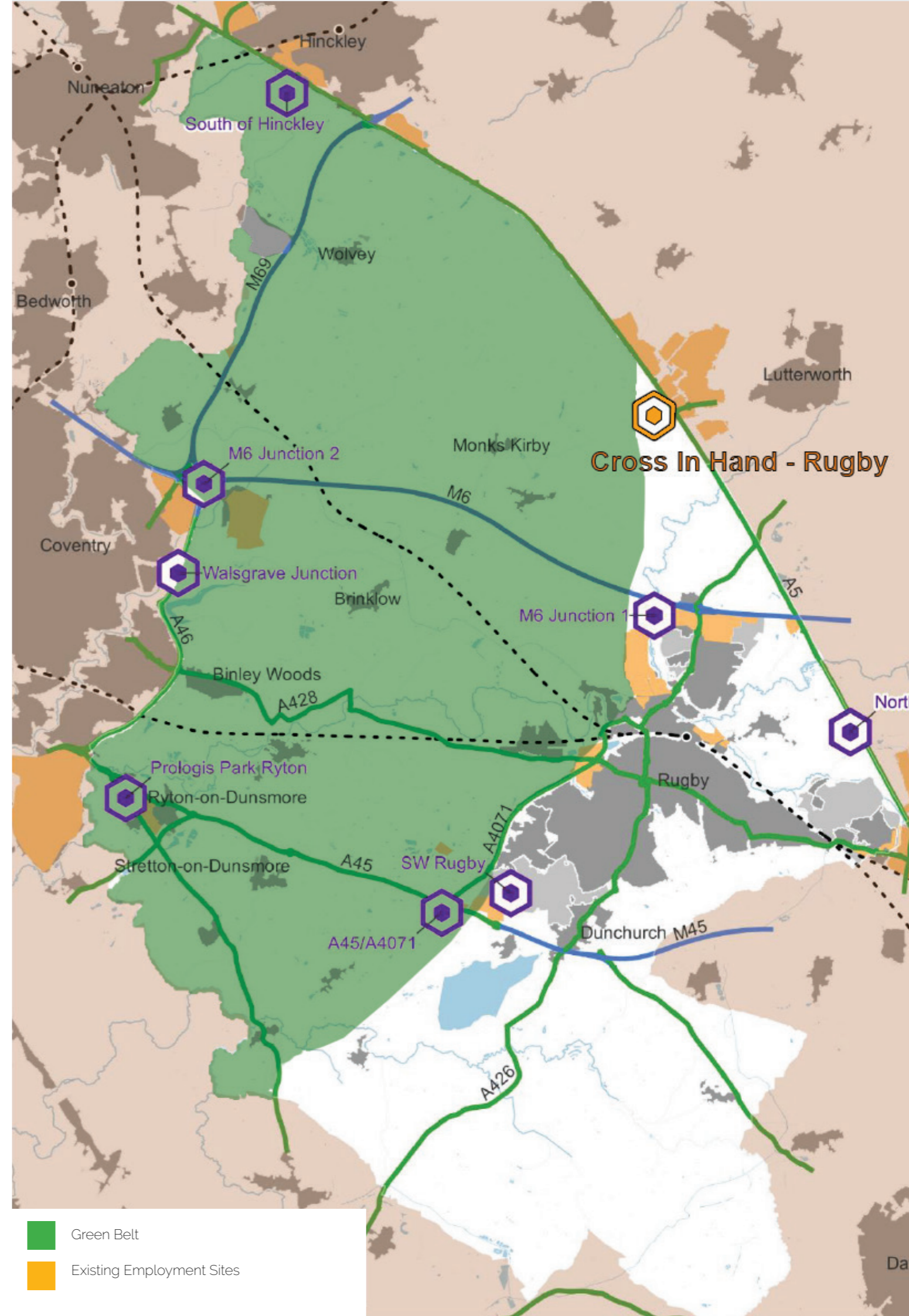
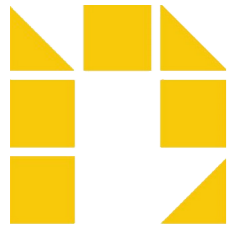
The site is located away from any residential property or other sensitive uses. It is under the ownership of one family and is controlled by NDL.



Site Characteristics



Site Location Plan - Wider Context



- Green Belt
- Existing Employment Sites

Site Characteristics

Landscape Quality

The landscape setting of the site has been appraised by Bea Landscape Design. A copy of their Landscape Appraisal forms Annex 1. Their principal findings are: -

- The site is not located within any designated landscape.
- The site is not located within the Green Belt.
- The site is under agricultural production and existing landscape features are sparse.
- There are minimal hydrological features.
- There are no Public Rights of Way that cross or border the site..
- The site is identified by the Landscape Assessment of the Borough of Rugby Sensitivity and Condition Study as having Moderate Fragility and Sensitivity.
- The site is identified as having Low Visibility.
- The site is located adjacent to Magna Park, which diminishes the landscape setting to the wider and surrounding area.

Heritage

A Heritage Statement has been produced by Smith Jenkins. This comprises Annex 2.

The site contains no designated or non-designated heritage assets. There are a number of designated heritage assets within the general setting to the site. However, these are a substantial distance from the site boundary and are effectively screened by interposing development or natural features in the landscape.

Moreover, their setting has been altered already by the existing industrial character of Magna Park. As such, Smith Jenkins concludes that their significance will not be affected adversely by the proposed development.

View from Streetfields Farm, looking North

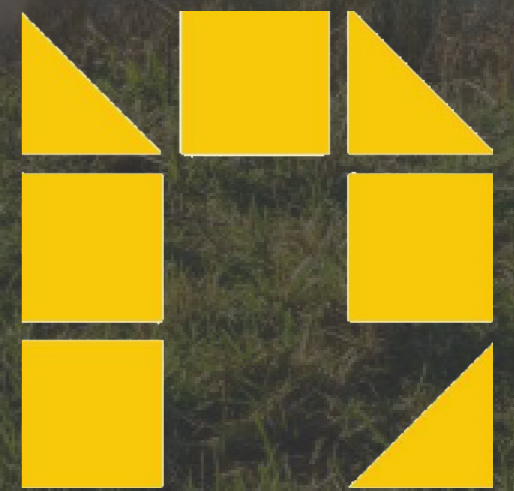


View looking across the site from the South



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Communications



Communications

Road Accessibility

Communications to the site have been assessed by DTA. A copy of their Transport Appraisal comprises Annex 3.

The site is very well connected to the national and strategic road network as follows: -

- To the east, the A4303 dual carriageway provides direct access to Lutterworth and junction 20 of the M1 (2.5 miles from site).
- To the south-east, the A5 provides access to junction 1 of the M6 (4.5 miles from the site) via the A426.
- To the north-west, the A5 provides direct access to the M69 at junction 1 (6.5 miles from the site) and the M42 at junction 10 (19.5 miles from the site).

