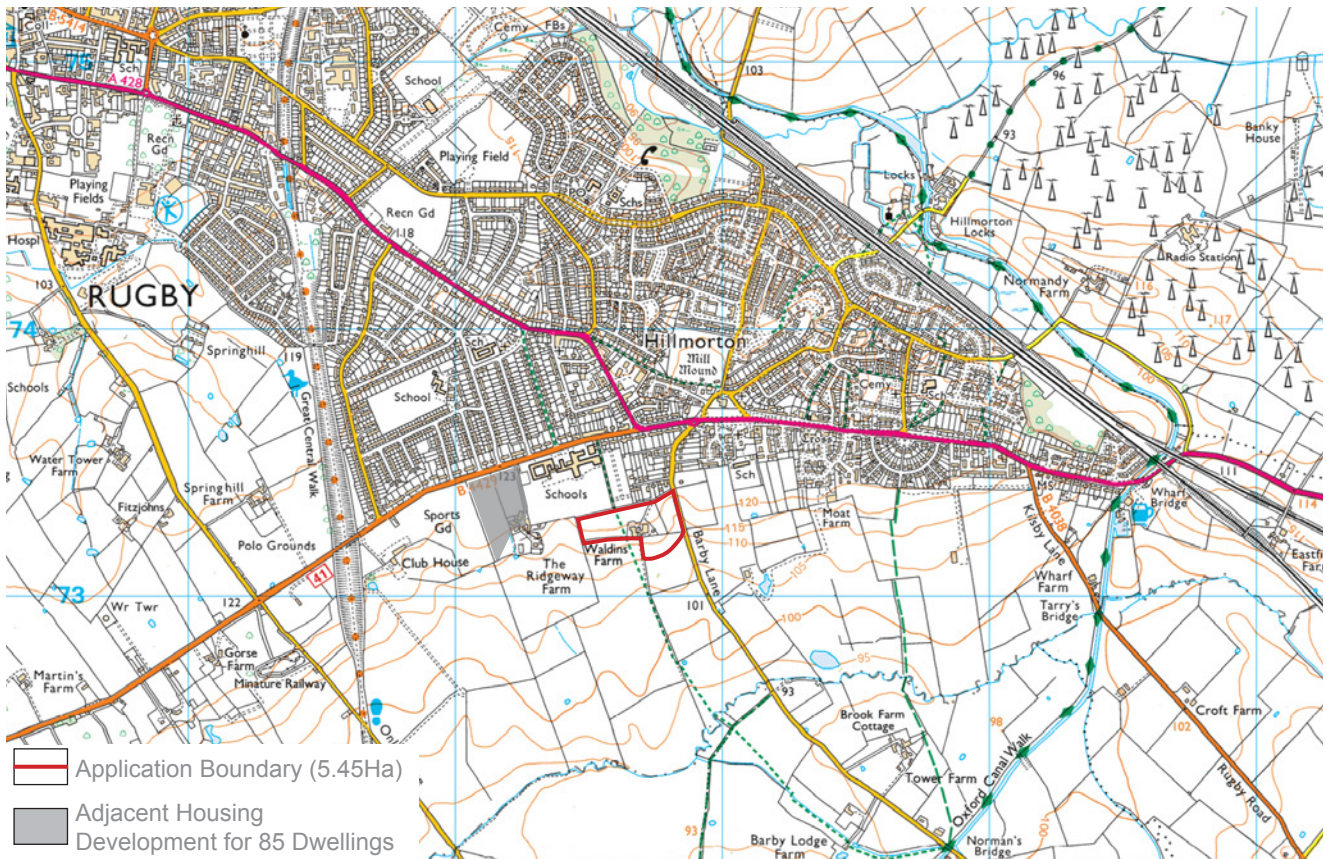


## INTRODUCTION

## The Site



## Introduction

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 20 years, developing high quality and sustainable residential, commercial and industrial schemes. We are proposing a residential development on land off Barby Lane, Hillmorton for up to 110 new homes.

## Why is the site suitable for development?

It will provide opportunities to help meet the need for housing within the district. The site is sustainably located with easy access to the local centre of Hillmorton and Rugby Town Centre. Development here will help support the existing community facilities such as schools, existing community amenities and public transport network.

