

PLANNING REPORT

REGULATION 18 CONSULTATION

BARJANE



MAY 2025

VERSION 2



SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF

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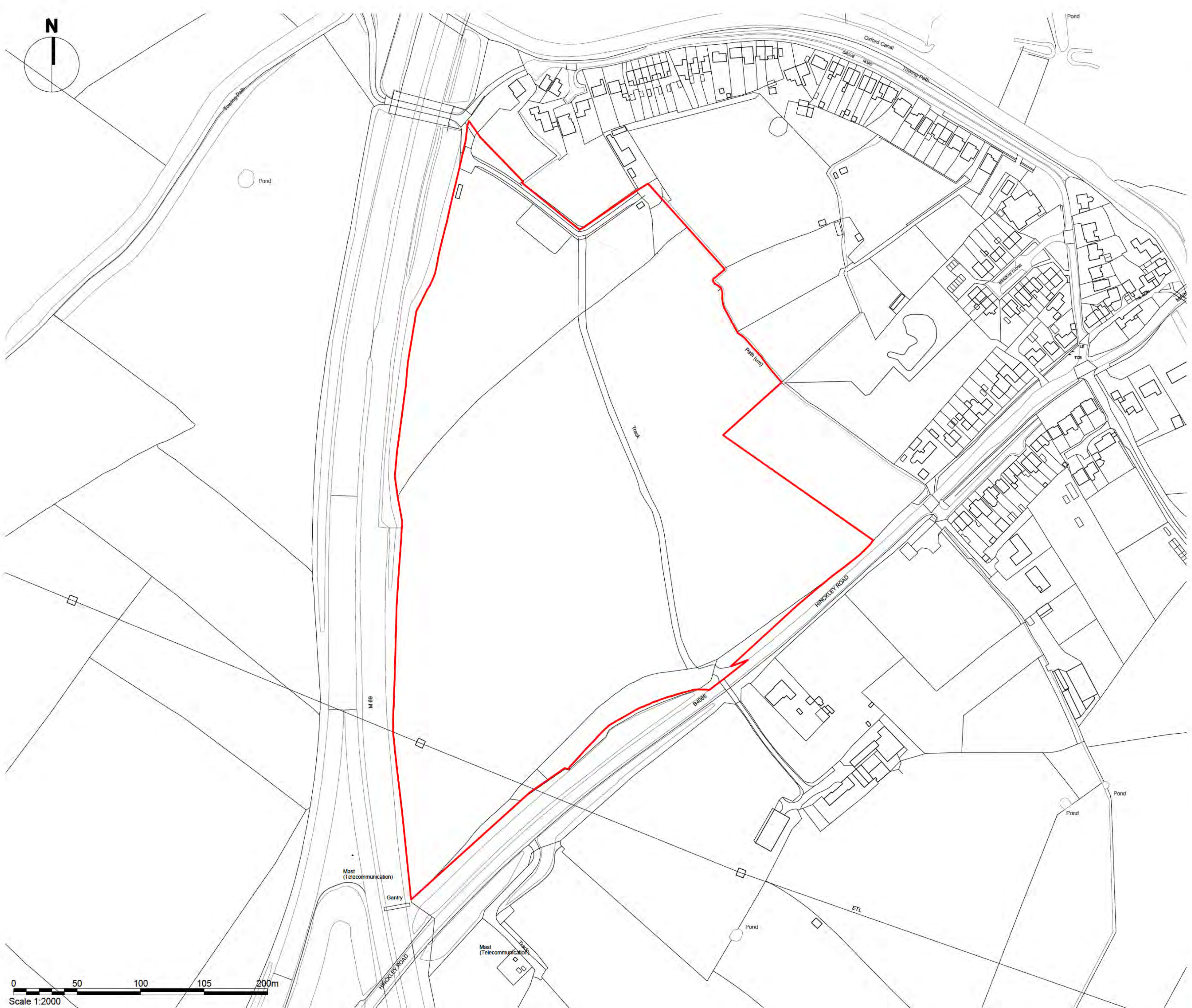
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BARJANE

Project:
SITE 88 HINCKLEY ROAD
ANSTY

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DESIGN REPORT

REGULATION 18 CONSULTATION

MAY 2025

VERSION 5



SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF

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1.0 INTRODUCTION

This document has been prepared on behalf of BARJANE as part of representations to the Rugby Local Plan Regulation 18 consultation as a proposed employment allocation which is referred to as Site 88 at Hinckley Road as in the Stage 1 Housing and economic land availability assessment. Adjacent sites 14 and 95 are preferred sites for employment development under the assessment.

The document will review the existing site and considers its potential allocation as an employment site for E(g)(iii), B2 & B8 use classes, from a design perspective. This document will demonstrate that the site can accommodate circa 45,057m² / 485,000ft² GEA of modern market facing employment floor space in a number of configurations, which would respond to market demand and the sites context and setting.



AERIAL VIEW



RUGBY BOROUGH COUNCIL HELAA EXTRACT

2.0 ABOUT BARJANE



BARJANE is a privately owned property company and a leading European developer of industrial and logistics real estate. It has been developing sustainable industrial and logistics warehousing since 2006.

The 'B Corp' certified business has delivered 8.2 million square feet of workplaces across France and the UK with a 100% occupancy rate.

It invests for the long-term and prioritises projects of the highest operational, architectural, landscape and environmental quality with 100% of the portfolio BREEAM/HQE certified.

Its projects are designed to enhance local environments through intelligent land use, low-carbon buildings, energy performance, landscape design and enhanced biodiversity. It is the largest owner of rooftop solar power installations in France generating 29.5MWp of renewable energy, equivalent to the annual consumption of 10,100 people.

BARJANE has recently gained planning consent for the development of 106,000 sq ft GEA of high-quality E(g)(iil), B2 and B8 floor space at Central Park, Rugby and already has substantial employment holdings at Brackmills, Northampton.

It provides a personal end-to-end service, developing tailor-made solutions and bespoke buildings that fulfil its customers' operational needs and sustainability commitments.

BARJANE's clients include world leading logistics, retail and industrial businesses.

For further information visit:

<https://www.Barjane.com>

THALES

DECATHLON



AIRBUS

FedEx.



SAINT-GOBAIN



DASSAULT SYSTEMES



DACHSER
Intelligent Logistics



Mondial Relay Hub – Reau, France



Rugby 106, Central Park –under construction



Decathlon UK Distribution Centre
Brackmills, Northampton

EXAMPLES OF DEVELOPMENT

3.0 LOCATION

The site is strategically located for distribution purposes being situated at the heart of the Midland's Golden Triangle, boarded by the M1, M6 and M42 motorways.

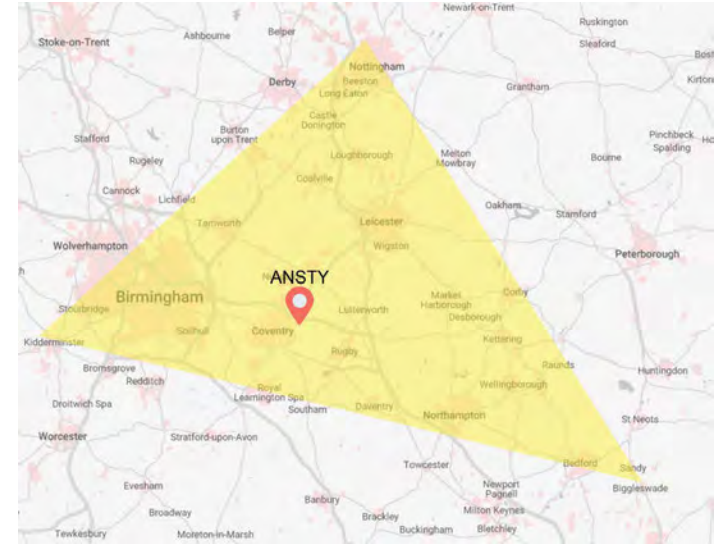
The site has excellent access to the national motorway network being located adjacent to Junction 2 of the M6, accessed via the B4065 and the M69 via the Ansty Interchange, which provides quick access to the M1 at J21 (Leicester).

Coventry lies 5 miles (3.1 km) to the south-west of the site, with Rugby situated 12 miles (7.5 km) to the east and Birmingham 26 miles (16.2 km) to the west. London is situated 98 miles (60.9 km) to the south-east.

East Midlands Airport, the second busiest cargo airport in the UK is located 36 miles (22.4 km) to the north of the site and there is also quick access to Birmingham Airport within 18 miles (11.2 km) of the subject site.

Daventry International Rail Freight Terminal (DIRFT) is a rail-road intermodal freight terminal located in close proximity to the subject site, situated 15 miles (9.3 km) to the east. The Hams Hall Rail Freight Terminal is also located only 19 miles (11.8 km) to the west.

The site is located within 3 hours away from the UK's major ports.



EXTENT OF GOLDEN TRIANGLE



NATIONAL CONNECTIVITY

4.0 INDUSTRIAL MARKET CONTEXT

This section of the document has been based on the Savills Market Report Land at Ansty document, dated May 2025 and prepared on behalf of BARJANE.

NATIONAL INDUSTRIAL MARKET

The market is facing a period of geopolitical instability with risks to global supply chains following the introduction of US tariffs globally. However, Q1 2025 take-up remains robust with previous levels as occupiers demand manufacturing-related space closer to their home bases in an attempt to stabilise their supply chains.

The Covid pandemic resulted in significant growth in demand for industrial property in large part due to the growth in e-commerce as a consequence of various lockdowns. Whilst online sales have dropped back to 26.3% of overall retail sales (Office for National Statistics), Retail Economics predicts this will grow significantly to 50% of the market by 2028.

Supply chain resilience is of increasing importance due to port congestions and delays due to Brexit, the war in Ukraine, the wider geopolitical tensions seen across the globe and now the US tariffs. This has seen companies increase stock holding with a resultant need for more warehouse space. This is also leading to deglobalisation with an increasing number of businesses expected to bring back production to the UK.

Employment is an important issue for many businesses and the shortage of suitable supply chain staff has been a particular concern over the past few years. Many businesses are seeking buildings in locations with good access to a suitable workforce and increasing consideration is being given to acquiring buildings that provide an environment that helps to attract and retain staff.

Occupiers are increasingly focussing on their carbon footprint as a consequence of Government legislation and investor / consumer pressure. The move towards companies reporting on indirect carbon emissions (Scope 3) is leading to businesses such as Third Party Logistics (3PLs) seeking to upgrade space. The focus on energy efficiency has been accelerated by the recent steep rises in energy costs.

These trends all lead to the need for new, highly specified and well located warehouses to satisfy growing demand.

MIDLANDS INDUSTRIAL MARKET

The East and West Midlands are part of the Golden Logistics Triangle which represents the largest area of logistics and warehousing occupiers in the country. This strategic location, along with a history of manufacturing, means that the wider Midlands region has the strongest levels of take-up across the UK.

Over **50%** of 'Big Box' sheds taken up across the country in 2024 were in the East and West Midlands, with the breakdown as follows:

- **30.0%** was taken up in the East Midlands equating to **8.4 million sq ft.**
- **20.7%** was taken up in the West Midlands equating to **5.8 million sq ft.**

The lower levels of take-up in the West Midlands relative to the East Midlands is primarily driven by a scarcity of industrial land, driven by the presence of a large amount of green belt land. In this context, demand remains extremely high for readily developable industrial land.

A large proportion of requirements come from international companies looking to establish either their manufacturing headquarters or logistics platforms in the West Midlands.

As economic uncertainty returns to the wider UK market, occupiers continue to choose the Golden Triangle as their preferred location for large national manufacturing and distribution centres. Third-party logistics (3PLs) have dominated take-up, with 40% of activity stemming from this sector. There is also strong demand from manufacturers, high street retailers and supermarkets.

4.0 INDUSTRIAL MARKET CONTEXT

LOCAL INDUSTRIAL MARKET

Coventry and Rugby are located firmly at the centre of the Golden Triangle, given their access to the main motorways in the UK (M1 and M6), providing quick access throughout the region and links to the wider UK.

The last two years saw levels of take-up fall below the 10-year average caused in-part by the restricted levels of supply within these locations. This is especially true for Rugby where there has been little-to-no recent speculative development except for Symmetry Park Rugby.

There is strong demand for big box's on non-strategic sites in the local area to those already highlighted within the WMSESS - HEDNA Alignment Paper, for example Coventry Logistics Park that was developed by Bericote / JP Morgan,. A couple of recent examples include Middlemarch Business Park in Coventry, where Stoford / Blackrock developed two units (103,000 sq ft and 207,000 sq ft) and successfully let the scheme to World of Books and Zooplus (Dirks Consumer Logistics). Moreover, Canmoor / IPIF developed three units at Puma Park in Coventry, which was subsequently let to Kite Packaging who acquired all three units on the scheme for a wider campus. Kite Packaging's preference was to acquire a single unit of approx. 175,000 - 200,000 sq ft but were unable to find a suitable solution so ended up taking all three units at Puma Park instead.

The existing Grade A supply within the local area equates to 2.72 m sq ft). From this supply, approx. 550,000 sq ft is firmly under offer. This takes fully available existing supply down to approx. 2.17 m sq ft. Based current requirements in the market, the current available supply (after allowing for those that are already under offer) would only be able to satisfy approx. 50% of the current active requirements for Coventry / Rugby, meaning more land needs to be brought forward to satisfy this demand.

Occupier Type	Requirement Size	Comment
Local B2 / B8 User	100,000 - 150,000 sq ft	Based in Coventry, consolidation of premises
Local Manufacturer	150,000 sq ft	Based in Coventry, for new facility
Local Manufacturer	100,000 - 200,000 sq ft	Based in Exhall, for larger facility to support growth
Local B2 / B8 User	100,000 - 150,000 sq ft	Based in Exhall, for new bespoke facility
Manufacturer	100,000 - 200,000 sq ft	Based in Coventry, to support growth of the occupier
Automotive User	100,000 sq ft	Consolidation from various sites in to a bespoke unit
UK 3PL	250,000 - 500,000 sq ft	Golden Triangle location for new contracts
Specialist 3PL	500,000 sq ft	New facility in Coventry to support existing customer
International E-Comm	300,000 - 600,000 sq ft	For bespoke facility within Coventry
UK Parcel Co	150,000 - 250,000 sq ft	New bespoke facility for parcel delivery company
European 3PL	200,000 - 400,000 sq ft	New unit for customer contracts, centred on Coventry
Supermarket Retailer	250,000 sq ft	For new facility. Require high ESG credentials.
Local 3PL	100,000 sq ft	Based in Coventry, for new facility to support growth
Regional 3PL	100,000 - 150,000 sq ft	Based in the region, for new facility re expanding contracts
International Parcel Co	150,000 - 250,000 sq ft	Located close to Coventry, seeking new facility with top ESG
International Parcel Co	300,000 - 500,000 sq ft	Based in the region, seeking new bespoke solution
International End User	250,000 - 300,000 sq ft	Based in Coventry, seeking new bespoke facility in the area
European 3PL	200,000 - 400,000 sq ft	Seeking larger facility within the Golden Triangle
Automotive 3PL	100,000 - 150,000 sq ft	Contract with automotive client, seeking new facility
International 3PL	250,000 - 500,000 sq ft	New contracts, seeking warehouse in Golden Triangle
Regional Parcel Co	150,000 - 200,000 sq ft	Golden Triangle requirement for new Midlands DC
International 3PL	300,000 - 400,000 sq ft	Currently in Coventry, consolidation to bespoke larger unit
Supermarket Retailer	500,000 sq ft	Golden Triangle requirement
Local B8 User	100,000 - 150,000 sq ft	Based in Rugby, seeking new facility in the area
International 3PL	250,000 - 350,000 sq ft	Midlands-wide requirement for additional space
National B2 / B8 User	220,000 - 300,000 sq ft	For new facility on the M69 Corridor
European 3PL	300,000 - 400,000 sq ft	Bespoke facility for new secure contract
Local B8 User	100,000 - 125,000 sq ft	Relocation from existing facility to more efficient, new unit
International 3PL	100,000 - 150,000 sq ft	New contract, looking within Coventry and Rugby
Manufacturer	150,000 - 250,000 sq ft	Manufacturer for bespoke facility in Rugby / Coventry
Supermarket Retailer	500,000 - 1,000,000 sq ft	New facility, focus on Golden Triangle
Specialist 3PL	500,000 sq ft	New bespoke facility, satisfy long-standing customer
Retailer	500,000 sq ft	New facility in the Midlands to support growth
International 3PL	200,000 - 250,000 sq ft	Bespoke solution within the Golden Triangle
Specialist 3PL	250,000 - 400,000 sq ft	Additional facility within the Golden Triangle
European 3PL	200,000 sq ft	New contract, focus on Golden Triangle

CURRENT ACTIVE REQUIREMENTS IN THE AREA

5.0 REGIONAL CONTEXT

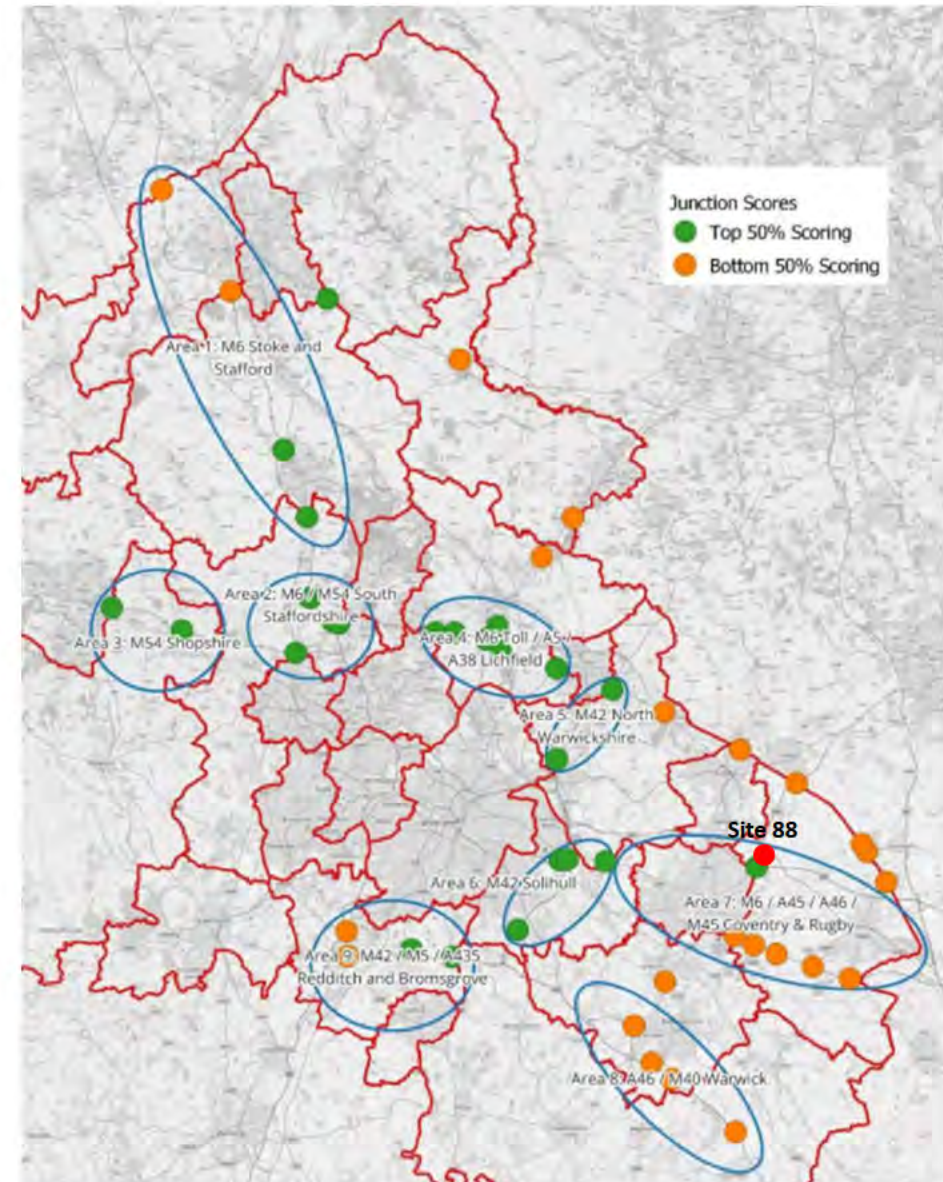
The West Midlands Strategic Employment Sites Study 2023/24 (WMSESS) was prepared with the intent to identify strategic employment sites to support the continued economic growth and success in the West Midlands, which would inform local plan making addressing the following points:

- Provide an updated position on currently committed strategic sites;
- Identify the need for large scale strategic logistics and manufacturing;
- Addressing modern industry's requirements - looking at sector (qualitative) requirements as well as quantitative, informed by regional priority sectors and discussions with agents and occupiers;
- Provide recommendations on the overall number and type of strategic sites required in the study area, including how many rail enabled logistics sites / manufacturing sites are needed to attract large scale international investors; and
- Advise on the phasing and priority of broad locations / corridors for new strategic sites to meet forecast demand to inform Local Plan preparation.

The WMSESS Road Opportunity Areas map assess the key roads and junctions in the west midlands and scores their viability as future strategic employment sites.

The site is situated in Area 7 on the Road Opportunities map immediately to the north of the Ansty Interchange (junction 2) of the M6 & M69, which falls with in the top 50% scoring locations, when assessed for suitability of future employment allocations.

This demonstrates the strategic location of the site located adjacent to a strategic road junction and network.



WMSESS ROAD OPPORTUNITY AREAS EXTRACT

6.0 LOCAL CONTEXT

The proposed site consists of circa 12.6 Hectares and is situated approximately 6.5km north-east from Coventry and 180m south-west of Ansty village, Warwickshire.

Coventry city Centre is 17minute drive, whilst Rugby is a 20 minute drive and Birmingham and Leicester are both a 30 minute drive away.