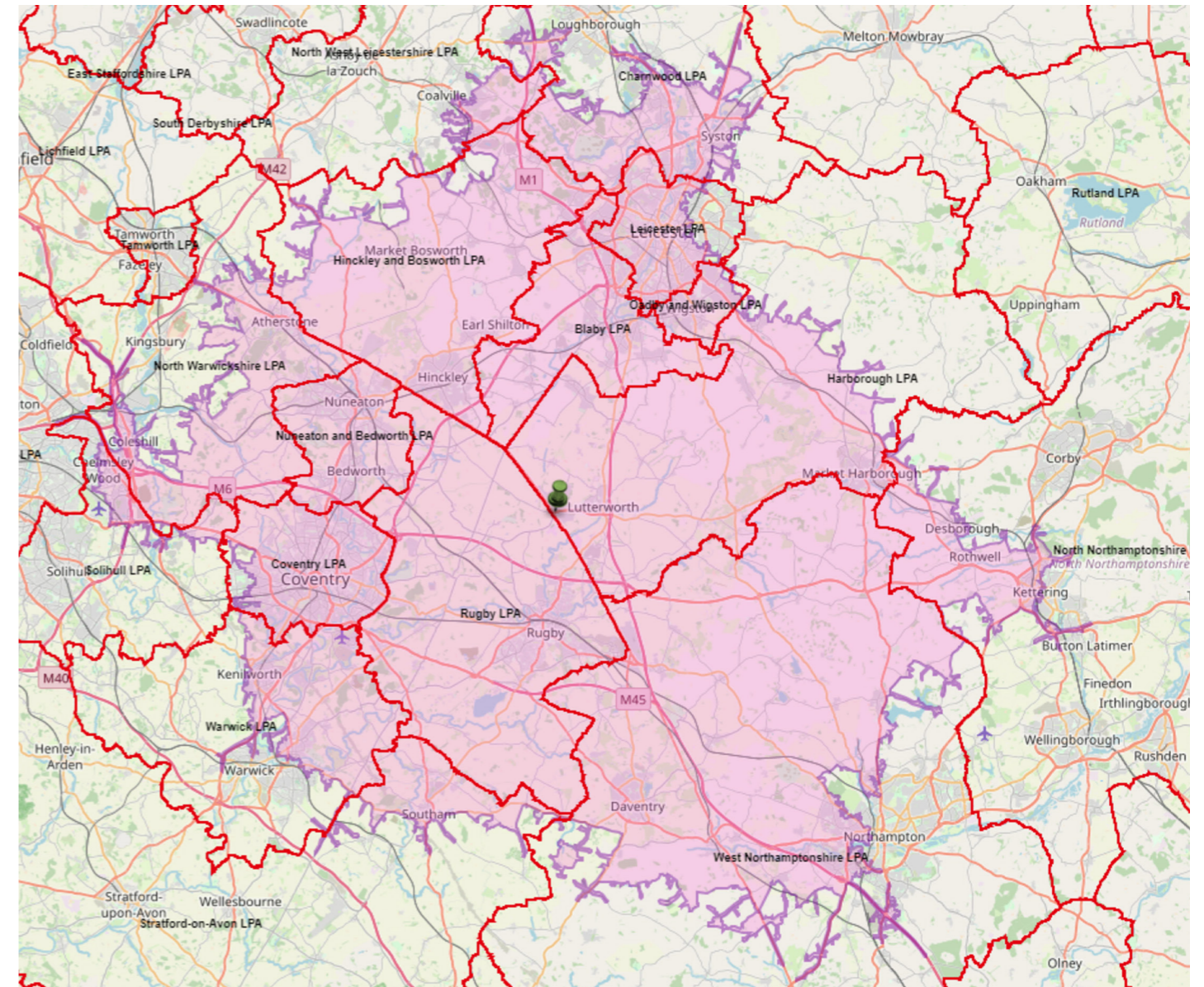
The A5 and the A4303 provide quick links to the M1, M6, M69 and A14. This enables easy travel in all four major directions – north, east, south and west – and brings in 85% of the UK's population within a 4.5-hour HGV drivetime. The choice of routes available also provides resilience. This connectivity has been an important element behind the success of Magna Park.

Labour Catchment

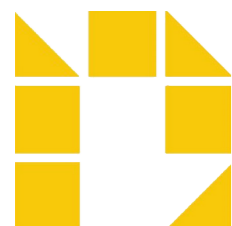
The 30-minute drive time for the site demonstrates the extent of the potential labour catchment. It takes in the following cities and towns: -

- Rugby
- Coventry
- Nuneaton
- Bedworth
- Hinckley
- Leicester
- Lutterworth
- Market Harborough
- Daventry.

The catchment also takes in comfortably all of Rugby Borough, with Rugby being the closest major town to the site.



30 Minute Drive Time Map



Communications

Public Transport and Other Modes

The bus network in the vicinity of the site is already well established because of Magna Park. Regular services connect Magna Park to Rugby, Leicester, Hinckley and Lutterworth with these including early morning and late-night buses to cater for shift patterns.

Companies based in Magna Park also offer private or contracted bus services. In addition, there are established car sharing options such as Liftshare.

Magna Park also is well connected to Lutterworth, the closest settlement, by cycleways and footpaths.

Proposed Enhancements

The A5 provides strong connections to both the south-east and north-west. However, some improvements, particularly to the section between the M69 and the M42, are proposed by National Highways with funding in place.

DTA has modelled the impact of the proposed development (assuming a 50/50 split between industrial and logistics use) on the road network. This has demonstrated that all junctions and sections of the highway network has sufficient capacity to accommodate the proposed development with only relative minor improvements required to the A5/A4303/B4027/Coal Pit Lane Cross-in-Hand roundabout. These improvements comprise widened lane approaches to the A5 (both directions), B4027 and Coal Pit Lane. These can all be provided within highway land.

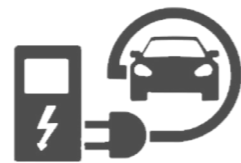
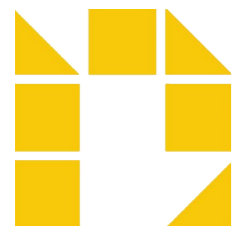
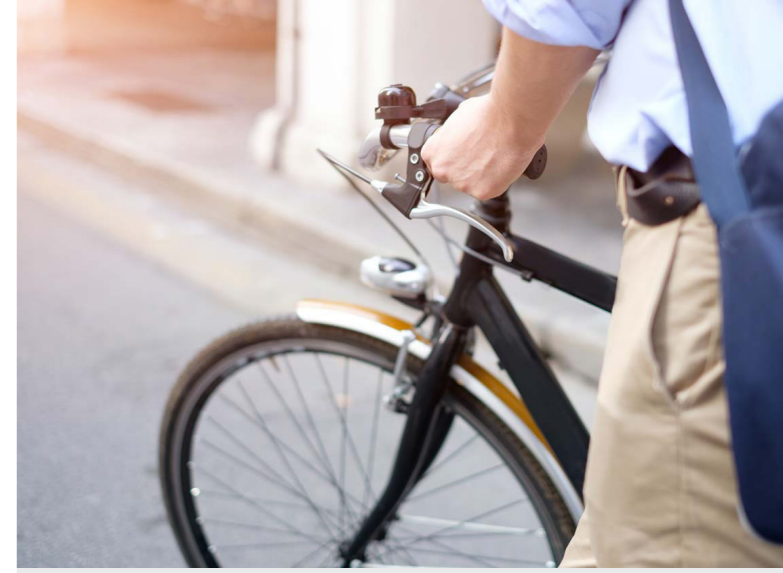
Opportunities to enhance connectivity by bus to/from the site will be explored. In addition, it is proposed to provide a dual-purpose footway/cycleway from the north-east corner of the site to Hunter Boulevard in Magna Park to connect to the established network. This will enable access to Lutterworth, the nearest service centre for the site, by all modes of transport.

Proximity to SRFIs

The A5 provides direct connection to two of the major operational intermodal rail freight terminals serving the Midlands: -

- DIRFT – 8.5 miles to the south-east at junction 18 of the M1.
- Birch Coppice Rail Terminal – 19 miles to the north-west at junction 10 M42.