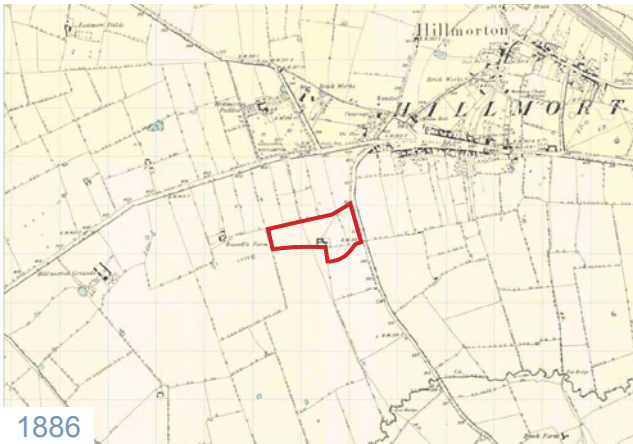
## The Need for New Housing

Councils have a duty to ensure that sufficient housing can be delivered to meet all of the housing needs of the population in a 5 year rolling period. To do this they must identify sufficient land to meet their wider housing need. Presently Rugby Borough Council cannot do this.

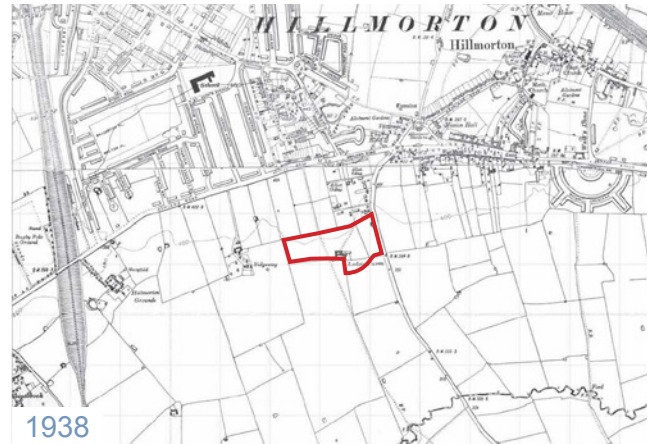


## HISTORIC CONTEXT

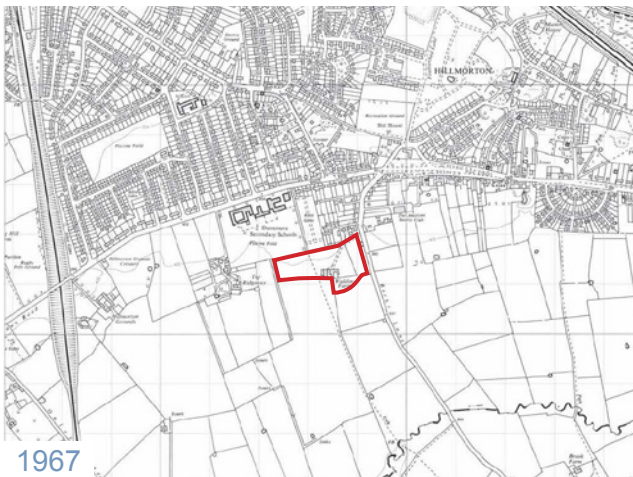
## Historic Maps



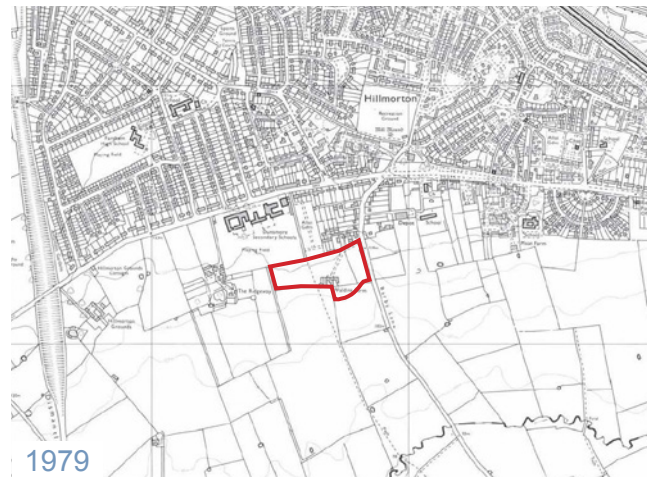
1886



1938



1967



1979

 Application Boundary (5.45Ha)

The historic maps above show the proposed development site in the context of the growth of Hillmorton and Rugby. The 1886 plan shows the lack of development in the surrounding area of the site and the existence of Barby Lane on the eastern site boundary. The site comprises of farm buildings and a number of internal field boundaries as well as a Public Right of Way (PROW) which runs north to south and is still evident today.

The 1938 plan shows development to the north where allotments and some properties on Westwood Road are present. Further afield there are some rows of terraced housing on Ashlawn Road and Buckhill Road's crescent layout to the east. Additionally the London and North Eastern Railway is built to the west of the site in 1923.

The 1967 plan illustrates a considerable amount of development to the north of the site with the establishment of Hillmorton. As development expands to the south the site is connected to Hillmorton by a number of residential properties on Barby Lane. Housing is now present on the south side of Crick Road to the east of the site.

Dunsmore Secondary School, now Ashlawn School is included in the 1979 map and there has been considerable amounts of development in Hillmorton. The settlement edge of Hillmorton is now extending further south and is almost parallel to with the site.



# EXISTING LOCAL CHARACTER

## Site and Landscape

### Site and Setting

The site lies on the southern edge of Hillmorton abutting existing residential development, allotments and Ashlawn Secondary School to the north, Barby Lane to the east and open fields to the south and west. The site sits on a gentle south facing slope and currently has a farm house with outbuildings abutting the southern boundary. The land is divided up into a small number of pastoral fields currently utilized as grazing land for horses. The site is enclosed by hedgerow along all boundaries with an additional hedgerow separating a small eastern portion of the site. Access will be gained via the north eastern corner of the site from Barby Lane, with an existing Public Right of Way (PROW) running through the centre of the site. This PROW provides a secondary pedestrian access into Hillmorton from countryside to the south.

There are no landscape designations or heritage assets within or in the immediate vicinity of the site that could be impacted upon by the proposed development. Close proximity views of the site are restricted to a small number of residential properties along Westwood Road and the PROW within the site. Longer distance views from the PROW to the south are generally filtered and screened to varying degrees by intervening trees and hedgerows.



