



BILTON ARCHITECTURAL SERVICES LTD.

Ms. Hayley Smith Principle Planning Officer
Development Strategy Team
Growth and Investment
Rugby Borough Council
Town Hall, Evreux Way
Rugby, Warwickshire
CV21 2RR

BAS/2012/428

29th January 2024

EMAIL

Dear Ms. Smith,

Ref: Local Plan Calls For Sites Application – River Side Club, Boughton Road, Brownsover, Rugby, Warwickshire, CV21 1BJ.

Please find attached application to assess for inclusion in the Local Plan the above site for residential development.

General Information

The total site area is 1.00 hectares of which 0.65 hectares are proposed to be developed with the remainder to be allocated for open spaces and flood mitigation as previously agreed with the Environment Agency.

The site in the past has received planning consent for a two storey extension to the front to the former Riverside members social club to provide 39No. bed and breakfast bedrooms. Post this there have been numerous positive conversations with the Local Planning Authority & Housing Associations to develop the site for residential use for which the relevant information has been outlined below along with attached appendices submitted to supplement this application.

Positive conversations took place with Mr N Lowde and Mr R Back being members of Rugby Borough Council in 2017 – 2018. Head of Planning at the time Mr R Back confirming that

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ratification of flood mitigation criteria by the Environment Agency would be the catalyst for support to be forthcoming by the planning department for residential development on the site without the need of having to undertake a sequential test.

For clarification the site has never flooded in living history.

We have in the past submitted a Planning Application for residential development R06/1728/MAJP which we had to withdraw when it became apparent there was an issue with flooding which as discussed above we were subsequently able to resolve and obtain support for development from the Environment Agency.

Site History & Relevant Information Including Discussions with E.A. & Planning Dept.

Appendix A

The site in the past was a private members social club and had obtained planning consent in 2002 for a Two Storey extension to the front for 39No. bed and breakfast bedrooms Ref: R02/1142/02126/P which was never implemented.

- **Please find attached :-**

Original Planning Permission, Proposed Layout and Proposed Front Elevation fronting onto Boughton Road.

Appendix B

In 2008 discussions with the Planning Authority and Housing Association took place to develop the site for residential development which included conversations directly between both parties.

- **Please find attached :-**

Email from Principal Planning Officer Ms K Maunder to Research & Development Officer Michelle Dickson to Housing Association (one document trail of emails).

Principal Planning Officer Ms. K Maunder in her email dated 23rd January 2008 to Michelle Dickson states:

“The site is located within the urban area of Rugby where the principle of residential development on previously developed land is acceptable in principle. However, part of the site is within the flood plain and the Environmental Agency have raised objection to previous application on the site. It will be necessary to address issues relating to flooding and I understand that the architects have been involved in previous discussions with the EA.

If it is possible to resolve concerns relating to flooding it is considered that the principle of residential development would be acceptable. There is no reason to resist large number of flats on principle.....”

Appendix C

- **Please find attached :-**

letter from Senior Planning Officer Ms. E Donovan dated 18th March 2008 in which she states:

“..... In my opinion the Council has made available sufficient land for housing in lower risk areas and there are therefore sequentially preferable sites not in flood risk areas, this will impact on whether the principle of development in this site is acceptable. However, you have advised that you have had extensive discussion with the Environmental Agency and the issue may have been addressed with them previously. If the issues regarding sequentially preferable sites and flood risk are able to be resolved, the following will need to be taken into account.

Ms Donovan continues to state:

“You have advised that flood attenuation (which I am aware you have discussed with the Environment Agency) will occur on the existing open space within the site. If the works improve the overall nature of the open space then this would be taken into consideration when assessing section 106 open space contributions. ...”

and

“I have enclosed a copy of comments from the Highways Authority, who consider that they are likely to support the application subject to conditions.”

Appendix D

- **Please find attached :-**

Letter from the Environment Agency dated 13th February 2008 in which they confirm that the flood storage compensation **is acceptable** and therefore they are able to remove their previous objection for development on the site.

Also attached are drawings BRR/11/B & BRR/S/08/D which are referred to in the letter regarding reprofiling the ground.

Appendix E

- **Please find attached :-**

Most recent (2009) road frontage orientated design drawings for the site providing an attractive cohesively linked street scene.

Finally we would like to highlight the fact that site is considered in our opinion to be a focal point / gateway entrance from the Northern entrance into Rugby Town itself which if developed will significantly upgrade the immediate area which has remained unkempt, untidy, overgrown

and obviously undeveloped for a long period of time whilst the immediate area around the site has been developed and upgraded to a high standard.

We would therefore seek to promote this site for residential redevelopment and if further information or clarification on the information provided is required please do not hesitate to contact me.

Yours Sincerely

Derek Hartwell
Bilton Architectural Services Ltd