In addition, the site is well placed to take advantage of the planned Hinckley NRFI. This proposal is located at junction 2 of the M69 (9 miles from the site) and will provide a connection to the important Felixstowe–Nuneaton freight railway line.





Site Constraints



Site Constraints

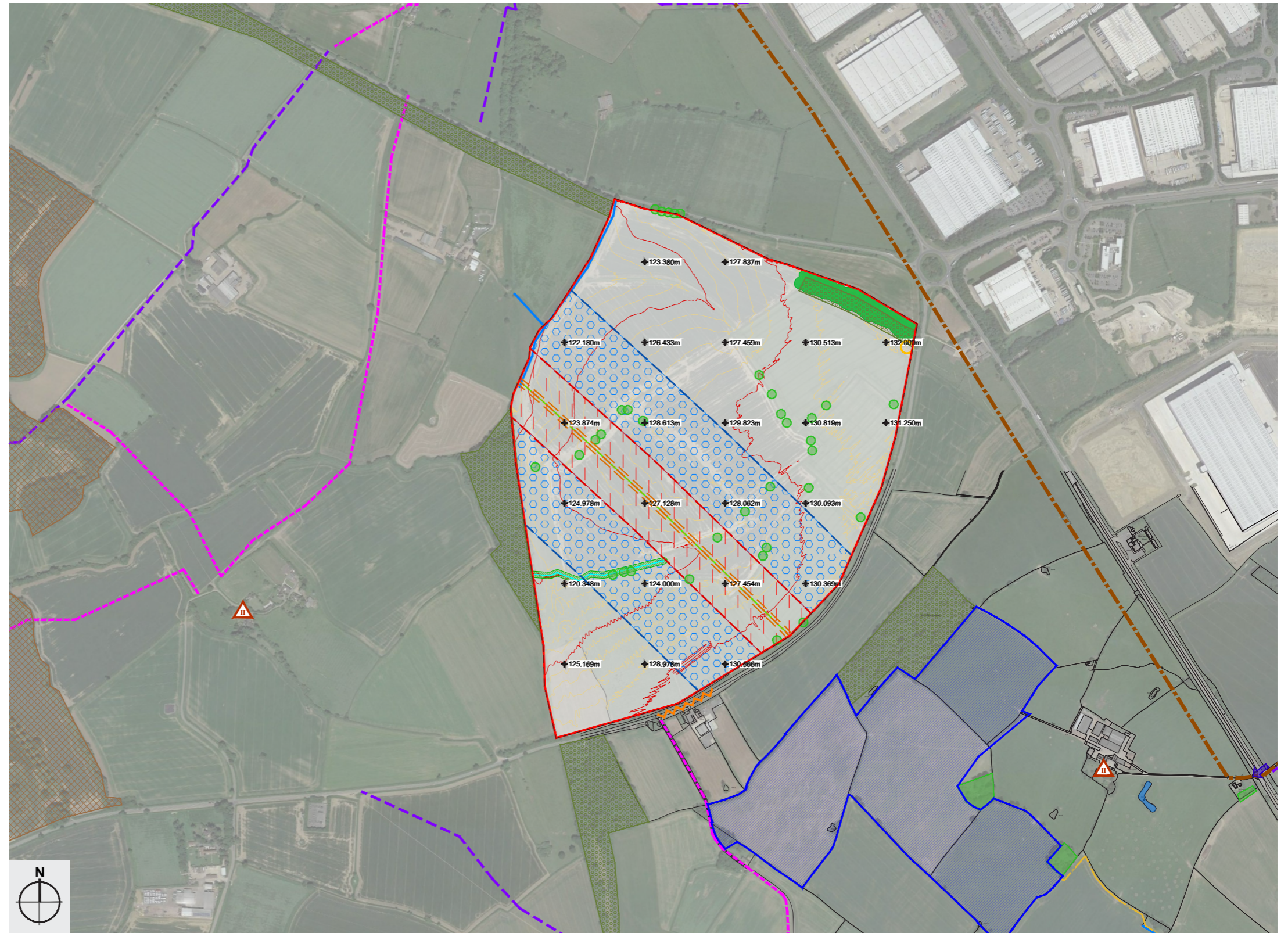
Summary of Site Constraints

The adjacent diagram indicates the limited physical constraints of the site and includes the following, which feed into the design of the development masterplan:

- Site levels and topography
- Noise sensitive boundaries
- Locally listed building in the wider context
- Existing drainage watercourses
- Existing vegetation
- Location of priority habitats
- Public Rights of Way / Bridleways
- Underground Services and associated easements
- COMAH Zones
- Location of communication masts
- Location of neighbouring planned solar farm.

In addition to the physical constraints the following were considered as part of the development masterplan evolution:

- Visual Impact
- Bio Diversity Net Gain
- Transport and highways considerations
- Placemaking
- Flood risk and drainage.



Site Boundary 227.63 acres (92.12 ha)	Local Planning Authority Rugby Borough Council	Title Plans Unavailable	Topographical Survey Unavailable	Ordnance Survey Unavailable	Document References:	12m Spot Heights: Topo Indicated	Sensitive Viewpoints Unknown	Noise Sensitive Boundary Indicated	Contaminated Ground Unknown	Vehicle Access / Road Names Unknown	Pedestrian / Cycle Access Unknown	Rail Not Present	Bus Stop Unknown	Height Restrictions Unknown	Listed Buildings Indicated	Flood Zone 2 Not Present	Flood Zone 3 Not Present	Flood Zone 3 with defences Not Present	Flood Defences Not Present	Drain Indicated	Protected Species Unknown	Badger Sett Unknown	Existing Vegetation Indicated	Priority Habitat Indicated	Tree Protection Order Unknown	Ancient Woodland Not Present	Archaeological Features Unknown	SSSI, SPA, LNR etc. Indicated	Scheduled Monuments Not Present	Cat A Root Protection Area Unknown	Cat B Root Protection Area Unknown	Cat U Root Protection Area Unknown	Public Right of Way: Footpath Indicated	Public Right of Way: Bridleway Indicated	Private Means of Access Unknown	COMAH DPZ Unknown	COMAH Inner Zone Indicated	COMAH Middle Zone Unknown	COMAH Outer Zone Indicated	Overhead Cables Unknown	High Voltage Indicated	Low Voltage Unknown	Virgin Media Unknown	BT / Comms Unknown	Oil Pipeline Unknown	Gas Mains Indicated	Water Mains Unknown	Surface Water Sewer Unknown	Foul Water Sewer Unknown	Major Infrastructure Cables Unknown	Substation Unknown	Mast Indicated	Wind Turbine Not Present	Solar Farm (Lease) Indicated
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Site Constraints Plan



Site Constraints

Trees and Hedgerows

A pre-development tree survey has been carried out by Bea Landscape Design (Annex 4). This confirms that the trees within the site are not protected by a TPO and do not fall within a Conservation Area.

The majority of trees surveyed are located on the boundaries of the fields and within the hedgerows that bound or cross the site. On the boundaries of the site, and just outside, are a number of established and mature woodlands. The majority of the individual trees are large mature ash trees, which have mostly reached maturity and are starting to decline.

The hedgerows are also of mixed ages, but several sections have the characteristics of being very old. Some of these older hedgerows show signs of having been laid, but in recent years they have all been maintained by mechanical means, resulting in them being quite gappy at the base.

