

# **STATEMENT OF COMMON GROUND**

**BETWEEN:**

**RUGBY BOROUGH COUNCIL, DB SYMMETRY LTD,  
GALLAGHER ESTATES LIMITED, RICHBOROUGH ESTATES,  
TAYLOR WIMPEY UK LIMITED & WARWICKSHIRE  
COUNTY COUNCIL (PROPERTY SERVICES)**


**SOUTH WEST RUGBY ALLOCATION**

**RUGBY BOROUGH LOCAL PLAN  
EXAMINATION**

**DATE: 22 JANUARY 2018**

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| <b>Signed:</b><br> | <b>Signed:</b><br> |
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| <b>On behalf of:</b> Rugby Borough Council  | <b>On behalf of:</b> db symmetry Ltd   |
| <b>Date:</b> 22.01.2018   | <b>Date:</b> 22.01.2018  |

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| <b>Name:</b> Mr Stuart Field   | <b>Name:</b> Mr Haydn Jones  |
| <b>On behalf of:</b> Gallagher Estates Ltd   | <b>On behalf of:</b> Richborough Estates Ltd   |
| <b>Date:</b> 22.01.2018  | <b>Date:</b> 22.01.2018  |

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| <b>Name:</b> Mr Marc Wilson   | <b>Name:</b> Mr Steven Smith   |
| <b>On behalf of:</b> Taylor Wimpey UK Ltd   | <b>On behalf of:</b> Warwickshire County Council (Property Services)                                   |
| <b>Date:</b> 22.01.2018   | <b>Date:</b> 22.01.2018  |

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**1. INTRODUCTION**

- 1.1 This Statement of Common Ground (SoCG) is between Rugby Borough Council (RBC) and the consortium of landowners, developers, and land promoters for the South West Rugby allocation, namely db symmetry Ltd., Taylor Wimpey UK Limited, Gallagher Estates Limited, Warwickshire County Council (Property Services), and Richborough Estates hereafter known as “the parties”.
- 1.2 This SoCG relates solely to the proposed allocation of South West Rugby in the Submission Local Plan (LP01) within policies DS3 (residential allocations); DS4 (employment allocations); DS8 (South West Rugby), and DS9 (South West Rugby Spine Road Network). Reference is also made in this SoCG to RBC’s Table of Suggested Changes to the Plan (LP54).
- 1.3 db symmetry Ltd., Taylor Wimpey UK Limited, Gallagher Estates Limited, Warwickshire County Council (Property), and Richborough Estates (hereafter known as “the consortium”) control land necessary to deliver the proposed allocation and have jointly promoted their combined land interests. The land is available for development now, with willing landowners and no unresolved ownership, legal or other constraints likely to render it undeliverable in the plan period.
- 1.4 Each consortium member agrees to work together to deliver the development and associated infrastructure requirements (e.g. access, drainage and services etc.) of the South West Rugby allocation comprehensively; and agrees to the provision of access rights without ransom between their respective interests.
- 1.5 The parties have jointly worked together to produce a Draft Illustrative Framework Masterplan for the proposed allocation which is appended to the consortium Hearing Statement and the draft SPD (The SPD is Appendix B to Matter 3b 000, the Draft Illustrative Framework Masterplan is Appendix E within the SPD).
- 1.6 The parties are working together to produce an Indicative Phasing Plan, which will form part of the Masterplan SPD. The parties agree to the delivery of the Homestead Link, in accordance with the IDP, and further work is being undertaken on the timings for other infrastructure items. A draft Phasing Plan is appended to the consortium Hearing Statement, which the consortium are in agreement with, save for Taylor Wimpey who are proposing that a proportion of

their land to the west of Alwyn Road should be included in Phase 2 (2016/17 – 2020/21).

- 1.7 The draft SPD necessarily gives to the Inspector certainty that the required uses and infrastructure can be accommodated, mitigated and delivered by the respective parties in accordance with Local Plan policies DS8 and DS9. As stated at the beginning of Appendix B of the Council's Hearing Statement in respect of Matter 3 Issue 3b, the current draft has been written by the Council with the view to further update and review with the site promoters, stakeholders and relevant service providers in advance of consultation and adoption.
- 1.8 The final South West Rugby Masterplan SPD will contain the final agreed Illustrative Framework Masterplan and Indicative Phasing Plan (that aligns with the latest version of the IDP), together with the alignment for the 'Homestead Link and will supplement relevant policies of the Local Plan in adding detail to the policy framework. This will guide the determination of planning applications, and the form of any planning permission, Section 106 Agreement obligations and agreements under the Highways Act 1980 (e.g. Section 38 and Section 278) to ensure the comprehensive delivery of the South West Rugby allocation and its infrastructure.
- 1.9 The consortium has also worked with RBC on the preparation of a first draft of a South West Rugby Masterplan Supplementary Planning Document, published in September 2016. A further draft has been prepared by RBC (January 2018), and this accompanies the Council's Hearing Statement as Appendix B in relation to Matter 3: Issue 3b (South West Rugby Allocation). The consortium was not involved with the preparation of this draft, but will work with the Council to agree its content before it is finalised.

