

**Consultation Statement**  
**Coton Park East Masterplan Supplementary**  
**Planning Document**



## **Introduction**

This document sets out a summary of the responses made on the Draft Coton Park East Supplementary Planning Document (SPD) Consultation Document. The consultation period ran from Tuesday 25<sup>th</sup> June 2019 to Friday 6<sup>th</sup> September 2019.

Copies of the Coton Park East SPD are available

at: [https://www.rugby.gov.uk/directory\\_record/37755/coton\\_park\\_east\\_supplementary\\_planning\\_document/category/92/supplementary\\_planning\\_documents](https://www.rugby.gov.uk/directory_record/37755/coton_park_east_supplementary_planning_document/category/92/supplementary_planning_documents)

70 responses were received. A full copy of the responses can be viewed upon request.

A list of consultees who made representations to the consultation document can be found at the end of this document.

## **How did we consult?**

The consultation was carried out under the Town and Country Planning (Local Planning) (England) Regulations 2012 Regulations 12 and 13.

The details of the consultation including where to view the document and how to respond were published on the Rugby Borough Council website and in the Rugby Observer newspaper.

All statutory consultees (including Parish Councils) and any individuals and businesses whose details were held on the Planning Policy Database received either a letter or an email notifying them of the consultation and where to view the document. Following the introduction of GDPR regulations, the Planning Policy Database had been updated to include only those the Council had a duty to consult, and those who had 'opted in' or expressed a wish to be notified of future Local Plan documents.

Copies of the consultation documents were made available on the Council's website and for viewing during opening hours at the Town Hall as well as the Rugby, Dunchurch and Wolston libraries.

Representations could be made by email or by post.

## **What did consultees say?**

### Comprehensive delivery

Severn Trent Water (STW) are supportive of the preference for one or two applications to cover the whole site. Severn Trent Water also recommend a combined sewerage strategy to avoid piecemeal development.

Pegasus (acting on behalf of AC Lloyd and Persimmon) have commented that it is likely more than two applications will come forward given the different land interest at Coton Park East. Site wide information to be submitted would be more relevant in relation to highway matters but not flooding and drainage and landscape.

Savills (on behalf of Newlands Developments) comments suggest they feel a separate application for the employment area would be appropriate. Additionally they feel that evidence documents such as the Flood Risk Assessment should not be site wide.

### Sustainable Drainage, Flooding & Water Resources

STW are in support of the flooding and drainage sections in the SPD and have provided recommendations on how they believe the wording could be strengthened.

STW also recommended additional wording was added to promote the use of grey-water and rainwater harvesting.

Warwickshire County Council (WCC) support the flood risk and drainage section subject to some technical amendments.

Pegasus have commented that comprehensive development of the allocation is a key consideration however the requirement for a site wide Flood Risk Assessment is onerous.

#### Affordable Housing

Support for meeting the Local Plan affordable housing policy (RBC Communities). A resident was also in favour of provision of affordable housing.

#### Archaeology & Heritage

WCC Archaeology was supportive of the wording in the Heritage section and provided additional wording which they felt would strengthen this.

#### Employment Land

Savills provided comments suggesting that the requirements for smaller employment units, as set out in Local Plan Policy DS7, is not appropriate. Savills also feel that the reference to existing heights of buildings should be removed from the employment design criteria.

WCC have welcomed the employment allocation and comment that the allocation could make a contribution to fulfil any need for small and medium sized employment units.

#### Landscape, Biodiversity and Open Space

Savills feel there should be greater flexibility regarding the buffer between the employment and residential areas of the site.

Newton and Biggin Parish Council supports the protection of the Great Central Way and the green space proposed alongside this, and the importance of protecting the rural character. Also there is the Five Arches Wildlife site nearby that should be respected and enhanced.

Warwickshire Wildlife Trust request a further green corridor be required to the south of the site connecting to Coton End and request protection and long term management of the existing facilities. RBC Parks and Gardens department have also identified that the south of the allocation may provide opportunity to provide a green link from existing space to the West to Great Central Walk.

#### Viability

Pegasus have welcomed the section in the SPD dealing with viability however comment that the level of detail and prescriptive requirements are not suitable for inclusion. Savills welcome the statement on viability.

#### Education

WCC Education have commented that Education/school provision opportunities would be more sustainable by moving the secondary school site so that it is adjacent to the existing Primary Free School to allow for the sharing of facilities.

Provision of a secondary school on the allocation received substantial support from residents, with 55 of the 70 representations being in support of this. Of these representations 23 were specifically in favour of the existing Free Primary School being extended to accommodate the secondary school.

Pegasus are supportive of the location of the schools being indicative to allow flexibility for applications to come forward.

### Transport & Connectivity

WCC provided further detail on their expectation for Transport Assessments which will be submitted alongside applications.

Newton and Biggin Parish Council stated that the site should be appropriately connected to Newton, possibly including a cycle route, whilst still retaining the character of the village.

Pegasus commented that there should be greater flexibility in terms of parking layout provision.

Some comments were received relating to parking and traffic concerns, and the need to keep highways free from obstruction. Also a concern regarding air pollution was raised.

A query was raised regarding the indicative cycle routes leading to the site.

### **What action did RBC take as a result of the comments received?**

A new paragraph has been added to detail the alternative option of extending the existing Rugby Free Primary School should this be available.

A new paragraph has been added which highlights an opportunity to connect existing green space(s) to create a green infrastructure corridor in the southern area of the allocation, which will support an objective of the Local Plan allocation.

Additional guidance regarding parking provision has now been included in the SPD. This includes signposting to design guidance to help ensure sufficient and effective provision in terms of size and location. Also additional details regarding cycle parking have been made.

Detail has been added to the SPD highlighting that archaeological fieldwork should be undertaken in order to provide sufficient information regarding impacts on the historic environment.

Detail has been added to the SPD to encourage consideration of the wider site when preparing assessments.

### **List of consultees who made representations**

Airwave and Motorola Solutions

Canal and River Trust

Coal Authority

Newton and Biggin Parish Council

Pegasus (on behalf of AC Lloyd and Persimmon)

RBC Communities and Projects

RBC Parks and Gardens

Savills

Severn Trent

Warwickshire County Council

WCC Archaeology

Warwickshire Wildlife Trust

Wood (on behalf of National Grid)

and 57 residents