Designated Sites, Habitats and Species

A Preliminary Ecological Assessment has been prepared by Tyler Grange (Annex 5). Its principal findings are: -

Four statutory non-designated sites (potential local wildlife sites and Ecosites) are on/immediately adjacent to the development:

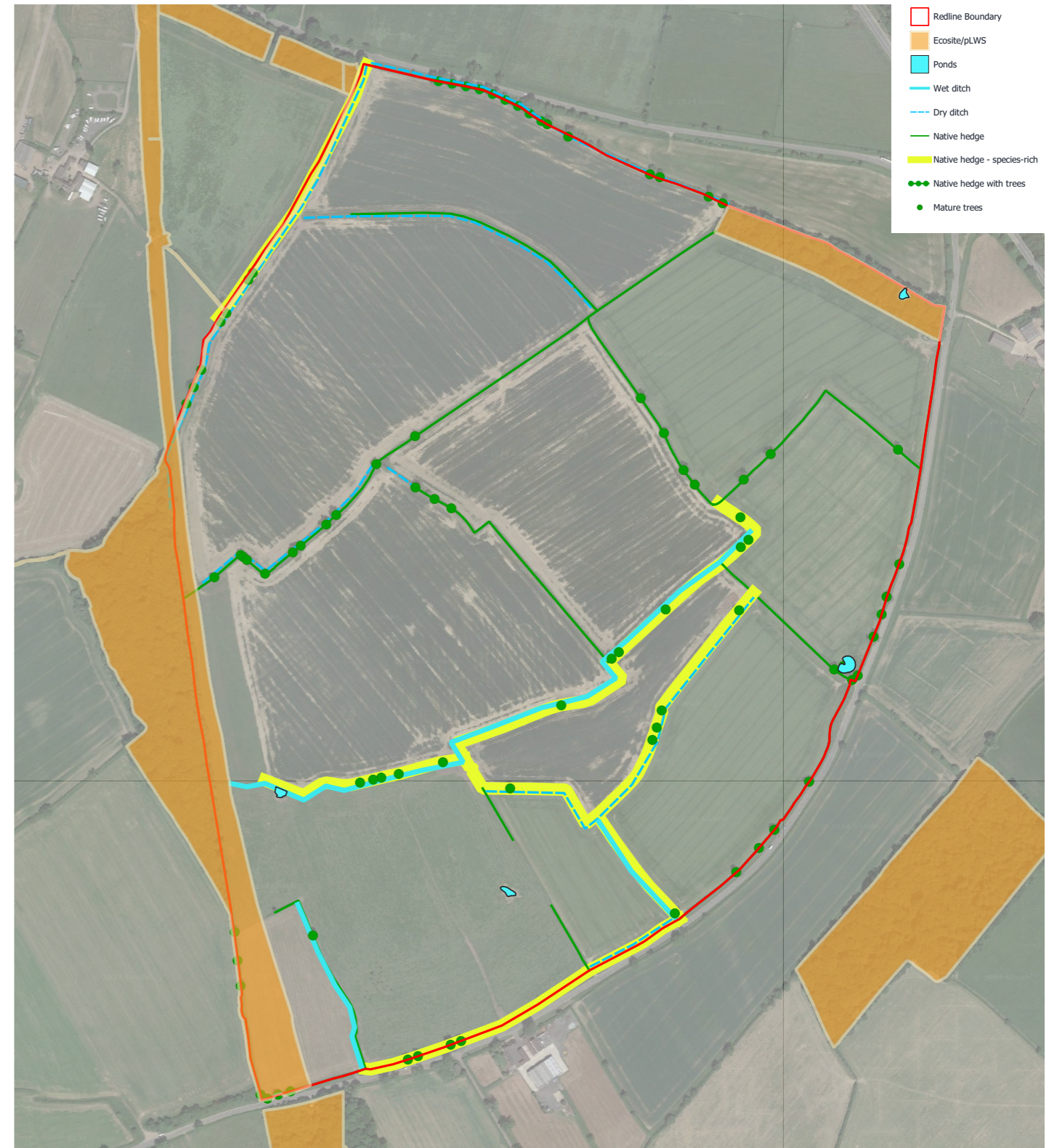
- A woodland in the northeast corner of site (Long Spinney Ecosite/pLWS)
- A watercourse along the western boundary (Smite Brook, headwater and tributaries Ecosite);
- A woodland and grassland along the southwestern boundary (Disused railway Ecosite/pLWS); and
- A woodland adjacent to the northwest corner (Cottons Furze & Long Spinney Ecosite/pLWS).

The site is predominantly arable cropland bounded by a network of hedgerows with associated ditches and mature trees, and a number of established woodlands.

The woodlands, hedgerows, and ponds are priority habitats (biodiversity action plan habitats) and so are considered to be of local ecological importance, with the woodland Ecosites being potentially up to county ecological importance.

The majority of trees within site are mature ash in a state of decline - they are considered to be of up to local ecological importance.

Whilst the majority of the site is unlikely to be of importance for protected and priority species, the woodland and network of hedgerows, ditches and mature trees have the potential to support great crested newt, bats, birds, dormouse, reptiles, otter and water vole, and invertebrates.



Habitat Features Plan



Site Constraints

Topography, ground conditions and agricultural land quality

A topographical survey has been undertaken to support the design of ground levels and the site drainage strategy. The site falls gently from the east to west and north to south.

The fall is no greater than 14 metres across the width or depth of the site. This is easily manageable for a site of this scale.

A Phase 1 Geo-Environmental Site Assessment has been carried out by SGI (Annex 6). As the site is principally underdeveloped, there is limited contaminated land risk in terms of human health, controlled waters, ground gas or potable water supply. There is an infilled cutting to the disused railway line on the western boundary of the site. This is a potential source of hazardous ground gases but the cohesive soils which underlie the site should serve to limit any migration.

The site is not underlain by any recorded historic shallow mining and the presence of made ground (with the exception of the infilled railing cutting) is not anticipated. The predominantly cohesive soils are unlikely to offer the required permeability to make soakaway drainage viable.

The land is farmed principally as arable. The Agricultural Land Quality is graded as 3b. This is outside the definition of the Best and Most Versatile land which the NPPF seeks to protect.

Flood Risk and Drainage

A Flood Risk and Drainage Report has been prepared by engineers SGI (Annex 7). It sets out the principles for the drainage design to serve the proposed development.

The site is wholly within Flood Zone 1. The development proposal is appropriate for the flood zoning of the site.

At this stage of the design process, it is proposed to discharge surface water from the development in line with the drainage hierarchy. Infiltration will not be feasible because of the ground conditions. Instead, surface water will be attenuated through the use of basins, swales, and permeable surfacing with run-off discharged to existing watercourses at the equivalent greenfield rate.

A separate foul drainage system will be provided to collect all foul water generated from site. A central foul pump station will be constructed to pump the foul water into an agreed Point of Connection dictated by Severn Trent Water. Severn Trent Water has confirmed that the foul water from this site can be drained at an unrestricted rate to the public combined sewer network.

Utilities and Services

A Services Report has been prepared also by SGI (Annex 8). This reviews the constraints to development posed by the existing service infrastructure.

It concludes that there are no constraints to development as detailed on the masterplan. The report has carefully analysed the likely service loadings required to meet the demands of the development. All responses received to enquiries made to the statutory authorities have confirmed that the servicing of the site is possible from the nearby network.

HSE Assessment

An HSE search has been undertaken by SGI and described in an HSE Major Hazard Site and Pipeline Review (Annex 9). This confirms that a NTS pipeline passes through the site, running from the southern boundary in a north-west direction, crossing the north-west boundary just north of Railway Covert.

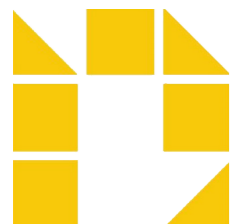
A Major Pipeline Hazard Assessment has been undertaken for each plot and each building against the consultation zones provided by the HSE. The result of this assessment is that each building and development parcel is located appropriately, relative to the pipeline position, and the development will achieve a Do Not Advise Against rating from the HSE.

