

Planning Consultation Document

Development of land at;

A45/A4071

Rugby

Prepared by Sam Willoughby Architects

For Stuart Mitchell - January 2024

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The site currently lies in the Green Belt, but makes little contribution to the purposes of the Green Belt, and should be released from it through this Local Plan process.

The site would be highly suitable to contribute to meeting the need for strategic warehousing, industrial or open storage land, to meet both Rugby Borough and Coventry's need, in a location which would serve the needs of both authorities, and of the wider West Midlands.

Rugby Borough sits within the so-called 'Golden Triangle' for distribution. This is an area of the East and West Midlands that has 35% of all UK warehouse floorspace, due to its efficient access to the motorway network. The site lies only 9 miles to the east of the centre of Coventry, and has excellent road connections to both Coventry and Rugby, as well as to the national highway network.

The site lies within the potential strategic employment location identified in the Rugby Issues and Options document, at the junction of the A45 and the A4071.

The site is not constrained by any planning or environmental designations, other than the Green Belt designation. It lies in Flood Zone 1, the area at lowest risk of fluvial flooding, and in an area at very low risk of surface water flooding. There are no heritage assets at or in the vicinity of the site, nor any ecological designations on the site. It is well screened from the adjacent roads by mature landscape buffers.

Storage and Industrial units

This proposal aims to provide medium sized warehouse space and/or Lorry parking and storage in a key transport location with both a bio diverse and sustainable solution to Rugby Borough Council's warehouse requirements.

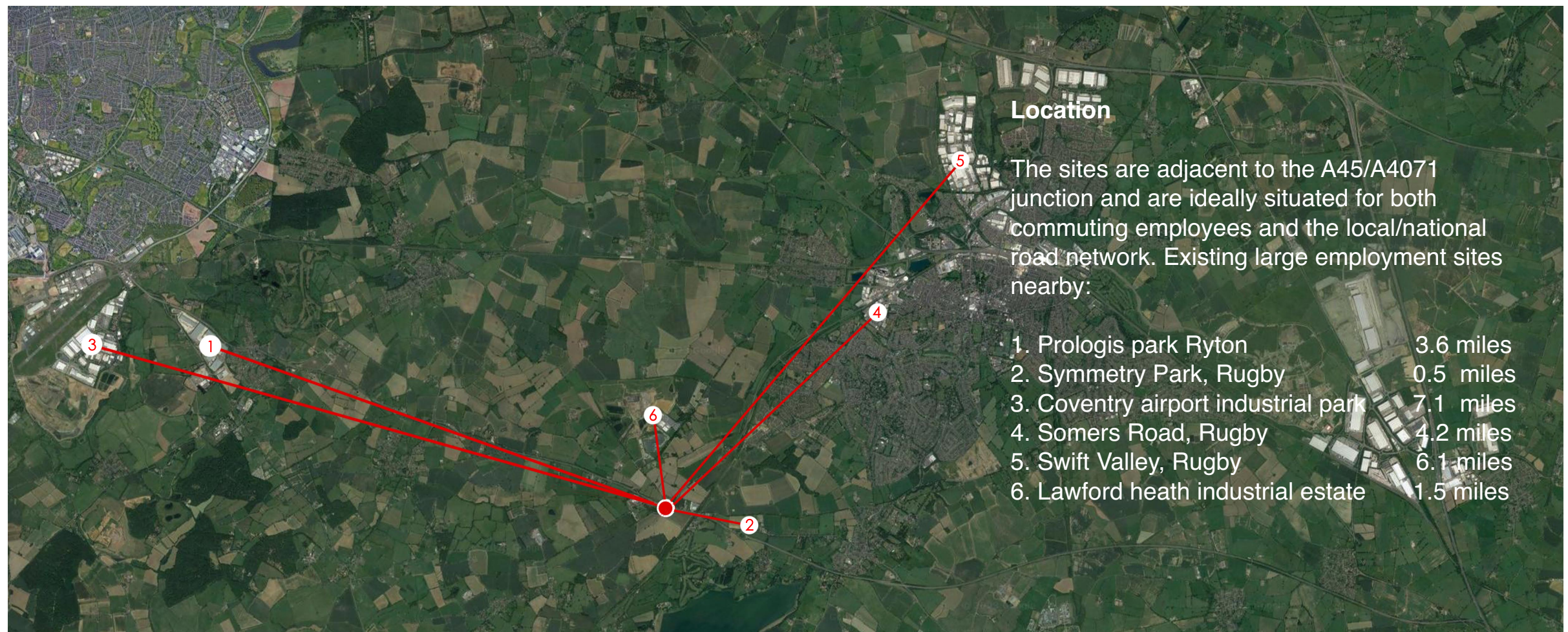
The sites are located on the North and South side of the A45/A4071 junction on sites surrounded by a mix of existing industrial, commercial and residential buildings.