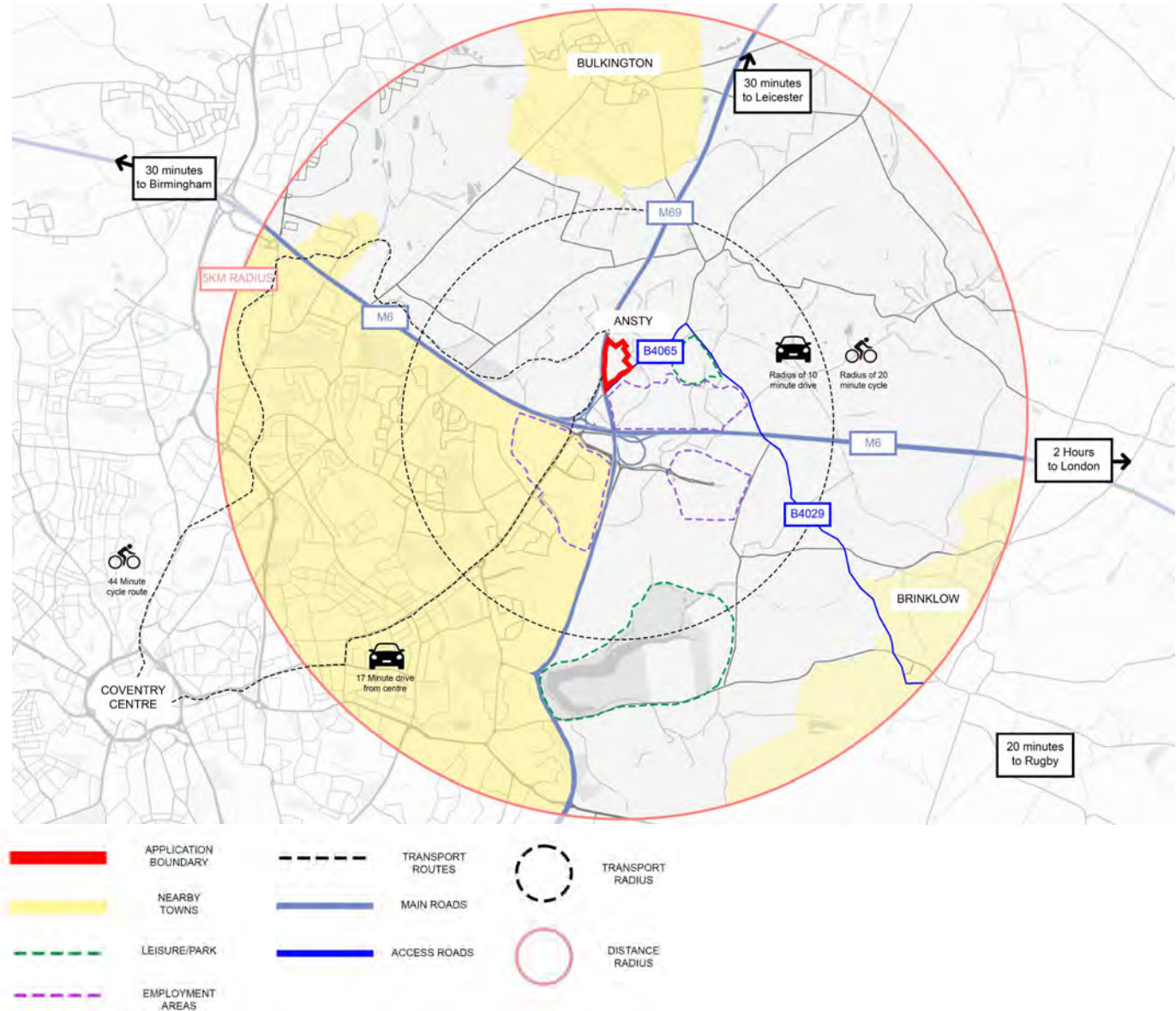
The site is located within the administrative area of Rugby Borough Council (RBC).

The southern boundary of the site is defined by the B4065 Hinckley Road which connects the M6 junction 2 to Ansty and on to Wolvey.

The northern boundary is defined by an existing PRow, the periphery of Ansty Village and the Oxford Canal.

The eastern boundary is defined by the existing PRow 30a providing connectivity between the Oxford Canal and B4065, and existing mature field boundaries.

The western boundary is defined by the M69 motorway and native hedge and tree planting.



5KM RADIUS SITE CONTEXT

6.0 LOCAL CONTEXT



LOCAL CONTEXT – PROPOSED SITE AND PROXIMITY TO ROAD NETWORKS AND NEW & EXISTING EMPLOYMENT AREAS

6.0 LOCAL CONTEXT

Planning permission R23/1027 (Fraser's Group) was granted in May 2025 which is located immediately to the south east of the site. Located on the other side of the B4065 also in the Green Belt. It is an agent of change representing a significant shift to the surrounding landscape and character of the area.

The necessary transport infrastructure and arrangements to support growth are already approved and established through the Frasers Campus scheme, making the site easily deliverable. This will strengthen the area's economic potential without the need for complex solutions. The below outlines the extent that the site is primed and ready for development.:

For the creation of an employment-led headquarters campus development, composed of head office and distribution/warehouse facilities, concept research and development retail and leisure (including gym, swimming pool, fitness studio/sports hall, sport pitches and associated facilities), ancillary food and beverage and convenience retail, onsite accommodation including a hotel and group accommodation, learning and development academy (including auditorium and training rooms), supplier offices, nursery, helipad, landscaping and ecological enhancements, site contouring, earth bunds, drainage, surface and multi-storey car parking, cycle parking, access roads, cycleways and footways, permanent ingress/egress points, utility diversions, ancillary buildings and structures, temporary construction ingress/egress, associated infrastructure and works, and demolition of existing buildings/structures.

A detailed assessment of the transport demands of the proposed Campus was undertaken and the following list outlines measures which supported the scheme to ensure that it did not give rise to any adverse implications:

- Mitigation works at M6 J2 (amendments to lane widths, road markings and signage);
- Site access roundabout to facilitate suitable and safe access to the development;



FRASERS MASTERPLAN

- Secondary site access to facilitate suitable and safe access to the development;
- Traffic calming measures in Shilton;

6.0 LOCAL CONTEXT

- Traffic calming measures in Ansty;
- Extending the speed limit further west on Hinckley Road (30mph) to tie in with site access ;
- Creating a new segregated walking and cycling PRoW link between the Campus and Coventry;
- Shuttle buses for staff use, operating across 9 different routes; 185 Land at Crowner Fields Farm and Home Farm Transport Assessment September 2023
- DRT bus service, operating across 3 different semi fixed routes;
- Diversion of No. 74 bus service into the site;
- Extension of No. 78 bus service into the site; — Extension of No. 8 bus service into the site;
- Extension of No. X30 bus service into the site;
- Fleet of minibuses used to transport site users to/from key transport nodes ;
- Good quality cycle parking spaces for staff (456 spaces) and visitors (46 spaces) including Josta stands, Sheffield stands and Brompton lockers;
- Mobility Hub on site including bicycle maintenance facilities; E-bikes and e-scooters provided for travel within the site;
- Showers and lockers for staff using active travel;
- Onsite Travel Plan Co-Ordinator;

- Car sharing database;
- Active travel boards/routes;
- Delivery scheduling;
- Endeavors to consolidate deliveries where possible;
- HGVs to comply with emissions standards;
- Banned right turn signage for HGVs;
- Routing plans for HGVs to prevent right turning out of the main site access and any movements at the secondary site access;
- Cameras at both site accesses to enforce no HGV movements out of the secondary access and no HGV right turns out of the main site access;
- 20% EVCP spaces;
- Infrastructure 100% passive EVCP provision;
- Conveniently located accessible parking in line with standards;
- Car sharing spaces close to building accesses; 186 Land at Crowner Fields Farm and Home Farm Transport Assessment September 2023
- Appropriate levels of staff/visitor parking so overspill does not occur but single occupancy vehicle trips are overly encouraged;

- Scheduling of shift patterns so that the majority of staff trips avoid the peak hours ;
- A TMP to manage traffic generated by events at the learning and development academy, if necessary;
- Wheel washing facilities onsite;
- Temporary PRoW diversions during construction process;
- Compliance with the relevant levels of FORS; and
- Noise screening bund to lessen acoustic effects on residents.

The recent planning consent would significantly enhance the accessibility of the proposed site and further development would not significantly impact the transport network. The proposed site would promote green travel through the provision of cycle parking, end of journey facilities, electric vehicle parking facilities and a car share scheme.

The development of the Frasers Campus presents a significant change to the character and context of the surrounding area and it uses. Introducing large scale employment buildings to an area previously characterized by open agricultural land.

The proposed development would seamlessly fit into the new character of the area with little to no impact.

7.0 HERITAGE CONSIDERATIONS

There are no heritage assets located within the site boundary.

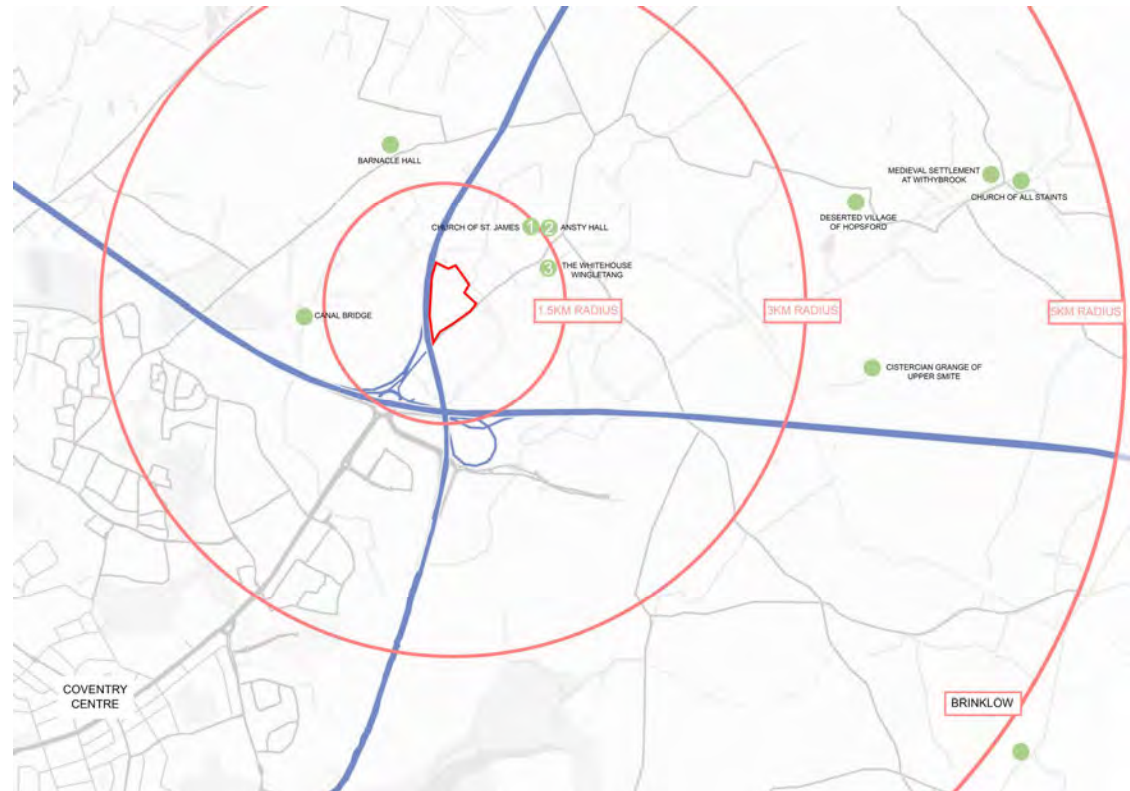
There are three listed buildings located in excess of 1km from the site to the north east, screened by the built form of Ansty Village and existing landscape buffers and one to the north west screened by extensive mature planting:

- 1) St James Church – Grade II* listed, views of site 88 are screened by existing mature tree screening on the church’s boundaries and the built form of Ansty Village.
- 2) Ansty Hall – Grade II* listed, views of site 88 are screened by existing mature tree screening and the built form of Ansty Village.
- 3) The Whitehouse Wingletang – Grade II listed, views of site 88 are screened by existing mature tree screening located in the village and the built form of Ansty Village.
- 4) Canal Bridge No.11

Views of the site from these heritage assets are limited and it is considered that the proposed development would generally not impact them due to distance and existing visual buffers. Although it is noted that there would be a visible change in view from St James Church due to its elevation forming an import but not defining element in the view.

There are three ancient scheduled monuments in the area Brinklow Mott & Bailey Castle, Hopsford deserted village and Cistercian Grange of Upper Smite. However, the closest of these monuments is in excess of 3km from site 88 and all are screen by existing landscape buffers or the built form. Therefore, the development of the site would not impact on the ancient scheduled monuments.

The existing heritage assets would not be adversely impacted by the proposed development of site and it is considered that Ansty Village and St James church are the most sensitive receptors to the site. Proposals will be required to sensitively respond to the location of the village and church providing landscape screening and the sensitive orientation of buildings and service areas.



HERITAGE ASSETS IN VICINTY OF SITE



1. ST JAMES CHURCH



2. ANSTY HALL



3. THE WHITEHOUSE WINGLETANG

8.0 BUILDING CONTEXT

The site is located to the south-west of Ansty Village, with buildings generally fronting the B4065 and the Oxford Canal which bi-sects the village. Generally, the buildings are organized in a linear fashion.

The village is referred to in the Domesday Book and pre-dates the construction of the Oxford Canal in 1770. Due to the age of the village the buildings ages and styles vary significantly as it has expanded over time.

There is a mixture of slate, concrete tiled and thatched roofs and brick work, stone and rendered facades. The age of the building typically reflects the material palate. The oldest buildings consisting of render and thatched roofs and new buildings with brickwork and concrete roof tiles.

In the wider area to the south of the M6 there are large employment developments at Cross Point Business Park and Ansty Park / Prospero, these primarily consist of metal clad buildings in a range of colours, with glazed features.

The proposals for the Frasers Campus R23/1027 immediately to the east of the site incorporates large scale metal clad industrial buildings with glazed features and a range of other buildings.



SURROUNDING BUILDING TYPES AND MATERIALS

9.0 THE SITE

The site is located between Ansty Village to the north and the M6 to the south and west, adjacent Junction 2 of the M6.

The site is located within the Green Belt and consists of low quality grass land. A Grey Belt assessment has been undertaken and the site does not strongly contribute to Purposes (a), (b) or (d) in the assessment and it is deemed to make no contribution to the Green Belt and would therefore be suitable for removal from the Green Belt.

Site consists of approximately 12.6 hectares of low value ecological agricultural land and is in Flood Zone 1.

There are no statutory or locally listed heritage assets located on the site.

The site gently slopes from north to south approximately 2m over circa 450m, and circa 1m west to east.

The M6 on the western boundary of the site is raised circa 6m above the site to the north west of the site and slopes down to the same level as the site at the southern most point. The M6 is separated from the site by an existing landscape buffer consisting of existing trees and hedging.

The site is separated from the village of Ansty to the north and east by existing agricultural land and mature tree screening located on field boundaries.

The southern boundary is bordered by the B4065 which is lined with existing mature tree screening.

PRoW 30a runs along the eastern boundary of the site running north to south connecting the Oxford Canal to the B4065.

The site is agricultural land used for grazing, consisting primarily of poor and moderate condition modified grassland. The Site is bounded by hedgerows and/or scrub on all axis, with a moderate to good condition hedgerow running through the site. There are a limited number of individual trees present within the grassland.



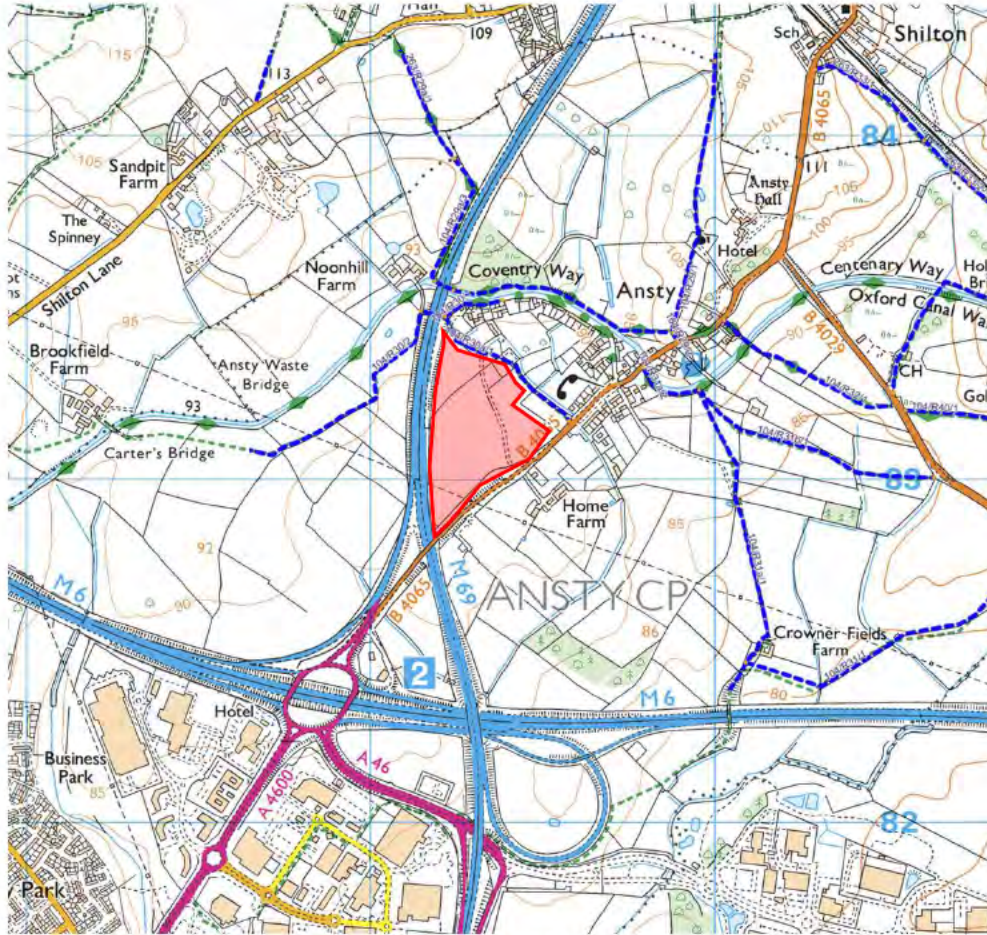
AERIAL VIEW OF SITE 88

There is an existing track running north/south across the site from the rear of Ansty village connecting to the B4065.

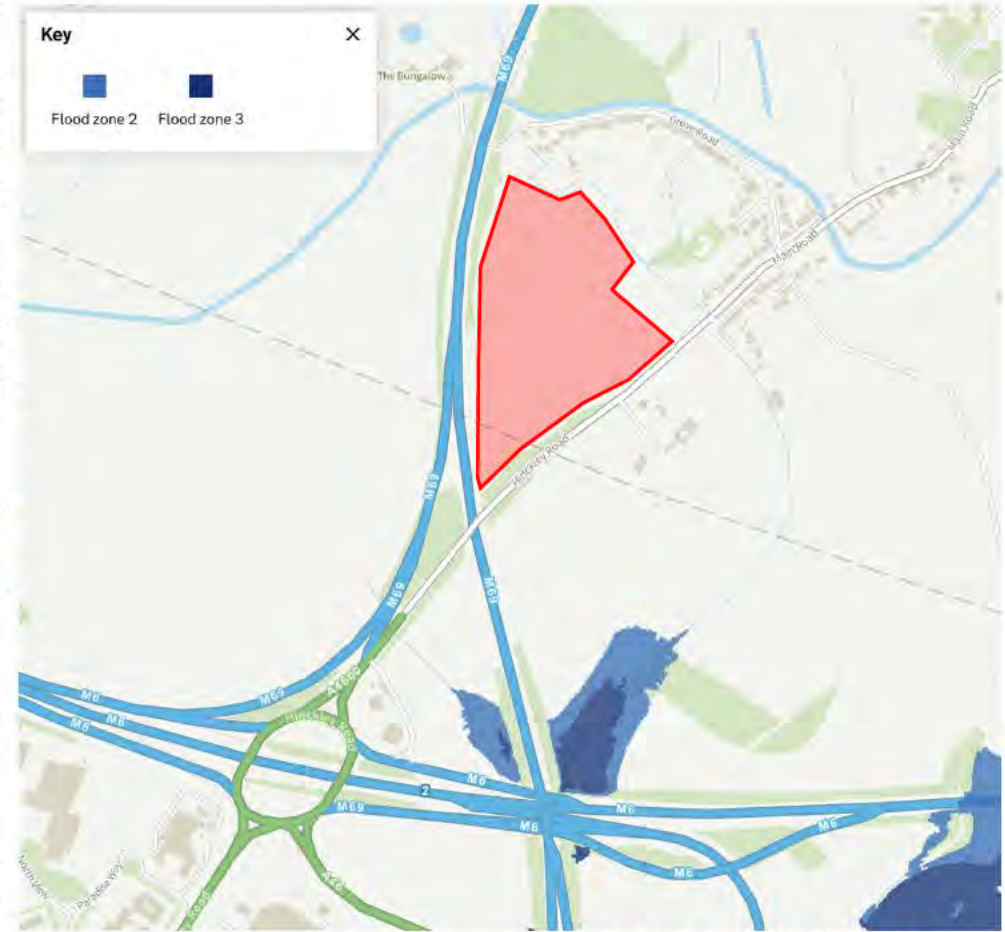
An existing electricity pylon and overhead cables is located in the southern part of the site, with cables running in a north-west/south-east direction.

Access to the site is from the B4065 on the southern boundary of the site adjacent the new roundabout proposed as part of the planning permission for the Frasers Campus.

9. THE SITE



WARWICKSHIRE COUNTY COUNCIL PUBLIC RIGHTS OF WAY EXTRACT



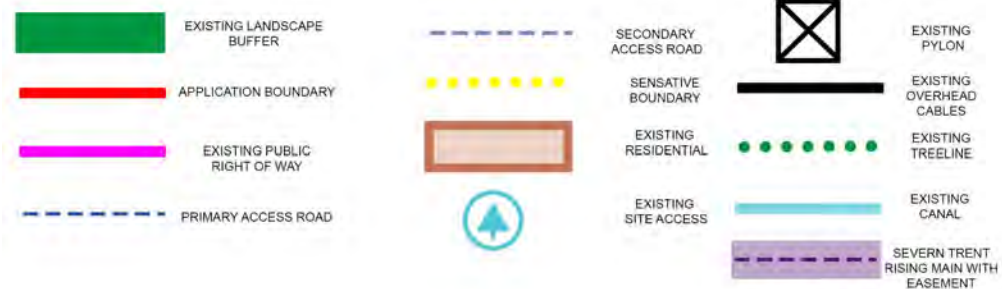
EA FLOOD MAP FOR PLANNING EXTRACT SHOWING SITE 88 IS NOT IN FLOOD ZONE 2 OR 3

10.0 CONSTRAINTS

- The site is located within the greenbelt and consists of low ecological value agricultural grass land.
- Ansty village is a sensitive receptor located to the north-east of the site, transport impacts as well as views and acoustics will need to be considered
- PRow30a runs through the eastern boundary of the site
- Site topography gently slopes north to south (low point)
- Single vehicular access to the site from the B4065
- There is an existing 132kV overhead electricity line which runs north-west to south-east across the site with a large pylon located in the southern corner of the site.
- Rising main located on the southern boundary
- The site is bordered by the M6 to the west
- Existing hedge and trees located within the site



CONSTRAINTS DIAGRAM



11.0 OPPORTUNITIES

- Potential to enhance the existing PRoW30a, in terms of surfacing, setting, biodiversity and user experience, with opportunity to incorporate amenity space and seating areas
- Biodiversity enhancements by increasing native species and mix / variety of planting. To improve low ecological value agricultural land as well as provide habitat enhancements such as bird and bat boxes and log piles etc
- Potentially to provide soft landscape features around the perimeter of the site, to provide amenity space and screening, softening the setting of the built form.
- Introduction of landscape buffers and raised landscape bunds to provide continuous visual and acoustic screening from Ansty Village, incorporating native tree planting and low-level native whips to provide screening and mitigate long range views.
- Topography allows potential to incorporated swales as part of a sustainable urban drainage system, which will also act as attractive amenity space for users.
- Maintenance of separation and a gap between the proposed development and Ansty village.
- Removal of low quality Green Belt land and reclassification for employment generating uses.
- Sensitive placement of buildings to ensure day to day activities in servicing areas are screened from Ansty village and the wider area.
- Careful positioning of office elements to provide focal points and visual interest in key locations, ensuring a high-quality appearance to the development.
- There is potential to incorporate car parking or service yard facilities below the existing overhead power cables in the southern corner of the site without impacting on the development of employment use buildings. It would also be possible to remove the existing pylon and re-root the power cables below ground.
- Low density development, reflective of is setting sensitive to the neighbouring village of Ansty.