## **2. ALLOCATION PROPOSALS**

- 2.1 South West Rugby is proposed for allocation through DS8 of the Publication Draft Local Plan (incorporating modifications as detailed in LP54A that will be subject to consideration by the Inspector) for the following:

Up to 5,000 dwellings;

35 ha of Class B8 employment;

A convenience store (Use Class A1) plus other retailing (Use Class A1 to A5);

A 3 GP surgery, rising to 7 GP surgery, as detailed in the IDP;

Provision for a Safer Neighbourhood Team, as detailed in the IDP;

One secondary school and one primary school, as detailed in the IDP,

The IDP details provision for a further three primary schools, each to be two form entry, with at least one rising to three form entry, as deemed necessary by WCC Education, as detailed in the IDP. The number, size, and timing of delivery of schools is to be agreed between the Consortium and WCC Education and Learning;

Other local facilities, as informed by the Masterplan SPD, to be located in appropriate sustainable locations which are outside the district centre;

Provision of land for onsite fire and rescue provision, as detailed in the IDP;

The site will also contain comprehensive sustainable transport provision that integrates:

An all traffic spine road network, connecting the site to the existing highway network, phased in line with the IDP, including 'Homestead Farm link';

Provides a comprehensive walking and cycling network;

Provides high quality public transport services to Rugby town centre; and

Provides further on-site and off-site measures to mitigate transport impacts as detailed in the IDP;

Provide a comprehensive Green Infrastructure Network that links to existing adjacent networks utilising existing habitats and historic landscape, in particular Cawston Spinney;

Require the production of a Woodland Management Plan including details of a buffer that accords with standing advice.

**3. DESCRIPTION OF SITE AND SURROUNDING AREA**

3.1 The full extent of the allocation is shown on the modified Urban Proposals Map (LP 54.190).

3.2 The site is approximately 390ha (960 acres) in predominantly agricultural use.

3.3 The allocation site:

- lies to the south west of Rugby, adjacent to existing residential areas;
- to the north the allocation is defined by the B4642 (Coventry Road) beyond which is the existing residential area of Cawston, and the Cawston extension site (which has planning permission for 600 dwellings ref. R11/0114 and is under construction);
- to the south and south east is the village of Dunchurch;
- to the west is the disused railway line (now a Sustrans route) beyond which is the A4071;
- to the south is farm land, the A45 and M45, beyond which Thurlaston village is located; and,
- extends eastwards to include land north of Ashlawn Road (Bilton Fields) which has planning permission for 860 dwellings (ref. R13/2102), and eastward to include land south of the B4642, (Meadow Farm) which subject to signing a s106 Agreement, has planning permission for 150 dwellings (ref. 15.1816).

3.4 The site adjoins the urban area of Rugby and the settlement of Dunchurch, and is contained on some of the sides by built development, and is not subject to Green Belt designation.

3.5 The site is well related to the main town's existing services and infrastructure. The town centre itself is approximately 3km from the site, while the local centres of Bilton and Dunchurch are located much closer to the site, they offer a more limited range of shops and services in comparison. The site is separated from the wider countryside to the south by the A45 (London Road), Ashlawn Road, and the disused railway line to the west which form physical and permanent boundaries to development.

- 3.6 The relevant party for the employment elements of the allocation (db symmetry Ltd) submitted an outline planning application (ref. 16/2569) in November 2017 for up to 186,500 sqm of buildings for Class B8 Warehousing and Distribution, with ancillary Class B1(a) offices. This will facilitate the provision of employment land early in the plan period. The application proposals also include land for a fire station (0.4 hectares).

