



Rugby Borough Council

**Coton Park East Masterplan
Supplementary Planning Document**

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1. Introduction

- 1.1. This Supplementary Planning Document (SPD) concerns the Local Plan allocation known as Coton Park East, labelled as DS3.1 in Local Plan policy DS3. It fulfils the requirement of Local Plan Policy DS7 of the Local Plan which requires that proposals for development within this allocation site should be informed by the Coton Park East Masterplan SPD.
- 1.2. Local Plan Policy DS7 is contained within Appendix 1 of this document. This contains the policy requirements for the site. Local Plan Policy DS7 allocates Coton Park East to provide around 800 dwellings and 7.5ha of employment land. The employment land should be provided to meet the qualitative demand for smaller units in the range of 5,000 to 50,000 sq ft in B1c, B2 and ancillary B8 employment uses.
- 1.3. The purpose of this SPD is to provide further guidance to ensure comprehensive delivery of all of the requirements for the Coton Park East allocation. In particular this SPD covers masterplanning, infrastructure requirements and guidance on phasing and delivery. The SPD is a material planning consideration for applications but is not part of the development plan.

2. National Policy and the Local Plan

- 2.1. The National Planning Policy Framework (NPPF) defines SPDs as documents which add further detail to the policies in the development plan, stating that they can be used to provide further guidance for development on specific sites.
- 2.2. As well as Local Plan Policy DS7 which sets out the requirement for the Coton Park East allocation, any proposal for the site will have to comply with Local Plan Policy DS5: Comprehensive Development of Strategic Sites (Appendix 2 of this SPD). Paragraph 4.44 of the Local Plan, underneath Policy DS5, requires all masterplan SPDs to clearly demonstrate how the mix of uses and infrastructure requirements will be planned for and delivered to ensure development is sustainable and meets the policies set out within the Local Plan. This SPD provides further detail which will support compliance with DS5 to achieve comprehensive development of the site.
- 2.3. Any proposal for development on the site will be required to comply with all of the relevant policies of the Local Plan as well as National Policy. Further specific detail on some of the relevant policies is included in the later sections of this SPD.

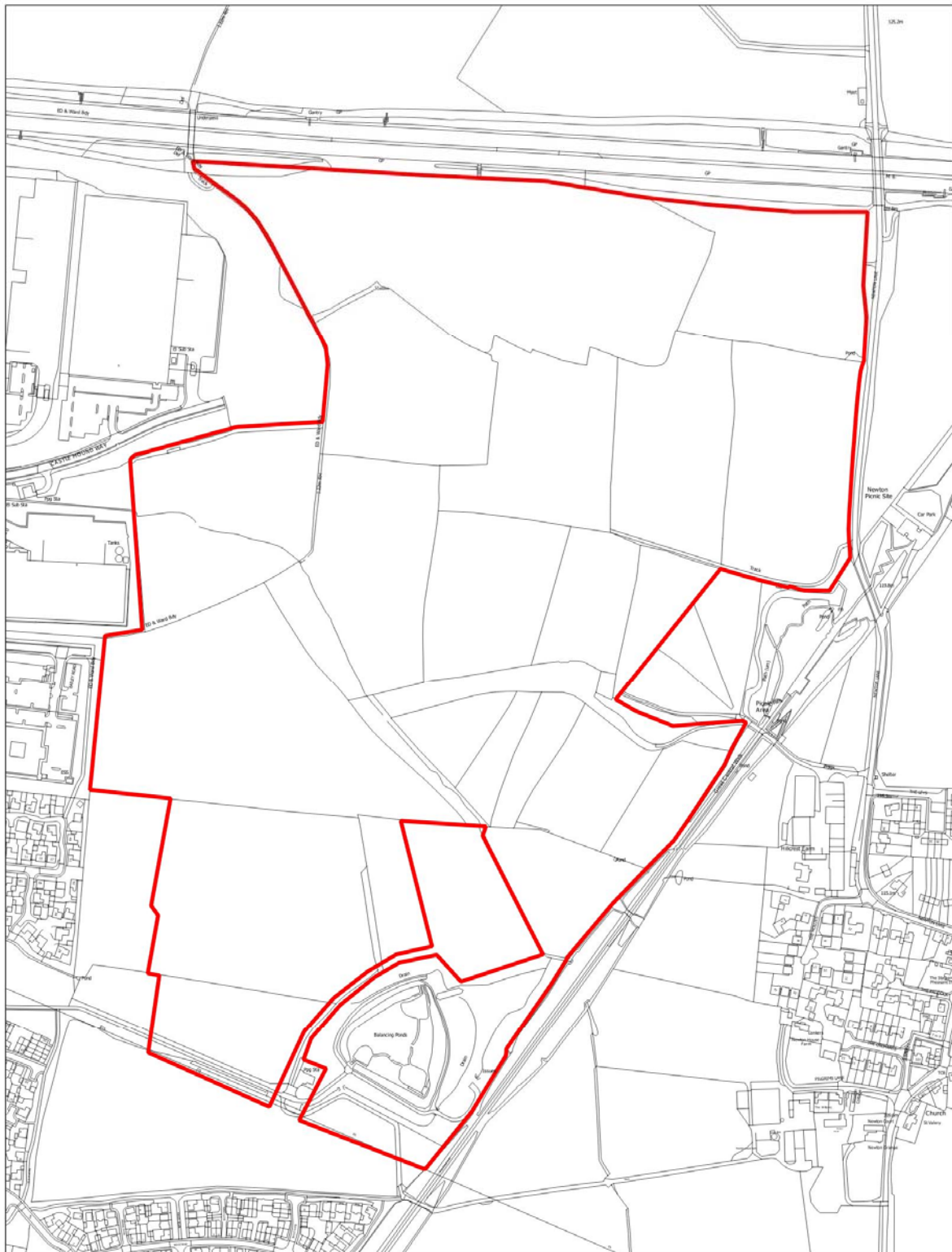
3. The Site and its Context


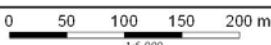
- 3.1. The site known as Coton Park East is shown on the outline plan below. The site is bounded by the M6 motorway to the north. To the east it is bounded by Newton Lane, a country road which connects the village of Newton to the A5 road. The Great Central Walk which runs along the Newton Dismantled Railway intersects with Newton Lane and forms the remainder of the eastern boundary of the site. The Great Central Walk is a Local Nature Reserve.
- 3.2. To the south and west is the existing Coton Park residential development. Phases B1 and B2 of Coton Park were initially granted permission in October 2015. Building work has commenced on Phase B1. Persimmon Homes have submitted a second application for Phase B2 prior to

applications within the Coton Park East development. Coton Park East can be seen as an extension to the existing Coton Park development.

- 3.3. Further north along the western boundary is the employment area Central Park which contains a mix of large distribution warehouses and medium sized light industrial and office units as well as two courtyard office parks.
- 3.4. The following maps show the boundary for the Coton Park East allocation. The map on the next page provides a photograph view of the site from the air and shows the existing field pattern and the strips of hedgerow and trees which divide these fields. Also visible in this photograph are the trial trenches which have been undertaken. More information about this is provided in the Heritage section of this SPD.

Map One: Indicative Site Location Map



Indicative Site Location Map		Date Nov 2019	Scale 1:5,000 (when printed @A1)	
 1:5,000		©Crown copyright & database rights 2019 Ordnance Survey 100019417		

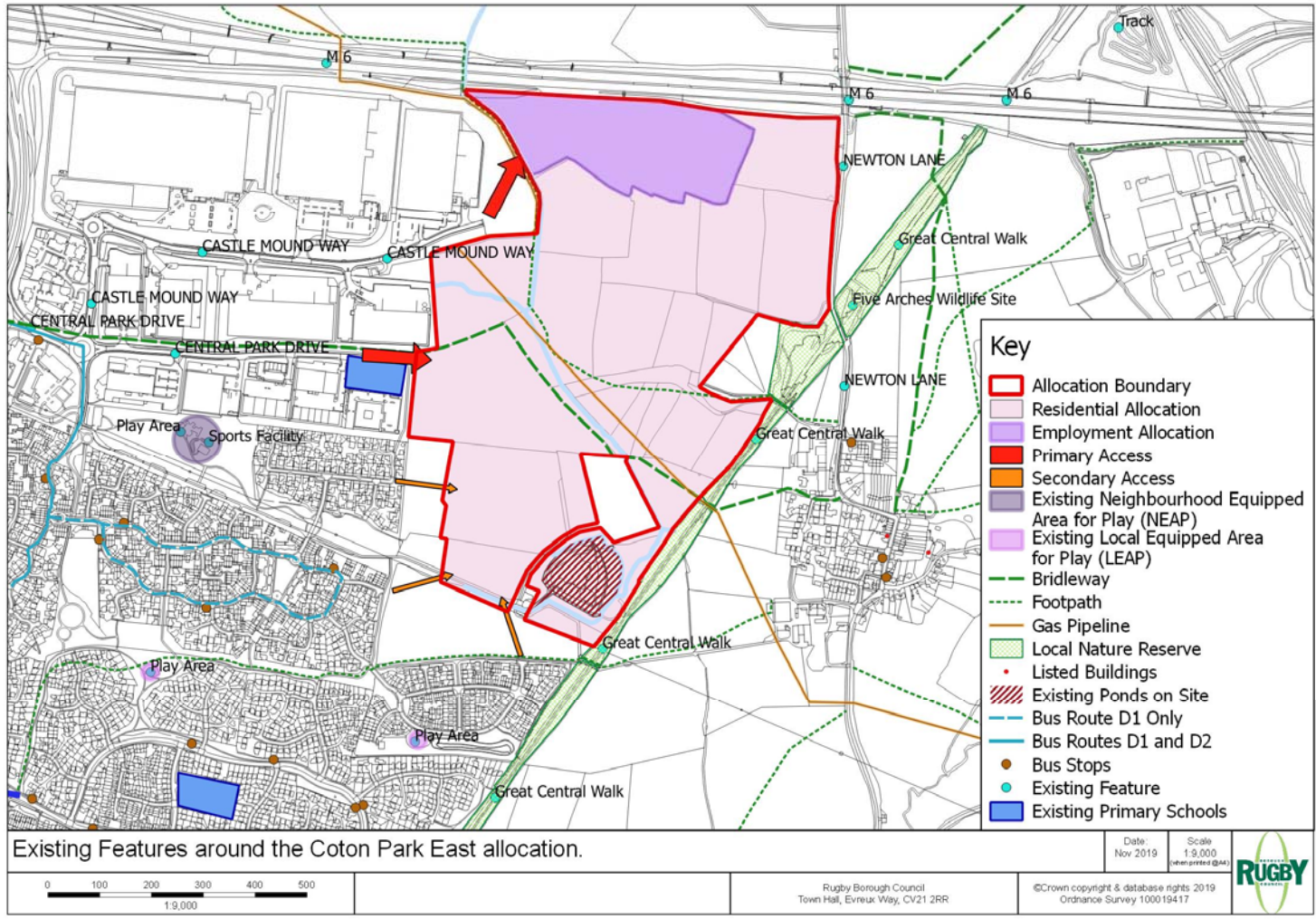
Map Two: Aerial Photograph Indicative Site Location Map



Aerial Photograph Indicative Site Location Map		Date Nov 2019	Scale 1:5,000 (when printed @A4)	
 1:5,000		©Crown copyright & database rights 2019 Ordnance Survey 100019417		

3.5. The map below shows the key existing features outside of the site.

Map Three: Existing Features around the Coton Park East Site



3.6. The site is 3.6km directly north east of the town centre and just over 5km by road. Using The Great Central Walk route (shown on the previous map) there is a Tesco superstore just over 35 minutes' walk from the site and a large Aldi store just 16 minutes' walk from the site. Within 3km of the site is the Elliott's Field retail park and Junction 1 retail park which have a range of comparison and bulky goods on offer as well as a cinema and gym.

3.7. Key facts about the site can be found in the table below.

Figure One: Key Facts Table	
Site Size	Approximately 55 hectares
Timeframe for Delivery	The Housing Trajectory which forms Appendix 2 of the Local Plan states that all of the 800 homes are expected to be built within the plan period with the final 20 homes scheduled for completion in 2029-30. 280 homes are expected to be completed within the first five years of the plan post-adoption (2019-20 to 2023-24).
Previous Uses	Currently agricultural land, mainly grade 2.
Ownership	The Andrews Family C/O Budworth, Hardcastle AC Lloyd Holdings Ltd Neyland Properties Ltd
How the site was identified	The site with its current outline was submitted to the 2016 'Call for Sites' process. It is included in the 2016 Strategic Housing Land Availability Assessment (SHLAA) as site S16/083. It had previously been submitted in 2013 as two separate sites.
Planning Designations and Constraints	To the east of the site there is a Local Nature Reserve (LNR), 'Newton Dismantled Railway' also known as the 'Great Central Walk'. This also forms part of the Strategic Green Infrastructure Network for the Borough. There are also two Local Wildlife Sites (LWS) within the site - Coton Park Pool LWS and River Avon and Tributaries LWS. Outside of the site but in close proximity is the Newton Pool and Pastures LWS on the eastern side of the Great Central Walk. The site is on fairly undulating ground. This is illustrated in the cross sections below the table. The site is within an Air Quality Management Area. There is an underground gas line running across the site which requires an easement. Further information can be found in the Gas Pipeline section of the SPD. A stream runs across the site in the same direction has the underground gas line. This will require an easement.

	Great Crested Newts, a European protected species are known to be located around the pond to the south west of the site.
Requirement of Policy DS7	Around 800 homes and 7.5ha of employment land. The full policy wording with complete list of requirements can be found in Appendix 1 to this document.