PUBLIC RIGHT OF WAY AND AMENITY ENHANCEMENT



LANDSCAPE BUNDS TO PROVIDE VISUAL & ACOUSTIC SCREENING FROM THE WIDER AREA



SWALE DEVELOPMENT FOR DRAINAGE POTENTIAL SWALE LOCATION TO FORM PART OF SUDS SCHEME AND BIODIVERSITY ENHANCEMENTS



11.0 OPPORTUNITIES

- Potential to develop an employment site with excellent direct links to the M6 & M69 and wider transport network
- Access provided from new roundabout suitable for HGV access and with enhanced pedestrian link, which will discourage goods vehicle traffic through Ansty.
- New modern employment floor space with E(g)(iii), B2 & B8 uses, creating a range of employment opportunities, suited to meet institutional standards and current market demand', which would be complimentary to the adjacent Frasers Group develop
- Creation of a high-quality employment site, meeting institutional standards and providing generous levels of soft landscape and external staff amenity space
- Provision of a highly sustainable buildings incorporating, enhanced thermal performance and air tightness along with renewable energy technologies such as photovoltaic panels and air source heat pumps.
- Potential for achieve a minimum 10% biodiversity net gain
- Targeting of BREEAM 'Outstanding' and EPC A+



INDICATIVE DEVELOPMENT ZONE WITH LANDSCAPE SCREENING



ACCESS SITE ACCESS ENHANCED BY NEW ROUNDABOUT,
COMPLIMENTRY TO FRASERS GROUP DEVELOPMENT



INDICATIVE DEVELOPMENT ZONE WITH LANDSCAPE SCREENING



12.0 AMOUNT

A series of layout options have been prepared which could facilitate the delivery of 45,057m² / 485,000ft² GEA of employment floor space, which represents site coverage of approximately 32%. The proposed site coverage is below the institutionally recognized minimum of 45% for industrial and logistics development. The site is large enough to accommodate circa 600,000ft² of floor space however, in order to respond sensitively to the local context the proposals have prioritized the introduction of a landscape bund to provide screening.

This is to ensure that the proposed development is sensitive to its setting adjacent Ansty Village and in the green belt yet, still affords sufficient space for practical considerations such as external servicing and operations. The lower site coverage affords the opportunity to incorporate extensive soft landscape enhancements to screen the site as well as enhance biodiversity and incorporate SUDs and amenity improvements.

The recently approved Frasers Campus ref:R32/1027 proposes approximately 395,856 m² GIA of new employment floor space. This equates to a site coverage of approximately 35%.

A series of layout options have been explored for a range of differing unit sizes and configurations. This verifies that the proposed quantum of floor area is viable and can be delivered taking into account practical institutional requirements for access and operation as well as incorporate substantial landscape and screening benefits. Mitigating impact on Ansty Village to the north.

The proposed site could accommodate a single employment building of an industrial typology of circa 45,057m² GEA. The adjacent Frasers Campus proposals incorporate amongst other building types 5no. Logistics buildings ranging from approximately 23,000m² to 100,000m² GIA. The proposed development site could bring forward a single building (or series of smaller buildings) totaling a floor area commensurate with approved buildings sizes in the area.

The development options prepared are for a range of unit sizes and configurations that there is current market demand for in the area.



SINGLE UNIT



TWO UNITS



THREE UNITS



MULTI UNIT

13.0 LAYOUT

The design process started with an assessment of the site constraints and opportunities and the establishment of a series of design principles to guide and inform the alternative layouts.

The design principals broadly consisted of the following:

- Sensitive to Ansty – Protect the separation between the site and the village, through the provision of landscape screening, bunds and enhancement natural topography to mitigate views. Limit visual impact to skyline
- Character & Connectivity – Maintain PRoW30a and enhance the experience for users. Introduce soft landscape features including native species to increase biodiversity and create an attractive stimulating environment. Improve surfacing to promote year-round use and opportunity to incorporate amenity seating spaces and enhanced signage. Potential to create a circular pedestrian route through the village connecting to the site.
- Green Belt – Incorporation of landscape buffers and raised bunds combined with the sensitive placement of buildings to maintain and reinforce the separation between both Coventry and Ansty. Providing screening to the sites boundaries and creating a strong green belt buffer.
- Ecology & Green Infrastructure – Create habitat / biodiversity enhancements and green corridors. Increase range and type of native planting. Protect and maintain green infrastructure.
- Sustainability – Creation of a highly sustainable development achieving a minimum of BREEAM 'Outstanding' and EPC A+ ratings, incorporation of renewable energies such as ASHP and PVs. Resilient design to mitigate against climate change. High thermal performing buildings with excellent air tightness. Design incorporating circular economy principles and allowing for future de-construction and adaption. Promotion of highly sustainable market leading employment floor space.
- Scale & Mass – Screen the development site with bunding and careful specification of trees to ensure suitable height, native species and elements of evergreen planting. Minimise building form through efficient use of floor space and racking potential. Use of low pitch metal roofs to reduce scale and contrast in colour and texture to break down elevations. Creating a scale and sense of space that creates a high-quality environment.



ANSTY



CHARACTER & CONNECTIVITY



GREENBELT



ECOLOGY & GREEN INFRASTRUCTURE



13.0 LAYOUT

The design principles informed a strategy which introduced a landscaped bund on the north-eastern boundary of the site adjacent the existing landscaped field boundary. As this area benefits from elevation and existing boundary landscape features including mature tree planting. The bunding provides screening to the proposed development site and mitigates long range views. Reinforcing the greenbelt and separation between the development site and Ansty Village.

The bund area offers the opportunity to enhance the setting and useability of PRoW30a through soft landscape enhancements in the form native tree planting, woodland whips and species rich meadow grass as well as resurfacing and the addition of amenity seating.

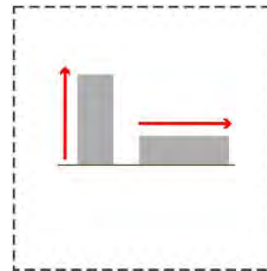
Landscape screening is also proposed on the western boundary adjacent the M69 which will screen the site and maintain visual separation between the site and Coventry.

The southern part of the site offers the opportunity to enhance the existing native screening and the introduction of a zone for potential swales to form part of a sustainable drainage system.

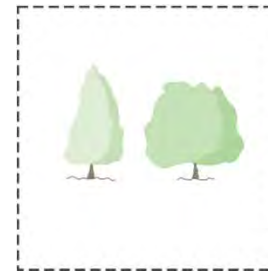
The proposed landscape enhancements create screening and green corridors around the perimeter of the site, mitigating long range views, which would frame a development area.

Primary vehicular and pedestrian access would be provided by the addition of a new arm the roundabout proposed as part of the development of application R23/1027. Located on the south boundary on the B4065, which would be located less than a kilometre from Junction 2 of the M6 providing excellent links to the wider transport network. The location of the site access and the round about would help to mitigate traffic flows through Ansty Village.

The area in the southern corner below the overhead power cables which is well screened from the M69 and B4065 has been identified as an area to accommodate landscaped car parking or service yards. This has the benefit of setting back the built form the boundary.



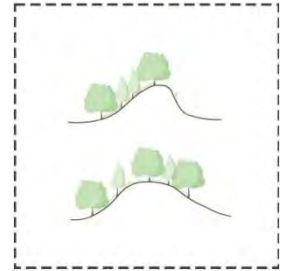
EFFICIENT FOOTPRINTS



TREE PLANTING



LOW PITCH ROOFS



LANDSCAPE BUNDS

SCALE & MASS



SUSTAINABILITY



13.0 LAYOUT

A series of layout options have been developed following the same design principles. To demonstrate that site could suitably accommodate the development of a range of different unit sizes and configurations deliver circa 45,057m² / 485,000ft² GEA of employment floor space falling within the E(g)(iii), B2 and B8 use classes. Meeting the practical functional requirements of developments of this nature as well as meeting institutional standards, current market demand and responding to the site context and constraints. The layout options show a single unit layout, two-unit layout, three-unit layout and multi unit layout.



SINGLE UNIT LAYOUT

Each layout sensitively positions the built form to ensure that buildings aren't position parallel to Ansty village in order to reduce the visual mass and to provide visual and acoustic screening from the day to day activity in service yard areas.

Where there is more than one unit, buildings have been separated by the introduction of car parking, service yards or soft landscape to reduce mass as well create separation and create a sense of permeability. Further reducing the scale and mass of the built form.



TWO UNIT LAYOUT



13.0 LAYOUT

Where there is more than one unit shown on the site smaller units are positioned on the southern part of the site to reduce the visibility of the development from the B4065 and to establish a building hierarchy.

All options incorporate a central vehicular and pedestrian providing access to each unit and turning space for vehicles accessing the site. Each unit would have its own self contained service yard and landscaped car parking area including electric vehicle charging points and cycle parking provision. Each building would incorporate end of journey facilities to assist in promoting green travel.



THREE UNIT LAYOUT

Office spaces in buildings will be carefully located to front car parking areas and the central estate road, in order to provide a high-quality attractive street frontage as well as providing high levels of natural surveillance to public areas.

Entrance features will be located on the corners of office areas with full height glazed features creating a strong sense of legibility which would be further enhanced with signage.



MULTI UNIT LAYOUT



14.0 SCALE

The proposals for the development of the site have been carefully considered in relation to the character of the area and the sites relationship with Ansty village and surrounding area.

The site is situated adjacent the M69 and the topography of the area generally rises to the north and north east of the site. The northern part of the M69 is raised significantly above the site by circa 6m and incorporates mature landscape buffers part screening views of the site. The mature landscape screening continues as the motorway slopes downward to the south tying in with the existing site levels at the southern most corner of the site.

The agricultural land between the proposed site rises, elevating Ansty village. Incorporating existing mature landscape screening in the form of hedging and trees, mitigating views of the proposed site.

The proposed development could incorporate a range of unit sizes the largest of which would have a maximum clear internal haunch height of 18m, which would equate to a ridge height of approximately 21.5m from finish floor level. This would be the minimum height required to meet market demands and institutional standards for a single unit on the site, yet still offering flexibility for racking requirements and varying types of user.

The scale of logistics buildings approved in the Frasers application although proposed for a specific end user are reflective of institutional stands and current market demand for buildings of the proposed sizes. They range from 23,000m² to 100,000m² GIA and incorporate clear internal haunch heights ranging from 15m-20m in height. If a single unit were to be developed on site its maximum size would fall with in the mean range of development sizes on the adjacent site, which would meet institutional standards and current market demand. Making it wholly appropriate to the emerging character of the area.

The proposed buildings would incorporate low pitched metal roofs and elevational features to visually reduce the scale and mass of the development. Complimented by the introduction of extensively landscaped bunds screening the development from the wider area.



	GIA (sqm)
Logistics Building 01 Logistics Building 01 office	100,382 11,953
Logistics Building 02 Logistics Building 02 office	53,890 4,125
Logistics Building 03 Logistics Building 03 office	23,228 1,743
Logistics Building 04 Logistics Building 04 office	23,264 1,747
Logistics Building 05 Logistics Building 05 office	50,180 3,876

	Eaves / Parapet height	Ridge height	FFL	Clear internal (To haunch)
Logistics building 01	104.450m	108.505m	83.150m	20m
Logistics building 02	104.600m	107.665m	83.150m	20m
Logistics building 03	103.185m	105.018m	83.650m	18m
Logistics building 04	100.785m	102.968m	84.250m	15m
Logistics building 05	106.100m	109.610m	84.650m	20m

EXTRACTS FROM FRASERS APPLICATION DEMONSTRATING FLOOR AREAS AND HEIGHTS FOR LOGISTICS BUILDINGS



INDICATIVE SECTION FROM M69 TO ANSTY VILLAGE

15.0 APPEARANCE

A number of alternative layouts have been prepared to explore the opportunities for employment development on the site to demonstrate its viability as an employment site.

As the site layout and building forms are not fixed at this stage this section sets out initial high-level thoughts on materiality, along with indicative proposals for elevations based the site being developed for a single unit scheme as this would be considered to have the most potential for visual impact out of the layout options.

This section incorporates a series of illustrated views to demonstrate how the development of a single unit would comfortably sit in its surrounding and highlight the potential improvements to PRoW30a.

Local precedents for the appearance and material palate for employment use buildings of an industrial typology are Cross Point Business Park, Ansty Park / Prospero and the proposed Frasers Campus.

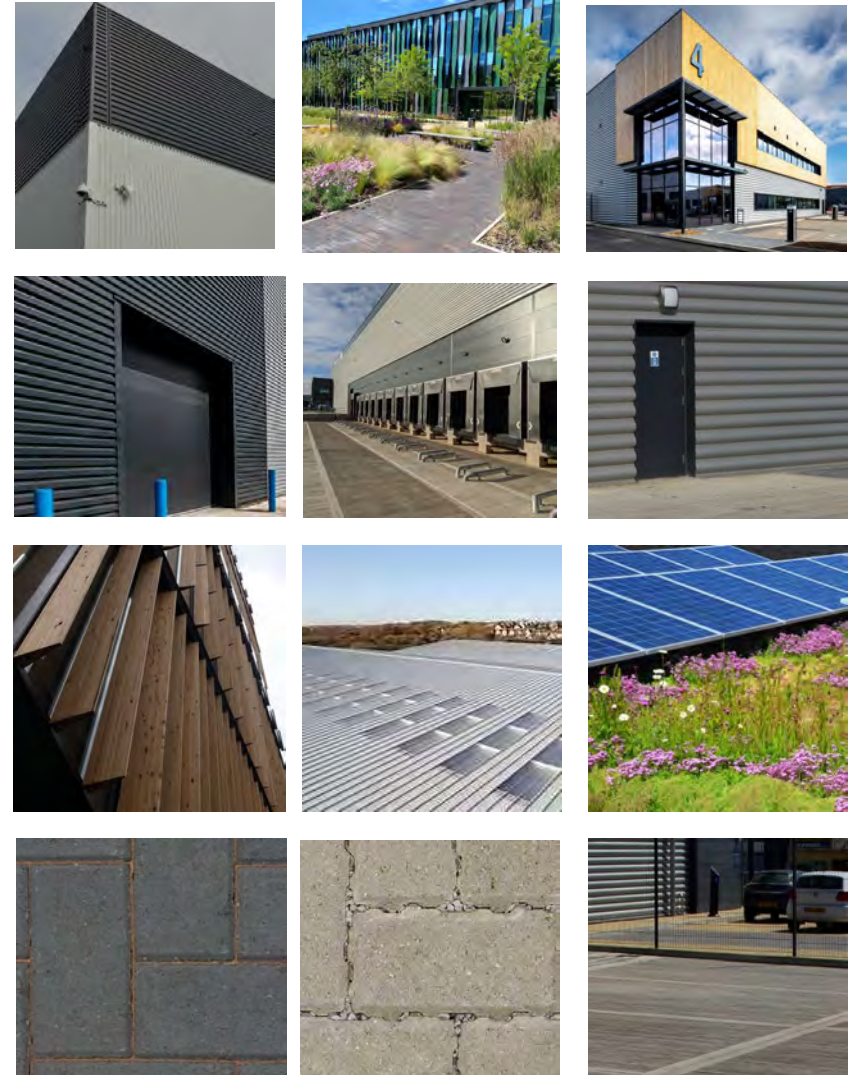
Each of the precedents consist of primarily simple rectangular forms using a range of composite and profiled built up metal cladding to cover wall and roof elements to the main body of the warehouse. Generally neutral colours such as white, silver and grey tones are used. Office areas are defined by glazed feature entrances some including canopies/projections and high levels of aluminum framed glazing to office areas, to articulate the buildings uses and to provide a high quality appearance and legibility.

The proposals would include a similar range of materials, with external walls consisting primarily of profiled built up metal cladding with contrasting colours from a neutral grey palate used to provide visual interest through contrast in colour and reduce the visual mass of buildings. The roof would consist of profiled metal cladding in a light coloured goosewing grey to blend into the skyline. Neutral colour tones would be selected avoiding fashion and primary colours which often fade and date developments. Neutral tones also provide a subtle backcloth and blend into the skyline, mitigating impact on long range views.

Its proposed sustainably sourced timber boarding is introduced to office areas to articulate the buildings uses, soften appearance and provide high levels of legibility. The timber element is a natural material that would be suited to the sites setting and is a reflective of materials used in agricultural buildings in the wider area. This will also provide a strong contrast in terms of colour and texture creating high levels of visual interest and a natural modern aesthetic.

The warehouse elevations would be clean and simple and incorporate functional features such as personnel doors, loading doors and dock leveler's. Whereas the elevations would incorporate high levels of glazing and full height glazed entrance features, enhanced with vertical timber brise soleli and projecting canopies. This would produce a high-quality legible aesthetic, creating visual interest through contrast and layering.

The proposals would result in a high-quality built form that responds to its context and seamlessly fits into its setting, that would be attractive to potential tenants and create an attractive environment for users and passers by.



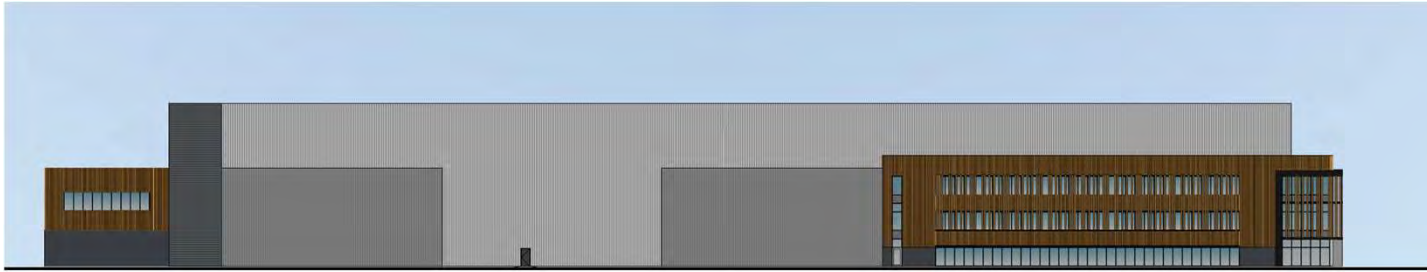
MATERIALS PALATE PRECEDENT IMAGES

15.0 APPEARANCE



INDICATIVE SKETCH OF OFFICE AND ENTRANCE

15.0 APPEARANCE



INDICATIVE SOUTHERN ELEVATION



INDICATIVE WESTERN ELEVATION

15.0 APPEARANCE



PLAN OF INDICATIVE VIEWS

INDICATIVE AERIAL VIEW 1

15.0 APPEARANCE



INDICATIVE AERIAL VIEW 2



PLAN OF INDICATIVE VIEWS

15.0 APPEARANCE



PLAN OF INDICATIVE VIEWS



INDICATIVE VIEW 1

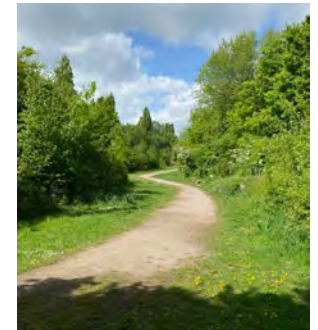
15.0 APPEARANCE



INDICATIVE VIEW 2



PLAN OF INDICATIVE VIEWS



15.0 APPEARANCE



PLAN OF INDICATIVE VIEWS



INDICATIVE VIEW 3

15.0 APPEARANCE

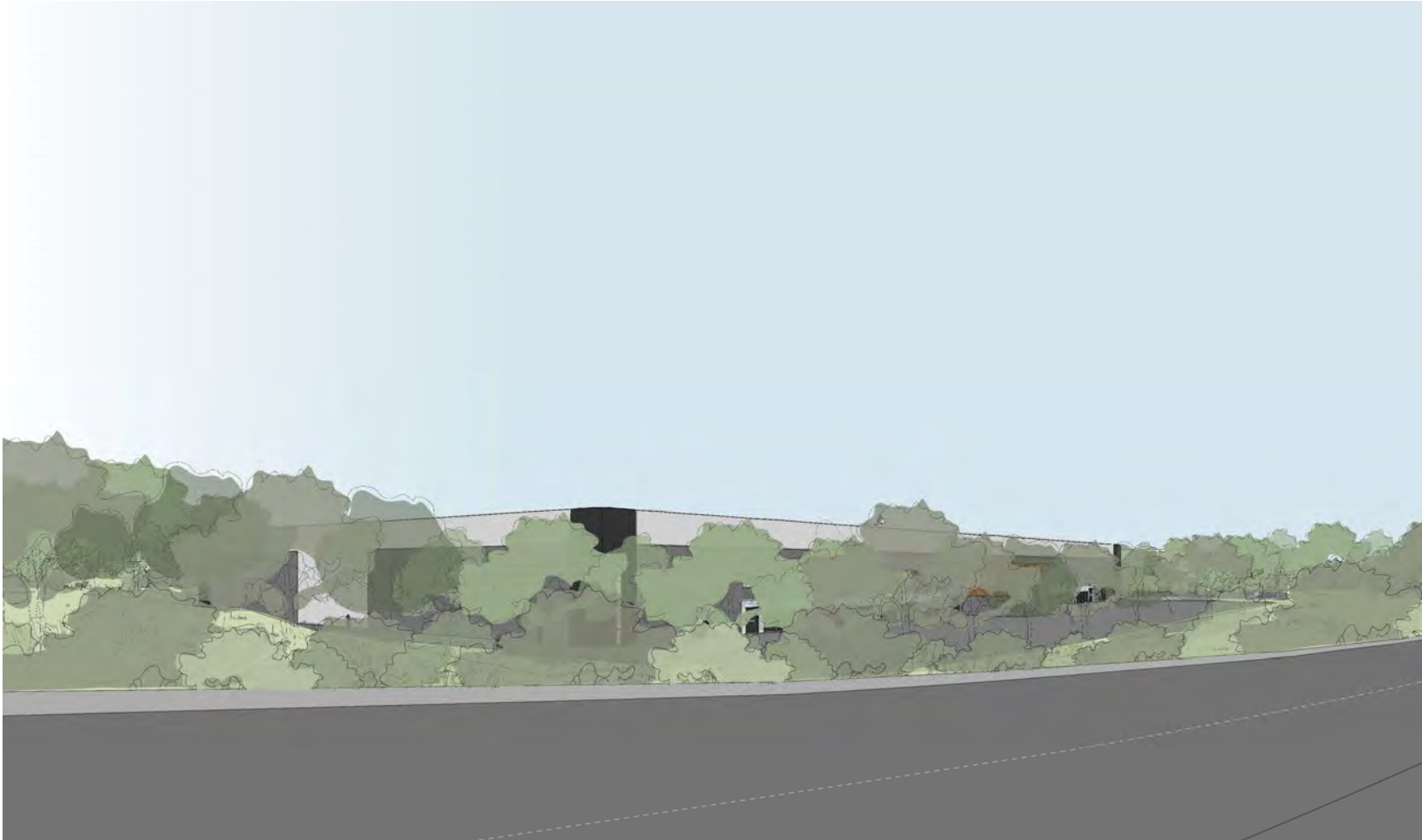


PLAN OF INDICATIVE VIEWS



INDICATIVE VIEW 4

15.0 APPEARANCE



PLAN OF INDICATIVE VIEWS

INDICATIVE VIEW 5

16.0 LANDSCAPE CONCEPT

LANDSCAPE CONCEPT

As a green field site within the Greenbelt, it has been essential to develop a deep appreciation of the site and its relationship to the surrounding area in order to create a suitable and sensitive design response. The Landscape concept needs careful consideration of the existing character of the site and its surroundings, taking into account various contextual factors.

The overarching principle behind the landscape concept is to create connected spaces that contribute to the setting and uses of the proposed buildings while enhancing the enjoyment of the landscape by the occupier.

The landscape will be the binding element which allows people and place to function successfully. The vision for the public realm is to establish clear links, both visually and physically, between arrival spaces, the building and the landscape.