View of Waldins Farm & associated buildings



Existing access road into the site

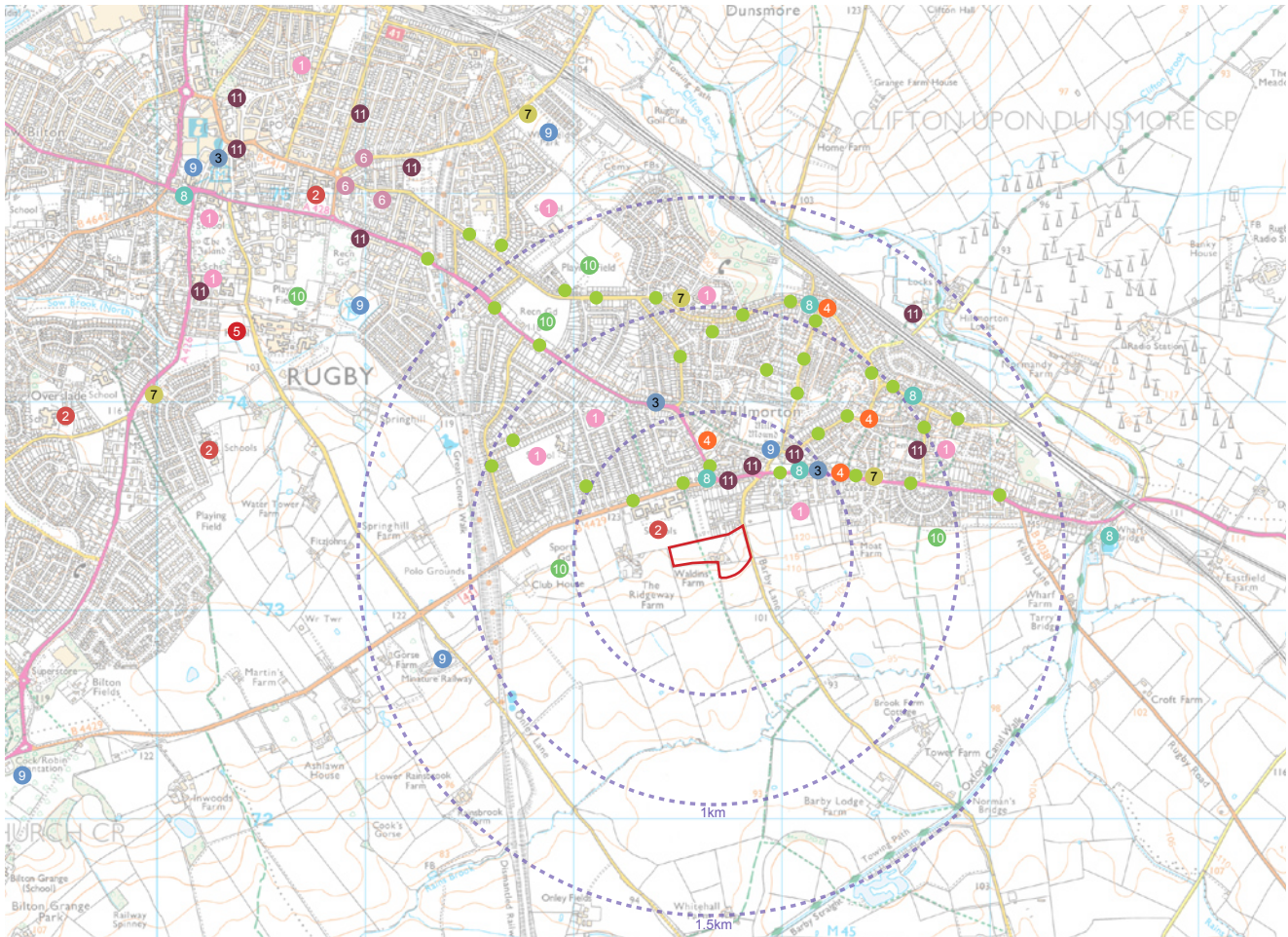


Examples of local distinctiveness within Hillmorton



## SITE ANALYSIS

## Local Services and Facilities



 Application Boundary (5.45Ha)

- |                                     |                           |
|-------------------------------------|---------------------------|
| 1 Primary School                    | 7 Post Office             |
| 2 Secondary School                  | 8 Restaurant/Public House |
| 3 District Centre                   | 9 Community Facilities    |
| 4 Convenience Store/<br>Supermarket | 10 Sports Facilities      |
| 5 Hospital                          | 11 Place of Worship       |
| 6 Medical Centre                    | 12 Existing Bus Stops     |

The site is within walking distance of many of the services and facilities in Hillmorton. There is a good footpath network allowing access into Hillmorton as well as a bus services from Hillmorton centre into Rugby.