Archaeology

AOC Archaeology has undertaken a desk-based assessment (Annex 10). No designated assets are recorded within the site boundaries.

Two non-designated assets are recorded within the site – a brick kiln and the dismantled Leicester/Rugby railway line that forms the western boundary to the site. Neither are considered to be of importance and will have been disturbed by ploughing of the site.

There are a further four non-designated assets recorded outside the boundary of the site, but which may possibly extend into the site. These are to be investigated further, in consultation with the County Council, as proposals for the site are worked up in greater detail.





Development Opportunity



Development Opportunity

Design Principles

The spatial typology of the proposed buildings has been developed in response to market demand, end user flexibility and reference to the existing local surroundings. This has resulted in a masterplan that is fitting to the area's usages and is designed to contemporary regulations and standards.

The general design principles, as set out below, have informed the emerging proposals:

A Distinctive Place

- Understand and interpret local development patterns
- Create walkable developments with identifiable centres
- Include a rich mix of uses
- Make efficient use of land
- Use a hierarchy of density and scale

A Place for All

- Ensure all places are accessible to everyone

A Connected Place

- Be physically connected
- Be socially connected
- Be visually connected
- Be naturally connected
- Be sustainably connected

Public Spaces

- Create a legible, navigable, memorable place
- Create a clear, flexible hierarchy of access
- Create opportunities for interaction
- Create safe, overlooked spaces
- Create good frontages
- Create spaces with comfortable microclimates
- Use high quality materials
- Ensure servicing is discreet



Development Opportunity

Design Principles

Active and Healthy

- Create attractive, safe and usable walking & cycling routes
- Incorporate cycle parking
- Give prominence to health
- Enhance access to recreation
- Mitigate the effects of pollution

Facing the Climate Crisis

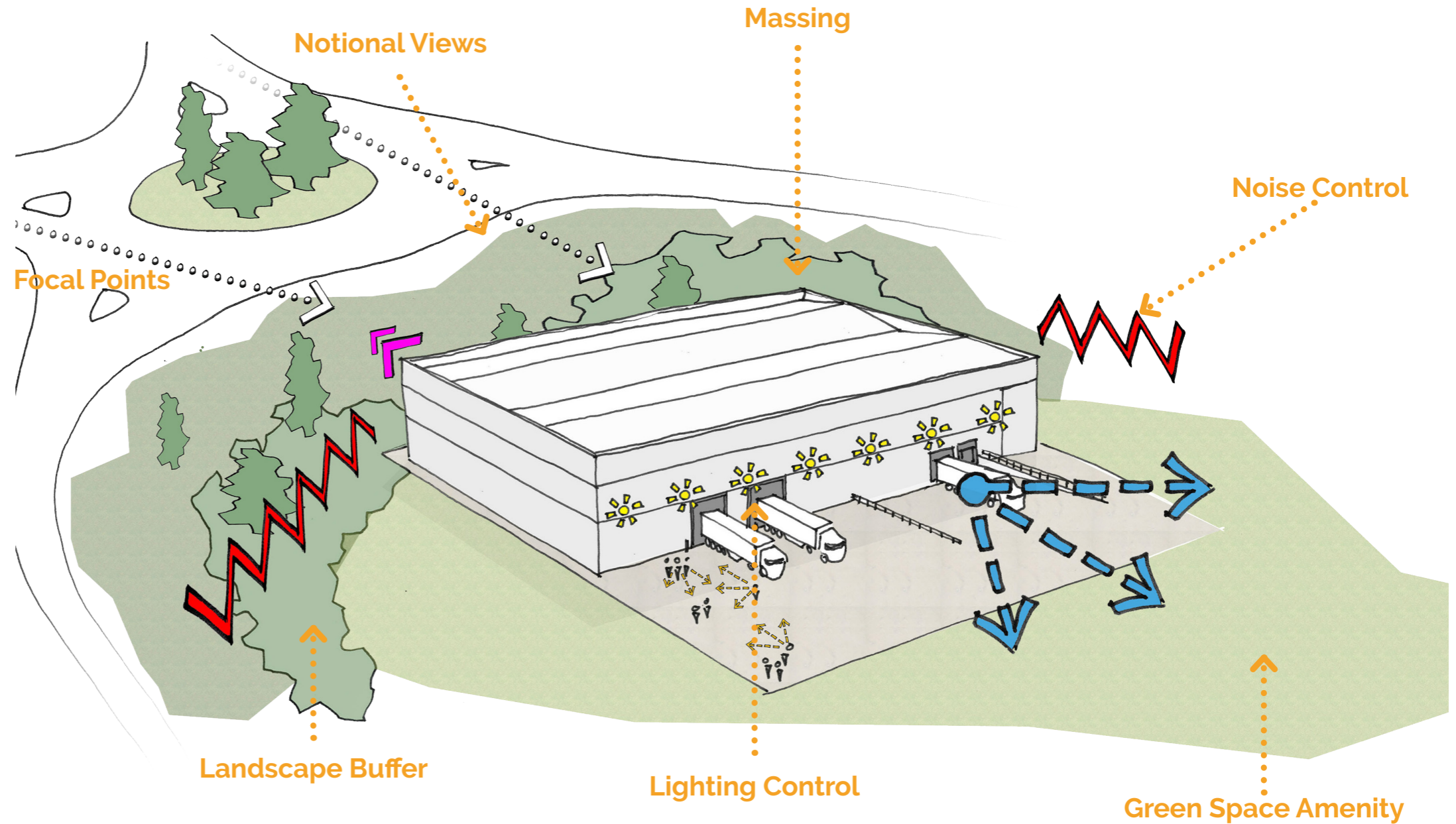
- Certify sustainability
- Enhance biodiversity and habitats
- Drain places naturally
- Conserve water
- Maximise natural heating and ventilation
- Conserve energy and reduce carbon emissions
- Create opportunities for energy production
- Be resilient to climate change and extreme weather

A Healthy Place to Work and Socialise

- Placemaking
- Health and well-being

A Sustainable Built Environment

- Energy efficiency
- Efficient use of resources



Key Principles Diagram



Development Opportunity

Design Evolution

Several site layout iterations have been developed during the design process in order to establish a scheme that successfully negotiates established physical constraints, whilst meeting contemporary operational standards. Collaboration within the design team through masterplan development has been undertaken to help achieve the highest quality of design for the site. The below plans show the development of the design from the initial space testing exercise through to a developed solution which responds to the design challenges the site presents.

Iteration 01.>



Site Layout Iteration 01

Iteration 01 was prepared following an initial desktop constraints analysis and responded primarily to the physical constraints highlighted during the review process. The presence of the national grid gas pipe line and associated easements contributed to the way the site development strategy was formulated, using this area and building easement zone for the primary site access and internal estate road. The development plots were then laid out to link to this central spine.

Total Development Floor Area: 4,032,689 sqft / 374,646m²

Iteration 02.>



Site Layout Iteration 02

Following a review of the scheme, the masterplan was developed to incorporate the engineering design for the plot/ building levels and the incorporation of the drainage and SuDS strategy. The scheme was pared back to allow for the required amount of drainage to facilitate the development whilst creating an increased level of landscaping and public realm areas. The scheme achieves a cut and fill balance meaning there is no need for import or export of material from site.