The palettes of hard and soft materials are reflected in a series of new character areas throughout the development.

Rugby Council Local Plan - Preferred Option document published for public consultation in March 2025 States the following;

D1 states that new development shall create or contribute to well - designed places. Development that is not well-designed will not be permitted.

D3 states that the landscape development proposals shall where possible retain and integrate existing natural features and assets.

There are multiple benefits associated with high quality landscape design, including greener, more climate resilient spaces, supporting biodiversity, encouraging active travel, and supporting wellbeing

The key objectives of the landscape strategy are to:

- Develop a green infrastructure network that includes a variety of ecological features and bold elements to enhance the sequence of spaces and creates a strong edge between the development and the wider Green Belt.
- Extensive woodland planting should be used to reduce the visual impact of development and associated traffic movements.
- Biodiversity enhancement through the incorporation of native planting and species rich wild flower meadow grasses.
- Incorporate Sustainable Urban Drainage Systems (SuDS) within a functional landscape. Design amenities that are integrated and inclusive, ensuring they enhance the public realm.
- Create a coordinated landscape design that is robust and resilient to climate change. The design should provide shade, promote evaporative transpiration, and maximise green spaces to help reduce the urban heat island effect, resulting in cool, shaded outdoor areas for public use.
- Use a complementary, durable, and elegant palette of hard materials to define spaces and pathways.



16.0 LANDSCAPE CONCEPT

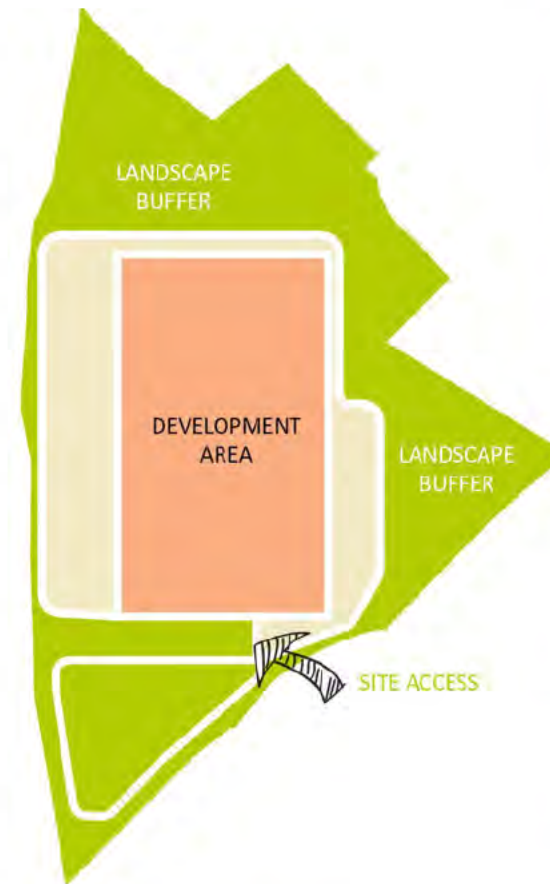
LANDSCAPE BUFFER

This will provide the setting for the new development, creating a transition between the urban character of the new employment area and the adjacent Greenbelt land and maintaining the separation of Ansty Village. The size of the buffer should be determined by the surrounding land uses and receptors to ensure there is an adequate distance from the new built environment.

The character of the Landscape Buffer will be defined by its multi-functionality and its continuity around the new development.

Key landscape elements within the Buffer will include the following:

- A substantial belt of native woodland and understorey planting defined by a hedgerow mix and set within landscape bunds between. The Primary Mitigation Objectives are to filter views towards the new built development in near and middle-distance views.
- Bunds varying in height with native tree and understorey planting form the backdrop to a gently undulating landscape associated with SuDS collecting stormwater from the new development.
- Managed amenity landscape of mown grass, clipped hedgerows and bunds with native and ornamental tree planting forming frontage to new built form should be included.
- Green Corridors to enhance legibility and break up the new built area thereby providing a strong green link for all visitors.



INDICATIVE IMAGES SHOWING LANDSCAPE CONCEPT



PRECEDENT IMAGE OF NATIVE WOODLAND

KEY LANDSCAPE ELEMENTS					RESIDUAL EFFECT
Structure Planting					Trees will be planted as 5m high specimens. At year 15 they will establish to a height of 12 to 20m depending on species and will filter views towards the new development in medium and long views.
	Quercus robur (Oak)	Fagus sylvatica (Lime)	Acer campestre (Field Maple)	Sorbus domestica (Wild Service Tree)	
Hedgerows / understorey / ground Flora					Mixed hedgerows will be planted at a height of 0.8m and will establish to a maintained height of 1.5m to screen and filter views from near distance views from public rights of way and to provide enclosure to the lane.
	Grass verge to edge of lane	Trees within hedgerow	Species rich hedgerow including native flowering species	Meadow grass margin next to hedgerow	
Drainage / Landform					Appropriate seed mixes to establish to provide species rich meadows to slopes and shallow ditches.
	Gentle graded grass bunds	Narrow shallow grass roadside drainage ditch	Species rich deep meadow grass meadow to roadside ditches		
Hard Landscape					Hard landscape treatments will be maintained in accordance with management plan. Planting will be managed to provide enhancement of views of hard landscape features.
	Tarmac with concrete kerb to Lane	Exposed aggregate tarmac to roadside footpath	Rustic timber fencing enclosures		

INDICATIVE LANDSCAPE BUFFER CHARACTER AREA

16.0 LANDSCAPE CONCEPT

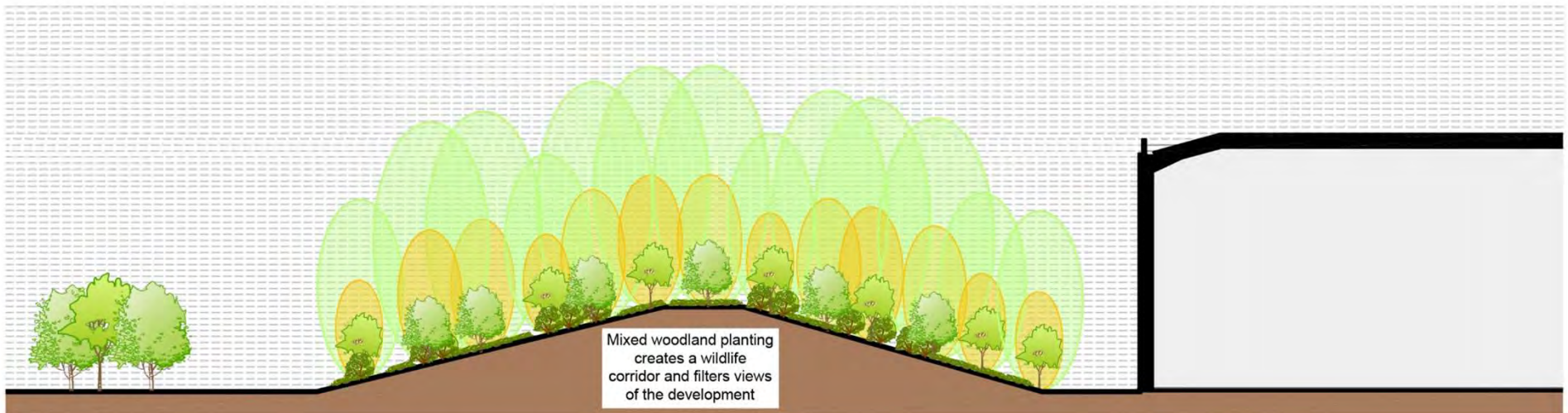
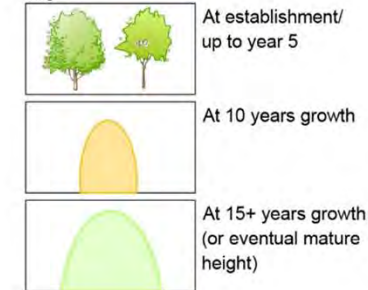
PROPOSED BUND

Indicative Tree Schedule			
Ref	Species	Specification	Mature Height
AC	Acer campestre	8-10 Girth; 250-300 Hlt Std; clear stem 175-200cm; 4 brks; 25-35L	8-12m
BP	Betula pendula	8-10 Girth; 250-300 Hlt Std; clear stem 175-200cm; 3 brks; 25L	15-18m
CB	Carpinus betulus	25 -30 Girth, 550-600 Hlt, SS; clear stem 175-200cm; 4 brks; 200-350L	15-20m
QR	Quercus robur	10-12 Girth, 300-350 Hlt, SS; clear stem 175-200cm; 4 brks; 35-45L	20-25m
QR	Quercus robur	25 -30 Girth, 550-600 Hlt, SS; clear stem 175-200cm; 4 brks; 200-350L	20-25m
SA	Sorbus torminalis	10-12 Girth, 300-350 Hlt, Semi-mature; clear stem min 200cm; 200-350L	15m
TC	Tilia cordata	8-10 Girth; 250-300 Hlt Std; clear stem 175-200cm; 3 brks; 25L	18-20m
PS	Pinus sylvestris	Leader with laterals; feathered to base, 350-400 Hlt, 200L	Higher than 12m

Note: This list is not definitive list, additional species maybe be required.

It is proposed that the height of the earthworks forming the landscape bund would be in the region of 5m in height, formed with 1:3m / 1:4m slopes to allow extensive tree planting. The height of the bund and the maximum mature height of the proposed tree planting would potentially create a landscape screen of approximately 30m in height.

Legend



EXISTING HEDGEROW PUBLIC AMENITY NETWORK PROPOSED LANDSCAPE BUND AND ECOLOGICAL ENHANCEMENT ZONE

16.0 LANDSCAPE CONCEPT

BARJANE CASE STUDY

BARJANE previously developed a scheme for Decathlon at Brackmills Estate, Northampton, the scheme objectives were to preserve amenity and green infrastructure and provide visual screening to the wider area, mitigating impact on the settlement of Great Houghton.

The scheme introduced a landscape bund (including planting) level with the height of the building wrapping around the site to mitigate long range views and enhance biodiversity and green infrastructure.

The bund provided noise attenuation for the residential area of Great Houghton located circa 250m away, as well as enhanced visual amenity.

The case study demonstrates that a tree planted bund can effectively protect the amenity of an adjacent village a similar distance away, and redirect / improve a public right of way around the boundary at the base of the bund.

It is proposed to deliver an enhanced standard of landscape screening at site 88 to maintain residential amenity and minimise noise impact as well as reinforcing the green belt and providing clear separation between the site and Ansty Village.



PLAN SHOWING SIMILAR SEPARATION DISTANCES



IMAGES OF CASE STUDY

16.0 LANDSCAPE

ECOLOGY

The ecological strategy will have informed the landscape design and planting for the site. New and improved ecological features need to respond to the existing formality of the architecture and landscape of the site and to connect the site to the planning consent has been motioned to grant for application R23/1027 (Fraser's Group) which is located immediately to the south of the site. Located on the other side of the B4065 also in the Green Belt. This dictates a relatively open and landscape for large parts of the site.

Rugby Council Local Plan (2019) States the following;

NE1 seeks to protect biodiversity in the borough. The policy states that the council will protect designated areas and species, and that development will be expected to deliver a net gain in biodiversity.

Ecology opportunities for the site are as follows;

- Establishment of Landscape Proposals to Enhance Ecological Significance Develop landscape proposals that enhance the ecological importance of the site.
- Compensate for habitat impacts that cannot be fully mitigated by providing significantly more high ecological value habitat than will be affected by the proposals.
- Restore habitat connectivity by linking currently isolated habitats within the landscape proposals.
- Create new habitats of high ecological value, including wetlands, ponds, species-rich grasslands, open woodlands, native scrub, and species-rich hedgerows.
- Manage habitats for ecological benefit as outlined in a Landscape and Ecological Management Plan.



PRECEDENT IMAGE OF ECOLOGY

16.0 LANDSCAPE

BIODIVERSITY NET GAIN ASSESSMENT (BNG)

The layout of the Site has been informed by a survey carried out by Envance ecologist. The Site mostly consisted of poor condition modified grassland, with some areas of bramble scrub and other woodland; broadleaved. 1.30 km of native hedgerow with trees ran horizontally through the middle of the Site and around the Western, Southern, and Eastern boundaries.

Based on the current Single Unit layout, Envance have outlined recommendations that achieve improvements beyond the minimum 10% Biodiversity net gain requirement.

The recommendations involve retention, enhancement, and creation of various habitats such as:

- Mixed scrub: It is further recommended that the mixed scrub should be expanded along the northeast boundary of the Site.
- Other Woodland; broadleaved: Additional woodland area should also be planted along the southeast boundary of the Site, extending the pre-existing wooded area to create a wider woodland corridor.
- Urban trees: On top of the introduction of small urban trees, large areas of other neutral grassland should be created to surround these planted areas. Further creation of other neutral grassland should be developed in areas within the northeast section of the Site.
- Wetland grassland: Wetland grasslands, recorded in the metric as other neutral grassland, will be created in the southeast area of the Site.
- Species rich Native hedgerow with trees: hedgerow will be planted around the boundary of the site to connect existing hedgerows.



RECOMMENDED POST DEVELOPMENT HABITAT MAP

16.0 LANDSCAPE

SUSTAINABLE DRAINAGE SYSTEMS (SuDS)

Sustainable Drainage Systems (SuDS) should be an essential component of the design process and should take into account the existing features of the site. The goal of implementing SuDS is to enhance the overall quality of the development and improve amenities. To achieve this effectively, their design should be well thought out and integrated into the landscape concept from the earliest stages. Dictates a relatively open and landscape for large parts of the site.

A combination of techniques will be employed to establish a 'management train principle' designed to relieve pressure on the drainage system. The Sustainable Drainage Systems (SuDS) techniques that incorporate green space should focus on managing water at the source through methods such as transpiration from trees and vegetation, green roofs, infiltration trenches, filter drains, swales, basins, and ponds and wetlands. The provision of green spaces will be considered alongside increased storage capacity, thereby utilising sustainable drainage techniques effectively.

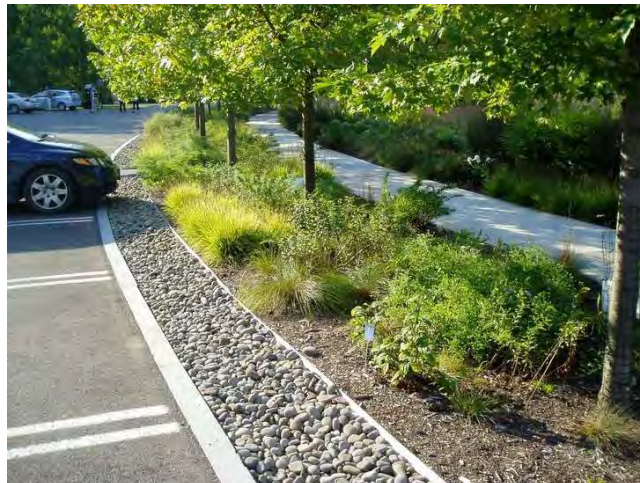
Rugby Council Local Plan (2019) States the following;

SDC6 requires Sustainable Drainage Systems (SuDS) in all major developments and all development in flood zones 2 and 3.

NE2 seeks the protection, restoration and enhancement of existing and potential Green and Blue Infrastructure assets.

SuDS opportunities for the site are as follows;

- The design will aim to retain as much of the existing blue drainage network and current water levels as possible.
- The drainage strategy will be guided by the landscape and will incorporate SuDS such as permeable paving, swales, rain gardens.
- Additionally, we will explore opportunities for shallow attenuation areas and flood compensation zones that can function as water meadows, supporting riparian plant communities.



PRECEDENT IMAGE OF SuDS

16.0 LANDSCAPE

PUBLIC RIGHTS OF WAY (PRoW)

To the north of the site a PRoW crossed the site. R30a is a largely unsurfaced path and runs predominantly along field boundaries, to the north it has limited accessibility and is overgrown.

PRoW opportunities for the site are as follows;

- PRoW will be preserved and improved as part of the proposals, improvements will consist of vegetation clearance, improved signage, amenity seating and resurfacing to enhance year round access and use.
- Potential to link the proposed development to the PRoW and create a link connecting to the public footpath on Main Road. Creating a circular pedestrian route around the village for the benefit of residents.
- Potential link to the Frasers Campus.
- New footpaths and cycleways will be created to achieve connectivity within the site.
- To maintain the rural experience for PRoW users, routes will be placed within a wide landscape corridors.
- Thoughtfully positioned woodland planting will help screen views of the proposed development.
- Significant enhancement to the linkage and accessibility of walking routes in the wider area.



LOCATION OF PRoW



PRECEDENT IMAGE OF PRoW

16.0 LANDSCAPE

- — — Circular Pedestrian Route with enhancements to PRoW
- — — Proposed Connectivity to PRoW
- — — Potential connectivity to Frasers Campus and existing footpath
- - - Indicative Frasers Movement Network
- - - Existing Hinckley / Main Road Footpath



POTENTIAL CIRCULAR PEDESTRIAN ROUTE WITH LINK TO SITE & FRASER CAMPUS PRoW

17.0 ACCESS

The proposed scheme is intended to provide a fully inclusive environment for all which will be designed in compliance with BS8300:2018 (Design of an accessible inclusive built environment - Code of Practice) and Part M of the Building Regulations.

The new development will promote green travel, car parking will be provided in compliance with local authority standards and include accessible parking in compliance with BS8300:2018 provided at 5% and car share spaces provided at 5%.

Car and cycle parking for the proposal will meet local authority parking standards as a minimum. Cycle storage will be provided through the use of secure covered Sheffield style stands at key locations throughout the development.

Electric car charging points will be provided across the site in accordance with BREEAM requirements or LPA standards, whichever is higher.

Each unit will be provided with accessible WC's and showers suitable for wheelchair users and provision will be made for either lifts or future lifts subject to building regulation requirements.

All accommodation stairs will be designed to cater for ambulant disabled persons.

Estate signage will be controlled so that the way finding through the estate is clear and legible.

The proposal includes access from the existing access roads, which will incorporate new pedestrian footpaths with dropped kerbs and tactile paving at crossing points.



PRECEDENT IMAGES

18. SUSTAINABILITY

The proposed development will take a holistic approach to the integration of sustainable design from inception and will be designed to comply with or exceed policy requirements in the Rugby Borough Council (RBC) Local Plan 2019 and emerging Draft Local Plan Consultation Document 2025. The scheme will be designed to achieve a BREEAM 'Outstanding' and EPC A+ rating (100% carbon reduction for regulated energy).

The following design principles will be considered in the development of the scheme:

- Circular economy principals – Building layers, designing out waste, design for longevity, adaptability and flexibility, disassembly and reuse and recycling.
- Energy hierarchy be lean, be clean and be green
- TM54 Operation Energy Assessment to accurately predict and manage unregulated energy use, ensuring a more realistic understanding of actual building performance.
- Avoiding the internal overheating that contributes to the urban heat island effect.
- Efficient use of natural resources (including water), making the most of natural systems both within and around buildings.
- Minimising pollution (including noise, air and urban run-off).
- Avoiding impacts from natural hazards (including flooding).
- Ensuring the development is comfortable and secure for users, including avoiding the creation of adverse local climatic conditions.
- Sustainable procurement of materials, using local supplier where feasible.
- Promoting and protecting biodiversity and green infrastructure

The design will also incorporate the following sustainable features:

- Finely tuned building fabric to reduce energy loss, high efficiency fittings to reduce energy demand
- Incorporation of renewable energy measures through the inclusion of Photovoltaic panels and Air Source Heat Pumps
- Where possible, materials will be specified in line with the building LCA benchmarks to conform with BREEAM 2018.
- Water conservation achieved through low use fittings and sanitaryware.
- Surface water drainage achieved using SUDs techniques.
- Minimal environmental impact including noise and air quality through design of layout and building fabric.
- Measures to minimize the generation of waste through construction and maximise reuse or recycling by providing adequate room for waste treatment.
- Inclusion of a Travel Plan, car share scheme, EV charging, cycle parking and shower facilities as well as connectivity to the footway network to encourage the use of alternative modes of green transport.
- Enhanced biodiversity value through increased areas of tree planting and areas of soft landscape.
- Air quality improvements through extensive tree planting, electric car charging, car share, improvement to public transport & pedestrian points and on-site renewable energy generation.
- Improved U-values beyond Part L2A requirements – A passive design enhancement aimed at reducing heating and cooling demand from the outset.
- Target 100% carbon reduction for regulated energy use – Achieved through on-site renewable technologies, aligning with emerging local policy aspirations.



ENHANCED BIODIVERSITY



MODULAR / PREFABRICATED MATERIALS

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19.0 SUMMARY

This document has demonstrated that the proposed allocation and development of the site for employment uses is well considered and takes into account the sites context and setting. As well as the varied requirements from both a design and planning policy perspective. The proposals have been thoroughly assessed against the following criteria:

USE

The proposal would respond to strong market demand for the proposed uses in an area where there is a lack of readily available supply of strategic employment land. There is also the potential for the site to provide accommodation which would support suppliers and business attracted to the proximity of the Frasers development.

The proposed development would provide flexible, high-quality workspace of a size to meet current market demands.

The proposal would make efficient use of poor quality Green Belt / Grey land and retain a gap / separation from both Coventry and Ansty.

AMOUNT

The scheme delivers a realistic quantum of employment space that is sensitive to the location, without compromising operational practicalities. The proposed unit sizes would compliment the adjacent Frasers development, and the maximum sizes would be commensurate with the mean area of the approved logistics units.

The proposal would generate up to approximately 700 jobs and benefit the local economy.

LAYOUT

The layouts are clear and legible, creating a safe and secure working environment whilst responding to the surrounding uses and the movement network in a sympathetic manner, providing a coordinated layout with active frontages which would be easy to navigate.

SCALE

The scale of the development in terms of height and mass would be commensurate with the adjacent Frasers development and other employment developments in the area and would meet current market demands. The scale and mass of the proposed development is considered sympathetic and appropriate for the site context.

The density of development offers a realistic quantum of employment space that does not compromise operational practicalities and would be attractive to potential occupiers.

LANDSCAPE

The landscape proposals would increase biodiversity and create a high quality landscape setting for the development, creating high quality green corridors.

The introduction of landscape bunds would be a positive addition to the visual amenity of Ansty Village and screen the M69 and the proposed development, acting as acoustic and visual buffers. Defining and maintaining separation from Ansty village.

The proposals offer the opportunity to enhance the year round use of PRoW30a through resurfacing and enhance the user experience, through the addition of amenity spaces/seating and extensive soft landscape improvements.

The proposals would provide significant ecological enhancement to the existing low value agricultural use, in the form of native species planting and the provision of bird and bat nesting boxes, log piles and rock piles.

APPEARANCE

The design of the scheme would be sympathetic to the industrial building typology which would be consistent with similar development in the surrounding area and will create a modern high-quality scheme which will be both aesthetically pleasing and distinctive.

Office areas with high quality glazed features will be located at key points to provide a high-quality appearance, legibility and natural surveillance.

The proposed materials and appearance would be sympathetic to the sites setting and context.

ACCESS

The scheme has been designed to be fully inclusive for all and gives occupiers the flexibility to adapt to future requirements. The proposed scheme will connect into the existing movement network, with excellent link to the wider transport infrastructure.

