

Your ref: R18/0186

My ref: 180186



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Ms Nicola Smith
Head of Growth & Investment
RUGBY BOROUGH COUNCIL
Town Hall
Rugby
CV21 2RR

FAO : Erica Buchanan

12th September 2022

Dear Ms Smith,

PROPOSAL: Demolition of existing buildings and outline planning application (with matters of access, layout, scale, and appearance included) for residential development of up to 137 dwellings (Use Class C3) including means of access into the site from the Rugby Road, provision of open space and associated infrastructure and provision of sports pitch, erection of pavilion and formation of associated car park (details to be confirmed) (amended Plans).

LOCATION: COVENTRY STADIUM, RUGBY ROAD, COVENTRY.

Warwickshire County Council, hereby known as the 'Highway Authority', has undertaken a full assessment of the planning application. Based on the assessment and appraisal of the revised development proposals the Highway Authority has **no objection** to the planning application subject to conditions and financial obligations.

Conditions:

1. No construction shall 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 E or another appropriate scheme, accepted by Warwickshire County Council and submitted and approved in writing by the Local Planning Authority.
3. The development shall not be occupied until an access for cycles and pedestrians has been provided to the site from the public right of way R78

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Gossett Lane in accordance with a scheme approved in writing by the Local Planning Authority in consultation with the Highway Authority.

4. The development shall not be occupied until an access for cycles and pedestrians has been provided to the site from the public right of way R78 Gossett Lane in accordance with a scheme approved in writing by the Local Planning Authority in consultation with the Highway Authority.
5. The development shall not be occupied until the retained northern access identified on drawing number 16115-05 Rev E has been reconfigured in accordance with a scheme approved in writing by the Local Planning Authority in consultation with the Highway Authority. The reconfiguration shall reduce the width of the vehicular access, whilst facilitating access for pedestrians, cycles and emergency vehicles to the site, and retained vehicular access to adjacent dwellings.
6. The development shall not be occupied until the public highway A428 Rugby Road has been improved so as to provide for:
 - A Toucan crossing in the general location identified in drawing number 16115-09 REV A; and
 - Footway widening to provide shared pedestrian and cycle use between Gossett Lane and the proposed crossing;
 - Footway widening to provide shared pedestrian and cycle use between the proposed crossing and Ferndale Road.

in accordance with a scheme approved in writing by the Local Planning Authority in consultation with the Highway Authority.

7. 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.
8. The development shall not be occupied until space has been provided within the site for the parking of bicycles for users of the proposed sports facilities in accordance with details to be 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.

- Prior to commencement of the development the Highway Authority requires the sum of £6,000.00 towards a scheme for the extension of the existing 30mph speed limit on the A428 beyond the site access junction.
- 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.

Notes:

- A. Condition numbers 2, 5, 6 and 7 require works to be carried out within the limits of the public highway. The applicant / developer must enter into a Highway Works Agreement made under the provisions of Section 278 of the Highways Act 1980 for the purposes of completing the works. The applicant / developer should note that feasibility drawings of works to be carried out within the limits of the public highway which may be approved by the grant of this planning permission should not be construed as drawings approved by the Highway Authority, but they should be considered as drawings indicating the principles of the works on which more detailed drawings shall be based for the purposes of completing an agreement under Section 278.

An application to enter into a Section 278 Highway Works Agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX.

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

Applications should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less ten days, notice will be required. For works lasting longer than 10 days, three months notice will be required.

Yours sincerely,

John Glendinning

John Glendinning
Development Group

CC – **COUNCILLOR TIMMS – EARL CRAVEN – FOR INFORMATION ONLY**