Total Development Floor Area: 3,896,124sqft / 361,959m²

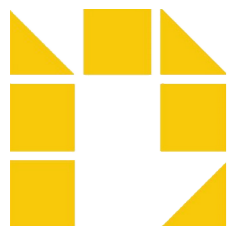
Iteration 03.>



Site Layout Iteration 03

Iteration 03 further considered the landscape approach to the site, particularly retaining habitats of value (eg. hedgrows, ditches and ponds), and the visual impact of the development. The masterplan was further developed to incorporate a number of landscape opportunities including perimeter bunding and planting, a reduction in overall development quantum and the development of the central linear park to include a central hub and public realm areas. The aspiration was to allow the development to breathe within its landscape led context, concentrating on providing a quality environment to all those who use the development.

Total Development Floor Area: 3,204,387sqft / 297,695m²



Development Opportunity

The following elements were key drives in the evolution of the development masterplan and have been summarised below:

Retention of Valuable Habitats

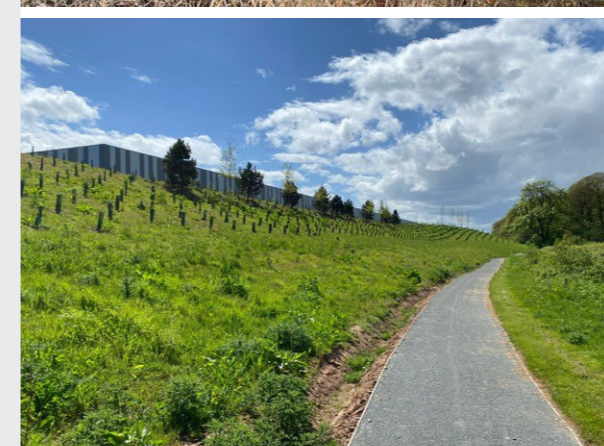
In view of the site's location and ecological resources in the area, there are excellent opportunities to enhance the site for wildlife through protection, restoration and enhancement of important ecological networks as follows: -

- The potential Local Wildlife Sites and Ecosites along the northern and western boundaries can be retained and impacts avoided through native woodland, scrub and grassland planting buffers and standard mitigation.
- Ecotone planting along the site boundaries, between these local wildlife sites, will enhance the connection between wildlife sites and strengthen wildlife corridors, provide a variety of opportunities for protected and priority fauna, and enable movement of wildlife within and beyond the site.
- Design of the Green Infrastructure network to retain, restore and create new habitat associated with the most important, species-rich hedgerows and trees, with associated wet ditches, that form a contiguous corridor through the site.
- Retained boundary habitats (hedgerows and ditches) can be enhanced to higher quality habitat.

The above strategy should accommodate important fauna species and provide enhanced opportunities for habitats.

Landscape Principles

- Retain and enhance where feasible existing landscape features.
- Provide a landscape infrastructure that is capable of being implemented in the initial phase of the development but allows for phased development.
- Provide biodiversity net gain on Site as part of a wider strategy to achieve an overall minimum gain of 10%.
- Replace landscape features that are appropriate to the local character of the area.
- Provide a Green and Blue infrastructure network that allows for the creation of a multi-functional spaces including public and private spaces for general recreation and wellbeing.
- Include and develop a sustainable drainage strategy that allows for water neutrality and introduces areas of open water and other SuDS features as part of the Green and Blue infrastructure network.
- Provide a Green and Blue infrastructure network that is resilient to climate change and minimizes the Site's impact with respect to air, soil, light, noise and water.
- Provide a Green and Blue landscape infrastructure accessible by all abilities, during all seasons by the use of both hard and soft landscaping.
- Provide a Green and Blue landscape network that connects existing landscape features and habitats outside of the Site.
- Create linkages with the wider landscape including the provision of new footpaths and potential links to existing PRoW's.
- Create a landscape that minimizes adverse effects on the visual amenity of identified receptors.



Development Opportunity

Preferred masterplan

The illustrative Masterplan shows how the site could be brought forward for a number of units of varying sizes and has evolved through a number of iterations and input from various specialisms. The landscape led design incorporates the following key drivers.

- Establishing a setting for the built area of the development, which sits across five main plateaus.
- Generate buildings and external spaces which are marketable for contemporary E(g)(iii) / B2 / B8 occupiers.
- A cohesive scheme of on-plot landscaping which integrates with the perimeter landscaping and green and blue infrastructure.
- Addition of high-quality amenity space for occupiers, visitors and the general public.

The central primary access corridor has been designed to accommodate a linear park, serving to strengthen the sense of place and quality of the public realm and includes a well designed parkland with integration to natural habitats and proposed SuDS.

Within the masterplan, the landscaping treatment along the proposed estate roads provides a soft, high quality edge to the development plots. This helps the siting of buildings generally, as the built form is set back from the main highway routes.

Some key views and visual interest will be created along the spine roads within the development. Landscaping along the roads soften the edges to car parking and building facades.

The layout of buildings maximise views out to the wider site context from within the site, making visual and physical connections where possible to enhance the sense of place with buildings presenting appropriate frontage to the main spine roads, with offices prominent, allowing visitors, staff and lorry drivers clear orientation and a reference point on arrival.



Illustrative masterplan



Development Opportunity

Landscape Strategy

The landscape strategy seeks to accommodate the landscape principles and provide effective screening of the proposed development from views from the north-west and south-west as identified by a ZTV assessment. The principal elements of the strategy are illustrated on the landscape masterplan and include: -

- Retention of all Grade A quality woodlands and trees.
- Retention of majority of native species rich hedgerows and wet ditches.
- Retention and enhancement of all existing ponds.
- Enhancement of Long Spinney, through a detailed management plan, and the planting of a new section of woodland on the northern boundary of the site.
- The planting of a further two new sections of woodland on the western boundary to the north and south of Railway Covert providing a continuous link between recognised ecosites.
- Mounding around the site (up to 9m high) to provide necessary screening to the development.
- Creation of a landscaped spine road acting as a gateway to the site.
- A network of paths and trails through the site providing links to the existing network of footpaths and cycleways.
- Other recreational features such as lakes, ponds, shelters and wayfinding.
- Internal landscaping to separate plots, including the planting of new hedges and scrub.



LEGEND: SOFT LANDSCAPING

SITE BOUNDARY

	GROUND COVER: evergreen shrub ground cover planting with specimen shrubs.
	NATIVE HEDGE: shrub hedge as detailed, reinforced with timber post & wire fence where indicated.
	GRASS TO PUBLIC OPEN SPACE: to be seeded with species rich wildflower seed mix as detailed, refer to notes.
	EXISTING WOODLAND: to be retained and managed (where within ownership).
	WOODLAND PLANTING: native tree & shrub planting mix as detailed.
	SCRUB PLANTING: native shrub planting mix as detailed.
	WETLAND WILD FLOWER/ GRASSLAND: Mixes to be agreed with Middlemarch.
	PROPOSED PONDS: Including marginal aquatics, etc.
	EXISTING HEDGE: dead plants and bramble to be removed & hedge gapped up with native species.
	TREE PLANTING: standard tree planting with NHDG radii. Tree Canopy spread illustrated at 25 years growth. Topsoil volume to be in accordance with GBU guidelines. Root barriers used as necessary.
	PROPOSED PATH: bound gravel footpath to provide circular walks.
	EXISTING TREES: to be retained in accordance with BS 5837 'Trees in relation to Construction' 2012.
	TREES TO BE REMOVED
	FURNITURE: proposed timber gazebo and wooden benches as indicated.
	PROPOSED MOUNDING: contours shown at 1m intervals relative to finished ground levels (with top spot height indicated).