SUSTAINABILITY

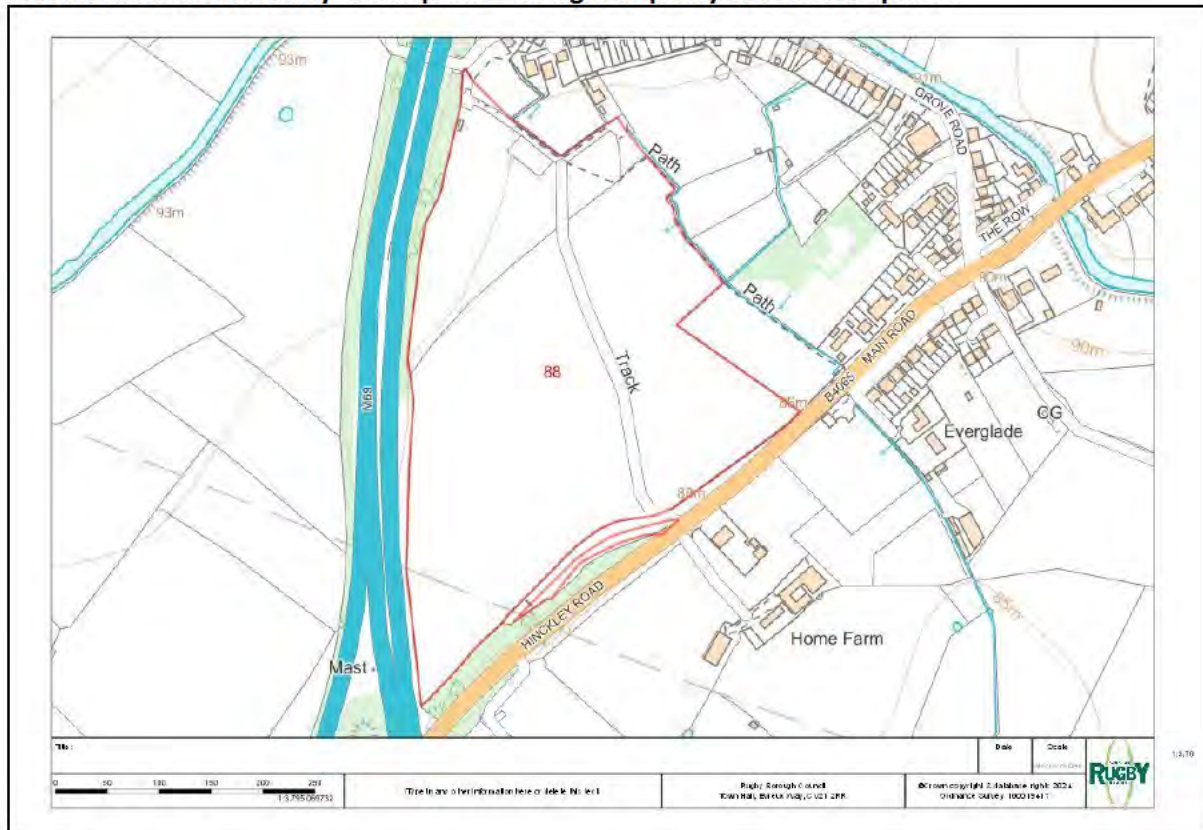
The scheme will be designed to be market leading and achieve a BREEAM 'Outstanding' and EPC A+ rating.

As a result of a thorough process of evaluation and design, the proposed developed of site 88 would create a high-quality project, which will be both practical for its intended industrial use as well as being memorable and distinctive. The proposal will positively contribute to the economy of the local area, using high quality architecture and urban design that responds directly to the site context.

Site reference: 88

Hinckley Road, Ansty

Conclusion: Not currently developable - changes to policy would be required.



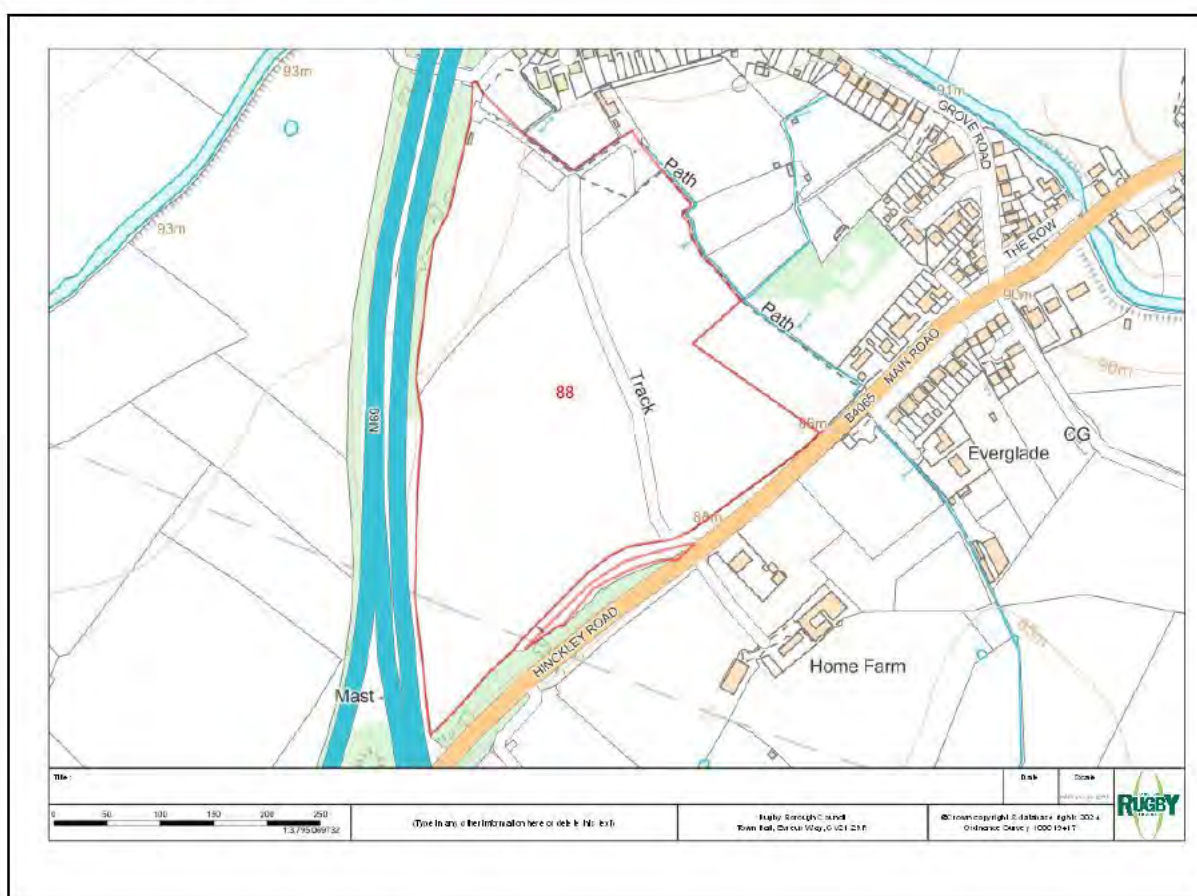
Basic

Parish	Ansty	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	12.3
Net site area	11.6	Proposed use	Employment
Potential yield (employment, sqm)	40000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Site impacted by Overhead Electricity Lines. Concern re gap to and impact on Ansty village. Major planning application currently being determined on land to south of site for employment. Within Canal consultation zone - will need to consult with Canal Trust. Potential impacts on the SRN. Further assessment required on locational suitability of sites in comparison with other employment sites submitted.
Discounted?	False
Justification for discounting	

Site 88: Hinckley Road, Ansty



Ward: Revel and Binley Woods Ward

Parish: Ansty

Proposed use: Employment

Potential yield (employment, sqm): 40000

Potential yield (residential): 0

Topic area	Evaluation summary
Transport	<p>The site is accessed from Hinckley Road.</p> <p>National Highways were asked to provide initial comments, and provided: Site adjacent to Ansty village, and would likely be accessed from Hinckley Road, for direct access to the M6 Junction 2 Ansty Interchange. Need to consider the cumulative impact along with other sites around Ansty, given existing delays on the M69 Southbound and on approach to Ansty Interchange at peak times, especially given the sites proximity for likely employment trips to / from Coventry.</p> <p>In addition, their initial review considers levels of physical highway mitigation required in order to ensure that impact on the strategic road network from development on the site is addressed, ranging from low, medium to high. The current level of concern for this site is Medium.</p>

	<p>In terms of the capacity of the road network, an assessment of junctions within a nominated distance of the site was undertaken to determine congestion levels at peak and non-peak times. The roads surrounding the site were assigned a congestion rating of category 2, with 1 being the most congested and 6 being less congested.</p> <p>The distance to the nearest bus stop from the site is 136m.</p> <p>The Public Transport Accessibility Level (PTAL) is a measure of the accessibility of a location to the public transport network, taking into account walk access time and service availability. The site has a PTAL score of 1a for both AM and PM which would not be improved by proposed and recent public transport improvements. PTAL is measured on a 1-6 scale, with 1 being the least accessible and 6 being the most accessible.</p> <p>Using other data, including an assessment of walking and cycling, and locations from the site accessible within a 1 hour bus journey, the overall accessibility of the site is ranked 68 of the 125 sites considered as part of Rugby's current site assessment. This measures accessibility at a middle layer super output area level, rather than site specific accessibility. So it only provides information on accessibility for the part of the borough in which the site lies.</p>
Ecology	An initial ecological assessment indicated that the site was not within an Impact Risk Zone of a Site of Special Scientific Interest, nor a Local Wildlife Site, and nor was it comprised of more than 20% medium to high distinctiveness habitat. The site was not further assessed for ecological constraints.
Landscape	<p>The overall landscape sensitivity is Low.</p> <p>This is a large site composed of fields located between the M69, Hinkley Road and Ansty. The site's rural character is diminished by noise and movement from traffic along nearby roads. Sensitivity to change is most likely to arise from the PROW and natural or semi-natural elements of the site.</p>
Heritage	There were no designated heritage assets identified within 50 metres of the site.
Other constraints	The site is within the Green Belt, potentially making a strong contribution to at least one purpose. Constraints for foul water drainage are assessed as Medium, constraints for surface water drainage are assessed as Low.
Opportunities/benefits	Employment (B8/B2).

Outcome of further assessment: Not progressed

Reasoning: This is a large site composed of fields located between the M69, Hinkley Road and Ansty.

The surrounding road network is relatively uncongested, the site ranks relatively weakly for accessibility, which is based on MSOA level-measures. It does not appear that there are realistic options for access by non-car modes, except from Ansty village.

Neither heritage nor ecological sensitivity was identified, and landscape sensitivity is low. The site is within the Green Belt, potentially making a strong contribution to at least one purpose.

In view of its relatively weak accessibility, lack of relationship to existing built development and employment land and likely contribution to the Green Belt, the site is not being progressed beyond the Stage 2 Assessment.

ECONOMIC CASE REPORT

REGULATION 18 CONSULTATION



MAY 2025



SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF

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*Vacancy rates for large units have remained sub optimally low since 2014
pressure on rents and land values reducing choice for business growth and inward
investment.*

over occupied that there is insufficient space

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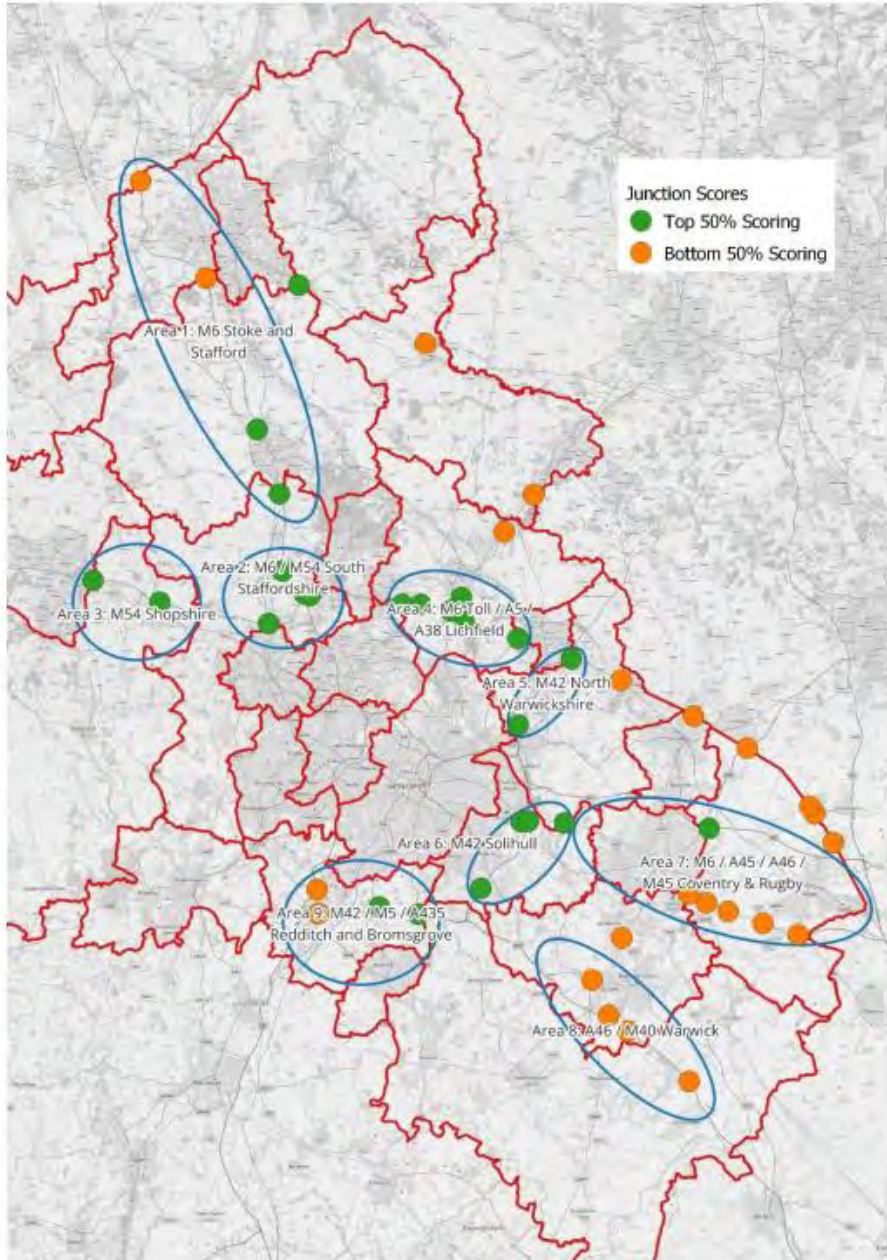
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MARKET REPORT

REGULATION 18 CONSULTATION

BARJANE



MAY 2025



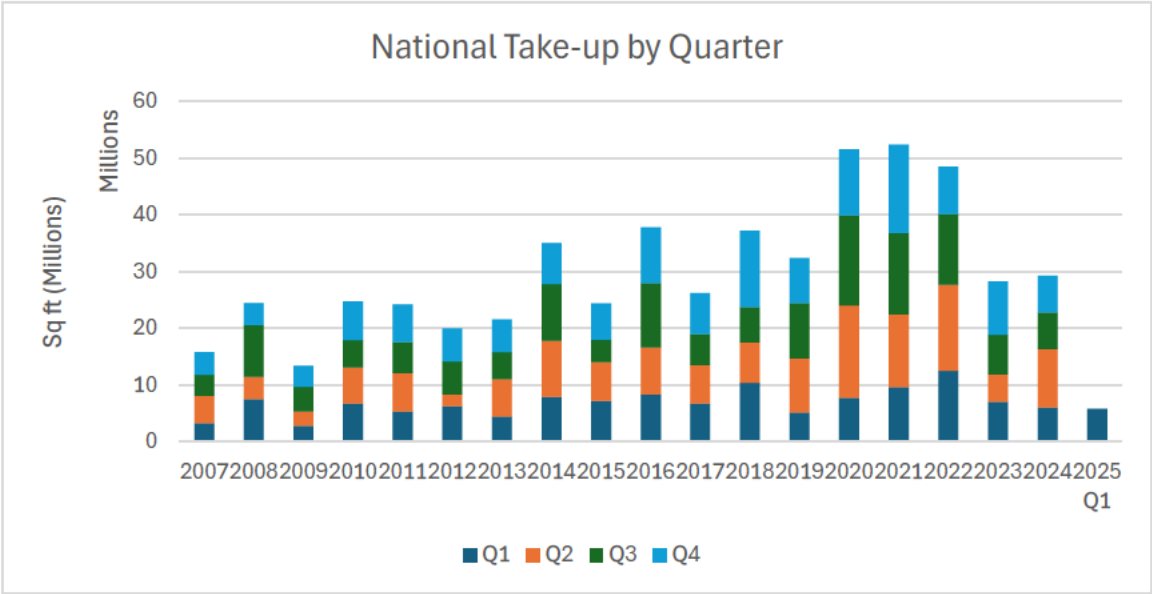
SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF

Market Report

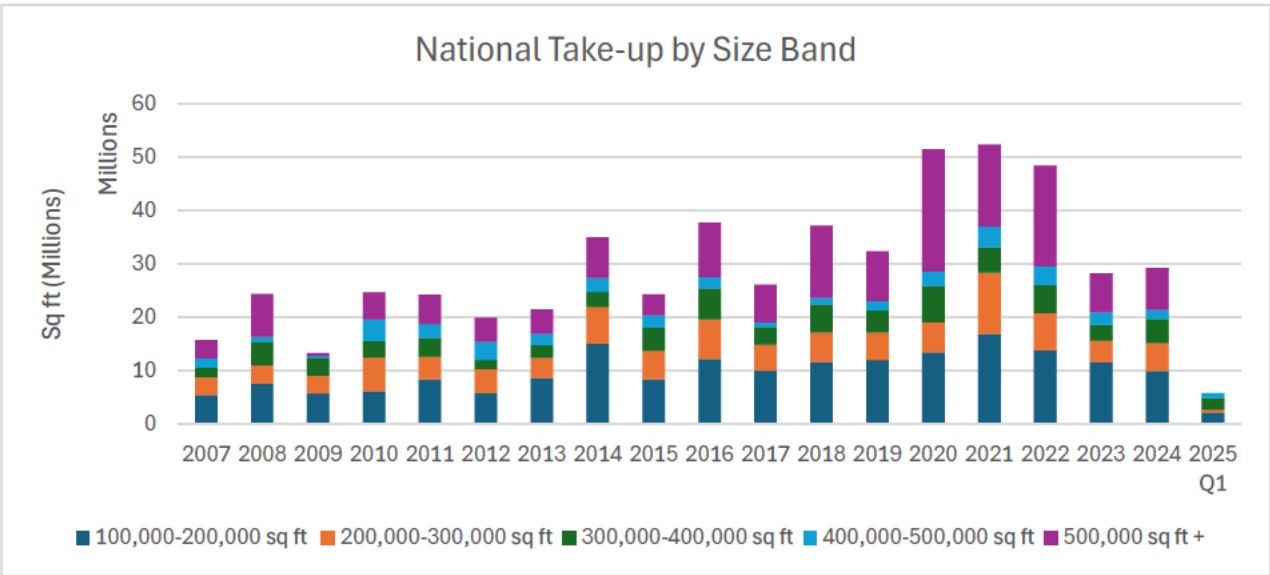
Site 88, Hinckley Road, Ansty, CV7 9FJ

National Take-up

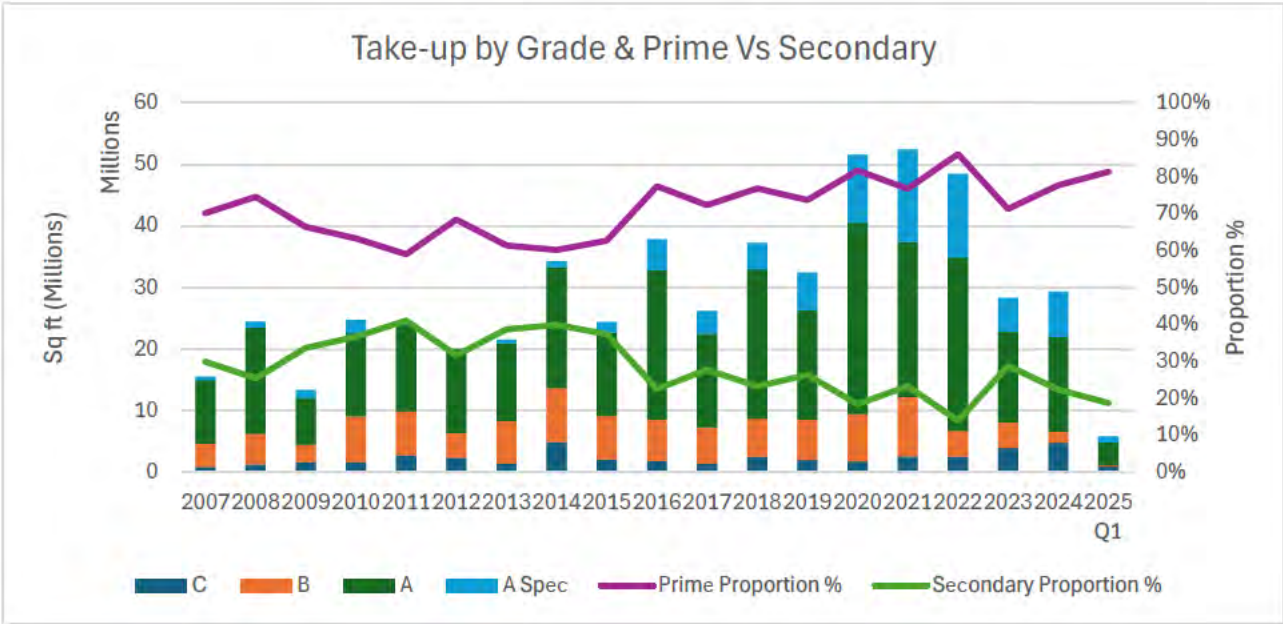
At a national level, take-up for Q1 2025 has reached 5.8 million sq ft across 28 transactions, a 3% fall year-on-year and 16% below the long-term Q1 average. This signals a return to normal market conditions after the record-breaking period post-Covid. Total take-up in 2024 reached 27.97 million sq ft, 8% above the pre-Covid average.



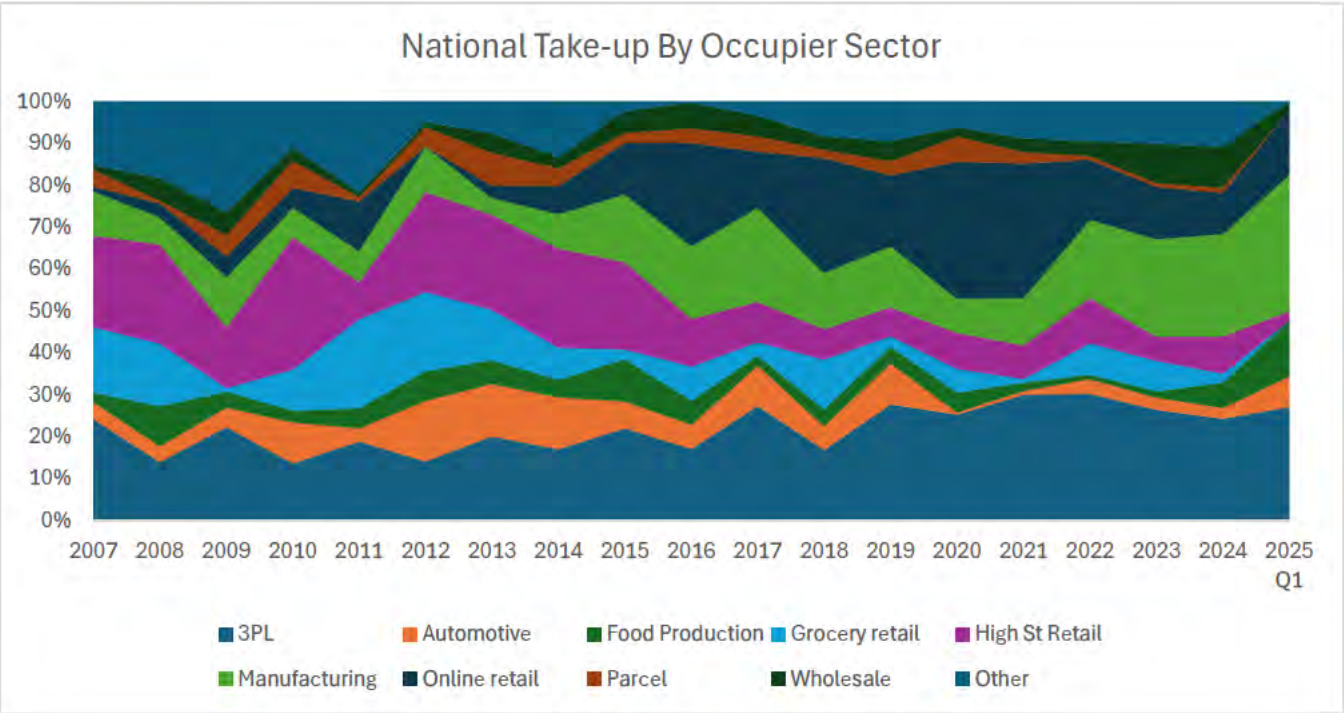
In Q1 2025, 30% of deals signed were for larger warehouses above 300,000 sq ft, showing that there is increased demand for larger warehouse premises to satisfy requirements. We have seen requirements increase in size over the last 10 years, with average deal size being approx. 218,000 sq ft in 2014, increasing to approx. 245,000 sq ft in 2024. As a result, a greater supply is required to satisfy these sizeable requirements.