The site is fairly undulating, as shown on the topographic map and cross sections below.

Map Four: Digital Terrain Model showing Height of Land

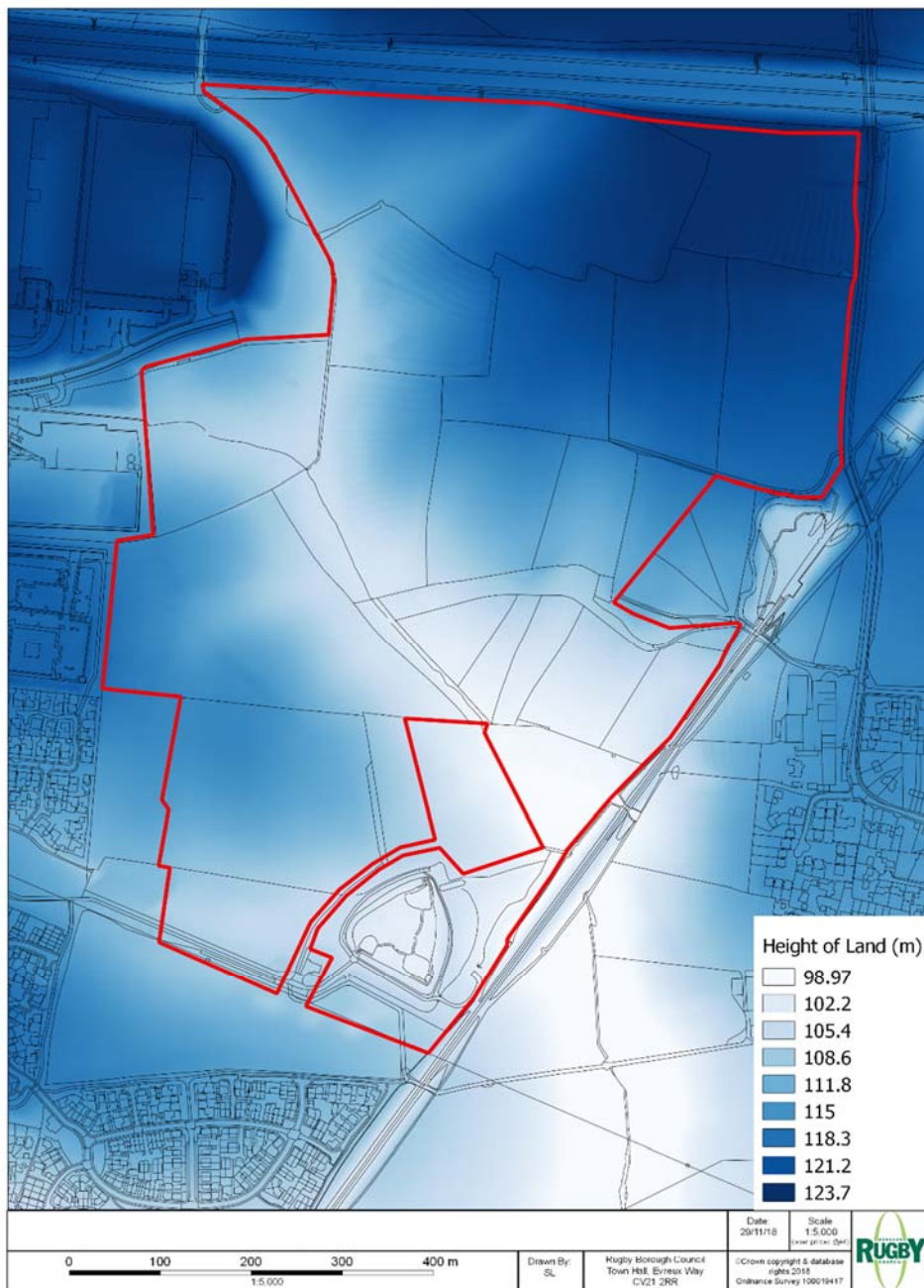
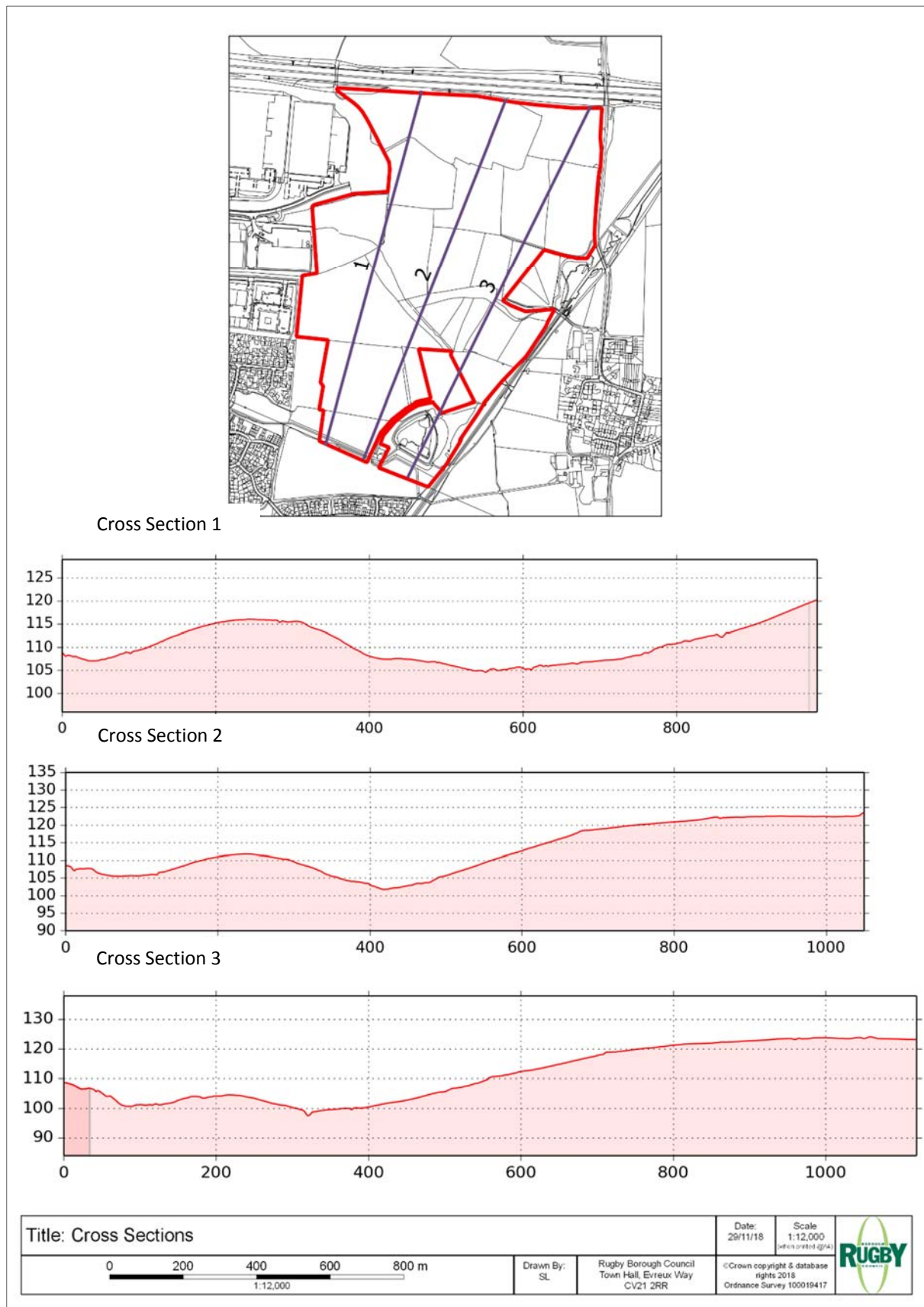


Figure Two: Cross Sections of Land

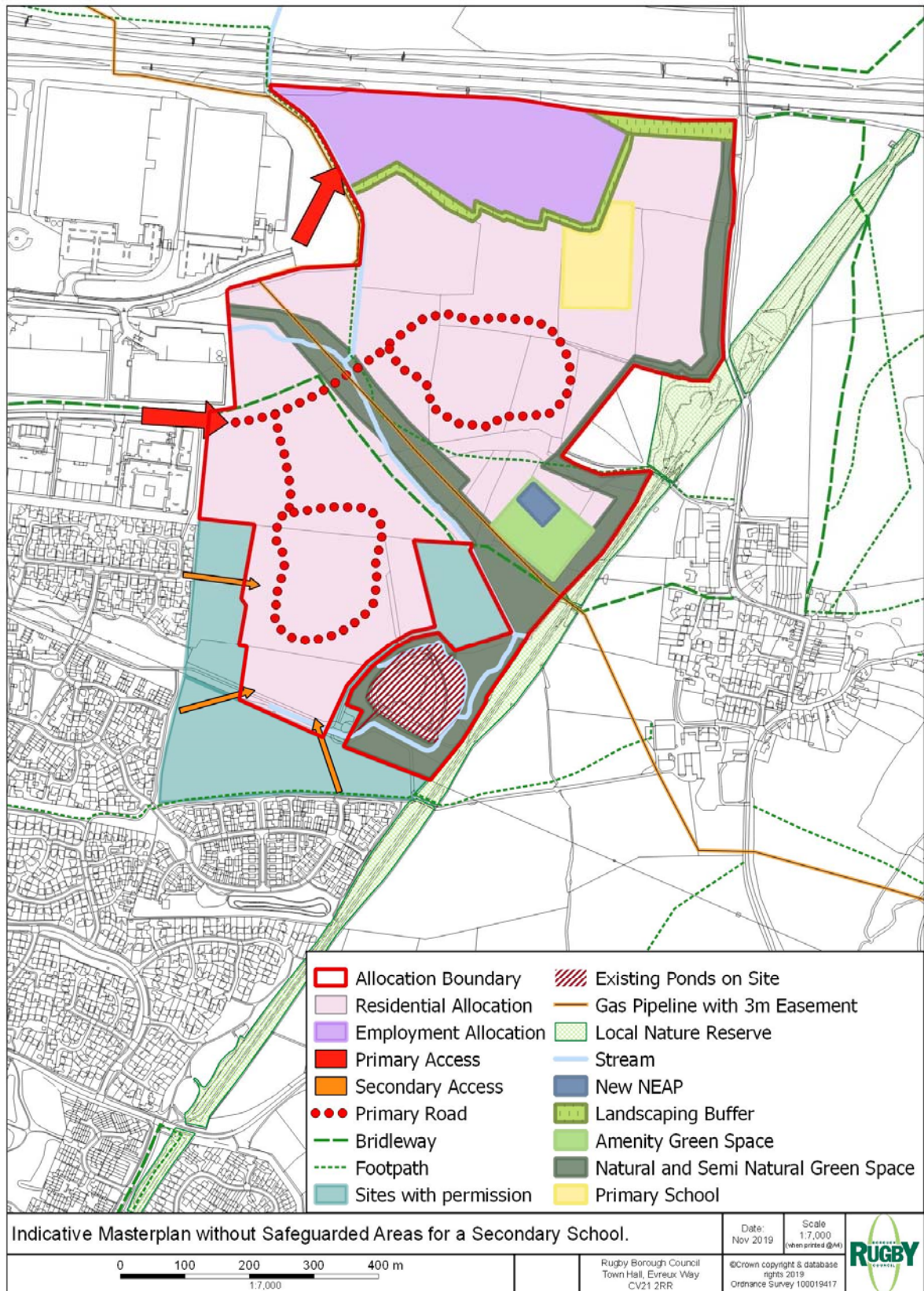


Heights and distances all in metres.

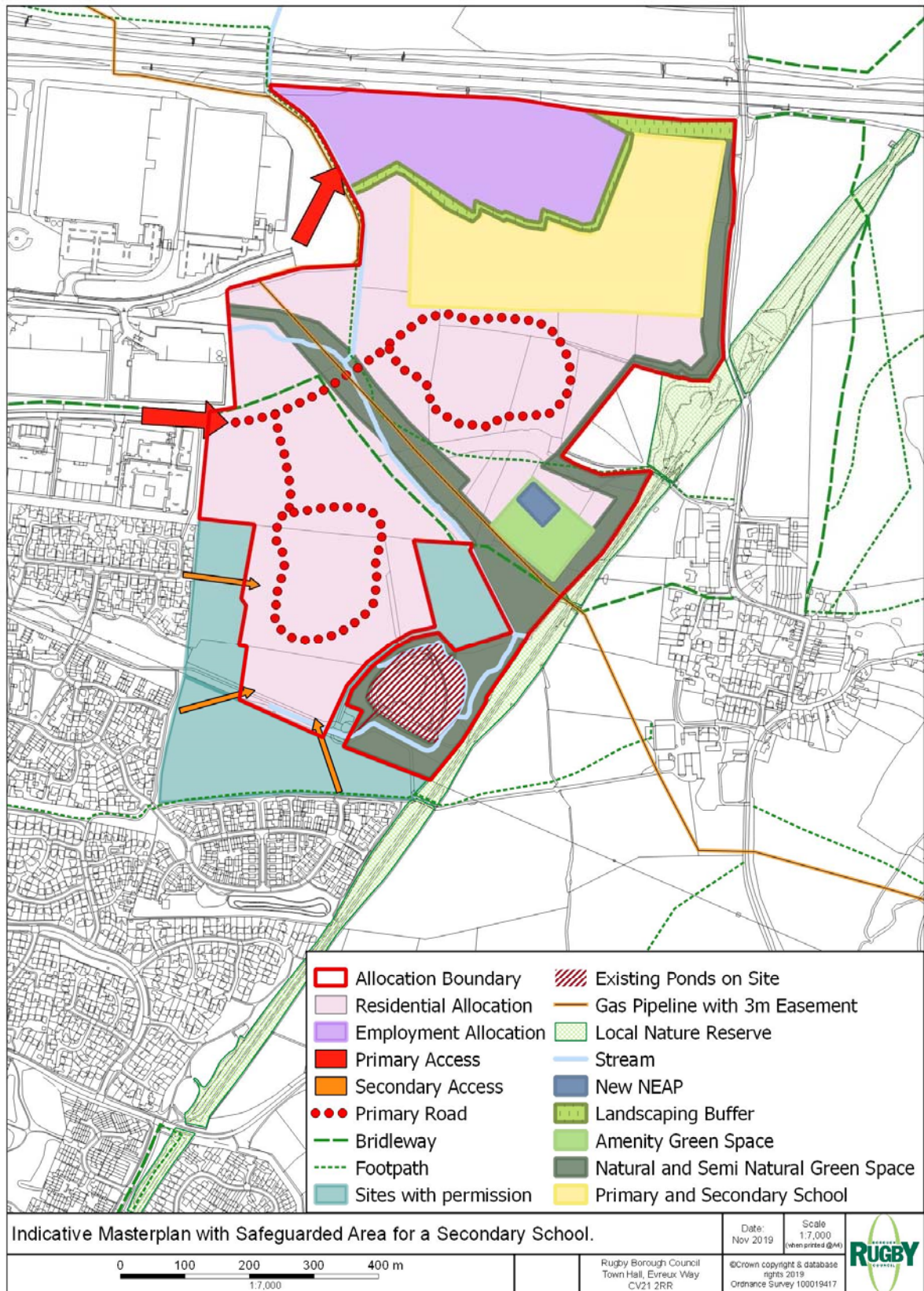
4. Masterplan

- 4.1. Below are two indicative masterplans for the Coton Park East allocation. The first illustrates all of the requirements for the site in the case where safeguarded land **is not** required for a secondary school and only a primary school is required. The second demonstrates all of the requirements for the site in the case where safeguarded land **is** required for a secondary school on site. Further information on this can be found in the education section on page 21.
- 4.2. In both examples the employment element of the site is positioned to the north, immediately adjacent to the existing Central Park employment site and along the M6 motorway. This location has been presented in draft masterplans provided by the developers as part of their 2016 SHLAA submission and in their own promotional materials from July 2016.
- 4.3. These masterplans have been provided to guide comprehensive delivery of the site by laying out indicative locations for open space, access, play areas, the school or schools, primary roads and other features. This demonstrates the requirement for the site to be considered as a whole allocation rather than separate development sites. The masterplans, and the SPD more generally, bring together the specific requirements of both Rugby Borough Council, Warwickshire County Council and other bodies to ensure these are clear to developers from the outset.
- 4.4. The locations for features are indicative and further information is provided in this SPD providing criteria for the location of features if they are to differ from those shown in the masterplans. Any masterplan which differs from these indicative versions will be considered on its own merits as part of the assessment of the application against the policies of the adopted Local Plan.

Map Five: Indicative Masterplan One - Without Safeguarded Areas for a Secondary School.



Map Six: Indicative Masterplan Two- With Safeguarded Area for a Secondary School.



5. Phasing and Delivery

- 5.1. It is the Council's strong preference that one or two outline or hybrid applications which together cover the whole allocation site are submitted. It is acknowledged however that it is likely that a separate application will be submitted for the employment element and the residential element. Applications must acknowledge that they sit within the wider Coton Park East allocation and should refer to its relationship in terms of connectivity and design with other parcels and the wider site. A Statement of Compliance with this SPD should be submitted with each application. There will be a legal agreement against each application. Each legal agreement will include triggers to ensure infrastructure and payments are provided at appropriate times.
- 5.2. Local Plan policy GP4 states that permission will not be granted for development which would prejudice comprehensive development of an allocated site. This must be complied with. In line with GP4 applicants and developers will be required to facilitate access across the whole allocation to ensure comprehensive delivery.
- 5.3. The Council will expect to be provided with an evidence base which provides site-wide information, to be submitted with all applications. This will be especially important for issues including flooding, drainage, landscape and highways matters.

6. Housing Mix and Affordable Housing

- 6.1 Policy H1 requires a housing mix which is consistent with the latest Strategic Housing Market Assessment (SHMA). The most recent SHMA at the time of writing this SPD was from 2015 and forms part of the Local Plan evidence base. The housing mix required by this document is outlined in table two below. This will be superseded when a new SHMA (or alternative equivalent document) is published.
- 6.2 Policy H2 requires greenfield sites to provide 30 percent affordable housing. The tenure and mix of the affordable housing should also be in compliance with the latest SHMA. The housing mix figures for affordable housing from the most recent (2015) SHMA are also provided in table two below. The neighbouring Coton Park development has most recently delivered affordable housing at levels compliant with adopted policy.

Figure Three: Table showing Housing Mix from 2015 SHMA

	1-bed	2-bed	3-bed	4+bed
Market Housing	5-10%	25-30%	40-45%	20-25%
Affordable Housing	30-35%	30-35%	20-25%	5-10%

- 6.3 A legal agreement will secure the tenure and mix of affordable housing in line with the Council's requirement at the time the application is considered.
- 6.4 Policy H1 also requires provision to be made for self and custom build properties. At the time of writing this SPD (November 2019) there are 98 people who have registered as being interested in

self and custom build. Of these there are 27 who have either stated that they have no preference on the location or who have stated a broad location which could include the Coton Park East site. The exact number of custom and self-build plots will be negotiated at application stage. Provision of these units will be secured by a Section 106 Agreement.

- 6.5 Policy H6 requires provision of housing to meet the needs of older persons and those members of the community with specific housing needs. This would include a proportion of homes which meet the Category 2: Accessible and adaptable or Category 3: Wheelchair user dwellings. Requirements are found under part M of the Building Regulations. The Council would expect ten percent of dwellings at Coton Park East to meet this need with some of those units being affordable.

7. Employment

- 7.1. Local Plan Policy DS7 requires that employment development should be provided to meet the qualitative demand for smaller units in the range of 5,000 to 50,000 sq ft in B1c, B2 and ancillary B8 employment uses.
- 7.2. The 7.5ha of employment land forms part of the larger requirement for the Borough, as set out in Policy DS1. This employment requirement has been aligned with housing growth.
- 7.3. A qualitative need for smaller employment units was identified in paragraph 8.10 of the Rugby Employment Land Study 2015 (document LP12 in the Examination Library). Due to the smaller size of the site compared to other employment allocations and due to the current mix of employment units in the adjacent Central Park, Coton Park East was seen as the best location to meet this need for smaller units in the B1c, B2 and ancillary B8 use classes.
- 7.4. The conclusions of the Employment Land Study were strengthened by an additional piece of research carried out by Warwickshire Economics, part of Warwickshire County Council, in January 2018. This report showed that Rugby had a higher proportion of small and medium sized enterprises (SMEs) than the average for Warwickshire. Start-up rates for businesses in Rugby are proportionally larger than the averages for both the county and England. The majority of inward investment enquiries for Rugby received by Warwickshire Economics in 2017 were looking for unit spaces of between 5000 and 50,000 sq ft with the unit type most in demand being industrial. A clear mismatch between supply and demand was noted.
- 7.5. A secondary benefit of having smaller units in these specific use classes is their compatibility with residential properties and the school or schools which will form the remainder of the allocation. The smaller sizes of unit are less likely to be overbearing. The design of these units will be a key consideration in ensuring that the living conditions for any current and future residents of Coton Park East are safeguarded. Especially considering that the land to the north is positioned higher than much of the wider site.

8. Connectivity and Highways

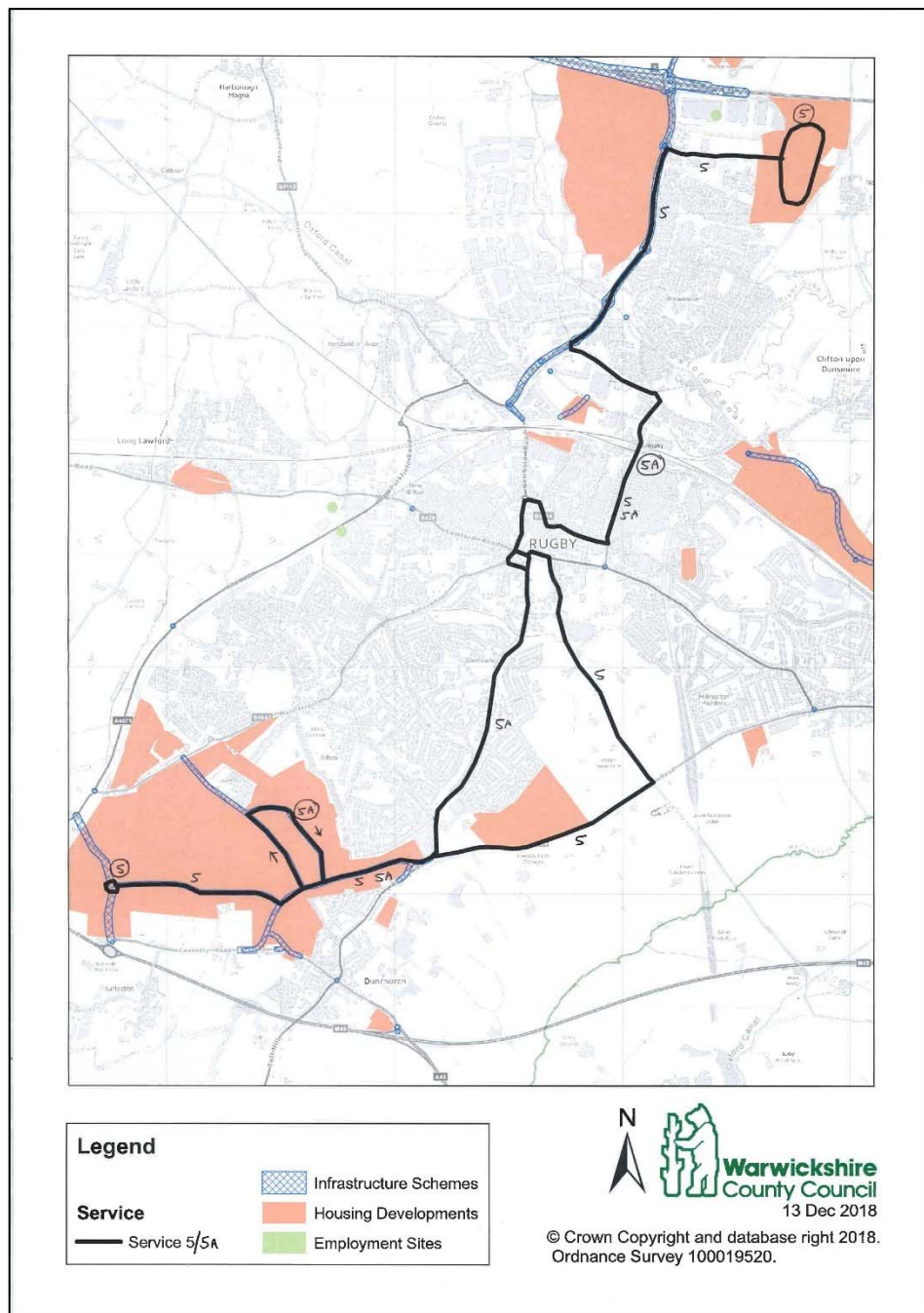
- 8.1. Advice from Warwickshire Highways states that a minimum of two roads would be required to provide access to a residential development of this size. Due to the nature of the accesses to the south of the site coming through existing residential areas, their capacity will be less than the

primary access from Central Park Drive. As such, these are deemed to be secondary access points. Indicative locations for these are shown on both masterplans. A total of four accesses into the residential element of the site are proposed, three of these coming through existing residential areas.

- 8.2. A further separate access must be provided from Castle Mound Way directly into the employment land to the north of the allocation. This must not go through the residential part of the site. This is shown on both masterplans.
- 8.3. Landowners and/or developers are encouraged to work together to provide specific pieces of evidence across the whole allocation. A Transport Assessment (TA) will be required to support applications within the allocation. It is the preference of Warwickshire County Council (WCC) that one TA which covers the whole allocation is produced. However, it is acknowledged that separate applications are likely to be submitted. Each TA must demonstrate to the satisfaction of Warwickshire Highways and RBC that on-site and off-site measures will mitigate the transport impact of development. Each TA is expected to be based on the principles set out in the following documents:
 - Warwickshire Local Transport Plan 2011-2026 – Land Use and Transportation Strategy – Policy LUT5: Transport assessments.
 - Rugby Borough Council’s Hearing Statement for Matter 3b 000 – Development Strategy – Appendix H – Traffic Modelling Protocol – Proposed Approach to Modelling and Appraisal Post Adoption of the Local Plan from the Local Plan Examination, which covers instances where multiple sites are being promoted within a single allocation ([https://www.rugby.gov.uk/downloads/file/1582/matter_3b_000 -_rugby_borough_council](https://www.rugby.gov.uk/downloads/file/1582/matter_3b_000_-_rugby_borough_council)).
- 8.4. Where there are separate TAs for separate parcels within the site these should include sensitivity testing to understand the cumulative impact on highways of development of the parcel in the context of development across the whole allocation site, even where these parcels have not yet been granted permission.
- 8.5. The TA should be based on the masterplan which will generate the highest trip rate. At this stage it is assumed that this would be masterplan one which includes a higher quantum of residential development with only the primary school required. Sensitivity testing should then be included which considers the implications of the differing scenarios for education provision onsite.
- 8.6. The criteria which must be covered by a TA can be found in Local Plan Policy D1.
- 8.7. The masterplans show the primary and secondary access points, defined as such due to their potential capacity. An indicative route for the primary road through the site is also shown. The indicative layout of the primary road only requires one crossing over the gas pipeline and stream. One larger loop which crosses this in two places would also be acceptable although minimising the crossing of the gas pipeline and stream is preferable. Crossing of the gas pipeline will require permission from Cadent Gas and will require the use of concrete pads constructed and appraised to Cadent Gas G17 standards. Crossing of the stream may require Land Drainage Consent from the Lead Local Flood Authority (LLFA) (Warwickshire County Council).