Development Opportunity

Biodiversity Net Gain

In anticipation of carrying out a BNG assessment, the baseline habitat value of the site has been calculated using the biodiversity metric 4.0. The total number of baseline units is 253.72 habitat units and 6788 hedgerow units. The indicative biodiversity enhancement scheme would result in -30.31 habitat units (-11.94% BNG) and 6.76 hedgerow units (11.83% BNG). To achieve a 10% biodiversity enhancement an additional 55.68 off-site habitat units (equivalent to c.8.35 ha neutral grassland of moderate condition) will be needed. Opportunities for delivering the remaining off-site BNG are being explored. One option could be the neighbouring land owned by the same landowner.

Habitats on site could support protected bats, birds, badger, dormouse, great crested newt (GCN), reptiles, and otter, and priority brown hare, hedgehog, and invertebrates. The features that could be important for these species can for the most part be retained, and habitat creation and enhancement would improve wildlife corridors through and beyond the site, enabling continued use of the site by species that are already likely to be present.

No issues that could affect the principle or significantly affect the quantum of development that the site could support have been identified. Given the largely arable nature of the site, development has the potential to deliver not only some biodiversity net gains within the site boundary but can be designed to retain pLWSs/Ecosites and strengthen wildlife corridors to enable movement of wildlife within the site and beyond. With the recommendations and further work set out in this report, there can be confidence that the site could be developed in accordance with relevant planning policy and legislation (including policies NE1 and NE2 of the Rugby Borough Local Plan)



Development Opportunity

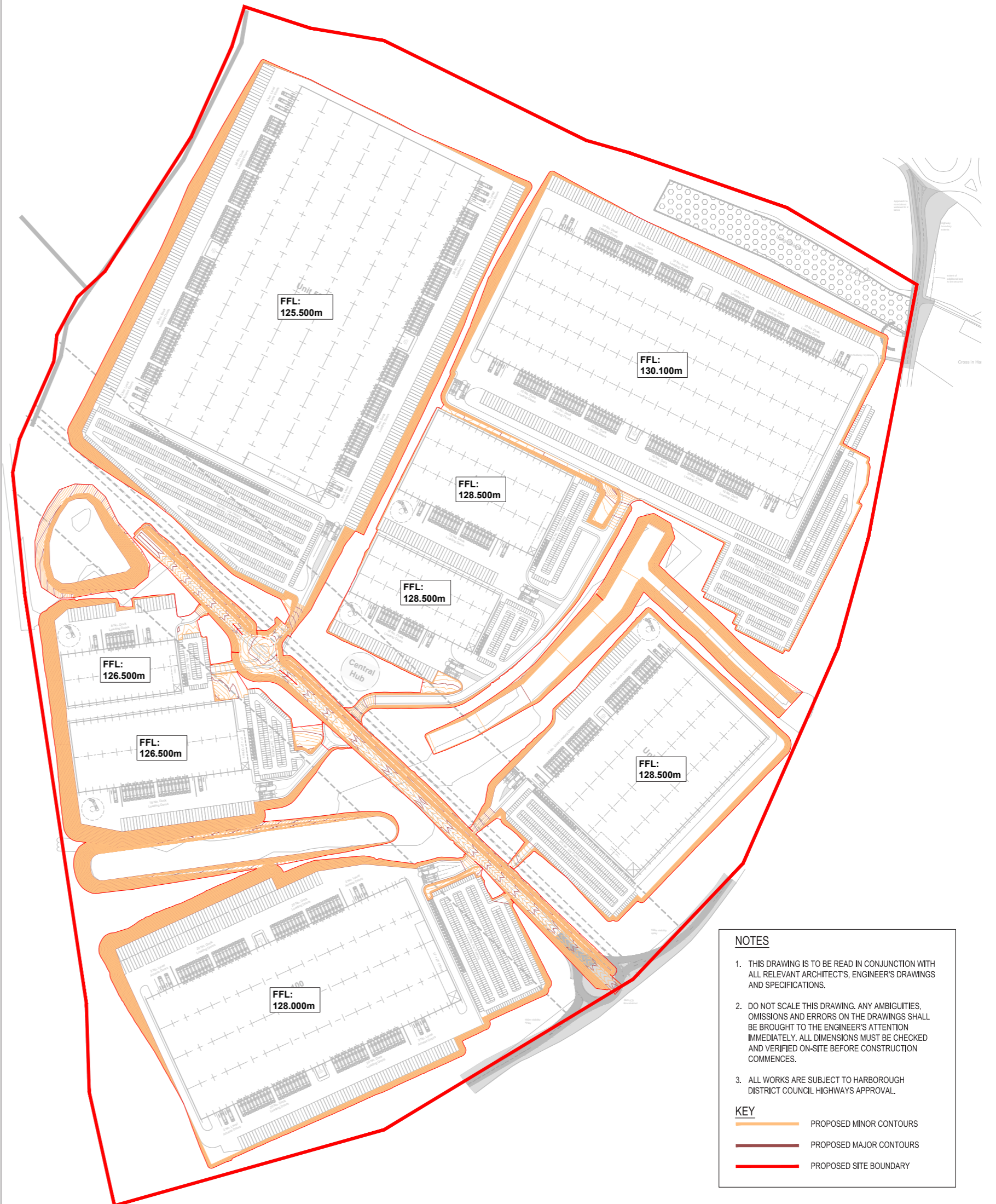
Site Drainage and Levels - Volumetric Analysis

A detailed volumetric assessment of the development proposals has been carried by SGI (Annex 11). This has demonstrated that the proposed redevelopment can be undertaken without the need for any import and export of material.

Careful consideration, given to site design and the development phasing, will ensure the minimisation of movement of material. The only material to be brought onto or taken off-site will be the construction materials required for the building structures and the external paved areas. This provides for the most sustainable and carbon friendly type of design.