In addition, the market reflects a clear occupier preference for best-in-class quality units with over 80% of space transacted being Grade A (either speculatively developed or existing units).

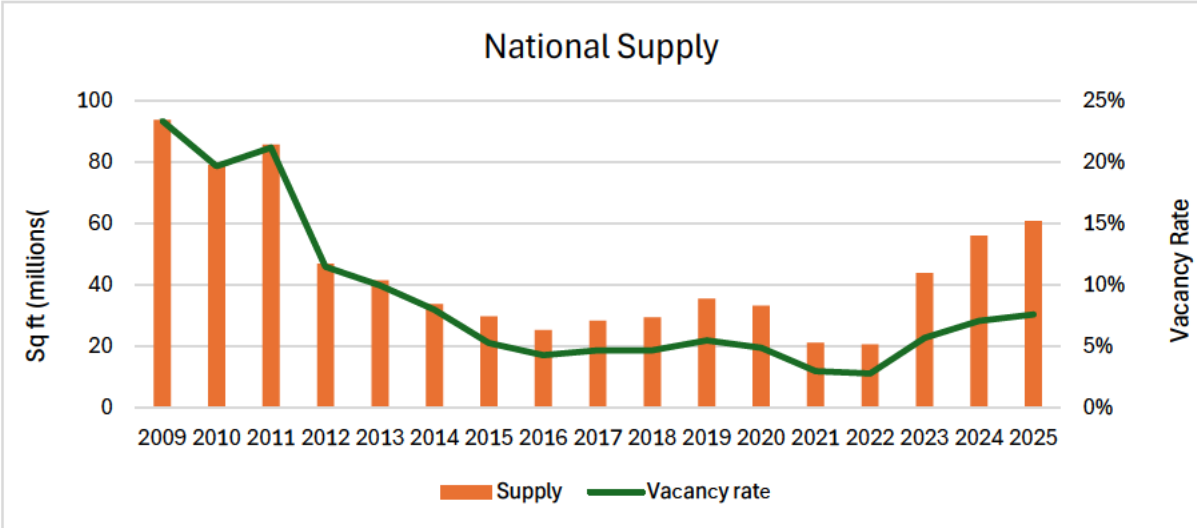


The occupier mix demand points towards a resurgence in manufacturing-related demand, accounting for over 30% of the market, the highest level since 2015. This change in occupier demand reflects the economic uncertainty occupiers are facing from geopolitical events such as the extent of US tariffs on global supply chains and gives further evidence to the near/re-shoring trend. In Q1 2025, along with demand from manufacturers, third-party-logistics (3PLs) remained active taking 1.4 million sq ft of space accounting for 27% of the market, followed by online retailers taking space that accounts to 15% of the market.

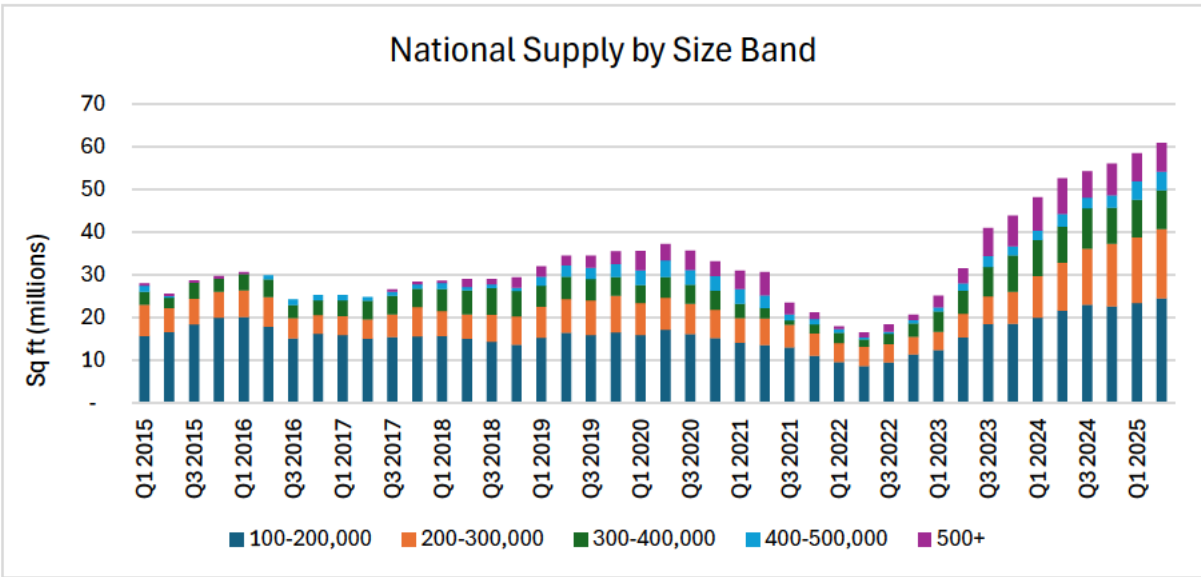


Supply

In Q1 2025, available warehouse supply totals 60.9 million sq ft, reflecting an increase of 4% since the end of 2024. This national vacancy rate is 7.6%, up from 7.4% from the end of 2024. This increase is a combination of speculative completions and second-hand supply coming back to the market.



Analysing the national supply, the 60.9 million sq ft consists of 35% Grade A speculatively developed space, 22% Grade A space, 19% Grade B space and 24% low-quality Grade C space. As a result, there is approx. 15 million sq ft of poor quality space which would not be competition for new Grade A space and would likely be deemed obsolete given inferior specification and poor ESG credentials. We are also tracking 27 units that are under offer to occupiers, which totals 6.7 million sq ft. With that in mind, we do expect the vacancy rates to fall within 2025. This level of supply is still relatively low in comparison to periods we have seen within the last 15 years, for example following the Global Financial Crisis where vacancy rates were well over 10% for a number of years.



As set out within the graph above, national supply by size band sees the bulk of space by sq ft sit below 300,000 sq ft, with little supply above this level despite strong levels of demand for such buildings.

4. Midlands Industrial Market

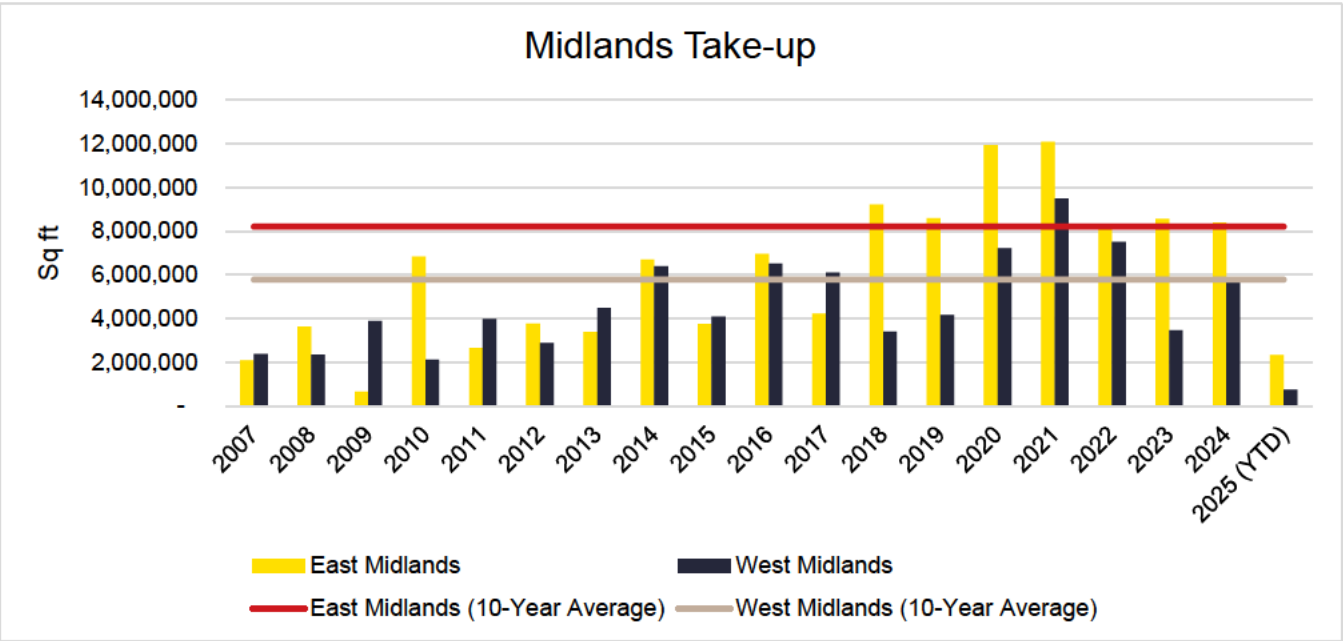
At a regional level, the East and West Midlands are part of the Golden Logistics Triangle which represents the largest area of logistics and warehousing occupiers in the country. This strategic location, along with a history of manufacturing, means that the wider Midlands region has the strongest levels of take-up across the UK.

Over 50% of 'Big Box' sheds taken up across the country in 2024 were in the East and West Midlands, with the breakdown as follows:

- 30.0% was taken up in the East Midlands equating to 8.4 million sq ft.
- 20.7% was taken up in the West Midlands equating to 5.8 million sq ft.

The lower levels of take-up in the West Midlands relative to the East Midlands is primarily driven by a scarcity of industrial land, driven by the presence of a large amount of green belt land. In this context, demand remains extremely high for readily developable industrial land. That being said, in 2024 Savills saw a large proportion of requirements come from international companies looking to establish either their manufacturing headquarters or logistics platforms in the West Midlands.

As economic uncertainty returns to the wider UK market, occupiers continue to choose the Golden Triangle as their preferred location for large national manufacturing and distribution centres. Third-party logistics (3PLs) have dominated take-up, with 40% of activity stemming from this sector. There is also strong demand from manufacturers, high street retailers and supermarkets.



Market Report - Site 88, Hinckley Road, Ansty

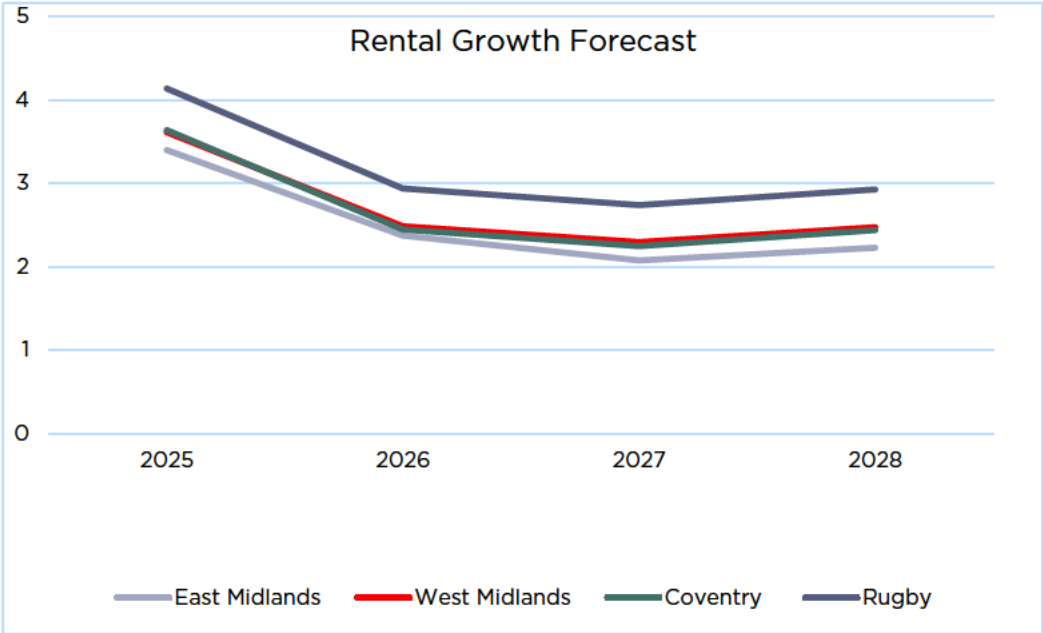
We have set out below key transactions across the Midlands within the last 24 months for units over 100,000 sq ft:

Date	Address	Size (Sq Ft)	Tenant	Terms	Comments
Mar 25	EMDC 343 East Midlands DC Castle Donington	342,741	SuperSmart Services	Leasehold 15-year lease	Speculatively developed unit 15 m clear internal height 29 docks and 4 level access
Nov 24	Plot 3 Symmetry Park Kettering	956,042	Amazon	Leasehold Confidential	Pre-Let Bespoke Requirement.
May 24	MPC3 Magna Park Corby	587,662	Bleckmann Logistics	Leasehold	Speculatively developed unit 18 m clear internal height 64 docks and 8 level access
May 24	Mountpark Land at A5 Hinckley	491,000	Tesco	Leasehold Confidential	Pre-Let Bespoke Requirement
Sept 24	Plot 4 Magna Park Corby	1,300,000	Nike	Leasehold Confidential	Pre-Let Bespoke Requirement
May 24	MPS9 Magna Park Lutterworth	388,444	CEF	Leasehold 20-year lease	Speculatively developed unit 15 m clear internal height 36 docks and 4 level access
Feb 24	Plot 4 Segro Logistics Park Northampton	1,191,000	Yusen	Leasehold	Pre-Let Bespoke Requirement
Mar 24	DC1 Central Park Rugby	376,563	Hoover	Leasehold Confidential	Refurbished s/hand unit 15.8 m clear internal height 26 docks and 4 level access
Aug 23	DC625 DIRFT Daventry	625,326	Inditex	Leasehold 15-year lease 10-year break	Speculatively developed unit 18 m clear internal height 92 docks and 9 level access
Mar 23	DC9 Apex Park Daventry	357,221	Hankook Tyres	Leasehold Confidential	Pre-Let Bespoke Requirement
Feb 23	Plot 3A Segro Park Coventry	598,050	DP World (Syncreon UK)	Leasehold 15-year lease 10-year lease	Pre-Let Bespoke Requirement
May 23	Rugby 661 Central Park Rugby	661,348	Sainsbury's	Leasehold 5-year lease	Refurbished s/hand unit 12 m clear internal height 40 docks and 2 level access

The above highlights the strength of demand for the region, with significant transactions in the last 24 months of scale to substantial occupiers.

Market Report - Site 88, Hinckley Road, Ansty

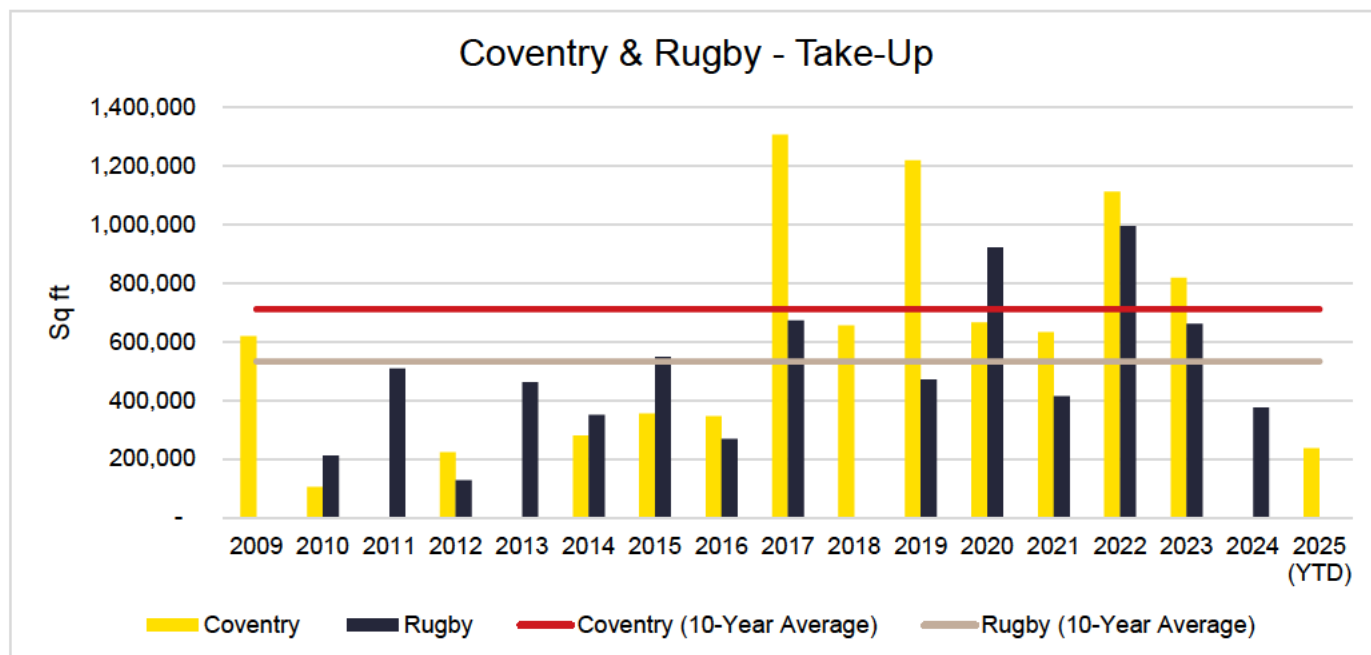
Due to the current supply and demand dynamics, Savills has revised its rental growth projections. In our baseline scenario, Savills is forecasting rental growth of 2.52% per annum for the East Midlands and 2.72% for the West Midlands over the next four years, whilst for the individual locations of Coventry and Rugby, the forecasts are 2.70% and 3.19% respectively.



5. Local Industrial Market

Coventry and Rugby are located firmly at the centre of the Midlands within the Golden Triangle, given their access to some of the main motorways in the UK (M1 and M6), providing quick access throughout the region and links to the wider UK market.

Focussing on the local area, see below the take-up levels of these locations since 2009.



The table above demonstrates the strong levels of demand across the locations over the last 10 years, especially since 2019. The last two years saw levels of take-up fall below the 10-year average caused in part by to the restricted levels of supply within these locations. With build costs increasing and the investment market softening in the industrial and logistics over the last 12 – 18 months, this has meant that development of new space has been reduced. This is especially true for Rugby where there has been little-to-no recent speculative development except for Symmetry Park Rugby. The latest phase of speculative development has only just reached Practical Completion (in February 2025) following the first phase that was pre-let to Iron Mountain for a warehouse campus across multiple units.

Some of the most notable deals over the last couple of years in the area include:

- Hoover leasing approx. 376,000 sq ft at Central Park Rugby in March 2024
- IFCO Systems leasing approx. 328,000 sq ft at Prologis Park Coventry in September 2023
- Sainsbury's leasing approx. 661,000 sq ft at Rugby 661 in May 2023
- DP World / Syncreon pre-let of approx. 598,000 sq ft at Segro Park Coventry in February 2023

Moreover the take-up figures do not account for the acquisition by the Frasers Group of land adjacent to the subject site at Ansty. This requirement takes out approx. 278 acres, where circa 3.5 million sq ft of industrial / warehouse space will be developed (of which 2.7 million sq ft will reflect storage and distribution space).

Market Report - Site 88, Hinckley Road, Ansty

We have set out below the key transactions within the local area since 2023 for units over 100,000 sq ft. The below table highlights the recent levels of take-up within Coventry and Rugby:

Date	Address	Size (Sq Ft)	Tenant	Terms	Comments
U/O	Apollo V Ansty Park Coventry	301,591	Under Offer*	Leasehold Confidential	Speculatively developed unit 14 m clear internal height 27 docks and 2 level access *Tenant in occupation under Licence
Mar 25	Apollo VII Ansty Park Coventry	117,076	JD Logistics	Leasehold 10-year lease 5-year break	Speculatively developed unit 12.5 m clear internal height 10 docks and 2 level access
July 24	DC4 Prologis Park Ryton	166,820	Furnolic	Leasehold 10-year lease 8.5-year break	Refurbished s/hand unit 12.5 m clear internal height 15 docks and 4 level access
Mar 24	DC1 Central Park Rugby	376,563	Hoover	Leasehold Confidential	Refurbished s/hand unit 15.8 m clear internal height 26 docks and 4 level access
Sep 23	DC10 Prologis Park Coventry	328,305	IFCO Systems	Leasehold 15-year lease 10-year break	Refurbished s/hand unit 12 m clear internal height 18 docks and 4 level access
May 23	Rugby 661 Central Park Rugby	661,348	Sainsbury's	Leasehold 5-year lease	Refurbished s/hand unit 12 m clear internal height 40 docks and 2 level access
May 23	Apollo II Ansty Park Coventry	172,639	Staircraft	Leasehold 15-year lease	Speculatively developed unit 12.5 m clear internal height 15 docks and 2 level access
Feb 23	Plot 3A Segro Park Coventry	598,050	DP World (Syncreon UK)	Leasehold 15-year lease 10-year lease	Pre-Let Bespoke requirement

Market Report - Site 88, Hinckley Road, Ansty

Set out below are the key existing Grade A competing buildings for the subject site of units over 100,000 sq ft:

Address	Size (Sq Ft)	Quoting Rent	Landlord / Lessor	Comments
Central 100 Central Park Rugby	100,766	£9.95 per sq ft	HamdonGate	Under Refurbishment. Available Q2 2025. 12.5 m clear internal height, 10 docks, 2 level access doors and 50 m yard depth.
DC105 Prologis Park Coventry	104,884	£10.50 per sq ft	Prologis	Fully Refurbished. Available Now. 10 m clear internal height, 10 docks, 2 level access doors and 84 m yard depth.
Rugby 106 Central Park Rugby	106,196	£11.95 per sq ft	BARJANE	Speculatively Developed. Available Q4 2025. 14 m clear internal height, 8 docks, 2 level access doors and 50 m yard depth.
SPC 140 Segro Park Coventry	140,567	£10.50 per sq ft	Segro	Speculatively Developed. Available Now. 15 m clear internal height, 12 docks, 2 level access doors and 50 m yard depth.
Unit 7 Symmetry Park Rugby	170,529	£9.95 per sq ft	Tritax Symmetry	Speculatively Developed. Available Now. 15 m clear internal height, 20 docks, 2 level access doors and 50 m yard depth.
Apollo IV Ansty Park Coventry	172,407	£10.75 per sq ft	JD Property	Speculatively Developed. Available Now. 12 m clear internal height, 17 docks, 2 level access doors and 50 m yard depth.
SPC 220 Segro Park Coventry	220,512	£10.50 per sq ft	Segro	Speculatively Developed. Available Now. 15 m clear internal height, 20 docks, 2 level access doors and 50 m yard depth.
Nuneaton 230 Bermuda Park Nuneaton	230,384	£10.50 per sq ft	Goodman	Fitted Warehouse. Available July 2025. 15 m clear internal height, 21 docks, 4 level access doors and 67 m yard depth.
Coventry 252 Coventry Log. Park Coventry	252,210	£10.00 per sq ft	Geodis	Fitted Warehouse. Available July 2025. 15 m clear internal height, 20 docks + 2 level Available via sub-letting.
Apollo VI Ansty Park Coventry	269,882	£10.75 per sq ft	JD Property	Speculatively Developed. Available Now. 14 m clear internal height, 27 docks, 2 level access doors and 50 m yard depth.
Unit 6 Symmetry Park Rugby	338,308	£9.95 per sq ft	Tritax Symmetry	Speculatively Developed. Available Now. 15 m clear internal height, 30 docks, 4 level access doors and 50 m yard depth.
Unit 5 Symmetry Park Rugby	391,077	£9.95 per sq ft	Tritax Symmetry	Speculatively Developed. Available Now. 17 m clear internal height, 36 docks, 4 level access doors and 50 m yard depth.

