

COVENTRY STADIUM, BRANDON: WELCOME

Brandon Estates Ltd is pleased to welcome you and to provide you with updated information on the proposals for the site at Coventry Stadium, Brandon.

Brandon Estates Ltd proposes to submit an outline planning application at Coventry Stadium, Rugby Road (A428) for the provision of new homes and public open space. The existing buildings on the site could be demolished.



Aerial Image

The site is approximately 10 hectares as shown on the plan below edged in red.

This consultation exercise enables members of the public to have sight of the proposals and speak with members of the project team to understand the proposals.



Site Boundary Plan

framptons

At the local level, any development proposals for housing need to be submitted to Rugby Borough Council ('the Council') as a planning application.

All planning applications are assessed against the policies of the adopted Development Plan (the Core Strategy) and the emerging Development Plan (the Local Plan), all of which should be considered in line with overarching the National Planning Policy Framework ('the Framework') and associated National Planning Practice Guidance.

As part of the planning application process the planning authority will have to weigh up and consider the viability of the former use of the site (speedway and stock car racing) against the identified need for land for housing.

The Government has continued to reiterate its preference to develop brownfield sites to meet housing needs.

Brandon Estates offered a short term lease to Coventry Speedway at the end of 2015. The terms of the lease included a significant sponsorship arrangement and sought no rent. Revenue, tickets and catering sales would have all been held by Coventry Speedway. Coventry Speedway chose not to take the lease available on these terms.

Speedway and stockcar racing are no longer viable uses for this site.

It is our view that redevelopment of this previously developed site (brownfield) is appropriate development in the Green Belt.

As always, the Council has to take a balanced planning judgement on any application, including any representations that may be made against the granting of planning permission.

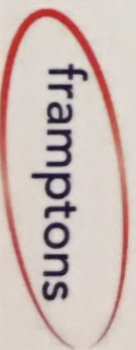
The site is a sustainable brownfield site which can provide significant benefits to the Borough through the provision of both open market and affordable housing.





- LEGEND
- Site boundary
 - West Midlands Green Belt
 - Potential Vehicular Access Point
 - Existing Vehicular Access
 - Potential Pedestrian Access Point
 - Coventry Stadium and associated hardstanding
 - Setting Consideration: Noise
 - Setting Consideration: Amenity of existing properties
 - Low Point: Potential area for attenuation
 - Ancient Woodland
 - Opportunity for new open space to adjoin existing woodland
 - Existing Tree/Hedge/row Planting
 - Category A Tree + RPA
 - Category B Tree + RPA
 - Category C Tree + RPA
 - Category U Tree
 - Existing PROW- Footpath
 - Existing PROW- Bridleway
 - Existing PROW- Twinkl OTCOCK Ride

Constraints Map



Trees

The site has been subject to a full tree survey. The majority of these trees are protected by a Tree Preservation Order. The predominant boundary species is English Oak.

On the northern boundary the trees provide a transition to the adjacent woodland. To the west, the boundary is defined by a hedgerow with established trees. These trees are protected by a Tree Preservation Order.

The trees within the site boundary do not represent significant arboricultural constraints to future development proposals and this has been respected in the draft proposals presented today.



Drainage and Flood Risk

It is proposed to discharge foul water flows to the existing public foul sewer network within Rugby Road subject to confirmation of available capacity from Severn Trent Water.

A Sustainable Urban Drainage Solutions (SUDS) based surface water drainage system will be provided to serve the new development, using infiltration and/or attenuation techniques as appropriate.

The Environment Agency indicative flood mapping shows that the application site is located within Flood Zone 1. It can therefore be considered to be at the lowest probability of fluvial flooding (less than 1%). On the basis that sufficient capacity is available, or appropriate off site mitigation measures are carried out as necessary, there will be no increase in flood risk to other areas.