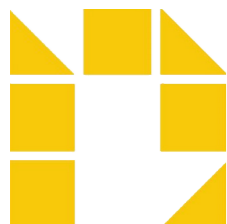
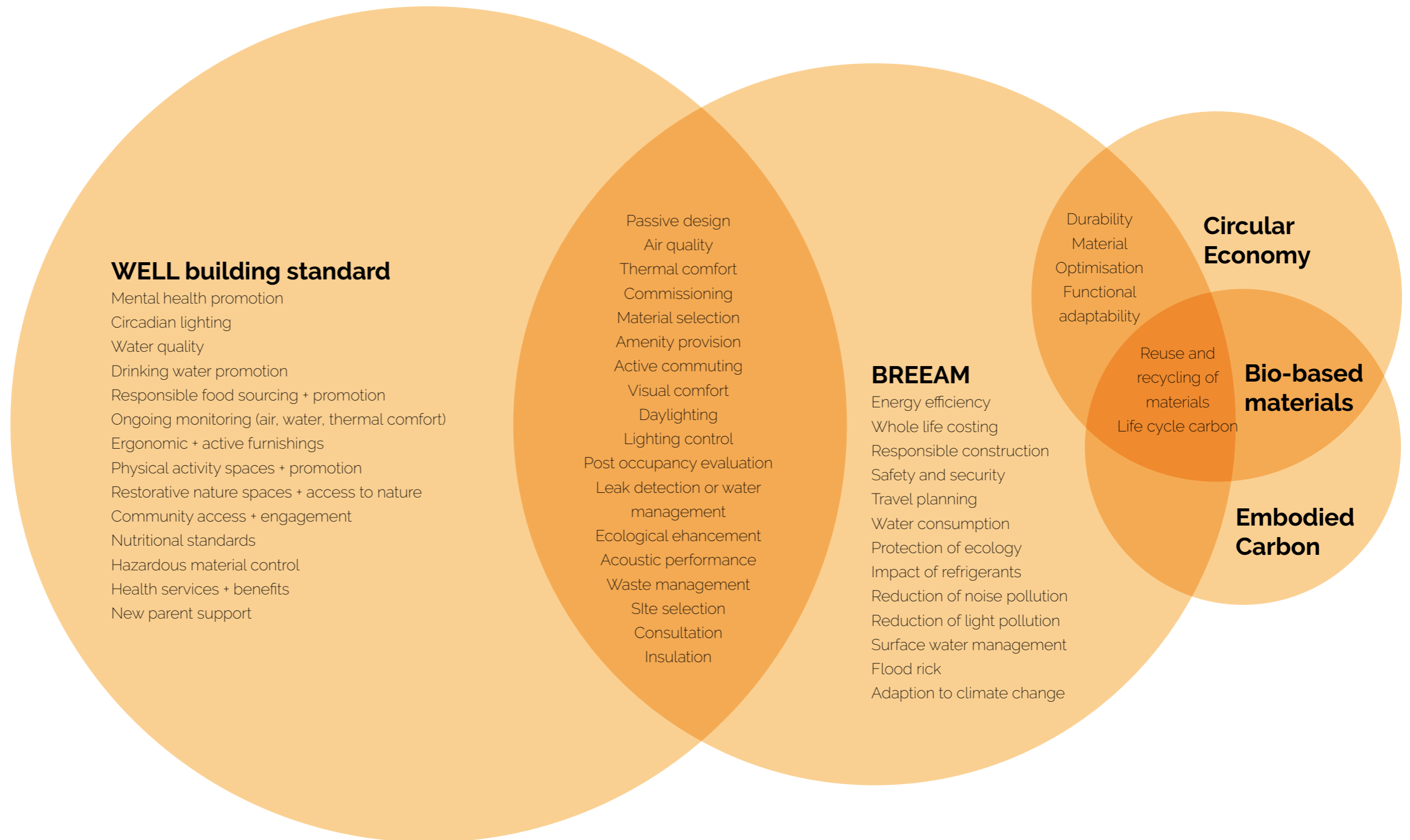
The design provides for a series of development plateaus. This provides capacity for large floorplate buildings and alternative unit configurations.

Significant space between the plateaus has been made available to promote natural SuDS, and other ecological, landscape or amenity features wherever practicable.



Development Opportunity

Environmental Values Overview



Development Opportunity

Sustainability

Sustainability and environmental performance of new buildings is an important part of successful development.

The project team will bring a flexible, energy efficient, sustainable approach to the project tailored to provide specific professional support to meet Planning and regulatory requirements.

The design process follows the recognised 'Energy Hierarchy' to reduce the need for energy, use energy more efficiently and finally to supply energy from renewable sources. An Holistic approach will be taken towards considering the developments wider environmental impact, by reducing waste, the practical use of sustainable materials, transport, water efficiency, drainage issues and ecological considerations.

Creating comfortable buildings to occupy is also crucial. High levels of natural daylight, natural ventilation and cooling, indoor air quality all lead to a positive experience by those working in and visiting our buildings.

The following accredited services will be considered as part of the development proposals

BREEAM (Building Research Establishment's Environmental Assessment Method)

This is a measure of the sustainability of a building and sets the standard for best practice in sustainable areas. We work in close collaboration with BREEAM consultants and provide documentation helping to achieve all levels of BREEAM accreditation.

SBEM & EPC

All new building developments will require SBEM calculations and Energy Performance Certificates (EPC's) under Building Regulations Approved Documents L2.

Sustainability Statements

Sustainability Statements covering key sustainability issues to fulfil the various requirements of local planning authority, providing a balance of environmentally sound proposals with commercial viability.

Daylight and Sunlight Modelling

Solar modelling enables us to understand and control the geometric relationship between the sun and buildings, to optimise building position and orientation and minimise cooling plant or heating requirements. Many planning authorities now require light issues to be addressed as part of a planning application and we can provide the specialist advice needed in this complex area of planning.

Well Being

Physical characteristics of the built environment contribute directly to people's health and wellbeing. Good quality working conditions and greater access to green spaces and recreational facilities have a positive impact on health and wellbeing. Therefore we understand that investing in the health, wellbeing and productivity of a workforce and aiming to improve this through better workplace facilities, can be mutually beneficial.



Development to target
BREEAM EXCELLENT



Renewable technologies and
Recycled materials



10% Biodiversity Net Gain



Rainwater Harvesting



Electronic charging for Cars HGVs and Vans



Photovoltaic panels



Development Opportunity

Economic Benefits

PROPOSED DEVELOPMENT & CONTEXT

Proposed development



Site **located in Cross-in-Hand**, Lutterworth, adjacent to Magna Park and west of the A5



8 industrial units, circa **290,000 sqm floorspace** (GIA)



Mix of: **manufacturing and logistics**



Development Context

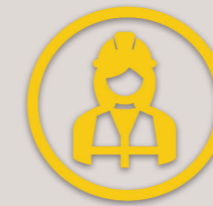
- Potential is for the delivery of a **mixed manufacturing and logistics/distribution site**, benefiting from its proximity to Magna Park and excellent road transport connections via the A5 to the M1 and M6.
- Nurton Developments are **seeking the site's allocation** through the review of Rugby's Local Plan.
- Site has access to a significant labour force, with almost **900k people aged 16-64 living within 30 minutes of the site** (based on driving to the site for a 9 am arrival time).

ECONOMIC IMPACTS

Construction phase impacts



Circa **£300m** investment, creating employment and supply chain opportunities locally



330 Direct construction jobs And **250 indirect regional jobs** supported annually for a 5-year construction period



£23m Direct GVA and **£16m indirect regional GVA** per annum across a 5-year construction period

Operational phase impacts



Circa **2,900 gross FTE jobs** on-site

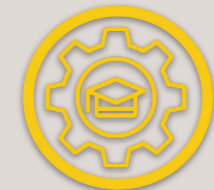


c.+£9.3 million business rates payable per annum



£150 m gross direct GVA per annum

POTENTIAL WIDER BENEFITS



Apprenticeship supported through engagement with local education providers



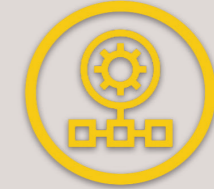
Spend by workforce in the local area, increasing customer base and revenues of local businesses



Social value delivered through employment, training & skills incentives



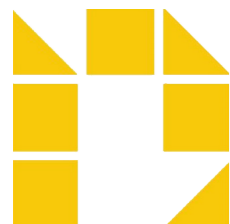
Attracting and retaining working aged residents by providing more employment

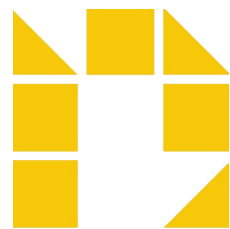


Benefitting from **connections with existing Magna Park site**

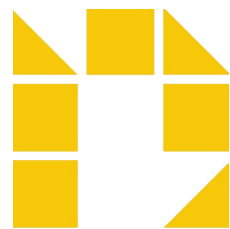


Local community impacts, **sustainability** and **CSR** commitments

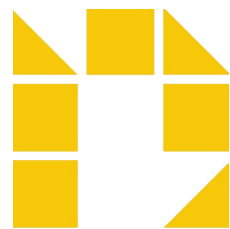




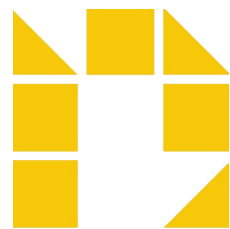
Indicative Aerial Images



Indicative Aerial Images



Indicative Aerial Images



Indicative Aerial Images

Land West of Magna Park, Cross in Hand, Rugby

Vision Document