#### **4. ECOLOGY, BIODIVERSITY AND GREEN INFRASTRUCTURE**

- 4.1 The allocation site contains an area of ancient woodland, but the vast majority of the site comprises mainly of arable fields bordered by intensively managed hedgerows and ditches that would not preclude or prevent development subject to appropriate protection and enhancement of features of interest in accordance with Policy NE2.
- 4.2 No part of the allocation site is subject to any statutory conservation designations, and there are no sites of European /International importance (Ramsar, Special Areas of Conservation (SAC) or Special Protection Areas (SPA)) within 10 km of the site. No part of the allocation site is designated as one of the 12 Nature Improvements Areas (NIAs).
- 4.3 The irrigation pond associated with Cawston Spinney is a non-statutory designated Local Wildlife Site (Rugby Council adopted Core Strategy 2011). At the present time, the site is assessed to have limited potential to support protected species. As necessary, surveys will be undertaken to inform the SPD and planning applications.

#### **5. LANDSCAPE QUALITY AND CHARACTER**

- 5.1 The site is located at the central part of the landscape character type (LCT) 'Dunsmore, Plateau Farmlands' (Dpfa) (Landscape Assessment of the Borough of Rugby Sensitivity and Condition Study; 2006). It is considered to have a 'moderate' inherent fragility and a 'low' visibility index, which in a visual sense means there is much potential to mitigate visual impact through appropriate landscaping.
- 5.2 The overall landscape sensitivity of the site is considered in the Landscape Assessment of 2006 to be 'moderate', and the report goes on to advise that the



condition and sensitivity of the landscape in this area is 'declining'. A further landscape study of part of the Rainsbrook Valley was published in January 2017 (LP36). This document has not informed the local plan, or the allocation of the site, but considered a study area that includes the eastern tip of the allocation. The 2017 Study finds parts of the allocation to be of high sensitivity.

There are no landscape designations covering the allocation site.

## **6. AGRICULTURAL LAND**

- 6.1 DEFRA mapping shows that typically agricultural land in RBC (including South West Rugby) has a Grade 2 or 3 agricultural land classification. This ratio has been borne out in the detailed agricultural land classification survey undertaken by db symmetry for their employment application site, which has found Grade 2, 3a and 3b agricultural land classifications.

## **7. HERITAGE ASSETS**

- 7.1 There are no designated heritage assets (as defined in Annex 2 of the National Planning Policy Framework (NPPF)) such as world heritage sites, scheduled monuments, registered parks and gardens or registered battlefields, within the allocation site. Cawston Farm House (Grade II) just off the B4429 (Coventry Road) is the nearest listed building to the site and Cock Robin Cottages (Grade II), Rugby Road is located to the west of the allocation site. No part of the allocation site is within a Conservation Area.
- 7.2 In the wider area, the National Heritage List for England identifies one scheduled monument and seven Grade II listed buildings within approximately 1km of the site boundary. Conservation Areas are located some distance from the site, in Rugby, Thurlaston and Dunchurch. The Bilton Grange School grounds are designated as a Historic Park and Garden, just to the south east of the site.
- 7.3 None of the heritage assets identified are considered to present an 'in principle' constraint to the allocation and future development of the site.

## **8. STRATEGIC AND LOCAL TRANSPORT INFRASTRUCTURE**

- 8.1 The South West Rugby site is situated close to the A45 and M45 as part of the Trunk Road network as well as Coventry Road (B4642) and the Rugby Western Relief Road (A4071) facilitating access into Rugby town centre and the range of amenities and services found there.
- 8.2 The site is also well related to the local highway network with direct access onto Ashlawn Road, Alwyn Road, Cawston Lane, Coventry Road (B4429), Coventry Road (B4642), plus the Rugby Road (A426), and the M45/A45. The transport impacts of the proposals will require mitigation as part of the development proposals in the form of specific required infrastructure, as set out in Policy DS9, which include new links between the town and the M45/A45 that assists in relieving the pressure on Dunchurch Crossroads. With the required infrastructure being provided in an early phase, the proposed development at South West Rugby will benefit the existing highway network and help secure improvements to the environment of surrounding residential areas.

## **9. NOISE AND AIR POLLUTION, AND WATER QUALITY**

- 9.1 The site is located close to Coventry Road (B4642) to the north, the A45 and M45 to the south and the A4071 to the west. Traffic on these roads is the key source of noise to the site. The development will be able to respond appropriately to these potential sources of noise through consideration of the proximity of dwellings to the major roads and the provision, as necessary, of appropriate mitigations e.g. buffers to achieve acceptable noise levels within homes and outside amenity areas.
- 9.2 Noise during the construction phase of the project will be assessed and managed as part of a Construction Environment Management Plan in the normal way. Further noise will be generated from existing traffic using the new spine road network, particularly the Homestead Farm link. This traffic already exists and will be a shift away from other roads, including those through Dunchurch. The allocation will therefore facilitate a reduction in traffic noise from existing urban roads and, through the use of modern surfacing materials and other noise reduction measures, should reduce the overall noise impact from existing traffic.