The existing Grade A supply within the local area equates to 2.497 m sq ft. From this, approx. 825,000 sq ft is now under offer. This takes fully available existing supply down to only approx. 1.672 m sq ft. There are a few sites that have outline planning permission and are deliverable within the local area. These include Panattoni Park Coventry, where 538,193 sq ft will be speculatively delivered by Q3 2026. Segro have a further approx. 1.9 million sq ft that can be delivered at at Segro Park Coventry and Prologis have their final plot at Prologis Park Coventry that benefits from detailed planning consent to deliver a unit of 159,001 sq ft albeit D&B only at present.

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6. Active Requirements

Detailed below is an overview of current active requirements within the area. Notably for the land at Ansty, 16 of these are specifically looking for space in and around the Rugby / Coventry market, equating to demand for up to 4.075 m sq ft of space in total, with a further 20 looking for space within the wider Golden Triangle location equating to a further 7.4 m sq ft.

Occupier Type	Requirement Size	Comment
Local B2 / B8 User	100,000 - 150,000 sq ft	Based in Coventry, consolidation of premises
Local Manufacturer	150,000 sq ft	Based in Coventry, for new facility
Local Manufacturer	100,000 - 200,000 sq ft	Based in Exhall, for larger facility to support growth
Local B2 / B8 User	100,000 - 150,000 sq ft	Based in Exhall, for new bespoke facility
Manufacturer	100,000 - 200,000 sq ft	Based in Coventry, to support growth of the occupier
Automotive User	100,000 sq ft	Consolidation from various sites in to a bespoke unit
UK 3PL	250,000 - 500,000 sq ft	Golden Triangle location for new contracts
Specialist 3PL	500,000 sq ft	New facility in Coventry to support existing customer
International E-Comm	300,000 - 600,000 sq ft	For bespoke facility within Coventry
UK Parcel Co	150,000 - 250,000 sq ft	New bespoke facility for parcel delivery company
European 3PL	200,000 - 400,000 sq ft	New unit for customer contracts, centred on Coventry
Supermarket Retailer	250,000 sq ft	For new facility. Require high ESG credentials.
Local 3PL	100,000 sq ft	Based in Coventry, for new facility to support growth
Regional 3PL	100,000 - 150,000 sq ft	Based in the region, for new facility re expanding contracts
International Parcel Co	150,000 - 250,000 sq ft	Located close to Coventry, seeking new facility with top ESG
International Parcel Co	300,000 - 500,000 sq ft	Based in the region, seeking new bespoke solution
International End User	250,000 - 300,000 sq ft	Based in Coventry, seeking new bespoke facility in the area
European 3PL	200,000 - 400,000 sq ft	Seeking larger facility within the Golden Triangle
Automotive 3PL	100,000 - 150,000 sq ft	Contract with automotive client, seeking new facility
International 3PL	250,000 - 500,000 sq ft	New contracts, seeking warehouse in Golden Triangle
Regional Parcel Co	150,000 - 200,000 sq ft	Golden Triangle requirement for new Midlands DC
International 3PL	300,000 - 400,000 sq ft	Currently in Coventry, consolidation to bespoke larger unit
Supermarket Retailer	500,000 sq ft	Golden Triangle requirement
Local B8 User	100,000 - 150,000 sq ft	Based in Rugby, seeking new facility in the area
International 3PL	250,000 - 350,000 sq ft	Midlands-wide requirement for additional space
National B2 / B8 User	220,000 - 300,000 sq ft	For new facility on the M69 Corridor
European 3PL	300,000 - 400,000 sq ft	Bespoke facility for new secure contract
Local B8 User	100,000 - 125,000 sq ft	Relocation from existing facility to more efficient, new unit
International 3PL	100,000 - 150,000 sq ft	New contract, looking within Coventry and Rugby
Manufacturer	150,000 - 250,000 sq ft	Manufacturer for bespoke facility in Rugby / Coventry
Supermarket Retailer	500,000 - 1,000,000 sq ft	New facility, focus on Golden Triangle
Specialist 3PL	500,000 sq ft	New bespoke facility, satisfy long-standing customer
Retailer	500,000 sq ft	New facility in the Midlands to support growth
International 3PL	200,000 - 250,000 sq ft	Bespoke solution within the Golden Triangle
Specialist 3PL	250,000 - 400,000 sq ft	Additional facility within the Golden Triangle
European 3PL	200,000 sq ft	New contract, focus on Golden Triangle

The above list illustrates a pipeline of active enquiries, with active demand between 8.00 m sq ft - 11.475 m sq ft, indicating the significant scale of unmet need from a range of local / regional, national and international occupiers that could be satisfied through bring the subject site forward.





TRANSPORT APPRAISAL

REGULATION 18 CONSULTATION



MAY 2025



SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF









floorspace set out above of 45,057 sqm using the trip generation rates agreed for the consented Frasers Campus. This is shown in **Tables 1 & 2**. The HGVs traffic in Table 2 being part of the overall traffic contains in Table 1.

Table 1: Total Traffic Generation

TIME	IN	OUT	TOTAL
0800-0900	85	5	90
1700-1800	5	82	87

Table 2: HGV Traffic Generation

TIME	IN	OUT	TOTAL
0800-0900	9	5	14
1700-1800	5	6	11

- 1.21 This is not a significant level of total traffic generation or HGVs and would be very unlikely to have a material impact on the operation of the surrounding highway network.
- 1.22 The proposed allocation is for a range of employment uses, but this is a good illustration of the low level of future peak period traffic levels that would be generate if the site were to be developed.

Relevant Planning Consents

- 1.23 As stated above, the Fraser Campus is now a consented scheme and should therefore be treated as a committed development. This shows that this location can be considered as being accessible by all modes of transport and the highway network can be improved to accommodate future development. This was not the case when the initial assessment of the Site was undertaken.
- 1.24 The following is a summary of the proposed improvements that are associated with the Frasers Campus:
- A primary site access onto the B4065 to the west of Ansty in the form of a 3 arm roundabout and a secondary site access onto the B4029 in the form of a priority junction
 - The use of both site accesses being controlled to ensure that all HGV and the majority of all traffic will turn into and out of the Campus from the M6, with the aim of not increasing traffic through Ansty.
 - The provision of a Mobility Hub in the centre of the site that will serve the public bus and Demand Responsive Transport (DRT) services and will provide cycle parking and facilities that allow people who cycle to the Campus to undertake maintenance and repairs to their bicycle, to encourage cycle use.



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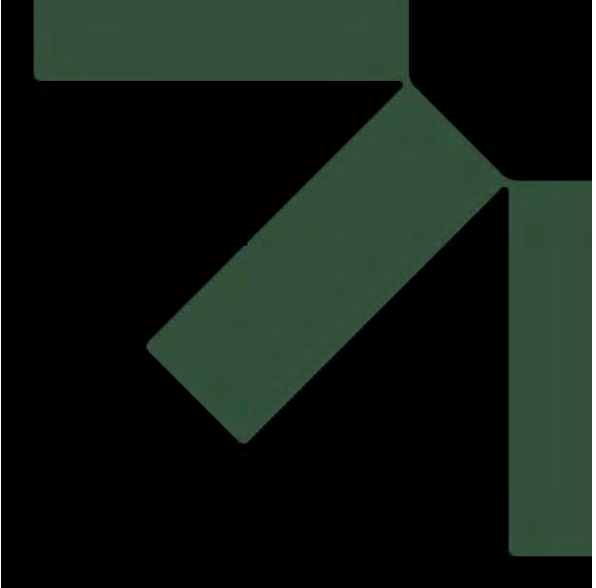
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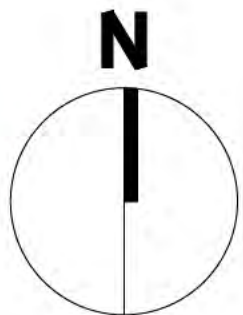
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Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions: Drawn/Chkd: Date:

Site area 126,811msq 12.6ha		
Site coverage 33.2 (inc mezz loading 35.7%)		
Floor Area:		
	GIA	GEA
Warehouse	35,517m²	35,876m²
Office FF	1176m²	1,260m²
Office Sf	1176m²	1,260m²
Dock Pod GF	227m²	251m²
Dock Pod FF	227m²	251m²
Gate House	50m²	64m²
Total	38,373m² / 413,043ft²	38,962m² / 419,383ft²
Potential additional mezzanine loading area 2,483m² / 26,726ft² GIA.		
Potential increase in GIA to 40,856m² / 439,770ft²		
36 Docklevellers		
4 Level loading doors		
40 Loading doors in total		
Car parking at circa 1 per 68m² (LPA standard B8 1 per 60m low access)		

Client:

BARJANE

Project:

ANSTY
COVENTRY

Drawing Title:

FEASIBILITY SITE PLAN
SINGLE UNIT

Scale @ A1:

1:1250

Checked by:

ME

Date:

APR 25

Job No:

11644

Stage:

FE 001

Drawing No:

Rev:

C

Issue Status:

Construction ☐ Preliminary ☐

Information ☐ Approval ☐

Tender ☐

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Making Sustainability Happen

GREEN BELT APPRAISAL

REGULATION 18 CONSULTATION

BARJANE



MAY 2025

VERSION 4



SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF

PEGASUS
GROUP



Document Management.

Version	Date	Author	Approved	Reason for revision
04	19.05.25	DW	DW	Minor amendments following team comments

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Appendices.

Appendix A: Extract from Joint Green Belt Study – Stage 1

1. Introduction.

- 1.1. This Green Belt Appraisal has been prepared by Pegasus Group on behalf of BARJANE in respect of Land at Hinckley Road, Ansty, Coventry, CV7 9JF (the 'Site'). The Reg. 18 draft of the Rugby Local Plan (the 'draft LP') was recently published for public consultation, with all comments required by 19th May. This appraisal is intended to be included in representations to the draft LP to support the Site's allocation for employment use in the next iteration of the Draft Local Plan.
- 1.2. The Site is located approximately 850m to the north-east of Coventry, slightly to the north of Junction 2 of the M6, and approximately 60m to the south-west of the settlement edge of Ansty. The Site is triangular in shape with an area 12.6ha and is currently in agricultural use. It is bound by the M69 motorway to the west, Hinckley Road (B4065) to the south-east, and the village of Ansty to the north. The Site is separated from the village of Ansty by a collection of small paddocks and allotments. The Site is accessed from Hinckley Road and a track bisects the Site on a north-south alignment. There are currently no buildings within the Site; however, pylons and OPL cross the southern part of the Site.
- 1.3. The Site is located within the Green Belt and as such, this assessment considers the Site's potential to be reclassified as 'Grey Belt' as defined by the National Planning Policy Framework (NPPF, amended February 2025)¹, and whether the Proposed Development would fundamentally undermine the purposes (taken together) of the remaining Green Belt land.

Grey Belt Exception

- 1.4. The Grey Belt definition, set out at *Annex 2: Glossary*, is as follows:

"For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development."
- 1.5. Green Belt purposes (a), (b) and (d) are set out in Paragraph 143 of the NPPF:

(a) *To check the unrestricted sprawl of large built-up areas;*

(b) *To prevent neighbouring towns merging into one another; and*

(d) *To preserve the setting and historic character of historic towns.*
- 1.6. The online Planning Practice Guidance (PPG)² was updated on 27th February 2025 to provide additional guidance on the assessment of the Green Belt to identify Grey Belt land.
- 1.7. Footnote 7 identifies the following elements:

¹ [National Planning Policy Framework \(NPPF, December 2024\)](#)

² [Planning Practice Guidance – Green Belt \(PPG, February 2025\)](#)

- i. *Habitat sites which consist of any site falling within a definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 including existing and proposed Special Areas of Conservation, Sites of Community Importance, existing and potential Special Protection Areas and any relevant Marine Sites, listed or proposed Ramsar sites and sites identified or required as compensatory measures for adverse effects on habitat sites;*
- ii. *Sites of Special Scientific Interest;*
- iii. *Local Green Space;*
- iv. *National Landscapes;*
- v. *National Parks or Defined Heritage Coast;*
- vi. *Irreplaceable habitats;*
- vii. *Designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75);*
- viii. *Areas at risk of flooding or coastal change.*

1.8. Following this, for the proposal to be considered as ‘appropriate’ development, it is necessary to satisfy all the criteria (a) to (d), listed in Paragraph 155 of the NPPF. Paragraph 155 of the NPPF states that the development of homes, commercial and other development in the Green Belt should not be regarded as inappropriate where:

- (a) “The development would utilise Grey Belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- (b) There is a demonstrable need for the type of development proposed;*
- (c) The development would be in a sustainable location with particular reference to paragraphs 110 and 115 of this framework; and*
- (d) Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156–157 below.”*

1.9. The assessment examines criteria (a) only, concluding that the Site should be considered Grey Belt land and that the Proposed Development would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.

1.10. The Planning Report considers criteria (b) to (d) in greater detail to determine the Proposed Development’s ‘appropriateness’ in the Green Belt.

2. Overview of Published Green Belt Evidence.

- 2.1. LUC was appointed by six West Midlands councils to undertake a comprehensive assessment of Green Belt land within Coventry City Council, North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council, Stratford-on-Avon District Council and Warwick District Council. The study was overseen by a Steering Group comprising officers from each of these local authorities.

Joint Green Belt Study – Stage 1

Coventry City Council, North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council, Stratford-on Avon District Council and Warwick District Council

- 2.2. The *Joint Green Belt Study (2015)*³ was undertaken in two stages. The Stage 1 study assessed the Green Belt within Coventry City, Nuneaton and Bedworth Borough, Rugby Borough and Warwick District. The Stage 2 study assessed the Green Belt within North Warwickshire Borough and Stratford-on-Avon District and was published in April 2016.
- 2.3. The Stage 1 Study notes that the Green Belt within Coventry and Warwickshire is part of the larger West Midlands Green Belt that was formally approved in 1975. Today the Green Belt covers almost 1500 square kilometres, surrounding the Black Country, Coventry, Birmingham and Solihull. The West Midlands Green Belt has prevented the sprawl of Birmingham, Wolverhampton and Coventry, merging of surrounding towns and encroachment into the surrounding countryside. It has also helped to preserve the setting and special character the main urban areas, as well as smaller settlements.
- 2.4. The study acknowledges that land at the urban fringe has been compromised and degraded by infrastructure projects such as roads and power lines, and other urban intrusions.
- 2.5. The Steering Group did not include Ansty within the group of large built-up areas and main rural villages in the Stage 1 study area considered appropriate for parcelling; however, the Site is located within **Broad Area 1** and two of the assessed land parcels are located in close proximity to the Site, in land that forms a buffer between the Site and the urban edge of Coventry. The findings for **Parcel C5** and **Parcel C6** are summarised at **Table 1** (below):

Receptor	Purpose (a): Checking unrestricted sprawl	Purpose (b): Preventing the merging of towns	Purpose (c): Safeguarding the countryside from encroachment	Purpose (d): Preserving the setting and special character of historic towns	Local Purpose: To maintain existing settlement
Parcel C5	2/4	2/4	3/4	0/4	4/4
Parcel C6	0/4	2/4	0/4	0/4	4/4

Table 1: Parcels C5 & C6 performances against the purposes of the Green Belt

³ [Joint Green Belt Study \(2015\)](#)

- 2.6. The extent of Broad Area 1 and the locations of Parcels C5 and C6 are indicated at **Figure 1** (below), and the proformas for each Parcel are included at **Appendix A**. Green Belt parcels were only defined for land adjacent to large built-up areas or main rural villages. This approach effectively eliminated the Site from consideration by the study.

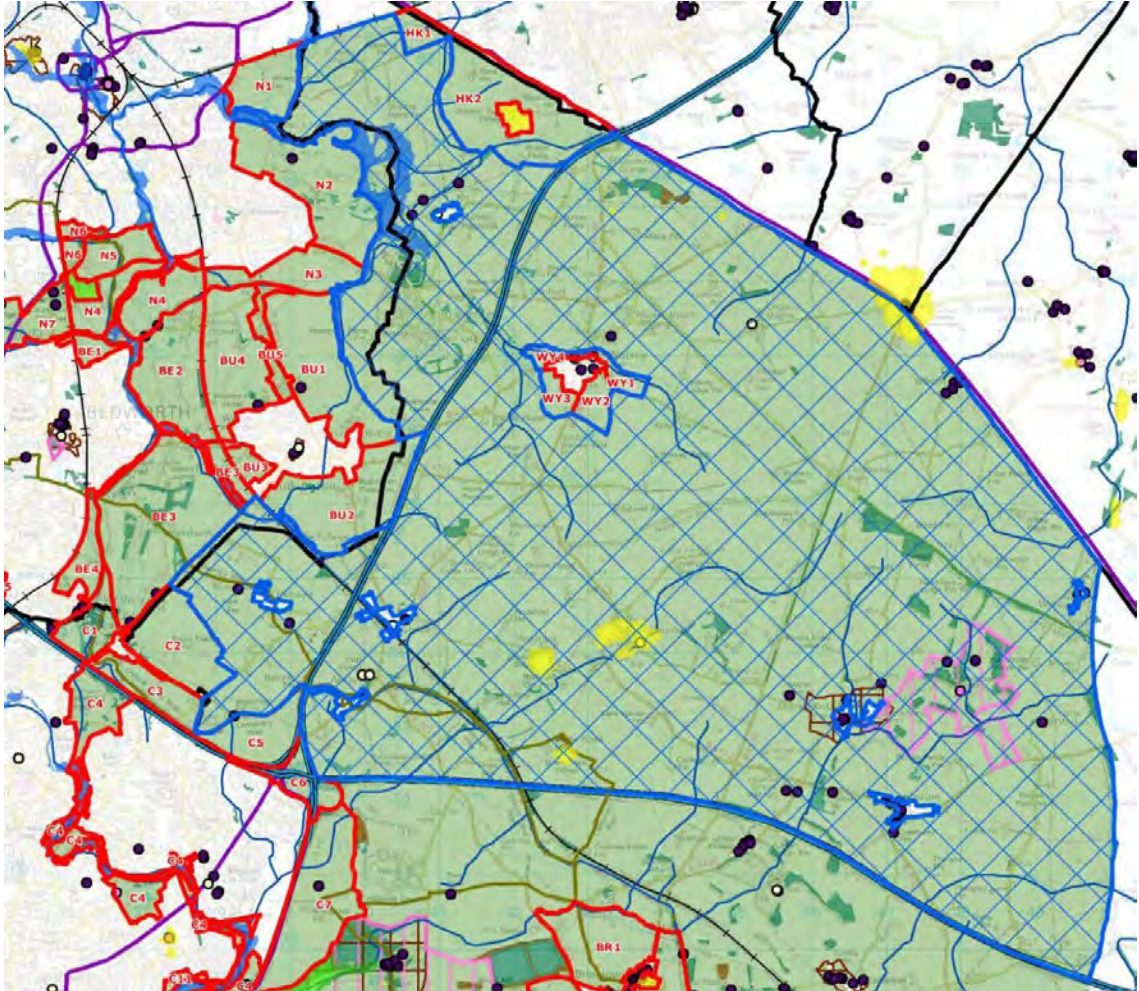


Figure 1: Extract from HELAA – Appendix 5

Broad Area 1

- 2.7. Broad Area 1 lies between Nuneaton to the west, Coventry to the south-west Hinckley and Lutterworth to the east (with the A5 forming the outer Green Belt boundary). The broad area is predominantly made-up of low-lying and flat land reducing the scope for panoramic views into the historic cores of Coventry, Bedworth and Nuneaton to the west and Hinckley to the north-east. Therefore, while the broad area was considered to make more of a contribution to the following purposes of Green Belt:

Checking the sprawl of Coventry, Nuneaton, and Bedworth;

Preventing the merging of neighbouring towns in the long term, particularly Nuneaton and Hinckley which lie close to one another in the northern part of the broad area. However, the southern two thirds of the broad area make a less significant contribution to preventing neighbouring towns merging due to there being no towns immediately to the east;

Safeguarding the countryside; and

Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.

2.8. To avoid unintentional ‘weighting’ of any single purpose, the minimum and maximum scores for any purpose are the same – i.e. between naught and four for Purposes (a) – (d). All parcels score four for Purpose (e): To assist in urban regeneration by encouraging the recycling of derelict and other urban land). This is on the basis that all Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

2.9. The scores against the criteria were combined to generate a total score for each parcel. The higher the score, the greater the parcel’s overall contribution to the Green Belt purposes.

Parcel C5

2.10. Parcel C5 is located immediate to the west of the M69 where it adjoins the north-western part of the Site. The parcel is roughly triangular in shape and is bound by M69 to the east, the M6 to the south-west, and the Oxford Canal to the north-west.

2.11. **Purpose (a):** The assessment notes that the parcel is bordered by the M6 and the M69 and will therefore not prevent ribbon development and therefore score zero in relation to this purpose. The parcel is comprised of agricultural fields and there is no existing built form, so the parcel scores two points indicating a ‘strong’ sense of openness.

2.12. **Purpose (b):** The assessment notes that the village of Ansty lies 1.25km to the north of Coventry on the other side of the M69. The parcel therefore scored two points for being located within a narrow gap between Coventry and Ansty. This approach contradicts the recent PPG advice that clearly states that this purpose relates to the merging of towns, not villages, when assessing Grey Belt land. The assessment is therefore considered to be erroneous and superseded by more recent guidance.

2.13. **Purpose (c):** The parcel is considered to demonstrate the characteristics of countryside, with no urbanising influences, and therefore score a maximum two points. The assessment also notes that The M6 and M69 motorways form permanent boundaries that would prevent the encroachment of Coventry and Ansty into the Green Belt within the parcel, whilst canal running along its northern boundary has a moderate effect in inhibiting further encroachment of the countryside. Development within the parcel would represent a significant breach of these boundaries and would constitute encroachment of the of countryside within the parcel.

2.14. **Purpose (d):** The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel. The consideration of Conservation Areas is considered to conflict with the most recent PPG advice that directs that only historic towns should be considered when assessing Grey Belt land. The parcel scores zero points.