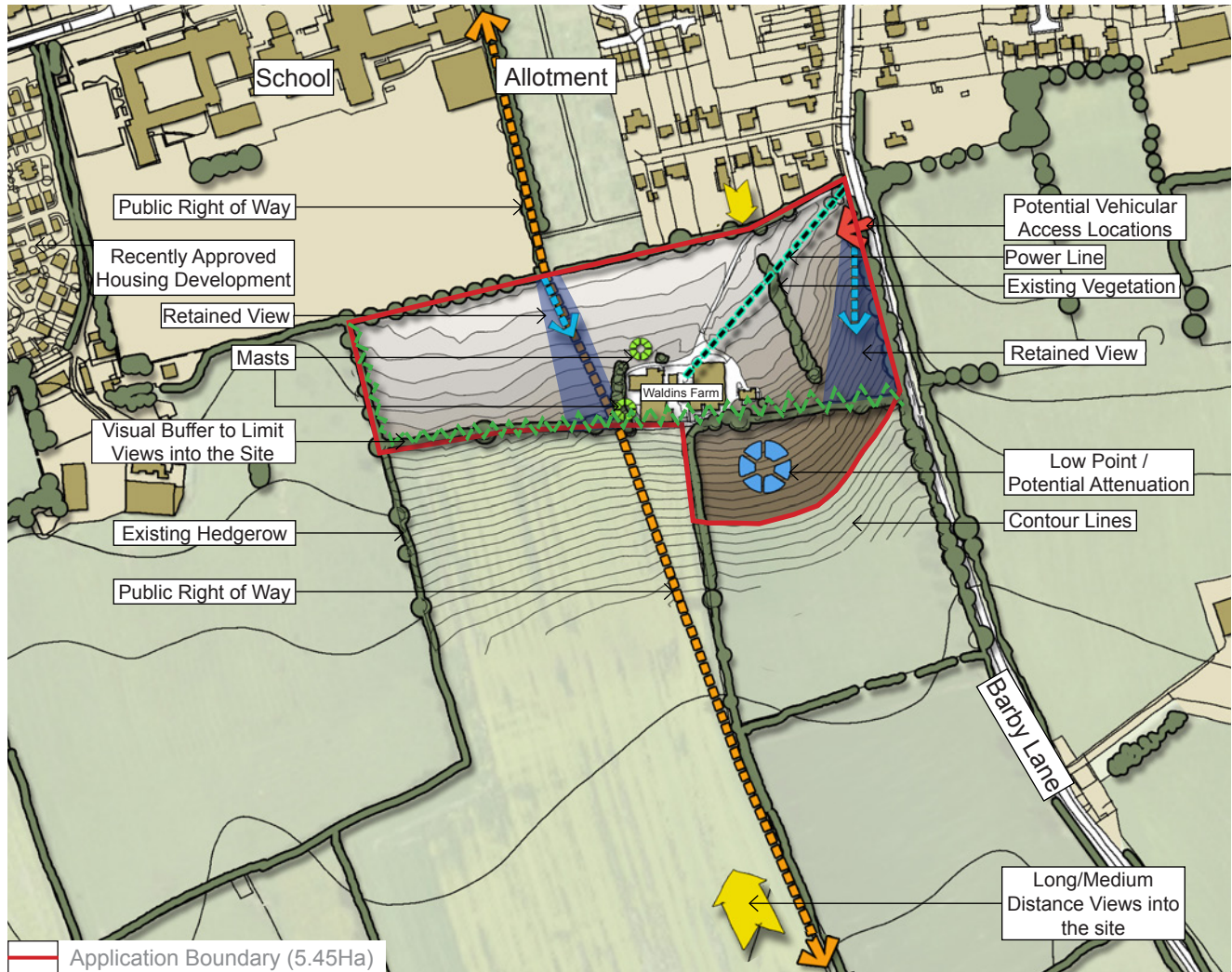
Within Hillmorton there are a number of convenience shops, takeaway restaurants, pubs, a post office and a dry cleaners. Supermarkets and a range of other public facilities are located within Rugby

Stagecoach bus services 10 and 12 provide Hillmorton residents links to Rugby and Daventry. Rugby railway station is approximately 4km from the site.