9.3 Rugby Borough Council has declared an Air Quality Management Area (AQMA) for the whole of the urban area of Rugby and Dunchurch. The AQMA relates to high nitrogen dioxide concentrations as a result of road traffic emissions. Air quality is also of concern within Dunchurch, again due to traffic related impacts. Recent air quality modelling undertaken by Vectos Microsim, on behalf of RBC, (OTH 07) shows there will be improvements in air quality in Dunchurch at the end of the plan period (2031) when the high improvements and mitigation proposed as part of this allocation have been implemented.

9.4 With regards water quality, a robust and sustainable drainage strategy will be delivered as part of the scheme which will protect the water quality in the area, with advice taken from the Lead Local Flood Authority.

## **10. FLOOD RISK AND DRAINAGE**

10.1 The online Environment Agency (EA) flood map confirms that the vast majority of the allocation site lies within Flood Zone 1, appropriate for residential development.

10.2 There are small areas shown to lie within Flood Zones 2 and 3 with a medium or high probability of fluvial flooding. The majority of the site is therefore appropriate for development, with small areas which would be maintained as flood storage areas.

10.3 Future development proposals will manage surface water runoff in accordance with the requirements of the EA and Warwickshire County Council, including the Lead Local Flood Authority. Flood Risk and Drainage are therefore not considered to be a constraining factor to the development of the site.

## **11. RUGBY BOROUGH LOCAL PLAN – 2011-2031**

11.1 The policies most relevant to the South West Rugby Allocation are Policies DS3 and DS4 (which allocate the site), DS5, DS8 and DS9. The draft SPD contains a fuller list of policies that may be relevant to planning applications in addition.

11.2 The consortium submitted objections to the proposed wording of policies DS3, DS4, DS8 and DS9 as contained within the Publication Local Plan (September 2016) (LP01).

- 11.3 The Council are proposing modifications to Policies DS8 and DS9 (LP 54 and LP54A).
- 11.4 The consortium is of the view that further changes to policies DS8 and DS9 are necessary (see Appendix 8 of the Consortium's Hearing Statement document reference SW2110).

## **12. MATTERS NOT IN DISPUTE**

- 12.1 The following matters are in agreement:
1. That the Local Plan evidence base supports the allocation of South West Rugby for development, save for the consortium disagree with the inclusion of the Rainsbrook Valley Study (LP 36) (see below).
  2. The allocation of South West Rugby is the most appropriate strategy when considered against reasonable alternatives. The parties agree with the broad conclusions of the evidence base, save for the consortium members do not agree with the conclusions on page 41-43 of the Rainsbrook Valley Sensitivity Study (LP36), where it relates to part of the South West Rugby allocation. The parties agree that there is a need to consider this site within its strategic context: the strategic need for the South West Rugby Allocation, its position within the overall settlement hierarchy, the overall housing needs of the borough, and the fact that the site can be developed in a sustainable manner. This means that the conclusions of LP36 needs to be considered within the overall planning balance of the Local Plan. The parties agree that if designed appropriately, with adequate mitigation, development can occur at this location without adverse impacts on the landscape and the settlements of Rugby and Dunchurch.

### **Housing**

3. That 5,000 dwellings, as detailed in DS8, can be accommodated within the allocation. The Draft Indicative Framework Masterplan and contained within the draft SPD (Appendix B of the Council's Hearing Statement in respect to Matter 3b 000) will be refined as part of the consultation process to demonstrate this in more detail. At least 3,565 dwellings can be constructed and delivered across the site within the Plan period. This equates on average to 274 dwellings per year (from 2018-19 to 2030-31) which the parties

consider is a robust and reasonable delivery from the site allocation as a whole.

4. All parties support the timely delivery of key supporting infrastructure, e.g. Homestead Link Road and a Phasing Plan will be prepared and agreed as part of the SPD to reflect the timescales for delivery.
5. That the proposed Housing Trajectory modification (LP54.115) provides a broad indication of how development could come forward. Relevant consortium members with proposed development identified within Local Plan Phases 2 and 3 have already commenced preparation of planning applications. These are intended to be submitted in 2018 and could be determined in line with the adoption of the Local Plan.

