

Your ref: R18/0186
My ref: 180186



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Ms Stephanie Chettle-Gibrat
Head of Growth & Investment
RUGBY BOROUGH COUNCIL
Town Hall
Rugby
CV21 2RR

FAO : Erica Buchanan

18th October 2018

Dear Ms Chettle-Gibrat

PROPOSAL: Demolition of existing buildings and outline planning application for residential development of up to 137 dwellings (Use Class C3) including means of access from the Rugby Road, new open space and associated infrastructure. All other matters reserved.

LOCATION: Coventry Stadium, Rugby Road, Brandon.

APPLICANT: N/A

Warwickshire County Council, hereby known as the 'Highway Authority', has undertaken a full assessment, of the planning application. Based on the appraisal of the development proposals, the supporting information and additional information in response to the Highway Authority letters dated the 21st March 2018 and 27th June 2018. Based on consideration of the additional information the Highway Authority revises its response to one of **no objection subject to conditions and planning obligations**. The justification for this decision is provided below.

ANALYSIS:

The planning application proposes the redevelopment of the Coventry Stadium on the Rugby Road in Brandon. The development proposals will result in the demolition of existing buildings on the site, to be replaced with 137 dwellings.

The planning application is an outline planning application, with all matters reserved except for access from the Rugby Road, new open space and associated infrastructure.

The development proposals have been assessed in accordance with the following guidance and policy documents.

*Working for
Warwickshire*

- National Planning Policy Framework published by Department for Communities and Local Government in March 2012;
- National Planning Policy Guidance: Travel plans, transport assessments and statements in decision making published by the Department for Communities and Local Government in March 2014;
- DfT Circular 02/2013; Strategic Road Network and the Delivery of Sustainable Transport; and,
- Warwickshire Local Transport Plan 2011 – 2026, published by Warwickshire County Council in 2011

This section provides commentary on the analysis undertaken by the Highway Authority and the justification for the objection to the development proposals based on this assessment.

Access by Sustainable Modes:

Walking Provision:

The Highway Authority has considered the further information provided by the applicants transport consultants. Whilst the Highway Authority does not agree with all the comments provided, it is acknowledged that an objection cannot be maintained on this matter as the applicants are will to provide infrastructure which will provide betterment to the existing facilities.

The Highway Authority therefore accepts the principle of a pedestrian crossing facility to be provided in accordance with drawing number 16115-09. This would be delivered through Section 278 of the Highways Act 1980, and a suitable condition is identified below.

The Highway Authority therefore no longer objects to the application on this matter.

Cycling Provision:

The Highway Authority has re-consulted with the cycling officer on the concerns for cyclists welfare on the A428 Corridor, notably towards Coventry. The County Cycling Officer notes that to support the crossing and internally proposed routes a contribution is sought towards developing traffic free cycle links between the site and the local facilities that are detailed in the Design and Access Statement in Binley Woods. This will further contribute to modal shift away from the car for short journeys to local destinations.

The proposed development of Coventry Speedway needs to be connected to safe shared use facility and whilst it would be unreasonable to request funds to provide the full connection to Oakdale Road it is considered reasonable that S106 funds are sought to provide new shared use facility from the proposed crossing facility to the west of the site to Ferndale Road, a distance of 220m. This will enable new residents to safely access quiet residential roads and local facilities in Binley Woods.

A cost estimate for this route, based on current DfT guidance is £81,400. A cost estimate for the toucan crossing is £100,000. However as the signalised crossing is being provided via a Section 278 Agreement a contribution of £81,400 is sought from this development towards the above proposed new cycling infrastructure which will directly serve the site.

Public Transport Provision:

The Highway Authority has undertaken further consultation with the public transport team who have revised their position on the planning applications, and the bus provision. After discussion with the Highway Authority it has been concluded that a request for bus service improvements would not be CIL Compliant and therefore the Highway Authority concludes that the existing bus service provision is suitable to support the development.

However the Highway Authority does require the upgrading of the existing bus infrastructure to provide shelters and a better waiting environment. It is noted that the provision of a pedestrian crossing will require the existing bus stops to be relocated. Therefore the provision of the new shelters and bus stop infrastructure can be provided through the Section 278 Works for the implementation of the pedestrian crossing highlighted earlier in this response.

Based on the above the Highway Authority removes its objection to this element of the planning application.

SUMMARY & CONCLUSION:

The Highway Authority has undertaken a full assessment of the development proposals in accordance with national and local planning and transport policy. Based on the analysis the Highway Authority concludes that there are no justifiable grounds on which an objection on highway matters can be maintained.

The Highway Authority therefore revises its response to one of no objection subject to the following conditions and planning obligations.

Conditions:

The Highway Authority requests the following conditions to be put in place if the Planning Authority is minded to approve the planning application.

1. No construction will be undertaken until a Construction Management Plan which should contain a details to prevent mud and debris on the highway, a Construction Phasing Plan and HGV routing Plan is submitted and approved in writing by the Planning Authority.
2. Prior to first occupation the highway access arrangements shall be constructed and laid out and implemented in accordance with drawing number 16115-05 Rev C or another appropriate scheme, accepted by Warwickshire County Council and submitted and approved in writing by the Local Planning Authority.
3. Prior to first occupation the pedestrian crossing shall be constructed and laid out and implemented in accordance with drawing number 16115-09 REV A or another appropriate scheme, accepted by Warwickshire County Council and submitted and approved in writing by the Local Planning Authority.
4. Prior to first occupation the location of the bus stops shall be submitted and specification which is accepted by Warwickshire County Council, and shall be laid out, constructed and implemented in accordance with the accepted plans having been submitted and approved in writing by the Local Planning Authority.

Planning Obligations:

The Highway Authority requests the following financial obligations to be agreed if the Planning Authority is minded to approve the planning application.

1. Prior to occupation of the 50th dwelling Warwickshire County Council requires the provision of £81,400.00 towards cycling infrastructure improvements and provision within the vicinity of the development site.
2. Prior to occupation of the 25th dwelling the Highway Authority requires the sum of £10,275.00 for the provision of sustainable travel packs for each dwelling.

Yours Sincerely

Ben Simm

Ben Simm
Development Group

CC –

FOR INFORMATION ONLY
Councillor Timms – Earl Craven