## SITE ANALYSIS

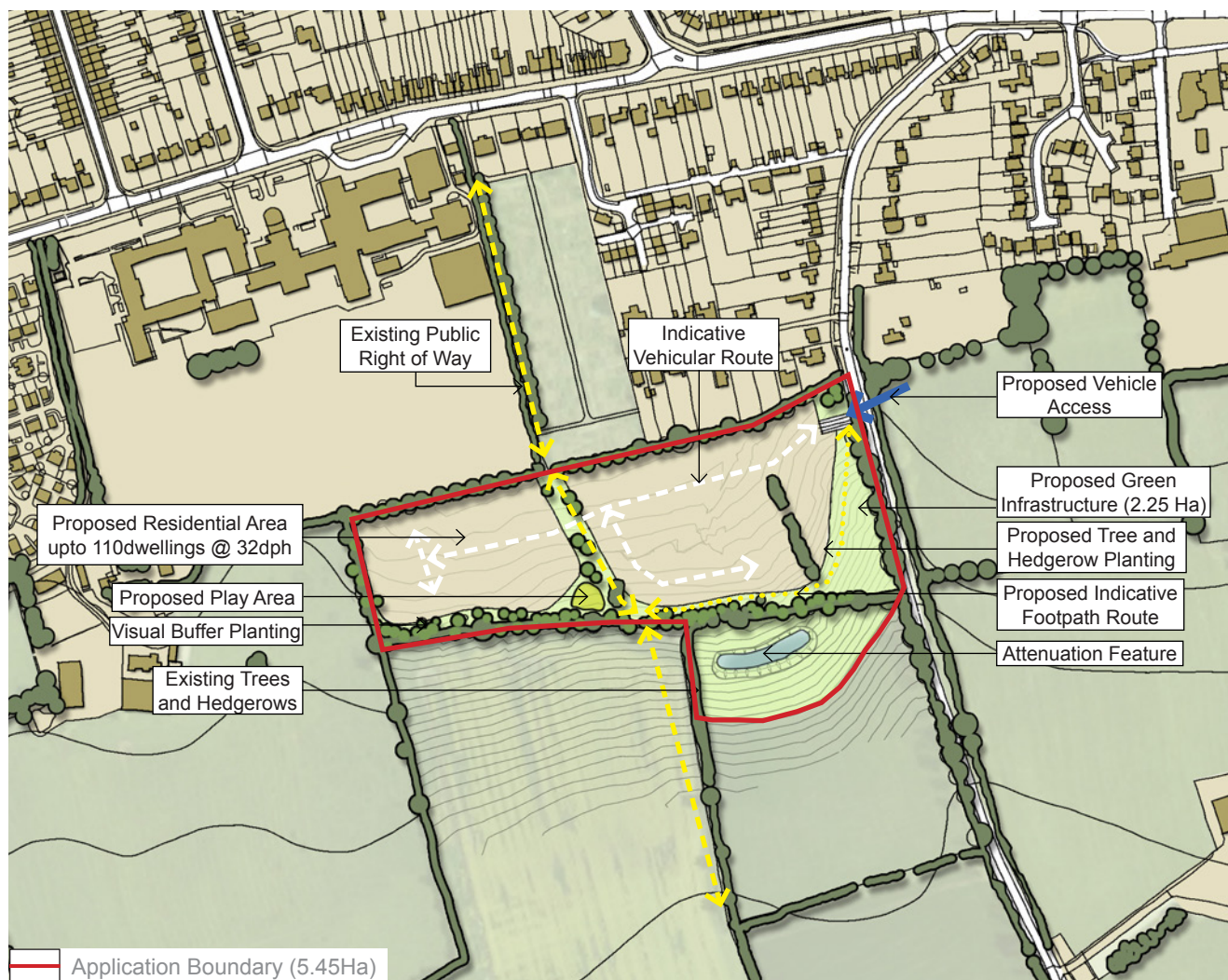
## Key Considerations



- The existing Public Right of Way creates an opportunity to form a green corridor link between Hillmorton and countryside to the south.
- There are no designations or areas of specific importance or heritage assets that will be visually impacted upon through the proposed development.
- The development will visually blend into the existing settlement edge of Hillmorton. Currently the edge is formed of residential development and vegetation and is without a dominant visual style or character.
- The approved 85 dwelling housing proposal to the west of the site will extend south from Ashlawn Road level with the site boundary.
- A green buffer formed of species rich grassland, tree planting and hedgerows will limit views into the site from the south.



## FRAMEWORK PLAN



The assessment of the site and its setting has helped to inform the preparation of the Framework Plan. A number of design principles have also influenced the development proposals and these include:

- Delivering a high quality 'place' which is sustainable, safe and attractive.
- Providing a mix of house types and sizes which responds to local needs.
- Improving pedestrian links to the surrounding area.
- Providing a mix of open space including a play area, species rich grassland and new footpath.
- Respecting local character and drawing upon traditional built form and material within Hillmorton.
- Retaining existing landscape features where possible and increasing biodiversity.

## Have Your Say

Thank you for taking time to view our proposals.

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Comments can be sent via the website:

[www.your-views.co.uk/hillmorton](http://www.your-views.co.uk/hillmorton)

Or you can respond by email:

[comments@your-views.co.uk](mailto:comments@your-views.co.uk)

(using Hillmorton as the subject line)

Or by post:

**Your Views - Hillmorton**  
**Gladman Developments Ltd.**  
**Gladman House**  
**Alexandria Way**  
**Congleton**  
**CW12 1LB**

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI).

As part of the planning application, Gladman will submit a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them) to the Local Planning Authority. This ensures all your comments are available to the Council during their consideration of the application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies.



Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate.

If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.