Archaeology

A desk-based assessment of the potential effects of development on archaeological features within the site has been undertaken, as well as the potential for effects on the setting of archaeological (heritage) assets outside it. This assessment looks at documentary sources (such as historic maps) and also at records of archaeological work in the surrounding area. As a result of this research, no pre-modern archaeological features or remains were identified. The site has a low archaeological potential. No investigative fieldwork has yet been undertaken.

Currently, the development team are in liaison with the Planning Archaeologist at Warwickshire County Council in order to agree the most appropriate evaluation of the site. This will be to test the level of damage caused by modern development on the site and in order to test for pre-modern, currently unknown remains.



Ecology

Reptile surveys were undertaken July-September 2014 and found a single juvenile grass snake. During the re-visit to the site in May 2017, the habitats present on site had changed and were no longer suitable for reptiles. Nevertheless, suitable mitigation measures including sensitive working practices and replacement of appropriate foraging, basking and shelter habitat would ensure that, post-development, the site could be enhanced for this species.

Summer bat activity surveys took place at the site between July and September 2014 and revealed a small maternity roost of common pipistrelle and an occasional day roost for a single common pipistrelle. Hibernation surveys of the buildings were undertaken January-March 2016 and revealed the presence of two small hibernation roosts of brown long-eared bats using two discrete areas in the grandstand. Both bat species are common and widespread in the county, although all bats are protected and the loss of these roosts will require a bat mitigation licence to be in place to facilitate the works.

The loss of any bat roosts in buildings will be mitigated for with sensitive timing of works. Appropriate compensation will include the erection of a bat hibernacula within the retained wooded area at the north of the site together with replacement roosting opportunities via integrated bat boxes or the addition of timber cladding to dwellings or garages in the new development.

The proposed development is unlikely to impact significantly on wildlife, and will not lead to a significant loss of habitat in the area. The concept plan for the site reveals an overall improvement to green infrastructure with opportunities for the creation of ponds and areas of wildflower meadow against a backdrop of woodland planting, which should benefit both bats and reptiles and provide an overall improvement to biodiversity across the site.

Air Quality, Noise and Remediation

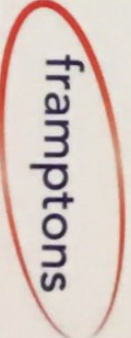
Assessments are currently underway which are testing the air quality, noise and remediation aspects of the development. Initial findings are showing that the proposal for a residential development on the site is likely to show beneficial impacts compared to the previous uses on the site.





Illustrative Masterplan

- LEGEND
- Site boundary
 - 10.40 M4
 - Primary vehicular access point
 - Pedestrian access point
 - Residential development
 - Indicative location of proposed new dwelling
 - Public Open space
 - Existing tree/ hedgerow planting
 - New tree/ hedgerow planting
 - Proposed area for attenuation
 - Foul pump station
 - Area for formal play
 - Internal pedestrian footpath
 - Known path
 - Existing PROW footpath
 - Existing PROW bridleway
 - Existing PROW Twelve O'Clock Hill



What we would like from you:

It is intended that the outline planning application will be submitted to Rugby Borough Council in the Autumn 2017.

In preparing the planning application, we will have regard to the comments expressed by members of the public attending this exhibition. A Statement of Community Involvement will be prepared in response to the comments. It is the position of the Owners that the site does not have a future as a location for speedway or stock cars.

We will provide Rugby Borough Council with a report that sets out the range of comments expressed at this exhibition.

Thank you for taking the time to attend this public exhibition and should you have any questions please do not hesitate to speak with a representative on hand to answer your questions.

If you require further detail or wish to keep in touch with the progress of this proposal, please contact Framptons on 01295 672310 or email enquiries@framptons-planning.com

The exhibition material is available to view on:

www.framptons-planning.com/projectsandconsultations

You may wish to make your comments online using the above web link.

Thank you for attending



Street Scene A-A



Street Scene B-B

Sketch Street Scenes