### **Employment**

6. That the best location for the employment element of the South West Rugby allocation is to the south west, to take advantage of the immediate link and direct access to the M45/A45 corridor and the wider national trunk road network.
7. The parties agree that the use of the employment site will be for predominantly B8 use.
8. The parties agree to the identification of the Safeguarded Area in the proposed modifications to the South West Rugby Urban Proposals Map (LP54.98.2).

### **District Centre**

9. That the District Centre will be delivered in Phase 3 (2021-22 to 2025-2026) of the Local Plan, and the relevant consortium member (Taylor Wimpey UK Limited or other provider) agrees to facilitate the delivery of the District Centre in the general location shown on the Draft Indicative Framework Masterplan. The District Centre will provide for a mix of services and facilities consistent with the requirements of DS8.

### **Schools**

10. The number, size, and timing of delivery of schools is to be agreed between the Consortium and WCC Education and Learning. Each relevant consortium member agrees to facilitate the delivery of the schools in the approximate locations shown on the Draft Indicative Framework Masterplan and the IDP.

### **Fire and Rescue**

11. Land will be made available, as required, for the fire and rescue centre in the location shown on the Draft Indicative Framework Masterplan, in line with the IDP. This land was included within the application submitted by db symmetry Ltd. in November 2017 for the employment element of the allocation (application ref. R16/2569).

### **Spine Road Network and Other Transport Measures**

12. The parties agree with the need for a Spine Road Network to serve the allocation as proposed under Policy DS9 (as modified) and to provide mitigation for impacts on the Dunchurch Crossroads.
13. That development proposals cannot come forward ahead of the delivery of the east-west Homestead Farm link (between A426 and B4429), unless demonstrated in accordance with the NPPF that any residual impacts on the highway network are not considered to be severe.
14. Although the precise route for the Homestead Link Road is not a matter that the Inspector will need to consider as part of the local plan examination, both the consortium<sup>1</sup> and RBC<sup>2</sup> (in conjunction with Warwickshire County Council as Local Highway Authority) have prepared indicative layout options for the Homestead Farm Link. Further work will be undertaken by the parties on the alignment which, when agreed, will be incorporated into the final version of South West Rugby Masterplan SPD. The parties agree that a route can be delivered and the precise alignment will be detailed in the planning application(s) for the road.
15. That development which is likely to prejudice delivery of the spine road network (including the Homestead Farm link) will not be permitted.

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<sup>1</sup> Figure 4 – South West Rugby Allocation – Homestead Farm Link Road Justification Statement (January 2018)

<sup>2</sup> Homestead Farm Link Concept Plan – Drawing Number: RUGBY-ATK-DR-001 Rev P02, prepared by Atkins

16. To commence the Homestead Farm Link Road within phase 2 of the Local Plan as per the IDP, and work with adjoining consortium members, and the relevant authorities, to ensure the spine road is designed and implemented in accordance with the relevant highway safety standards and specifications.
17. To deliver high quality public transport to Rugby town centre and other key destinations and a comprehensive pedestrian and cycle network within the allocation.
18. The relevant consortium member (Gallagher Estates Limited) is required to implement the agreed improvements to Dunchurch Crossroads within the first phase of development (phase 2 of the Local Plan (2016-17 to 2020-21), and before first occupation of housing on Bilton Fields Farm Ashlawn Road, (as required by condition 20 of planning permission reference R13/2102) which is anticipated will occur in 2018/2019 (i.e. with the first phase of development (Phase 2 of the Local Plan)).

#### **Green Infrastructure and Open Space**

19. Each consortium member agrees to the provision of open space in accordance with the most appropriate open space strategy as a whole as determined by the SPD, which contributes to a comprehensive green infrastructure network.
20. That Cawston Spinney will be protected from any adverse impacts through the implementation of a Woodland Management Plan to be contained within the South West Rugby Masterplan SPD, and secured through conditions or obligations attached to any planning permissions implemented on site. The Plan will include appropriate woodland management and buffering from development through the location of open space as required by the proposed policy wording for DS8, the South West Masterplan SPD, and Natural England's standing advice, and can provide Green Infrastructure and natural greenspace for the development.
21. As submitted DS8 requires a physical and visual separation in the form of a buffer to be provided between Rugby and Dunchurch. RBC and the consortium will undertake further work on the width of the buffer and the landscape strategy associated with it to inform Green Infrastructure, and how the buffer relates to the Homestead Link, and this will inform the South West Rugby SPD.

### **Planning Obligations**

22. The parties agree that financial contributions will be secured through Section 106 Agreements to mitigate the effects of the development, and pooled where necessary, in accordance with the CIL Regulations, to deliver on site and off-site infrastructure. This will include on/off site infrastructure/mitigation to be funded through Section 278 and Section 38 agreements under the Highways Act 1980. Section 106 contributions will be required where there is a clear County Council wider scheme identified or the development triggers an impact at an identified location within the IDP. Mitigation will be secured in accordance with the Infrastructure Delivery Plan (as amended in Appendix C of the Council's Hearing Statement in respect of Matter 3b 000). The level of contributions and trigger points for contributions will be agreed and determined between the parties, and the relevant authorities.

### **Other matters not in dispute**

23. The parties agree that noise, air and water quality is not considered to be a constraining factor in the development of the allocation site. The parties agree that the potential impacts of development will be assessed, and appropriate mitigation incorporated into the detailed proposals as necessary.

24. The parties agree that further investigations are required to assess the presence of any surviving archaeological remains. Subject to more detailed investigation at the planning application stage, Heritage and Archaeology are not considered at the present time to be a constraining factor in the development of the allocation site.

25. The parties agree that RBC's evidence base confirms that there are no other reasonable alternatives in the Borough than to develop on sites that include elements of Grade 2 or 3 agricultural land.

26. The parties agree that the ecological value of the site is not a constraint that would preclude or prevent development, and any features of interest can be protected, mitigated and enhanced where relevant. The parties agree that



there are opportunities associated with the development of the land for ecological enhancement, including in relation to the 'ecotone' border areas on the edges of the irrigation pond and Cawston Spinney, together with the introduction of a buffer which accords with Natural England/government standing advice around Cawston Spinney.

27. There are no landscape designations covering the allocation site.
  
28. The parties agree that evidence (Rugby Wider Area Paramics Model – Air Quality Assessment (STA 20 OTH 07) shows that the proposed Dunchurch Crossroads scheme, and delivery of the Homestead Farm Link Road will have a beneficial impact on air quality at the Crossroads.
  
29. The parties agree that the Draft Illustrative Framework Masterplan demonstrates how it can meet the policy aspirations of DS8. Further work on the SPD in respect of providing a comprehensive and extensive Green Infrastructure network, including amongst other things a physical connection between Cawston Spinney and Cock Robin Wood, having regard to the Borough Council's Green Infrastructure Study (LP39) will take place in due course.
  
30. The parties agree that there is an opportunity to increase the biodiversity value of the allocation site and the local area. This includes, but is not limited to, habitat creation / enhancement in and around the Cawston Spinney lake and woodland.

### **13. MATTERS CURRENTLY IN DISPUTE**

1. The consortium disagrees with the limit on housing and employment allocations proposed by Policies DS3 and DS4.
  
2. The consortium disagrees with the Publication Draft version of Policies DS8 and DS9, and although LP54 and LP54A have addressed some of the concerns, further changes to policies DS8 and DS9 are considered necessary (see Appendix 8 of the Consortium's Hearing Statement document reference SW2110). Although the plan which accompanies the policy is only intended to

represent an indicative alignment of the proposed link road, the consortium believes it would be helpful if the plan was amended so that route more closely reflects the latest detailed design work undertaken by the consortium. As part of this design work, a Homestead Farm Justification Statement prepared by the consortium illustrates their current indicative proposals for the Homestead Farm link, having regard to constraints, particularly the Grade II listed Cock Robin Cottages on Rugby Road. The Council consider that further work is required to determine the detailed route of the Homestead Farm Link which will feed into the SPD.

3. The consortium disagrees with the findings of the Rainsbrook Valley Sensitivity Study in relation to the allocation site, and its inclusion as part of the local plan evidence base as it was not originally prepared to inform the Local Plan process. The consortium considers that the 2006 landscape study (LP34) provides a more objective assessment of the landscape value of the edge of Rugby, including the south west Rugby. It is however acknowledged by the parties that the Rainsbrook Valley Sensitivity Study does not preclude development, and that Study needs to be considered in the planning balance.
4. The consortium members do not consider that the Potford's Dam Farm link is necessary to deliver the South West allocation, and therefore the development should not be expected to contribute towards the link, particularly as an alternative link to Coventry Road (B4642) is considered an alternative option.