- 8.8. The Highways Authority will be consulted on the detailed layout of all accesses and roads as part of future planning applications.
- 8.9. Adequate carriageway widths to enable unobstructed two-way vehicle movements (including cycles), or unobstructed one-way vehicle movements (including contra-flow cycling) in one-way streets should be provided.
- 8.10. At present Coton Park is served by the D1 and D2 bus services. Their routes are shown on the map on page 8. Both services run between Rugby and Northampton with stops at the Daventry International Rail Freight Terminal (DIRFT) major employment site and Daventry town itself.
- 8.11. An extension to this existing bus route into Coton Park East may not be possible due to the primary access to the allocation being from Central Park Drive which would create a large diversion to the current route. If an extension is not feasible, a new bus route is proposed which will connect Coton Park East to Elliott's Field, Warwickshire College, Rugby Railway Station and the town centre. It is proposed that this route will continue down to connect to the new development at South West Rugby which includes a new employment area. Residents will be able to change buses in the town centre where they can then catch buses which take them to employment sites including DIRFT and onto Northampton.
- 8.12. Indicative information for this new bus route has been developed by WCC. The new route would be funded by contributions secured by way of a Section 106 agreement from both Coton Park East and the South West Rugby developments. Further detail on these costs will be finalised at the application stage.
- 8.13. The indicative new bus route can be seen on the map below. This has been provided by Warwickshire County Council and is only at the initial development stage.

Map Seven: Warwickshire County Council Indicative New Bus Route



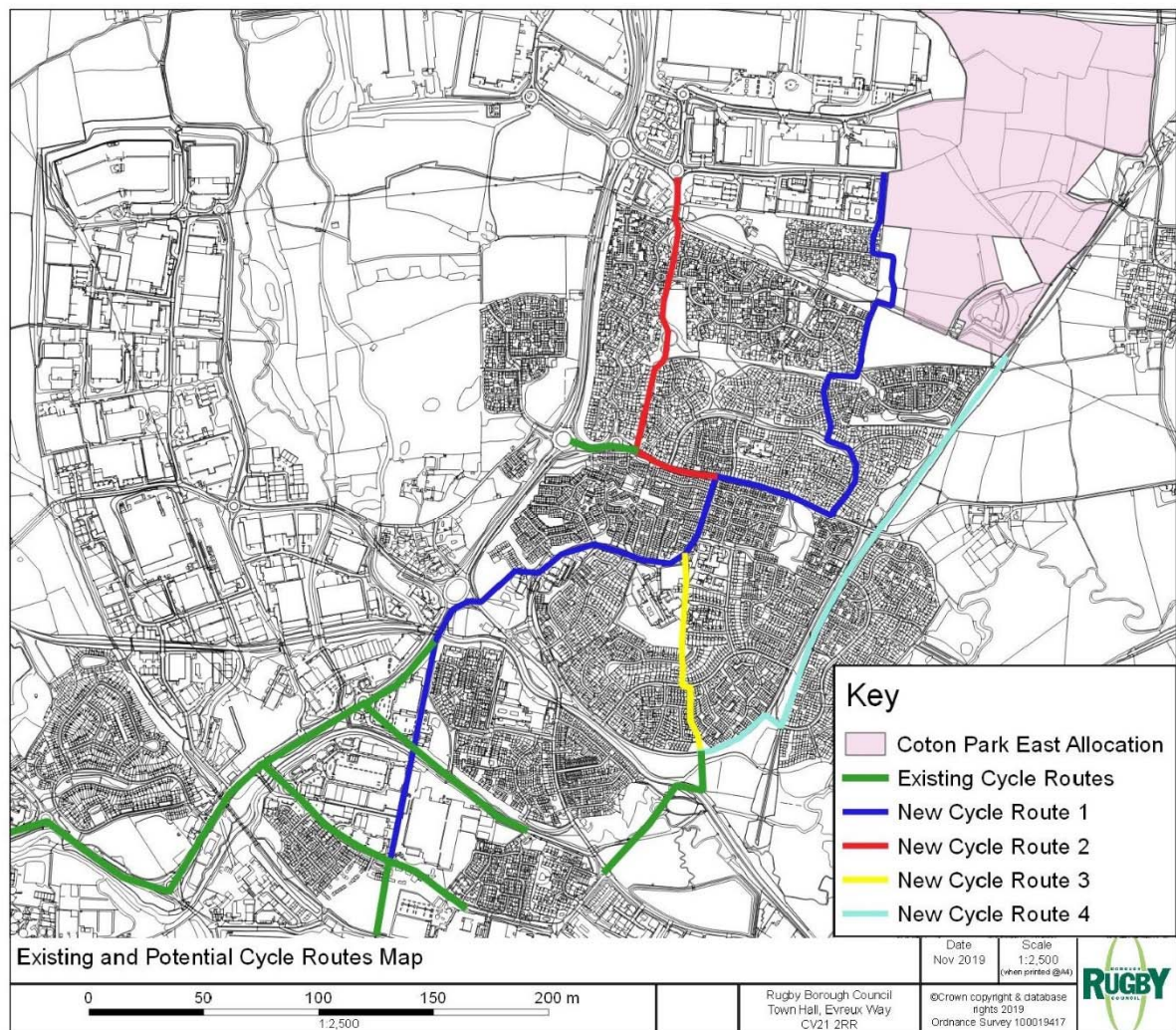
8.14. Good public transport connections to the town centre and train station will be essential and are specifically required by Policy DS5. The internal layout of the site will need to accommodate suitable bus routes. The indicative primary highways layout ensures that the primary road through the allocation creates a loop for bus routes. Space within the highway for bus stops will need to be included.

8.15. Pedestrian routes and cycling paths will be required to connect housing with the school and the employment area. They should also provide comprehensive walking and cycling connections to existing adjacent developed areas, as required by Policy DS5, including enhancing links to the

village of Newton that respect the character of the settlement and the Great Central Walk. New residents should be able to conveniently reach local destinations by cycle or on foot and not have to make long detours. More access points should be provided for pedestrians and cyclists than vehicles to encourage more active travel.

- 8.16. Signing of pedestrian and cycle networks within the development site should ensure that key locations within the site are easily accessible. Key destinations include the school (or schools), employment area and children's play areas. Signing should also highlight key destinations beyond the site boundary, such as the town centre, schools, train station and leisure facilities. The signing should include direction, destination and distance information as appropriate to raise awareness of the pedestrian and cycle links from the site.
- 8.17. The internal network of roads and streets should be designed so that cyclists can be accommodated safely within the road network. The cycle network across the site should meet the following criteria:
- Where traffic levels are higher, along the primary roads, dedicated provision for cycling which is segregated from traffic is required;
 - Interruptions to routes which require cyclists to stop and start should be minimised; and
 - Suitable crossing points are required for crossing the primary roads.
- 8.18. Cycling provision on the road network should be complemented by traffic-free routes along green corridors and through open spaces where appropriate. This can provide a more direct and attractive alternative to the road network. In line with this a contribution will be sought to re-lay the path and improve the northern section of Great Central Walk (as has been carried out already along the southern section). This will ensure it is utilised as a walking and cycling route to provide access toward the train station and into the town centre. Opportunities should also be taken to link the cycle routes to the school (or schools), to promote healthier lifestyles and reduce demand for transport by car.
- 8.19. The layout of highways routes shown on the masterplan are indicative. However, the layout has been informed by discussions with Warwickshire Highways and as such it is expected that they will be used to inform the more detailed layout of the site and the routes for pedestrians and cyclists.
- 8.20. The peripheral location of this site in relation to Rugby means that safe, direct and attractive cycle links will be vital to encourage people to cycle rather than use cars for local journeys. WCC has identified potential new cycle links to serve the site and provide cycle access to key local destinations, as well as to connect to the existing cycle network in town. Direct and convenient access to these proposed off-site routes should be provided from all areas of the development site. The map below has been provided by WCC and shows four new off-site routes linking up to the existing cycle network which is shown in green.

Map Eight: Warwickshire County Council Existing and Potential Cycle Routes Map



- 8.21. A highways agreement will be required between the applicant and Warwickshire Highways to agree specifications for highways and other onsite infrastructure, including bus stops.
- 8.22. The Infrastructure Delivery Plan can be found at Appendix 3 of the Local Plan. There are several costs for off-site mitigation works included in this document. The final updated list of costs will be provided when an application is submitted and works will be secured through Section 106 or highways agreements.
- 8.23. The developer will provide the onsite cycle and pedestrian infrastructure including paths and signage. Alternatively it can be agreed that monies will be provided to the County Council to carry out the works. Provision of infrastructure or monies will be secured through a Section 106 agreement or planning condition.

9. Education

- 9.1. As per the Infrastructure Delivery Plan (IDP) at Appendix 3 of the Local Plan, a two form entry primary school is required on site. This will require between 1.2 and 1.5ha of land to be provided to WCC. The primary school shown on masterplan one covers an area of 1.5ha.
- 9.2. WCC would be looking to take freehold of the land at around 200 dwelling occupations with the land being accessible and serviced to the boundary at this point. The exact timing that this will be required will be agreed as part of the application process and secured through a S106 agreement.
- 9.3. Secondary school provision for Coton Park East is to be provided off-site through the expansion of existing secondary schools in Rugby. A financial contribution is therefore required to contribute to school places for secondary school as well as early years, post 16 and Special Education Needs (SEN).
- 9.4. The latest calculation provided by WCC estimates a sum of just over £8.6 million will be required as a contribution toward school places for all years if 800 homes are given permission on the site. This also makes an assumption about the mix and tenure of the dwellings on site. The financial contribution is based on the number of pupils the proposed housing is likely to generate. At the time of calculating this figure there are estimated to be 270 primary school pupils and 193 secondary school pupils living at Coton Park East if 800 homes are built out.
- 9.5. This £8.6 million includes a contribution towards the £6 million cost of delivering the primary school on site. The exact contribution requirement will be calculated by Warwickshire County Council using their current funding formula and will be dependent on the number, mix and tenure of dwellings proposed in planning applications as well as any agreed delivery of the school by the developer in lieu of costs. This will be secured by a S106 agreement.
- 9.6. Additionally there will be a cost for pupil transportation to schools which will be calculated at the application stage. This will take account of any primary and/or secondary provision onsite.
- 9.7. In order to safeguard provision for the eventuality that there is not capacity at existing secondary schools, a 7ha parcel of land is to be reserved on site for a secondary school. This will be in addition to the primary school and could be a separate site or a single 8.5ha parcel of land for an all-through school.
- 9.8. As set out in Local Plan Policy DS7, the 7ha parcel of land will be reserved for a period of 12 to 24 months from Local Plan adoption (from 4th June 2019). After this time if the Local Education Authority does not require the land for a secondary school, the land will be released for residential use.
- 9.9. While the above outlines the safeguarding provision required for a standalone secondary or all through school on the allocation, WCC have advised that the secondary school provision opportunities could be more sustainably located adjacent to the existing Primary Free School located on Central Park Drive, so that sharing of facilities such as for outside sports facilities could take place, and this may involve a smaller area of around 3Ha.

- 9.10. In the event that the free school is extended to meet the need, then the Local Planning Authority will consult with the Local Education Authority with a view to reviewing whether the safeguarding of the other school land remains necessary for the remainder of the time period.
- 9.11. It will be the responsibility of the Local Education Authority to carry out periodic reviews and a final review and to ensure that land is requested within the timescales set out in Local Plan Policy DS7. A decision may be made by the Local Education Authority at any point between 12 and 24 months after the date that the Local Plan was adopted. If after 24 months WCC have not made a decision on whether the land is required landowners may seek to use the land for residential dwellings, subject to planning consent being obtained.
- 9.12. The location of the school or schools as shown on the masterplans on pages 13 and 14 are intended to be indicative. The location of the school or schools put forward in a planning application does not have to be in this indicative location. However, the Local Education Authority will expect the school site to meet specific requirements or to include appropriate mitigation. The list of requirements can be found in Appendix 5 Part A.
- 9.13. The design of the school or schools should be of a high standard in line with paragraphs 12.1 and 12.2 below. The Local Education Authority will expect the school site to meet specific design requirements. A list of requirements can be found in Appendix 5 Part B.

10. Gas Pipeline

- 10.1. The gas pipeline which runs across the site and along the north western boundary is classed as a 'Major Accident Hazard Pipeline' by Cadent Gas, the body responsible for the pipeline. A three metre easement is needed either side of the pipeline in order for Cadent Gas to maintain access to this piece of infrastructure. No development is permitted within the easement without the written permission of Cadent Gas, this will include public footpaths and children's play areas. This may have an impact on whether green space along and close to the pipeline can be included within the public open space requirement for the site. This will be confirmed as part of the consultation process for any application.
- 10.2. The Health and Safety Executive (HSE) will need to be consulted on any development within 90 metres of the pipeline. Minimum safe distances between the pipeline and certain land uses will be provided by the HSE as part of the consultation process for any application.

11. Parking

- 11.1. The latest parking standards are contained within Appendix 5 of the Local Plan. Proposals are expected to meet these standards. Clear and convincing justification would be required where proposals fall below the numbers set out in the standards. Parking Spaces must meet the standards as set out in the most recent version of 'Manual for Streets' or any alternative document as advised by Warwickshire Highways.
- 11.2. In terms of the size and layout of parking spaces, for residential dwellings car parking is preferred on the plot at the front of or in between properties. Development designs that facilitate the use and help the retention of parking spaces will be encouraged. Landscaping at the front of properties should be provided to soften the impacts of parking.

- 11.3 Where garages are proposed, these should be generously sized to encourage their use as a parking space, for example by being able to accommodate modern sized family cars comfortably with adequate width to open the vehicle doors when inside. Historically there have been issues with inadequately sized garages (such as elsewhere in Coton Park), which can discourage their use for parking and contribute to insufficient provision. Garages should also have sufficient room in front to enable cars to be parked off the highway while the doors are opened.
- 11.4 Where alternative provision of parking is proposed, reference should be had to the Building for Life 12 design principles to help ensure well designed and effective provision. Careful consideration should also be given to the design of parking provision to avoid potential 'pavement parking' and obstruction of two-way vehicle movements on highways.
- 11.5 Cycle parking spaces should be covered and safe. The provision of less formal, but still safe, cycle parking should also be considered as part of the Green/ Blue Infrastructure network. Interesting and innovative design of the cycle parking is encouraged. Electric Charging Points for electric and hybrid vehicles are required to be provided as part of development as outlined in the parking standards in Appendix 5 of the adopted Local Plan.

12. Residential and Employment Design

- 12.1. The 2019 NPPF has a renewed focus on the importance of good design. Paragraph 130 of the NPPF makes clear that permission should be refused for development of poor design and that design standards in SPDs should be taken into account. The Design and Access statement submitted with applications should make clear how the proposal has considered this design section of the SPD.
- 12.2. Local Plan Policy SDC1 requires all development to demonstrate high quality, inclusive and sustainable design. It makes clear that new development will only be supported where the proposal is of a scale, density and design that responds to the character of the areas in which they are situated.
- 12.3. 'Building for Life 12', as referenced in the NPPF, will be used in the assessment of applications and it is advised that applicants use this to help inform layout and design. Appendix 6 contains principles for design across the site. Part A are site-wide design principles, Part B are principles for residential design and Part C principles for employment design.
- 12.4. The relationship between the residential, employment and school elements of the site must be carefully considered. A landscaping buffer will be required between the two elements as described in the biodiversity and landscape section below.

13. Landscape, Ecology and Biodiversity, and Green and Blue Infrastructure

Landscape

- 13.1. The 2006 Landscape Study (LP34 in the Local Plan Examination Library) classes the site of Coton Park East as being overall of high sensitivity, although moderate when looking at the fragility of the inherent character. It was classed as being declining in condition. The landscape type (high plateaux, village farmlands) is deemed to have low ecological sensitivity due to the area being intensively farmed. Equally, the Sustainability Appraisal carried out to support the Local Plan indicated that careful design of the site would be required in order to mitigate a significant negative effect on the landscape both in and surrounding the site.
- 13.2. As such the way in which the development is integrated into the landscape and the retention of landscape features on site is important in lessening the impact on the landscape where possible.
- 13.3. A landscape buffer, as shown on the masterplans, will be required along the M6 corridor to soften views both into and out of the site. This will also contribute to reducing noise pollution from the M6 and will mean that homes cannot be built within close proximity of the motorway.
- 13.4. Equally a landscaping buffer will be required between the employment and the residential and school elements of the site. Whether this will be positioned within the employment land or residential area will be at the discretion of the developers. The existing hedgerow along this boundary should form part of this buffer and should be protected and enhanced in line with Local Plan Policy NE3.

Ecology and Biodiversity

- 13.5. Local Plan Policy NE1 aims to ensure that development does not have a direct or indirect negative impact on sites of local importance. The sites of local importance both within and close to the allocation site are:
- The Great Central Walk Local Nature Reserve (LNR), which is an important green infrastructure corridor for biodiversity situated directly east of site;
 - Coton Park Pool Local Wildlife Site (LWS) and River Avon and Tributaries LWS which are within the allocation boundary. Coton Park Pool LWS is shown on the masterplans in the south eastern corner of the site. The River Avon and Tributaries LWS is not shown specifically on the map but follows the line of the stream running across the centre of the site; and
 - Newton Pool and Pastures LWS which is situated on the eastern side of the Great Central Walk, outside of the allocation site.
- 13.6. It is known that there are Great Crested Newts, a European protected species on the site.
- 13.7. An Ecological Assessment will need to be provided as part of any application for the site, in line with NE1, to show an assessment of potential impacts on sites of local importance has taken place. The Ecological Assessment should include a Biodiversity Impact Assessment (BIA) to assess the impacts on biodiversity. It should also look to determine the value of the existing hedgerows. This will indicate if they qualify as important under the Hedgerow Regulations or if they are used by bats or other protected or notable species.

- 13.8. The BIA would be used as a baseline to feed into a Biodiversity Offsetting Scheme which would ensure net biodiversity gains across the site.
- 13.9. The Ecological Assessment would be used to inform the size of any buffers and requirements for features such as dark corridors. For example, if there is a badger sett present, a buffer of up to 30m would be required. If there are bats present in or around the area then the buffer will need to be wide enough to comprise a dark corridor to ensure that bats could use it as a foraging and commuting route. The buffer zones should comprise semi-natural habitat due to value for biodiversity and the potential to deliver net gains for biodiversity.
- 13.10. The location of the indicative open space is important as this covers the locations of the sites of local importance and provides appropriate buffers. However, it is important that all of these sites of local importance will be protected during construction and also enhanced and managed in the long-term for biodiversity through appropriate long term habitat management plans.
- 13.11. Rugby is positioned with a Hedgehog Improvement Area as defined by the Warwickshire Wildlife Trust. Hedgehogs require porosity into and across the development and mitigation measures will be required to provide links between gardens and also links to and from public open space, encouraging colonisation and preventing habitat fragmentation.

Green and Blue Infrastructure

- 13.12. Local Plan Policy NE2 covers the requirement for development to protect existing green and blue infrastructure and provide connections to this. The Local Plan Green and Blue Infrastructure Map (extract of this below) shows the Green Infrastructure corridor which runs along the Local Wildlife Site (Great Central Walk). The indicative location of open space on the site should link onto and support this corridor while creating a new corridor which follows the line of the gas pipeline and stream across the centre of the site. The site also includes Coton Park Pool towards the Southeast corner and it should be ensured there is satisfactory linkage of the Green and Blue Infrastructure to this area too.
- 13.13. More information on the typologies of this open space can be found in the open space section of the SPD below. However, that which is adjacent to the LNR should be natural and semi-natural with the trees and hedges along this boundary retained and enhanced. Landscapes which support biodiversity such as native wildflower meadow will be encouraged.

Map Nine: Green Infrastructure Map Extract



- 13.14. There is a good network of existing hedgerows across the site. Hedgerow loss should be minimised and mitigated for and existing hedges retained where possible. It is acknowledged that some hedgerow loss for access roads and other infrastructure will be inevitable.
- 13.15. From the Warwickshire, Coventry and Solihull Green Infrastructure mapping the existing hedgerow within the existing Green Infrastructure on the site has a 'medium' connectivity score. The hedgerow within the Green Infrastructure corridors should be retained and buffered to act as a wildlife corridor and to retain and enhance this connectivity.
- 13.16. Sensitively designed lighting schemes should be provided within the Green Infrastructure and in particular along hedgerows.
- 13.17. Rugby Borough Council's Parks and Gardens department have identified that the Southern end of the allocation (South from the existing hedgerow circa Easting 452331 Northing 278136) provides an opportunity to link the existing open spaces in Coton Park to the West through to Coton Park Pool and Great Central Way to the East. This is strongly encouraged to allow connection to a wider network that will enable off road walking and cycling routes, and for biodiversity networks to be linked to prevent habitat fragmentation, helping ensure comprehensive development of the site. This will help proposals comply with the requirements of policies DS5: Comprehensive Development of Strategic Sites, DS7: Coton Park East, and NE2: Strategic Green and Blue Infrastructure of the Local Plan.

14. Open Space

- 14.1. Local Plan Policy HS4 and Appendix 4 of the Local Plan provide the requirements for open space provision on site. The indicative masterplans show the preferred locations of this space across the site.

14.2. The table below sets out the indicative open space requirement for 800 homes. These figures will be recalculated as part of the process for assessing the application to ensure they are in line with the actual number of homes as well as the mix and tenure of properties proposed for the site.

14.3. The open space is proposed to be transferred to and managed by Rugby Borough Council. Arrangements for management and maintenance will be secured as part of any Section 106 agreements.

14.4. Off-site contribution costs will be calculated at the application stage.

Figure Four: Open Space Quantum's Table

Open Space Typology	Quantity Required for 800 homes at Coton Park East (ha)
Amenity Greenspace	2.07
Natural and Semi-Natural Greenspaces	4.70
Provision for Children and Young People	0.38
Outdoor Sports - Football Pitches	0.71- To be provided as an off-site contribution
Outdoor Sports - Cricket Pitches	0.43- To be provided as an off-site contribution
Outdoor Sports - Rugby Pitches	0.6- To be provided as an off-site contribution
Allotments	Not required
Parks and Gardens	2.82- To be provided as natural and semi natural green spaces rather than parks and gardens
Total required on site	9.97

14.5. The indicative masterplans show around 8.70ha of strategic open space in total, divided between natural and semi-natural green spaces, amenity greenspace and provision for children and young people. The remainder would be provided within the development parcels.

14.6. Formal outdoor sports provision will be provided off-site. A contribution will be required for this which will be calculated as part of the application process.

14.7. Neighbourhood and Local Equipped Areas for Play (NEAPs and LEAPs) which cover 0.38ha will be required within the development as shown in the table above under 'Provision for Children and Young People'. Additional space for informal play will be required next to the equipment and will help to form a buffer between these play areas and dwellings.

14.8. The informal play space is included in the quantum of 'Amenity Green Space' in the table above.

14.9. The indicative masterplans show proposed locations for one NEAP of 0.2ha in size (plus adjacent land for informal play space). The NEAP does not need to be in this specific location. At

this stage the masterplans are indicating that a further two LEAPs of 0.09ha each (plus adjacent land for informal play space) will be required. Suitable locations and numbers of play areas will be dependent on the layout and number of dwellings.

- 14.10. A NEAP is an area of open space specifically designed, laid out and equipped for older children of relative independence who have the freedom to range further from home, but with play opportunities for younger children as well. The Council will expect the location and design for a NEAP to meet specific criteria. These can be found in Part A of Appendix 7.
- 14.11. A LEAP is an open space specifically designed and laid out with features including equipment for children who are beginning to go out and play independently close to where they live. The Council will expect the location and design for a LEAP to meet specific criteria. These can be found in Part B of Appendix 7.
- 14.12. Existing play areas in the adjacent Coton Park development are shown on the map on page 8. Access and proximity from Coton Park East to these existing play areas should be considered when deciding on the location and distribution of new play areas on the Coton Park East site.
- 14.13. Sustainable drainage can be incorporated into the quantum of natural and semi natural open space where these are part of a larger usable area. However larger features such as ponds cannot be included as open space. The location of sustainable drainage features will need to be carefully considered. The safety of residents, especially children will need to be protected. The size of attenuation basins can be minimised by providing storage for runoff throughout the development (such as underneath permeable paving and swales), which can help ensure attenuation basins are shallow features for the benefit of safety and future

15. Heritage

- 15.1. There are some identified heritage assets outside of the site. Coton House is a grade 2* listed building around 560m away from the northern edge of the site across the M6 motorway. The application will need to include an assessment of potential impacts on this asset and its setting. In addition, there are two grade 2 listed buildings within the village of Newton that should be considered. These are the Stag and Pheasant Public House, and Home Farmhouse and attached Stable Block.
- 15.2. The Local Planning Authority will require information with the application which assesses whether the site has the potential to affect heritage assets with archaeological interest. Trial trenching has been undertaken in certain areas of the site. This has identified some significant archaeological features dating to the Late Iron Age and Roman periods on the site. An appropriate strategy to mitigate any potential impacts on archaeological features will be required in line with national policy.
- 15.3. Warwickshire County Council's Archaeology department have advised that an archaeological evaluation (including geophysical survey and trial trenching) should be undertaken across those parts of the site that have not yet been subjected to such. This will be necessary in order to part to provide sufficient information so adequate assessment of the application (in respect of archaeology) can be done.

16. Noise, Odour and Lighting

- 16.1. The M6 motorway is located directly north of the site. This will create noise impacts for dwellings, the school or schools and the employment area within a certain proximity of the road. The Sustainability Assessment for the Local Plan indicated there may be a significant negative impact due to noise pollution.
- 16.2. Local Plan Policy SDC1 requires that living conditions of existing and future neighbouring occupiers are safeguarded. This includes the impacts of noise, odour and lighting.
- 16.3. A Noise Impact Assessment will be required with the application in order to understand the potential impact on the employment areas, the school and residential dwellings. Mitigation measures will need to be included where the impacts are unacceptable. The Council will require The Noise Impact Assessment to consider a range of criteria. These are set out in Appendix 8.
- 16.4. Odour control may be required for certain businesses, such any falling with A3, A4 or A5. This will be considered as part of applications.
- 16.5. External lighting will need to be installed to ensure no glare or excessive light spill affects any other properties on or off the development site. Information can be obtained from the Institute of Lighting Engineers on types and positioning of lighting to minimise off site effects and impacts on ecology.

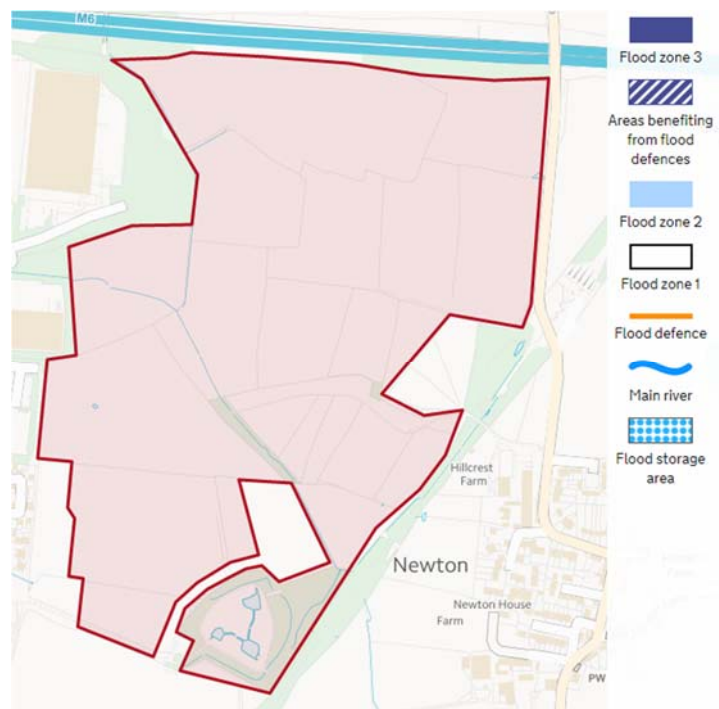
17. Contaminated Land

- 17.1. Historic maps of the periods 1900-1906 and 1915-1931 show a former gravel pit to eastern edge of site however no details are available as to what material was used to fill it in. Large amounts of the site are historically agricultural and ponds occur as features on historic maps from 1951-1980. There is a historic landfill outside of the site to north, on the other side of M6, which would be within 250m of the North Eastern edge of site. The site is bounded to the east by a pathway which was the London and North Eastern Railway and this appears to have consisted of cuttings and embankments – identified as the Great Central Walk on maps from 1990 onwards. Having regard to this and the change of land use a contaminated land assessment will be required.

18. Flooding and Sustainable Drainage

18.1. The map below is taken from the government flood map for planning and shows the entirety of the site to be within flood zone 1 with no main rivers in close proximity to the site. The government describes flood zone 1 as having a low probability of flooding from rivers and the sea. Due to the size of the site being over 1ha a flood risk assessment (FRA) will still be required to accompany planning applications for the site.

Map Ten: Flood Zone Map



18.2. This map is at national scale and as such doesn't take into account the smaller watercourse which runs across the site. On the masterplans the watercourse sits entirely within the open space and this, where possible, should remain the case for the open space layout in planning applications for the site. WCC, as the Lead Local Flood Authority have recommended a site-wide hydraulic modelling study of the watercourses passing through the development to later inform site-specific Floor Risk Assessments. In addition, the LLFA advise they will require an easement of 8 metres along each side of the watercourse that should be free from built development.

18.3. Sustainable drainage systems are required in all major developments. Local Plan Policy SDC6 covers the requirements for sustainable drainage and will need to be complied with. The LLFA, also recommend referring to best practice documents including The SuDS Manual and the LASOO Guide. WCC also have a guidance document on their website which gives advice on high quality features that can be included in the design of sustainable drainage which should be consulted. Developers are encouraged to contact the LLFA at the earliest opportunity to discuss requirements.

- 18.4. Where possible, sustainable drainage features should incorporate biodiversity functions as well as drainage and flood risk functions. For example, this could include waterbodies that hold water all year round and native species planting. There are known great crested newt populations on site so creation of new sustainable drainage features could be important for this species.
- 18.5. A comprehensive Sustainable Drainage strategy should accompany an application(s) to ensure the drainage and run off from the varied uses on the allocation do not have an unacceptable cumulative impact. The effects of drainage on the wider allocation will need to be considered if it is not possible to submit a single strategy for the whole allocation area. The different uses within the allocation may require different levels of surface water treatment and this should be carefully considered. Sustainable drainage features must be located outside of the flood plains for the watercourse and should be outside any surface water outlines within the site.
- 18.6. The latest Strategic Flood Risk Assessment (SFRA) forms part of the evidence base for the Local Plan. This shows several narrow bands of surface flooding across the site. The government’s flood risk map for surface water provides a more up to date map, shown below. This shows a band of high risk following the line of the watercourse with areas of medium and low risk in close proximity to this. The south eastern corner of the site contains the majority of the areas at risk, however much of this is shown within the open space on the indicative masterplan. If the masterplan changes substantially the alternative use of this land would need to be carefully considered. Buildings should be avoided in high areas of surface water risk.

Map Eleven: Flood Risk from Surface Water Map



- 18.7. The Planning Advice for surface water in Rugby provided in the SFRA requires site layout and design to consider surface water flow paths. This should be incorporated into the application’s FRA. Surface water runoff from all new developments should be attenuated to the greenfield runoff rate for equivalent rainfall events, up to and including the 1% AEP (1 in 100 year) plus climate change return period event. Finally, the SFRA states that infiltration measures are the

preferred means of surface water disposal, further information on this is included in Local Plan Policy SDC6 and its supporting text.

- 18.8. Landowners and/or developers are encouraged to work together to provide specific pieces of evidence across the whole allocation. The FRA should be site wide in order to understand the flood risk both to and from this large-scale site with particular consideration of those parcels adjacent to the site that are currently being developed. A site wide document will also allow for the cumulative effect and the phasing of the development to be taken into account.
- 18.9. In relation to sewerage drainage, Severn Trent strongly encourage developers to contact them at the earliest opportunity to agree the drainage strategy and to understand if any improvement works are required to accommodate the development.
- 18.10. Construction Management Plans for individual parcels will need to include suitable boundary treatments along the outside of the parcel to cut off surface water and manage flows until the adjacent parcel is developed. Additionally, measures must be put in place to manage run-off and silt during construction and drainage systems must be cleared before occupation. Adequate access to the site should be ensured prior to development to avoid obstruction and congestion to nearby properties and businesses.

19. Air Quality

- 19.1. The site of Coton Park East sits within an Air Quality Management Area. Given the scale of housing and industrial and commercial buildings allocated there will be an impact on air quality to consider. Landowners and/or developers are encouraged to work together to provide specific pieces of evidence across the whole allocation; evidence on air quality should be for the whole allocation.
- 19.2. In line with Local Plan Policy HS5, an initial traffic assessment is necessary to determine the new and/or changed combined light and heavy duty vehicle flows. A detailed Air Quality Assessment is required, having regard to the EPUK and IAQM Guidance on Planning for Air Quality.
- 19.3. There are already existing concerns with regard to the air quality in the Rugby area. Air quality targets are presently being exceeded around the gyratory and are close to being exceeded on Newbold Road, both of which are to the south of this development. It is likely that some of the traffic will use the A426 and local roads to travel into Rugby or beyond. Impacts on traffic flows, such as an increase in standing or stop/start traffic which could result from this development should be considered for modelling purposes and so far as feasible, alterations to local bus networks that could occur.

20. Utilities

- 20.1. Local Plan Policy SDC9 requires broadband to be provided in new developments.
- 20.2. Western Power has noted that capacity in the area may be limited. It is strongly encouraged that developers engage with Western Power at an early stage in order to ensure required works are carried out.

20.3. The Water Cycle Study, published as part of the Local Plan evidence base, states that there are some network constraints that are identified and upgrades will be required in order to support growth up to 2021. As above, it is strongly encouraged that developers engage with Severn Trent at an early stage in order to ensure required works are carried out.

20.4. Potential disruption to power, water and communications will need to be carefully considered to avoid adversely affecting nearby properties and businesses.

21. Community, Safety & Health

21.1. Local Plan Policy HS2 requires sites providing over 150 dwellings where the site area is 5ha or above to submit a Health Impact Assessment Screening Report and a full Health Impact Assessment where the screening indicates that significant impacts on health and wellbeing would arise from the development.

21.2. The Infrastructure Delivery Plan (IDP) requires the following infrastructure for Coton Park East. Indicative costs are provided in the IDP and these will be updated as part of the application process:

- A contribution to support library services;
- Premises expenditure to cater for 3 police staff;
- Start up and personal equipment for 3 additional police staff;
- Additional police vehicles;
- An off-site contribution to GP provision contributions; and
- Contributions towards costs for projects at The Hospital of St Cross and University Hospital Coventry.

21.3. Infrastructure requirements for the site will form the basis for the Heads of Terms for the S106.

22. Viability

22.1. Where, in the opinion of a developer, their proposed development cannot meet Local Plan policy requirements and the requirements of this SPD, the developer is required to robustly demonstrate that the development is clearly unviable by submitting a financial viability assessment (FVA) to the local planning authority. An FVA will normally be submitted with the planning application for the proposed development scheme and must in any event be submitted well in advance of determination of that planning application.

22.2. All FVAs submitted by developers should contain the following information with supporting evidence:

- a summary of the main assessment assumptions (evidenced from an independent expert or source);
- site or building acquisition cost and existing use value;
- construction costs and programme;
- fees and other on costs;

- projected sale prices of dwellings/non-residential floorspace;
- details of discussions with registered providers of affordable housing (if relevant) to inform the value of affordable housing assumed within the FVA;
- gross and net margin;
- other costs and receipts;
- other relevant information dependent on the nature of the obligation(s) under discussion
- a summary clearly setting out the reasons that make a development proposal unviable; and
- a request to vary planning obligations and/or affordable housing requirements from those set out in the Local Plan and this SPD and stating the proposed level of obligations, demonstrating why they are the maximum that can be provided.

22.3. The FVA will be scrutinised by the Council with advice from a suitably qualified external consultant and the reasonable cost of this external consultant is to be met by the developer who has submitted the FVA. If material changes are made to an application after submission that could affect scheme viability, a revised FVA will be required.

23. Submission Documents

23.1. Several documents should be submitted as part of an application for development on the site in order to aid assessment of the proposal and avoid delay. These have been referred to throughout this SPD but are listed here for completeness. This list is not designed to be exhaustive, other information or studies may be required by the case officer:

- Air Quality Assessment;
- Archaeological Assessment;
- Construction Management Plan;
- Contaminated Land Assessment;
- Design and Access Statement;
- Ecological Assessment including a Biodiversity Impact Assessment;
- Health Impact Assessment Screening Report and full Health Impact Assessment if required;
- Heritage Statement;
- Landscape and Visual Impact Assessment;
- Noise Impact Assessment;
- Proposed Heads of Teams for Section 10 Agreement;
- Site-wide Drainage Strategy;
- Site-wide Flood Risk Assessment;
- Statement of Compliance with this SPD;
- Transport Assessment; and
- Transport Plan (Only required for full application for the school).

Appendices

Appendix 1- Local Plan Policy DS7

Policy DS7: Coton Park East

This development site, as shown on the Policies Map, is allocated to provide around 800 dwellings and 7.5 ha employment land. Proposals for development within the allocation site should be informed by the Coton Park East Masterplan SPD.

Employment development at this location should be provided to meet the qualitative demand for smaller units in the range of 5,000 - 50,000 sq.ft, in B1c, B2 and ancillary B8 employment uses.

Within the broad locations identified in the Coton Park East Masterplan SPD, provision of the following facilities must be made:

- A local centre that contains one form entry primary school, with the flexibility to increase to two form entry if demonstrated necessary. This may be provided as part of an all-through school if the need for a secondary school on-site is deemed to be necessary;
- A comprehensive Green Infrastructure Network, which protects, enhances and links into adjacent networks and utilises existing habitats where possible, particularly those present at the disused Great Central Railway local nature reserve;
- On-site and off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council and Highways England;
- Provision of a direct, high quality public transport link between the site, the railway station and the town centre;
- Provision of a comprehensive cycle and footpath network to link residential areas with key on-site facilities and to service centres and community facilities located in existing adjacent development areas;

Secondary school provision for Coton Park East is to be provided off-site through the expansion of existing secondary schools in Rugby to which a financial contribution will be required to provide for the school places generated by the development and pupil transportation. However, in order to safeguard provision for the eventuality that the capacity is not available at existing schools, an 8.5ha parcel of land is to be reserved on-site for a combined primary and secondary school. The location of this parcel of land has been identified on the policies map. The 8.5ha parcel will be reserved for a period of 12-24 months from the date of Local Plan adoption. After this time if the local planning authority does not require the land for a secondary school the land will be released for provision of the primary school and for residential use.

Further onsite and offsite infrastructure requirements will be determined through the application of other policies in this Local Plan and in line with the requirements set out in the IDP.

Rugby Borough Council will not support ad hoc or piecemeal development which is contrary to the aims of this policy.

Coton Park East is a sustainable and deliverable extension to the town of Rugby. The site is located adjacent to a previous but now well established extension to the north of the town and represents the final stage of the comprehensive development of this area.

Development of Coton Park East produces a series of opportunities that will benefit the community local to the area and the wider town. For example, the provision of a new primary school on the Coton Park East site will bring benefit to new and current residents. The delivery of smaller employment units and sites to the north of the site will ensure this qualitative employment is met, continuing the development typology seen at Central Park.

The site is adjacent to an existing nature reserve which will be protected and enhanced through the allocation of this urban extension. There is potential for this area to be improved both in terms of protection of the habitats which exist and also for improved access for both existing residents of Rugby town and future residents of the new development.

The location of Coton Park East adjacent to previous Local Plan allocations for residential and employment development means that the immediate infrastructure requirements for the urban extension are already in place. Work undertaken as part of the SHLAA in partnership with the promoters of the site has demonstrated that the totality of the extension is developable and deliverable within a comparatively short timeframe. As such Coton Park East is required to be phased into the overall housing trajectory so that residential development commences in 2019.

Policy DS7 contains what is considered to be the approximate development capacity of the site whilst ensuring the sustainable delivery of the extension. The specific infrastructure requirements are detailed in the Infrastructure Delivery Plan, which has been informed by service providers such as Warwickshire County Education, Highways Agency, Rugby Borough Council and the promoters of the land.

Appendix 2- Local Plan Policy DS5

Policy DS5: Comprehensive Development of Strategic Sites

Proposals for the development of strategic sites of over 100 dwellings should be supported with information outlining how the specific characteristics of each site have been considered in the masterplanning, design and viability assessments of proposals.

More specifically, proposals for strategic sites must include:

- Provision of and/or connection to a direct, high quality public transport link between the site and key transport hubs such as railway stations and the town centre;
- Provision of and/or connection to a comprehensive cycle network to link residential areas with the key on-site facilities, such as schools and community buildings, and comprehensive connections to existing adjacent developed areas;
- Further on-site and off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council and the Highways Agency;
- Provision of and/or contribution to community facilities such as schools, community buildings and sports facilities;
- Comprehensive onsite Green Infrastructure Network, utilising existing habitats where possible, which links to adjacent networks;

The specific characteristics of each site will determine how these requirements will be met. This will be influenced by constraints, and the masterplanning, design and viability, where relevant policies in this Local Plan apply.

Further onsite requirements are determined through the application of other relevant policies in this Local Plan.

The achievement of sustainable development is the central principle of this Local Plan. For larger sites, the achievement of sustainable development is complicated by the fact that sites are often within multiple land ownership, and this Policy DS5 therefore seeks to ensure that development on such sites comes forward within the context of an appropriate comprehensive scheme. Without a comprehensive development scheme, the delivery of infrastructure and services cannot be guaranteed or properly integrated into the area. Further, incremental proposals which do not take sufficient account of proposals for the whole site are less likely to deliver a high quality, integrated development which can build a strong sense of place.

Any masterplan SPD or subsequent development briefs will clearly demonstrate how the mix of uses and infrastructure requirements set out in Policies DS3 (residential allocation) and DS4 (employment allocation), and articulated within the Infrastructure Delivery Plan and on the Policies Map, will be

planned for and delivered to ensure the development is sustainable and meets the Policies set out elsewhere in this Local Plan.

EQUALITY IMPACT ASSESSMENT (EqIA)

Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
 - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
 - advancing equality of opportunity between people who share a protected characteristic and those who do not,
 - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
 - age
 - disability
 - gender reassignment
 - marriage/civil partnership
 - pregnancy/maternity
 - race
 - religion/belief
 - sex/gender
 - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published online.
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:
Minakshee Patel
Corporate Equality & Diversity Advisor
minakshee.patel@rugby.gov.uk
Tel: 01788 533509

Equality Impact Assessment

Service Area	Development Strategy
Policy/Service being assessed	Coton Park East Masterplan Supplementary Planning Document
Is this is a new or existing policy/service? If existing policy/service please state date of last assessment	This is a new planning document which will sit beneath the new Local Plan
EqIA Review team – List of members	Victoria Chapman – Development Strategy Manager Martin Needham - Senior Planning Officer
Date of this assessment	19 th November 2019
Signature of responsible officer (to be signed after the EqIA has been completed)	

A copy of this Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Advisor.

If you require help, advice and support to complete the forms, please contact Minakshee Patel, Corporate Equality & Diversity Advisor via email: minakshee.patel@rugby.gov.uk or 01788 533509

Details of Strategy/ Service/ Policy to be analysed

<u>Stage 1 – Scoping and Defining</u>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	The document is a planning document which sits beneath the Local Plan. It will assist in the comprehensive and timely delivery of housing, employment land and school(s) on the Coton Park East site allocated in the new Local Plan
(2) How does it fit with Rugby Borough Council’s Corporate priorities and your service area priorities?	It primarily fits in with priorities on: Ensuring residents have a home that works for them and is affordable; Enhance our local, open spaces to make them places where people want to be; and Promote sustainable growth and economic prosperity. It meets our service area priorities as this is a document required by the Local Plan Inspector and written into Policy DS7 of the new Local Plan.
(3) What are the expected outcomes you are hoping to achieve?	The document will be used to assist developers and planning officers to ensure comprehensive and timely delivery on the Coton Park East site.
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> • Customers • Employees • Wider community or groups 	All three groups may benefit from the adoption of the document. The document has been subject to public consultation and following the comments received from this, a final version has been prepared for adoption.
<u>Stage 2 - Information Gathering</u>	
	As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, eg service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).

(1) What does the information tell you about those groups identified?	As the site will provide new housing and employment opportunities it is difficult to pinpoint a specific group who will benefit. The site will include a primary school and land is safeguarded for a secondary school which may be of benefit to existing residents.
(2) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement? If yes, what were their views and how have their views influenced your decision?	A public consultation was carried out between 25 th June 2019 to 6 th September 2019. Comments received are summarised in the Consultation Statement.
(3) If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.	

Stage 3 – Analysis of impact

<p><u>(1) Protected Characteristics</u> From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination?</p> <p>If yes, identify the groups and how they are affected.</p>	RACE	DISABILITY	GENDER
	MARRIAGE/CIVIL PARTNERSHIP	AGE	GENDER REASSIGNMENT
	RELIGION/BELIEF	PREGNANCY MATERNITY	SEXUAL ORIENTATION

<p><u>(2) Cross cutting themes</u> (a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how?</p> <p>(b) Are your proposals likely to impact on a carer who looks after older people or people with disabilities? If yes, please explain how?</p>	<p>The SPD reiterates the Local Plan requirement for 30% affordable housing which will support a mixed community and is likely to have a positive impact on social inequality.</p> <p>The SPD is unlikely to have an impact on a carer who looks after older people or people with disabilities.</p>
<p>(3) If there is an adverse impact, can this be justified?</p>	
<p>(4) What actions are going to be taken to reduce or eliminate negative or adverse impact? (this should form part of your action plan under Stage 4.)</p>	
<p>(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?</p>	<p>The SPD aims to provide a mixed community through reiterating the Local Plan requirements for mixed housing types and the provision of affordable housing on site. A school or schools on site also allow for different sections of the community meet and mix.</p>
<p>(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?</p>	<p>See above answer question 5</p>
<p>(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?</p>	<p>The price of dwellings will be a potential barrier for some considering moving to the new development. The Local Plan tries to overcome this by setting a requirement for the proportion of homes which need to be affordable and by setting a required mix of house sizes.</p>

<u>Stage 4 – Action Planning, Review & Monitoring</u>																														
<p>If No Further Action is required then go to – Review & Monitoring</p> <p>(1)Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.</p>	<p>EqlA Action Plan</p> <table border="1" data-bbox="891 504 2130 730"> <thead> <tr> <th data-bbox="891 504 1135 580">Action</th> <th data-bbox="1135 504 1379 580">Lead Officer</th> <th data-bbox="1379 504 1626 580">Date for completion</th> <th data-bbox="1626 504 1877 580">Resource requirements</th> <th data-bbox="1877 504 2130 580">Comments</th> </tr> </thead> <tbody> <tr> <td data-bbox="891 580 1135 619"></td> <td data-bbox="1135 580 1379 619"></td> <td data-bbox="1379 580 1626 619"></td> <td data-bbox="1626 580 1877 619"></td> <td data-bbox="1877 580 2130 619"></td> </tr> <tr> <td data-bbox="891 619 1135 657"></td> <td data-bbox="1135 619 1379 657"></td> <td data-bbox="1379 619 1626 657"></td> <td data-bbox="1626 619 1877 657"></td> <td data-bbox="1877 619 2130 657"></td> </tr> <tr> <td data-bbox="891 657 1135 695"></td> <td data-bbox="1135 657 1379 695"></td> <td data-bbox="1379 657 1626 695"></td> <td data-bbox="1626 657 1877 695"></td> <td data-bbox="1877 657 2130 695"></td> </tr> <tr> <td data-bbox="891 695 1135 730"></td> <td data-bbox="1135 695 1379 730"></td> <td data-bbox="1379 695 1626 730"></td> <td data-bbox="1626 695 1877 730"></td> <td data-bbox="1877 695 2130 730"></td> </tr> </tbody> </table>					Action	Lead Officer	Date for completion	Resource requirements	Comments																				
Action	Lead Officer	Date for completion	Resource requirements	Comments																										
<p>(2) Review and Monitoring State how and when you will monitor policy and Action Plan</p>	<p>If adopted the SPD will be a reference for planning applications which will seek compliance with the document. Level of affordable housing and overall development of the site will be checked via annual monitoring functions.</p>																													

Please annotate your policy with the following statement:

‘An Equality Impact Assessment on this policy was undertaken on (date of assessment) and will be reviewed on (insert review date).

Appendix 4- Strategic Environmental Assessment Screening Report.

Introduction

This report has been produced to determine the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (EAPP Regulations).

The purpose of the document is to undertake a screening assessment that meets the requirements of the European Legislation, applied in the UK through the Environmental Assessment of Plans and Programmes Regulations (S.I. 1633). The Regulations do not require an assessment of the planning merits of the case, rather it is to determine whether or not Strategic Environmental Assessment is required. This is a separate process to considerations under the planning process.

The policy framework for the Coton Park East Masterplan Supplementary Planning Document (SPD) is the Local Plan which was adopted on the 4th June 2019.

The SPD will be subject to public consultation in accordance with the relevant regulations and in line with the council's Statement of Community Involvement.

Criteria	Assessment	Significant environmental effect (positive or negative)?
1. The characteristics of plans and programmes, having regard to:		
(a) The degree to which the SPD sets a framework for projects and other activities, either in regard to location, nature, size and operating conditions or by allocating resources.	The SPD sets out the Council's approach to how development should come forward including phasing and developer contributions. It adds detail to the framework for development set out in Local Plan policy DS7. To this end it cannot by its nature provide for development that exceeds the intentions of the Local Plan and instead provides the details associated with the requirements for future development of the site. The SPD does not allocate resources but it does provide guidance on where land uses (and their associated resources) should be directed. Overall, however, it does not set a framework, only adding detail to existing policies.	No
(b) The degree to which the plan or programme influences other plans and programmes including those in the hierarchy.	The SPD supplements the policies of the Local Plan by adding further detail. The SPD does not influence other development plan documents and is in general conformity with the development plan.	No
(c) The relevance of the plan or programme for the	SPDs are required, by virtue of the fact they must be supplementary to an	No

integration of environmental considerations in particular with a view to promoting sustainable development.	adopted policy help achieve sustainable development. This includes environmental sustainability, as one of the three pillars identified in the NPPF. The primary objective of the SPD is to plan positively and achieve a sustainable level of growth whilst maintaining both the built and natural environment, taking into account on site constraints and ensuring development is comprehensive. This is in accordance with the NPPF. The SPD will add detail, but not fundamentally have a negative effect environmentally.	
(d) Environmental problems relevant to the plan or programme.	Policy DS7 of the Local Plan has been subject to a Sustainability Appraisal process. The detail associated with the SPD will successfully manage the introduction of development to the extent that any residual environmental issues will be mitigated against sufficiently.	No
(e)The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The SPD is not relevant in this instance, as the matters described are guided by higher level legislation. Instead, the policies of the Local Plan must have regard to these matters and seek to ensure that any development it promotes does not compromise the objectives of higher level strategies.	No
2. The characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a)The probability, duration, frequency and reversibility of effects	Once development has started then the nature of the land will be changed and will not be reversible. However, the principle of developing the area for residential will have been established through the adoption of the Local Plan policy, not the SPD. Since the SPD itself does not allocate land or formulate policies for this land, the effects of the SPD are not considered significant.	No
(b) The cumulative nature of the effects	The principle of developing the area for residential use will have been established through the adoption of the Local Plan policy, not the SPD. Since the SPD itself does not allocate land or formulate policies for this land, the effects of the SPD are not considered significant.	No

(c)The transboundary nature of the effects	In context the SPD is seeking to manage future development by listing requirements that assist in developing the area in the most sustainable manner possible. It is unlikely that the SPD will have any sort of significant transboundary effect, taken primarily to mean impacting on another EU member state, as defined in the EIA Regulations. Even if 'transboundary' were to be defined as impacting on the jurisdiction of other administrative areas within the UK (for example between parishes or boroughs) the effect would be minimal in both instances.	No
(d)The risks to human health or the environment (for example, due to accidents)	It is highly unlikely that the SPD will give rise to any significant instances of risk to human health. It principally proposes the delivery of residential development by way of a policy that seeks to ensure that the impacts of development are successfully mitigated, thereby allowing development to go ahead.	No
(e)The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	As identified above it is highly unlikely that any environmental effect brought about by the SPD will be of any magnitude or impact on any area of scale. It is particularly important to remember that the SPD does not allocate land for development and it is merely supplementary to a Local Plan policy.	No
(f)The value and vulnerability of the area likely to be affected due to (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land use.	The SPD has been developed with input from Ecologists, Archaeologists and Historic Environment specialists at Warwickshire County Council who have raised no concerns but have requested safeguards be put in place such as trial trenching to check for signs of historic importance. This SPD is not setting these requirements, they would be required as part of the Development Management process, but is highlighting the need for these at an earlier stage to ensure comprehensive delivery of the site. As such the SPD itself will not be cause of any impacts.	No
(g)The effects on areas or landscapes which have a recognised national, Community or international protection status.	There are no designations relating to national or international protection status. There is a Local Wildlife Site running to the East of the site and two within the site. The SPD contains	No

	provisions for protection of these areas. As long as subsequent planning application adhere to the principles of the SPD, the effects in this category are unlikely.	
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As a result of the assessment set out above it is the view of the responsible body, Rugby Borough Council, that the SPD will not give rise to any significant environmental effects and therefore an SEA is not required.