2.15. **Purpose (e):** All parcels were judged to make an equally significant contribution to this purpose, and consequently scored four points.

2.16. The overall score is therefore 11/20; however, only **4/12** for Purposes (a), (b), and (d).

Parcel C6

- 2.17. Parcel C6 is located to the immediate south of the Site, within an area of land that has been isolated by the access ramps forming Junction to of the M2/M69 motorways, and another area of land south of junction and bound by the Coventry West Bypass (A46). The parcel washes over the M69 and therefore directly adjoins the southern part of the Site.
- 2.18. **Purpose (a):** The assessment notes that the parcel is bordered by the M6, M69, and the A46 and will therefore not prevent ribbon development and therefore score zero in relation to this purpose. The parcel comprises areas of relatively small islands of countryside, surrounded by elevated and busy main roads, combined with buildings and hardstanding associated with the Highways Agency maintenance compound which compromises the openness of the parcel uses. On this basis, the parcel score zero points.
- 2.19. **Purpose (b):** The assessment notes that the village of Ansty lies 1.2km to the north of Coventry along Hinckley Road. The parcel therefore scored two points for being located within a narrow gap between Coventry and Ansty. This approach contradicts the recent PPG advice that clearly states that this purpose relates to the merging of towns, not villages, when assessing Grey Belt land. The assessment is therefore considered to be erroneous and superseded by more recent guidance.
- 2.20. **Purpose (c):** This parcel contains significant urbanising development in the form of major roads and areas of hard standing for the Highways maintenance compound. Whilst the remaining agricultural land is considered to be countryside, the overall character was judged to be urbanised. The main routes of the M6, M69 and A46 would prevent the encroachment of development into this area of Green Belt.
- 2.21. **Purpose (d):** The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel. The consideration of Conservation Areas is considered to conflict with the most recent PPG advice that directs that only historic towns should be considered when assessing Grey Belt land. The parcel scores zero points.
- 2.22. **Purpose (e):** All parcels were judged to make an equally significant contribution to this purpose, and consequently scored four points.
- 2.23. The overall score is therefore 6/20; however, only **2/12** for Purposes (a), (b), and (d).

Summary

- 2.24. The Joint Green Belt Study uses a methodology that has been superseded by the most recent PPG and is therefore considered to be out-of-date when making judgements as to whether land should be considered to be Grey Belt.
- 2.25. Whilst the Site was not assessed itself, Parcel C5 and Parcel C6 are located in very close proximity to the Site, and both demonstrate a number of shared characteristics. Neither parcel was found to contribute strongly to Purposes (a), (b), or (d), and scoring 4/12 and 2/12 respectively in relation to these purposes.

3. Grey Belt Appraisal.

Introduction

- 3.1. The NPPF defines 'Grey Belt' land at Annex 2: Glossary as:

"For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development."

- 3.2. This section of the report therefore examines the contribution made by the site itself in relation to Purposes (a), (b), and (d). These relate to the following purposes:

- a) To check the unrestricted sprawl of large built-up areas;
- b) To prevent neighbouring towns merging into one another; and
- d) To preserve the setting and historic character of historic towns.

- 3.3. Further guidance in relation to the assessment of Green Belt land to identify Grey Belt land was published as part of the online Planning Practice Guidance (PPG, 27th February 2025).

Purpose (a): To check the unrestricted sprawl of large built-up areas

- 3.4. It is first worthwhile noting what is meant by 'unrestricted sprawl'. The term 'urban sprawl' refers to the spreading of the town or city and its suburbs over previously undeveloped land. It is sometimes used interchangeably with the word urbanisation, but urban sprawl more precisely implies an uncontrolled, unplanned or unrestricted spreading of an urban environment, specifically a large built-up area.
- 3.5. There is no definition provided in the NPPF for a large built-up area; however, it is clear from the Stage 1 Study that the West Midlands Green Belt has prevented the sprawl of Birmingham, Wolverhampton and Coventry, with the latter being the appropriate large built-up area for consideration of the contribution the Site makes to this purpose.
- 3.6. The PPG guides that assessment areas that contribute strongly to this purpose are likely to be free of existing development and lack physical features in reasonable proximity that could restrict and contain development. They are also likely to be adjacent (or near) to a large built-up area, and if developed, would result in an incongruous pattern of development (such as an extended 'finger' of development into the Green Belt).
- 3.7. The Site is physically and visually distinct from the large built-up area of Coventry, separated by the M6 corridor that passes between them on an east-west alignment. To the south of the M6, the settlement edge of Coventry has expanded to accommodate the Ansty and Cross Point Business Parks. The Site is therefore perceived as being clearly distinct from Coventry, and not currently part of the large, built-up area.

- 3.8. The Coventry Local Plan 2017 Policies Map, an extract of which is provided below at **Figure 2**, demonstrates that the plan area extends beyond the northern edges of both the Cross Point Business Park up to the southern edge of the M6 motorway:

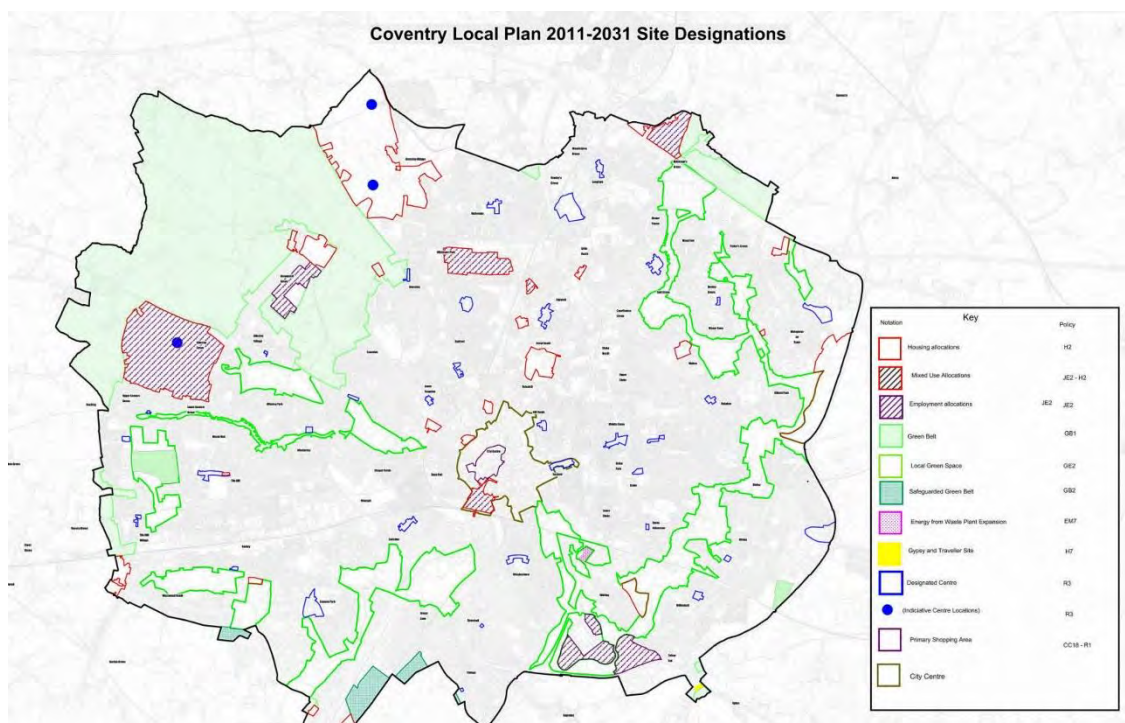


Figure 2: Extract from Local Plan 2017 Policies Map

- 3.9. The M6 motorway therefore passes through countryside to the north of Coventry, with assessment Parcels C5 and the northern part of C6 located in the intervening countryside between the M6 and the Site. The M6 and this countryside to its north serve to separate and distinguish the Site from Coventry.
- 3.10. In contrast, the Frasers Group site (the 'FG Site', HELAA Site 95), to the east of Hinckley Road, is considered to have a strong association with the large built-up area of Coventry. At its nearest point the FG Site is less than 350m from the inset urban edge of Coventry at the Crosspoint Business Park.
- 3.11. The M6, M69 and adjacent tree cover form a strong boundary to Coventry, with the open land between the motorways performing a function in preventing its expansion. The village of Ansty and the Site are therefore perceived as being clearly distinct from Coventry, and not part of the large built-up area.
- 3.12. Consequently, it is judged that the Site currently makes **No Contribution** to Purpose (a) as it is not located adjacent to or near to the large built-up area of Coventry. The Site is also well-contained by existing physical features, including the village of Ansty to the north, Hinckley Road to the east, and the M69 motorway to the west, that serve to 'restrict' the development potential of the Site.
- 3.13. **However**, following the FG Site receiving planning permission, the baseline context has clearly changed. The FG Site is located within the administrative boundary of Rugby; however, the development of this site would inevitably be perceived as an expansion of the large built-up area of Coventry northwards beyond the M6 corridor and west towards Hinckley Road.

- 3.14. As noted in the Committee Report, the FG Site takes the form of large open agricultural fields and is situated in open countryside beyond the north-east corner of the urban area of Coventry. The M6 and A46/M69 currently provide a clear, hard and well-defined boundary to the urban area. The Committee Report found it particularly noteworthy that land north of the M6 in this location is free from 'sprawling urban development'; instead, there are only small villages including Ansty and Shilton. On this basis, the Committee Report concluded that the FG Site performed 'strongly' in meeting the purpose of checking the unrestricted sprawl of large built up areas (§10.18).
- 3.15. In addition, the Committee Report recorded that Coventry City Council had objected on Green Belt grounds on the basis *"that the proposals will effectively fill a gap between the motorway and Ansty village and as such are contrary to purpose A of the Green Belt. They state that whilst it doesn't merge neighbouring towns it does effectively consume Ansty village into the built-up area of Coventry, the motorway and the application site"* (§10.19).
- 3.16. The Committee Report goes on to state that *"the proposed development would breach the clearly defined development boundaries of Coventry. It would most notably be the first development of this size and nature to sprawl north of the M6 in this location. This is distinctly different to Ansty Business Park and Prospero Ansty which were developed on primarily brownfield land washed over by Green Belt to the east of Coventry and south of the M6"* (§10.20).
- 3.17. The Committee Report draws the conclusion that the *"consequence is that the proposed development would result in the unrestricted spawl of a large urban area into open agricultural countryside"* (§10.20).
- 3.18. The conclusions reached by the Committee Report are **agreed** and given this significant change to the baseline context, the Site is now considered to be adjacent to the expanded edge of the large built-up area of Coventry.
- 3.19. The PPG advises that in these circumstances a Grey Belt assessment should consider if there are any features that weaken the Site's contribution to this purpose, including:
- Having physical feature(s) in reasonable proximity that could restrict and contain development;
 - Be partially enclosed by existing development, such that new development would not result in an incongruous pattern of development;
 - Contain existing development; and
 - Being subject to other urbanising influences.
- 3.20. The Site is demonstrably contained by physical features that would restrict development, including the M69 motorway to the west, and the village of Ansty to the north. When considered as a modest westward extension of the consented Frasers Group scheme, these containing features would ensure that development of the Site would not result in an incongruous pattern of development.
- 3.21. Whilst the Site does not contain any existing development, it is subject to other urbanising influences, including its relationship to the road infrastructure that introduce noticeable

vehicle movements and associated noise. The existing pylon and OPL also introduce dominant detracting features within the Site.

- 3.22. Following the PPG advice, in the context of the consented Frasers Group planning permission, the Site would be considered to make a **Moderate** contribution to Purpose (a).

Purpose (b): To prevent neighbouring towns merging into one another

- 3.23. The NPPF is explicit with its terminology in relation to this purpose, citing 'towns' rather than other types of settlements such as villages and hamlets. The recent PPG update specifically states that this purpose *"relates to the merging of towns, not villages"*. Ansty is not a town and the nearest towns to the Site are Nuneaton and Bedworth. The large rural village of Bulkington lies approximately 2.8km to the north of Ansty; however, this settlement is not judged to be a town.
- 3.24. The PPG explains that assessment areas that contribute strongly to this purpose are likely to be free of existing development and form the substantial part of a gap between towns, and if developed, would result in the loss of physical separation between these towns. The Site clearly does not form a substantial part of the gap between Coventry and either Nuneaton or Bedworth.
- 3.25. Indeed, the Joint Green Belt Study acknowledges that the southern part of Broad Area 1, containing the Site, make a less significant contribution to preventing neighbouring towns merging due to there being no towns in this area.
- 3.26. The methodology used by the Joint Green Belt Study has been superseded by the recent PPG updates, and the Site's location within a gap between a town (Coventry) and a Village (Ansty) is not relevant when making judgements as to whether land should be considered Grey Belt.
- 3.27. On this basis, the Site does not form part of a gap between Coventry and any other identified town and therefore makes **No Contribution** to Purpose (b).

Purpose (d): To preserve the setting and special character of historic towns

- 3.28. This purpose makes specific reference to 'historic towns' not individual historical assets or smaller settlements such as villages and hamlets. Although Coventry can be considered a historic town, a significant amount of modern development lies between its historic core and the Site. The Site does not have a visual relationship with the historic core of Coventry and does not demonstrate any characteristics that contribute to Coventry's character or historic setting.
- 3.29. On this basis, the Site is not considered to be located within the setting of any historic town and therefore this purpose is not relevant to the Site. The Site therefore makes **No Contribution** to Purpose (d).

Grey Belt

- 3.30. The most recent iteration of the NPPF defines Grey Belt to include land which does not strongly contribute to any of purposes (a), (b) and (d). The NPPF also states that the Grey Belt definition excludes land where the application of the policies relating to the areas or assets in Footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.
- 3.31. Currently, the Site **does not** strongly contribute to Purposes (a), (b) or (d) and instead it has been assessed to make **No Contribution** to these purposes through the application of the recent PPG assessment methodology. Following the Frasers Group scheme receiving planning permission, the Site's contribution to Purpose (a) is judged to be **Moderate**, and therefore does not make a 'strong' contribution to this purpose.
- 3.32. There are **no** known Footnote 7 constraints that would provide a 'strong' reason for refusing or restricting the Proposed Development; however, the Site is considered to form part of the wider setting to the Grade II* Listed Church of St James.
- 3.33. The churchyard setting of the church reflects its historic use and strongly contributes to its historic interest, while also allowing an appreciation of the building's architectural interest; however, this setting is generally enclosed by mature trees, limiting intervisibility with the surrounding area.
- 3.34. In particular, the Site offers very limited views towards the Church, which are typically restricted to the weathervane on top of the spire. Typically, views towards the church are screened by intervening vegetation. The distant and partial nature of these views mean they make very little contribution to the significance of the listed building and would not cross the Footnote 7 threshold of providing a 'strong' reason for refusing or restricting the proposals.
- 3.35. The introduction of the vegetated bund along the northern boundary is considered to provide sufficient screening to be mitigate the impact on views from the churchyard to a satisfactory level.
- 3.36. Views towards the Site from the Grade II Listed Canal Bridge (No.11) are interrupted by trees and other vegetation on the canal bank and the elevated part of the M69, and there is no intervisibility with the other heritage assets in the wider area (including but not limited to The Whitehouse Wingletang (Grade II Listed) and Ansty Hall (Grade II* Listed)).
- 3.37. On this basis, the Site is considered to meet all the requirements to be reclassified as Grey Belt, and the assessment findings are summarised at **Table 2** (below):

Receptor	Purpose (a): Checking unrestricted sprawl	Purpose (b): Preventing the merging of towns	Purpose (d): Preserving the setting and special character of historic towns
The Site	No Contribution / Moderate	No Contribution	No Contribution

Table 2: Summary of Grey Belt assessment

4. Impact on remainder of the Green Belt.

- 4.1. Paragraph 155 of the NPPF states that the development of homes, commercial and other development in the Green Belt should not be regarded as inappropriate where all the following apply:

“a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

b. There is a demonstrable unmet need for the type of development proposed⁵⁶;

c. The development would be in a sustainable location, with particular reference to [paragraphs 110 and 115 of this Framework]⁵⁷; and

d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156–157 below.”

- 4.2. It is the judgment of the assessment carried out at Section 3 of this report that the Site does not make a ‘strong’ contribution to Purposes (a), (b), or (d) of the Green Belt. It is therefore considered to be Grey Belt under the definition provided within the glossary of the NPPF.
- 4.3. It is noted that the Joint Green Belt Study (2015) concluded that all Green Belt land makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. The Study therefore judged that all the assessment parcels made an equally significant contribution to Purpose (e), and each parcel was awarded a score of 4.
- 4.4. This section of the assessment examines how the Proposed Development would have a bearing upon the five purposes of the Green Belt; whereas the previous Section 3 considered how the Site, as a discreet parcel of land, currently has a bearing upon Green Belt. In terms of assessing the effects and levels of harm on the purposes and aspects of openness of the Green Belt, the assessment uses a word scale with reference to **Limited**, **Moderate** and **Substantial** to identify levels of harm.

Purpose (a): To check the unrestricted sprawl of large built up areas

- 4.5. The Proposed Development would not currently be located on the edge of the large built-up area of Coventry and therefore would not conflict with this purpose. The Proposed Development would not form unrestricted sprawl. On the contrary, any development within the Site would be fully contained by existing physical features; including the village of Ansty to the north, Hinckley Road to the east, and the M69 motor way (partly elevated) to the west.
- 4.6. Following the Frasers Group been awarded planning permission, the Site would consequently be considered to adjoin the large built-up area of Coventry; however, it remains the case that existing physical features would contain and restrict any development within the Site, which in these circumstances would be perceived as a modest expansion westwards of the Frasers Group development.

- 4.7. On either basis, the Proposed Development would **not** undermine Green Belt Purpose (a).

Purpose (b): To prevent neighbouring towns merging into one another

- 4.8. The Proposed Development would be located in a gap between the northern edge of Coventry and the village of Ansty. Whilst the Site forms a substantial part of this gap, development of the Site would not materially reduce the visual separation between the two settlements. The gap is already characterised by extensive urbanising influences, including large-scale commercial development at the Cross Point Business Park on the edge of Coventry, the twin motorway corridors of the M6 / M69, other highway infrastructure, and electricity pylons and OPL that pass over the Site and bisect the gap.
- 4.9. There is little topographical variation within the gap, and the existing roadside vegetation and other outgrown hedgerows, tree belts and woodlands, create a layering effect that limits the visibility of the gap between Ansty and Coventry. Whilst there is potential for the Proposed Development to be partially visible from more elevated viewpoints, it would be perceived as a component within an already urbanised landscape.
- 4.10. On balance, whilst the physical gap would be reduced following development of the Site, the visual separation between the edge of Coventry and Ansty would be materially impacted. Consequently, the Proposed Development would **not** conflict with Green Belt Purpose (b).

Purpose (c): To assist in safeguarding the countryside from encroachment

- 4.11. The Site is composed of paddocks that are used for horse grazing. They are considered to constitute 'countryside' in private recreational use. The Site is noted to be in a generally poor condition; however, there are some existing higher-quality features, including the free-standing oak trees and the internal hedgerow with mature oak trees. The perimeter hedgerows and trees serve to contain the Site; however, the Site maintains a noticeably more open aspect to the South looking onto the M69. The Site is separated from the surrounding countryside by existing road and motorway infrastructure and the village of Ansty.
- 4.12. The Proposed Development would introduce new built form and other urbanising influences throughout the Site, resulting in a permanent change to its existing character. When considered in the round, the Proposed Development is considered to result in **Moderate** harm to Green Belt Purpose (c).

Purpose (d): To preserve the setting and special character of historic towns

- 4.13. The Proposed Development would not be located within the setting of any historic town, and therefore it would **not** conflict with Green Belt Purpose (d).

Purpose (e): To assist in urban regeneration by encouraging the recycling of derelict and other urban land

- 4.14. The Proposed Development would **not** conflict with Green belt purpose (e).

Conclusion

- 4.15. The Proposed Development would **not** undermine Purposes (a), (b), (d) and (e) of the Green Belt, and would only cause only **Moderate** harm to Purpose (c), in relation to safeguarding the countryside from encroachment. These conclusions are summarised at **Table 3** (below):

Receptor	Purpose (a): Checking unrestricted sprawl	Purpose (b): Preventing the merging of towns	Purpose (c): Safeguarding the countryside from encroachment	Purpose (d): Preserving the setting and special character of historic towns	Purpose (e): Assisting urban regeneration
Proposed Development	No conflict	No conflict	Moderate harm	No conflict	No conflict

Table 3: Summary of impact on remainder of the Green Belt

- 4.16. Therefore, the release of the Site from the Green Belt to allow the Proposed Development would **not** fundamentally undermine the five purposes (taken together) of the remaining Green Belt within the wider plan area of Rugby Borough Council.
- 4.17. On this basis, Paragraph 155(a) of the NPPF is satisfied. The Planning Report provides further detail in relation to Paragraphs 155(b) – (d).

5. Summary.

- 5.1. This Green Belt Appraisal has been prepared by Pegasus Group on behalf of BARJANE in respect of Land at Hinckley Road, Ansty, Coventry, CV7 9JF (the 'Site'). The Reg. 18 draft of the Rugby Local Plan (the 'draft LP') was recently published for public consultation, with all comments required by 19th May. This appraisal is intended to be included in representations to the draft LP.
- 5.2. The Site is located within the Green Belt and as such, this appraisal considers the Site's potential to be reclassified as 'Grey Belt' as defined by the NPPF, and whether the Proposed Development would fundamentally undermine the purposes (taken together) of the remaining Green Belt land.

Overview of Published Green Belt Evidence

- 5.3. The *Joint Green Belt Study (2015)* was undertaken in two stages. The Stage 1 study assessed the Green Belt within Coventry City, Nuneaton and Bedworth Borough, Rugby Borough and Warwick District.
- 5.4. The study locates the Site within Broad Area 1; however, the study does not consider the Site itself. It does consider two neighbouring areas: **Parcel C5** and **Parcel C6** are located in very close proximity to the Site, and both demonstrate a number of shared characteristics. Neither parcel was found to contribute strongly to Purposes (a), (b), or (d), and scoring 4/12 and 2/12 respectively in relation to these purposes.
- 5.5. The Joint Green Belt Study uses a methodology that has been superseded by the most recent PPG and is therefore considered to be out-of-date when making judgements as to whether land should be considered to be Grey Belt.

Grey Belt Appraisal

- 5.6. Currently, the Site **does not** strongly contribute to Purposes (a), (b) or (d) and instead it has been assessed to make **No Contribution** to these purposes through the application of the recent PPG assessment methodology. Following the Frasers Group scheme receiving planning permission, the Site's contribution to Purpose (a) is judged to be **Moderate**, and therefore does not make a 'strong' contribution to this purpose.
- 5.7. The Grey Belt assessment findings are summarised at **Table 4** (below):

Receptor	Purpose (a): Checking unrestricted sprawl	Purpose (b): Preventing the merging of towns	Purpose (d): Preserving the setting and special character of historic towns
The Site	No Contribution / Moderate	No Contribution	No Contribution

Table 4: Summary of Grey Belt appraisal

- 5.8. There are **no** identified Footnote 7 constraints that would provide a ‘strong’ reason for refusing or restricting the Proposed Development. As such, the Site is considered to meet all the requirements to be reclassified as Grey Belt.

Impact on remainder of the Green Belt

- 5.9. The Proposed Development would **not** undermine Purposes (a), (b), (d) and (e) of the Green Belt, and would only cause only **Moderate** harm to Purpose (c), in relation to safeguarding the countryside from encroachment. These conclusions are summarised at **Table 5** (below):

Receptor	Purpose (a): Checking unrestricted sprawl	Purpose (b): Preventing the merging of towns	Purpose (c): