

TARMAC SITE

BRANDON, RUGBY

VISION DOCUMENT
OCTOBER 2024



CONTENTS

The Vision.....	03	Opportunities and Constraints.....	10
Introduction.....	04	Concept Masterplan.....	12
Local Context.....	06	Delivering a Well Designed Place.....	14
Travel Time.....	08	Summary of Key Benefits.....	15

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THE VISION



Economic Driver

The development will provide 760,000 sqft of B1/B2/B8 and class E Commercial use floorspace helping to meet national demand for Industrial and Logistics Property.



Deliverable

The Site is available immediately with minimal constraints and requiring minor infrastructure improvements.



Connectivity + Accessibility

Easy access to national motorway network, traversing north/south and east/west.

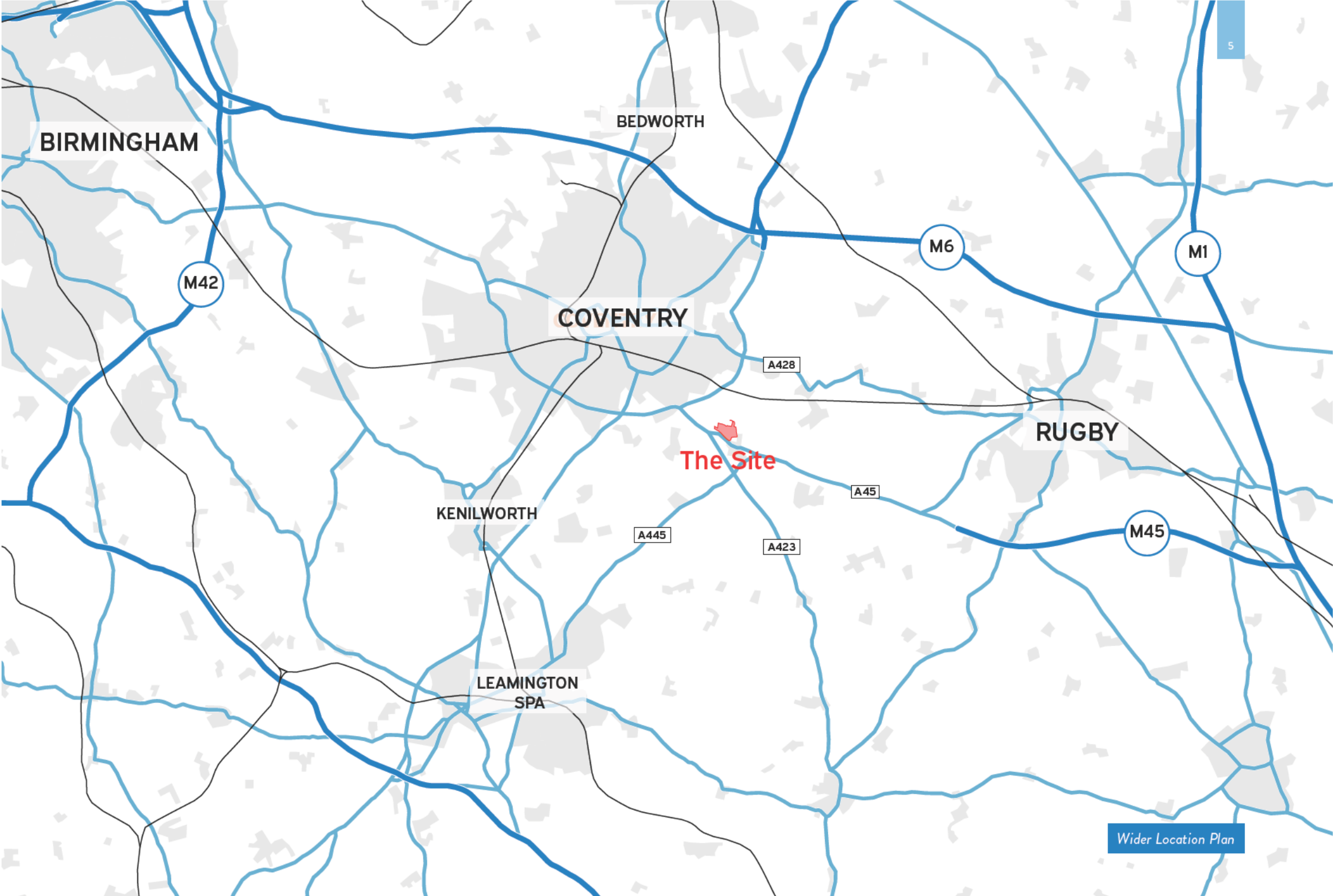
INTRODUCTION

This Vision Document has been prepared by Stantec on behalf of Tarmac, who are promoting the Site at Land off London Road, Ryton-on-Dunsmore.

The purpose of this document is to support the promotion of the Site to accommodate industrial/commercial development/highway improvements and associated public open space. The key aims and objectives of the document are to:

- Present a Vision and Design Framework which has guided and shaped the proposals.
- Review the Site in the context of current Planning Policy.
- Present an understanding of the Site, the local context and collate key opportunities and constraints affecting the Site, as well as design proposals with regard to each key discipline.
- Present the emerging Concept Masterplan, supported by an explanation of the key design principles that have informed it.





BIRMINGHAM

BEDWORTH

COVENTRY

RUGBY

KENILWORTH

LEAMINGTON
SPA

The Site

M42

M6

M1

A428

A45

A445

A423

M45

LOCAL CONTEXT

The Site lies approximately 6 km south-east of Coventry city centre and 12 km to the west of Rugby, adjacent to Ryton-on-Dunsmore.

Accessed directly off the A45, the site is located within 15 mins drive of junctions to both the M6 and M1.

Facilities and Services

There are a number of facilities located within walking distance of the site, in Ryton-on-Dunsmore there are 2 schools, a pub and a supermarket. The schemes proximity to Coventry also affords access to hospitals, larger scale retail parks and the amenities of a city centre.

There are a number of schools in the local area with the closest primary school being Provost Williams Church of England.

Recreational and community facilities are available at the sports connexion facility.

The site lies in close proximity to the Brandon Nature Reserve and Ryton Pools Country Park, offering opportunity for health and recreation benefits locally.

Transport

Bus

There are a number of bus stops within less than 1km of the site within Ryton-on-Dunsmore, with the no 25 service stopping on Leamington Road and London Road, as well as bus stops on Oxford Road offering onward travel to Rugby from Coventry.

Walking/Cycling

The Site is located within close proximity of a number of Public Rights of Way, with the opportunity to create new cycle and pedestrian routes within the site linking, to the surrounding countryside and local centres. There are no designated cycleways or active travel routes connecting the Site to the local centres or train station.

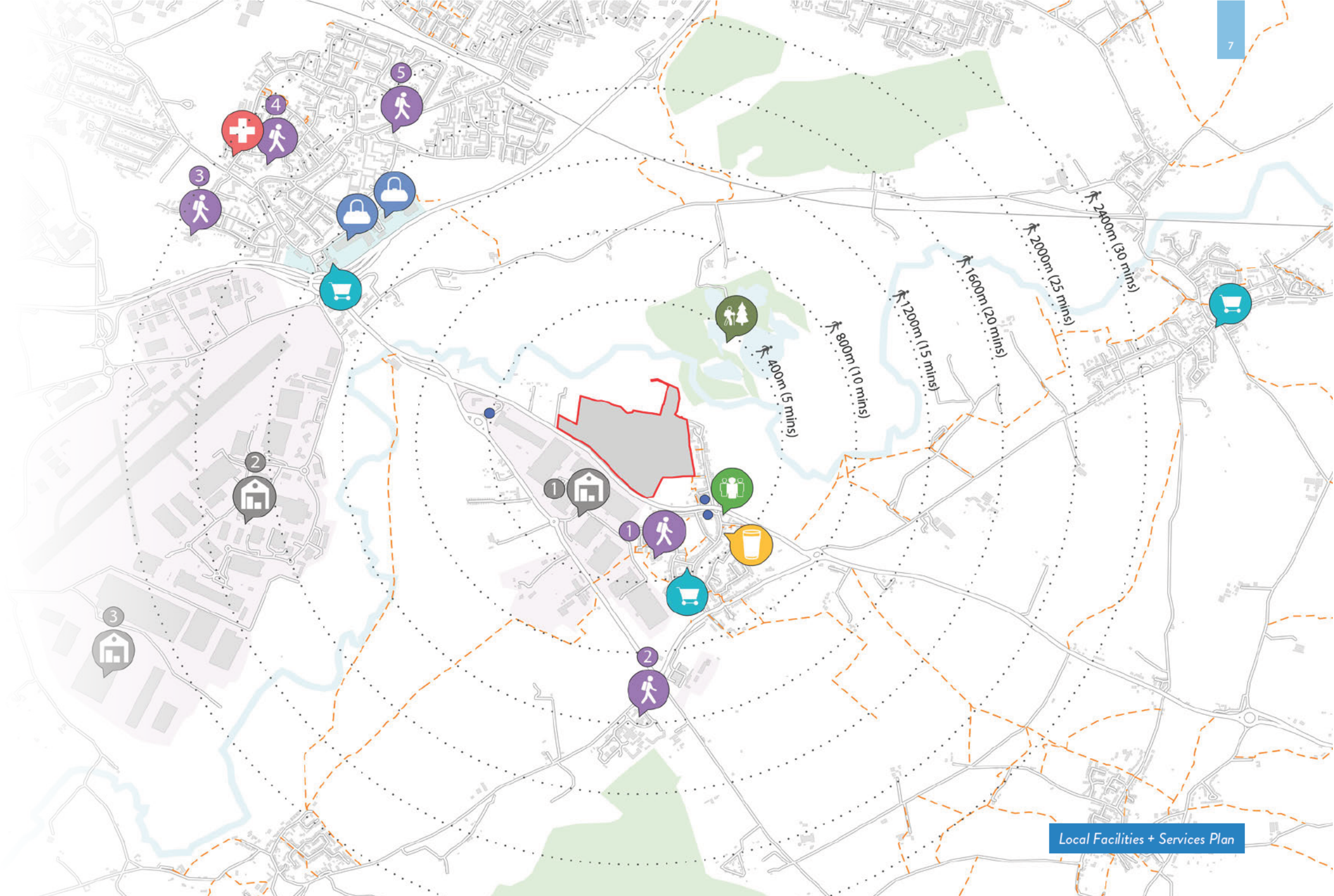
Car

The site is located adjacent to A45/London Road, a main A Road connecting Coventry and Rugby. It is well located for key road connections to the M6/M1 and M40.

Train

Coventry train station is located approximately 6km to the north west and accessible by various modes of transport.

-  Site Boundary
-  Public Rights of Way
-  400m Walking Distances (From Centre of Site)
-  Ryton on Dunsmore Village Hall
-  Schools
 1. Provost Williams Church of England School
 2. College of Policing
 3. Bagington Fields School
 4. Stretton Church of England Academy, Coventry
 5. Willenhall Community Primary School
-  Medical Centres + Pharmacies
-  Supermarkets + Local Shops
-  Pubs
-  Industrial Parks
 1. Prologis Park Ryton
 2. Segro Park
 3. Imperial Park / Middlemarch Business Park
-  Brandon Marsh Nature Reseve
-  Nearby Bus Stops



TRAVEL TIME

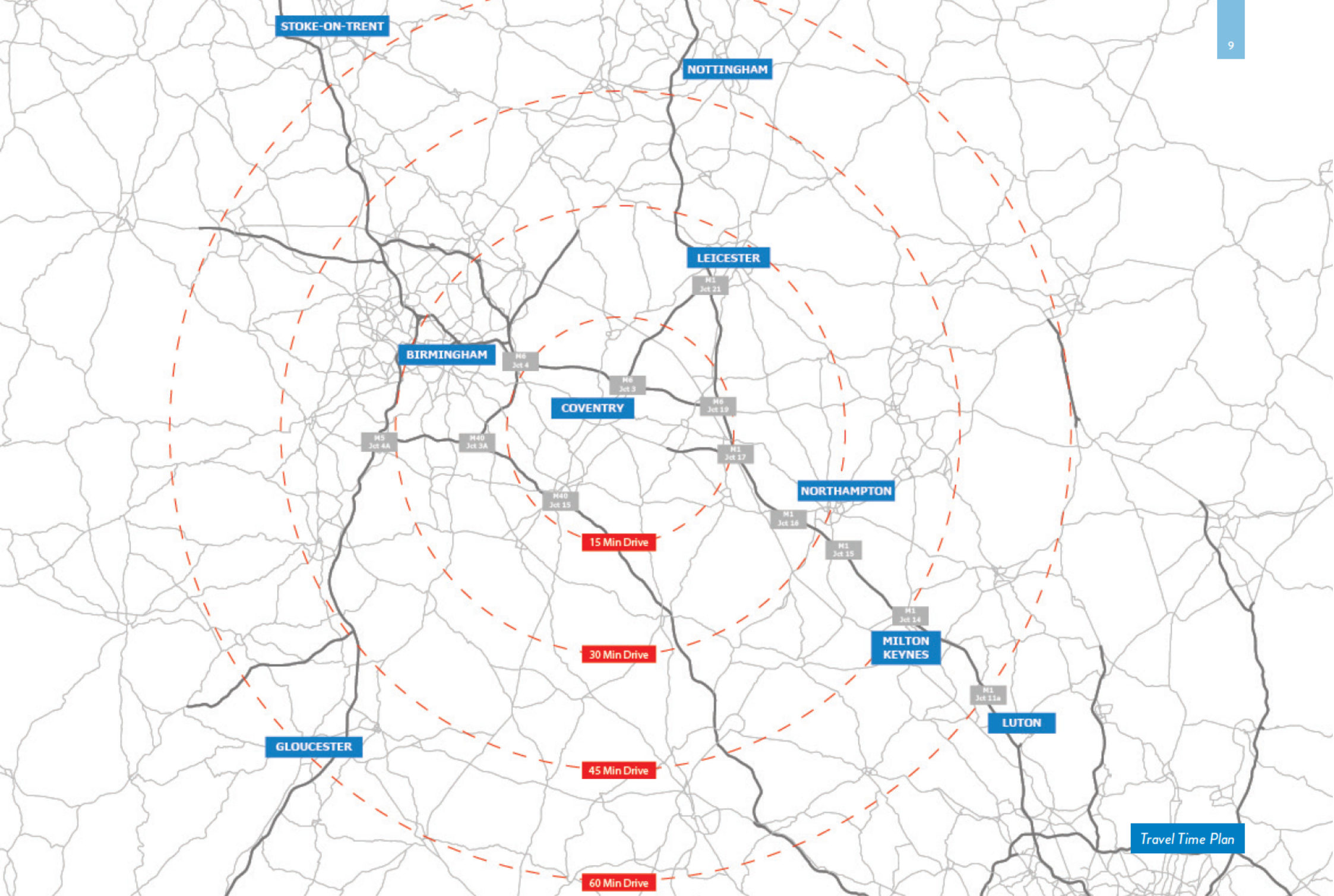
The site is well connected by national infrastructure being in close proximity to both the M6 and M1 motorways, that traverse North/South and East/West. A-roads also provide wider connections to the M5 and M40 beyond.

Within 15 minutes travel time, the site is accessible to junctions 1/2/3 of the M6, junction 18 of the M1 and junction 15 of the M40.

Within 2 hour travel time, the site is accessible to the M5, M50 and M54.

The map opposite shows proximity to major highway junctions with wider travel times highlighted on page 9.





STOKE-ON-TRENT

NOTTINGHAM

LEICESTER

BIRMINGHAM

COVENTRY

NORTHAMPTON

MILTON KEYNES

LUTON

GLOUCESTER

15 Min Drive

30 Min Drive

45 Min Drive

60 Min Drive

Travel Time Plan

OPPORTUNITIES AND CONSTRAINTS

The Opportunities and Constraints Plans opposite demonstrates a number of key Opportunities and Constraints located on the Site and in the surrounding area.

Opportunities

- The Site is in close proximity to existing commercial uses and as such can benefit from the existing highway Infrastructure and capacity.
- The Site is well screened to the north by Steetley Meadows and there are dense hedgerows to the screen development from the A45 to the south.
- The Site has little topographical variance with negligible impact on long distance views.
- There are public rights of way crossing the land with the eastern confines of the Site, connecting Church Road to the footpaths running adjacent to the A45.
- The A45 to the south is a busy A road and as such is a noise generator.
- The Site sits at a lower level from the A45.

Constraints

- The Site borders the conservation area Steetley Meadows, although the designation is confined to the woods and the nature reserve beyond.
- The River Avon lies to the north of the Site and has an associated flood zone highlighted on the constraints plan.





A-15

Church Road

Opportunities + Constraints Plan

CONCEPT MASTERPLAN

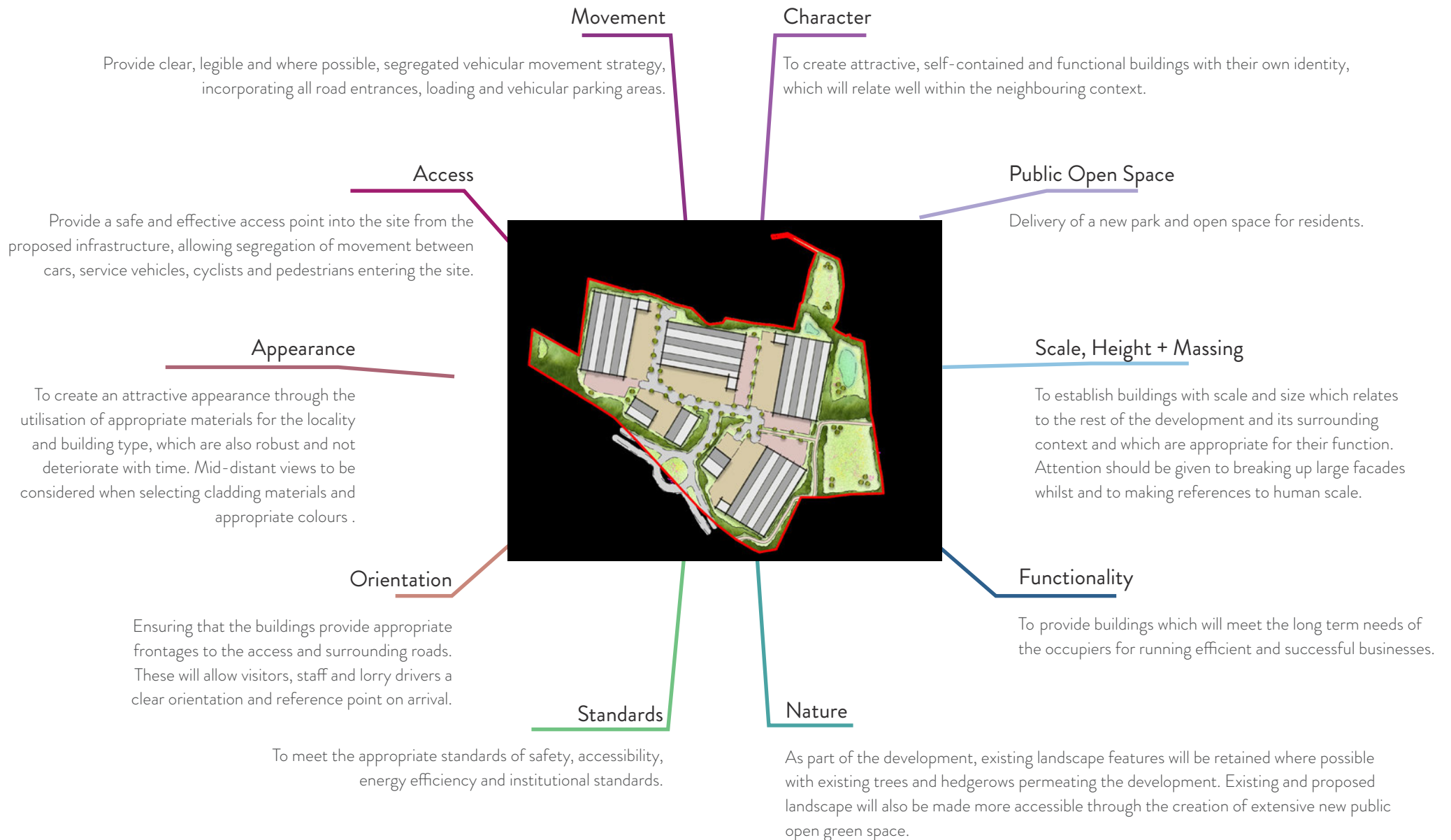
The Concept Masterplan for the Site is presented opposite. The plan has been prepared in response to the Opportunities and Constraints detailed in the previous section. A summary of the key design principles of the Site are listed below:

- The concept masterplan shows 4 larger scale units at approximately 172,500 sqft of B1/B2/B8 and class E use.
- 3 smaller scales units at approximately 23,000 sqft.
- Total development of approximately 760,000 sqft of development.
- Improved connections to Brandon Nature reserve to the north.
- Introduction of a roundabout to the A45, incorporating highway works to reduce traffic speeds adjacent to the site, slowing traffic before it reaches the centre of Ryton-on-Dunsmore.
- Clear circulation routes for vehicles and pedestrians.
- Buildings delivered at a scale which responds well to the neighbouring context.
- Delivery of a new park and open space for residents.





DELIVERING A WELL DESIGNED PLACE



SUMMARY OF KEY BENEFITS



Creating jobs, investing in the area to support employment growth and economic stimulation.



Enhancement of public right of ways and improved connections to Steetley Meadows/Brandon Marsh.



Retention and enhancement of existing natural habitats.



The design seeks to minimise the impact on its surroundings; providing an opportunity for the development of attractive, contemporary and cohesive buildings that are fit for purpose and safe for all to use.