Appendix 5- Location and Design Principles for Education

Part A

The Local Education Authority will expect the location of the school to meet the following criteria or to provide appropriate mitigation where this is not possible:

- The school site should be a flat, useable space which ideally should be square or rectangular;
- The ground should be broadly level and should be level with surrounding areas, in particular with suitable points of vehicular and pedestrian access. It is acknowledged that for Coton Park East an entirely flat site may not be possible. The indicative location of the primary and or secondary schools is on an area which varies in height less than other parts of the site. This should allow for a flat site to be provided however it may be the case that the site is stepped. This will need to be discussed with WCC as early as possible;
- The land should have at least 30cm of clean topsoil and should not be liable to flooding;
- The land should not be crossed by any public rights of way and should not be bounded or crossed by any power lines. It should be a sufficient distance from gas lines based on advice from the HSE;
- The site should be free from protected species;
- The soil and water table should be free of contamination and the site should not be affected by ground gases or vapours;
- The site should be outside any current or proposed sources of 55db LAeq (30 min) noise source or contour;
- The site is free from invasive plants such as Japanese knotweed;
- The site is not affected by potential sources of light pollution;
- The site is a sufficient distance away from land uses that could cause public anxiety including potentially dangerous employment uses such as chemical storage, storage of live viruses, phone or radio masts and transmitters or major sources of dust or strong odours; and
- The site is free from any encumbrances that may need to be removed such as spoil and fly tipping, certain trees and any void spaces including well, sumps and pits.

Part B

The Local Education Authority will expect the location of the school to meet the following criteria:

- The primary elevation of the school should provide an identifiable focal point;
- The indicative location for the school is on a higher area of the site and as such if the school remains in this location, it is recommended that the building height should be restricted to 15m, or three storeys, in order not to dominate the area;
- Structural landscaping should ensure privacy between the school grounds and residential properties;
- Safe pedestrian crossings should be provided on all streets which have access to the school; and
- The school should be set back from the highway.

Appendix 6- Design Principles

Part A

Site-wide design principles:

- The layout and design of the development should be coherent with that of the existing Coton Park development in order to ensure that Coton Park East is sympathetic to local character and maintains a strong sense of place;
- The topography of the site is undulating. The character of this land should be maintained and development should respond to changes in topography, with building form stepping down slopes rather than large areas of land being flattened. The use of significant retaining walls should be avoided; and
- If more than two applications covering the residential areas of the site are to be submitted a design code may be required to ensure coherent design across the site.

Part B

Residential design principles:

- The density of residential development should sit broadly in line with that of Coton Park. Individual residential parcels in Coton Park vary in density between around 24 and 37 dwellings per hectare (dph). This has been calculated from the outline of each residential parcel and as such does include the internal roads. This doesn't include any large areas of open space or play;
- Higher densities (up to around 36 dph) would be appropriate toward the south of the Coton Park East site where it meets the existing Coton Park development. Higher densities will also be appropriate alongside the primary roads which will provide quick access to bus routes. The density will be expected to drop to lower densities (up to around 30 dph) to the east of the site where it borders the Local Nature Reserve and along the Green Infrastructure corridor across the centre of the site;
- Affordable housing should be well integrated with market dwellings and housing types and sizes should be varied across the site;
- Housing should be laid out to create a variety of frontages which could include stepped, staggered and consistent. This will add character and interest to the street scene and allow different areas of Coton Park East to form their own identifies. Layouts should ensure that housing looks out onto the areas of open space and doesn't leave blank or boundary walls adjacent to these areas. Rear gardens should not back onto the LNR or LWS. As well as providing overlooking and increased safety this will reduce the risk from people tipping garden waste or compost over the fences into these important sites;
- Dwellings should be of a high quality design and include features of architectural interest which contribute to create a place which is both visually attractive and adds to the overall quality of the area. Features could include, but are not limited to, functional porches (not decorative), chimneys, dormer windows which complement the design and bay windows. The highest quality materials should be used on the most prominent buildings. These will be those which form gateways into each residential plot or those which are highly visible from multiple views such as corner plots;
- Primary entrances to buildings should be visible from the public realm with active frontages created along main routes and spaces;

- Corner plots should positively address both sides to avoid blank walls facing out onto the street;
- Privacy should be maintained through the application of the 45 degree rule for habitable rooms, by ensuring garden depth is a minimum of 10m and by allowing a minimum of 20m between windows of separate properties;
- To avoid loss of daylight and sunlight there should be at least 14m between a wall with windows and a blank 2 storey wall and 12m between a wall with windows and a blank single storey wall. This applies to the walls of garages and outbuildings as well as dwellings;
- Side boundaries should be constructed in brick to provide continuity with the main built form. Rear boundaries can be brick or fenced. Both should have a landscaping buffer of at least 0.5 metres where they are adjacent to the highway;
- There are a wide variety of materials used in the construction of dwellings at Coton Park and Coton Park East should look to use materials which match these. The use of different materials is important to ensure that interest and character are added to the street scene. Material types may tie in with different character areas created across the site to ensure that areas have their own identity;
- Development designs that facilitate the use and help the retention of parking spaces will be encouraged. This may for example include generously sized spaces, or using a large single garage door instead of two single doors on a double garage; and
- Appropriate bin storage should be provided for all dwellings.
- Opportunities should be taken to incorporate renewable and low carbon technologies into the design of the development, such as solar panels and ground source heat pumps.

Part C

Employment design principles:

- The maximum height will be determined through the Landscape Visual Impact Assessment which will need to consider the proximity to the residential area, impacts on heritage assets to the north of the M6 and the topography of the site. It is anticipated that the maximum height of employment buildings will not exceed the height of buildings along Castle Mound Way ; and
- Within the employment area front elevations to buildings should be visible from the public realm with active frontages created where possible.
- The use of solar panels on the roofs of the employment buildings is strongly encouraged, as well as the incorporation of other renewable and low carbon technologies, in the interests of sustainability and combatting climate change.

Appendix 7- Criteria for Neighbourhood Equipped Area for Play (NEAP(s)) and Locally Equipped Area for Play (LEAP(s))

Part A

The Council expects the location and design of a NEAP to meet the following criteria:

- It should be within a 15 minutes walking time from home. Given the size and shape of Coton Park East it is likely that one NEAP centrally located would ensure all homes will be 15 minutes from a NEAP;
- It should have a minimum activity zone of 1000 sqm comprising of an area for play equipment and a hard surfaced area of at least 465 sqm (this is the minimum needed to play 5 a side football) for ball games or wheeled sports. Adequate space to allow children to generally be active and play 'chase' type games;
- It should be positioned beside a well-used pedestrian route, and overseen;
- It should occupy a well drained reasonably flat site surfaced with grass and hard surfaced areas, with impact absorbing surface beneath and around play structures as appropriate;
- It should be designed to provide a stimulating and challenging play experience with a minimum of 9 play experiences and at least 8 types of equipment;
- It should have a multi-games area (MUGA) consisting of a hard surface for ball games and wheel sports, a shelter for meeting and socialising, seating and litter bins;
- A buffer zone of 30m should separate the activity zone from the boundary of the nearest property; and
- The specification should be based on RBC's Play Strategy and Field in Trust guidelines.

Part B

The Council expects the location and design of a LEAP to meet the following criteria:

- It should be within 5 minutes walking time from home. The optimum location and distribution of the three play areas (One NEAP and a minimum of two LEAPs) would ensure that the majority of homes are within a 5 minute walk to a play area;
- It should have a minimum activity zone of 400 sqm with adequate space to allow children to generally be active and play 'chase' type games
- It should be positioned beside a well-used pedestrian route and overseen and occupy a well-drained reasonably flat site surfaced with grass or hard surface and impact absorbing surface beneath and around play structures as appropriate;
- It should be designed to provide a stimulating and challenging play experience. It must include a minimum of 6 play experiences and at least 5 types of equipment as well as seating and litter bins;
- It should have a buffer zone of 20m between the activity zone and the habitable room elevation of the nearest property and a buffer zone of 10m between the activity zone and the boundary of the nearest dwelling; and
- The specification should be based on RBC's Play Strategy and Field in Trust guidelines.

Appendix 8- Required considerations for a Noise Impact Assessment

- Noise from existing industrial or commercial operations or sites with permission or under consideration. Noise from transport sources including the M6, A5 and local roads. According to ENDS noise data approximately the northern upper third of site is affected by night time noise of 55.0-59.9dB Lnight value or above, with over half the site showing as 55.0-59.9dB LAeq 16 hr or above;
- Noise from the new development that could have an adverse impact upon existing sites, sites with permission or under construction or those that form part of the Coton Park East development itself. This would include noise from traffic ingress and egress. Hours of operation including restrictions on deliveries and or collections may be appropriate where spatial or other acoustic treatments are likely to prove insufficient;
- Assessments would need to have regard to relevant standards including BS4142 and BS8233 and consider the protection of outdoor amenity;
- The school(s) will need to consider the amended issue of Building Bulletin 93 which provides minimum acoustic performance standards for school buildings;
- Outdoor play areas, outdoor sports areas or all weather pitches (MUGA's or similar) will need site specific consideration. MUGA's in particular can cause significant noise impact and complaints about noise and lighting and should be as far from residential properties as possible, suitably screened and may need an hours of use restriction;
- Guidance documents including 'ProPG: Planning and Noise' recommend spatial layout and the use of buffer zones between residential and industrial or commercial uses should be considered to minimise disturbance and the likelihood of complaints.

Appendix 9 - Glossary

Term	Description
<p>Affordable Housing</p>	<p>Housing, for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> a) Affordable housing for rent: meets all of the following conditions: <ul style="list-style-type: none"> (a) the rent is set in accordance with the Government’s rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of planning preparation or decision-making. Income restrictions should be used to limit a household’s eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less. c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, either low cost homes for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing

	provision, or refunded to Government or the relevant authority specified in the funding agreement.
Air Quality Management Areas	Designation made by Local Authority where assessment of air quality requires action plan to improve the air quality.
Air Quality Neutral	Emissions from the development proposal being no worse, if not better, than those associated with the previous use.
Development	Development is defined under the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”.
Development Plan Documents (DPDs)	Planning policy documents which make up the Local Plan.
Evidence base	An evidence base is the evidence that any development plan document, especially a core strategy, is based on. It is made up of the views of stakeholders and background facts about the area.
Green and Blue Infrastructure	The terms Green and Blue Infrastructure refer to a strategic network of green and blue spaces, such as woodlands, parks, amenity landscaping, ponds, canals and rivers, and the links between them.
Greenfield	Land which has not been developed before. Applies to most sites outside built-up area boundaries.
Hectare	A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.
Infrastructure	A collective term for services such as roads, electricity, sewerage, water, children’s services, health facilities and recycling and refuse facilities.
LEAP	Locally Equipped Area for Play. An area of open space specifically designated and laid out with features including equipment for children. See also NEAP.
Listed Building	Buildings and structures which have been identified by the Secretary of State for National Heritage as being of special architectural or historic interest and which are subject to the law to ensure their protection and maintenance.
Local Plan	The main planning document for the Borough comprising the policies against which proposals for physical development will be evaluated and provides the framework for change and development in the city.
Masterplan	A document outlining the use of land and the overall approach to the design and layout of a development scheme in order to provide detailed guidance for subsequent planning applications.
Mitigation measures	These are measures requested/carried out in order to limit the impact by a particular development/activity.

National Planning Policy Framework	A document setting out the Government's planning policies for England and how these are expected to be applied.
NEAP	Neighbourhood Equipped Area for Play. An area of open space specifically designated, laid out and equipped mainly for older children but with play opportunities for younger children as well.
Planning Obligation	Legal agreements between a planning authority and a developer to ensure that certain works which are necessary and relevant to a development are undertaken or financial contributions made to facilitate associated infrastructure works and development.
Policies Map	A map based representation of the Spatial Plan identifying areas for protection and sites for particular uses of land and development proposals. The Policies Map is revised when each new Development Plan Document is adopted.
Public realm	The parts of a village, town and city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks.
Site allocation	Policies referring to land allocations for specific or mixed uses of development. Policies will identify any specific requirements for individual proposals
Statement of Community Involvement (SCI)	Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. The Statement of Community Involvement is not a development plan document but is subject to independent examination.
Strategic Housing Land Availability Assessment (SHLAA)	The purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to identify sites which may be suitable for housing development over the next 15 year. Each site within the SHLAA has been assessed to establish whether it is likely to be suitable for housing development and, if so, when it might come forward for development. It is important to note that the SHLAA does not determine whether housing will be built on any particular site, but merely undertakes a technical exercise on the availability of land in the Borough.
Submission	The final stage in preparation of Development Plan Documents and the Statement of Community Involvement. The documents are sent to the Secretary of State and an Independent Examination will be held.
Supplementary Planning Document (SPD)	These contain policy guidance to supplement the policies and proposals in Development Plan Documents.
Sustainability Appraisal (SA)	An appraisal of the social, economic and environmental effects of a plan to ensure it reflects sustainable development objectives. Sustainability Appraisal is required for all development plan documents.

Transport Assessment	A Transport Assessment report that provides detailed information on a range of transport conditions and related issues, taking into account proposed development. The assessment is often used to show whether developments will cause problems of congestion, danger etc. and are therefore also used in the determination of planning applications.
Viability	Viability relates to whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.