Environmentally and Visual Impact

The area to the south of the junction (Plot 1) proposes a thick planting area of native trees to screen the site from the surrounding green belt. The scheme will as a result significantly increase in it's contribution to the countryside by way of increasing natural habitat for wildlife and increased bio diversity.

Both sites have the potential for solar panels mounted on the roofs of the new units and will support Energy efficient lighting and multiple Electric lorry charging points. New units will be heated by Air and Ground source pumps.

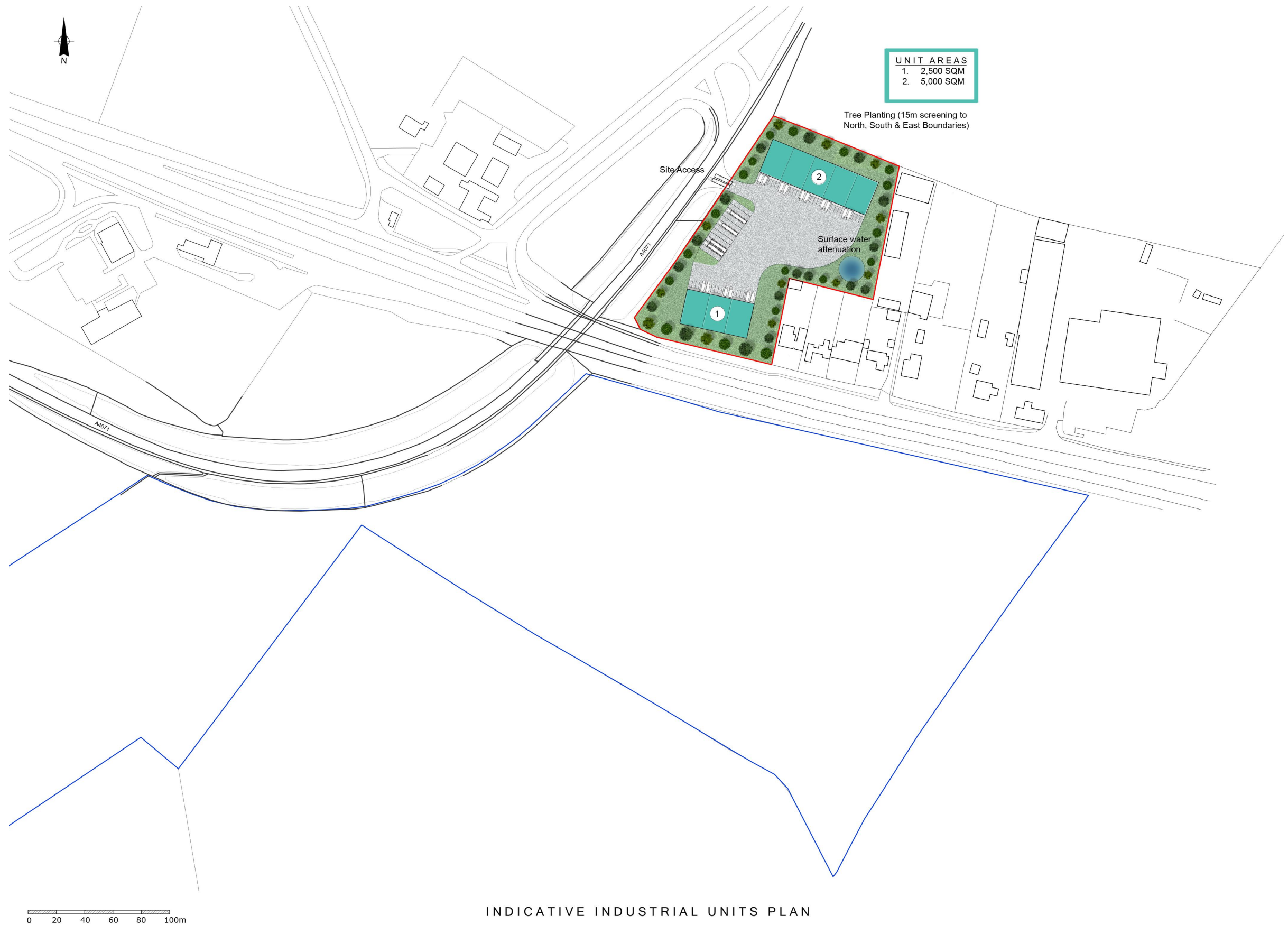
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All dimensions and levels to be confirmed on site prior to commencement

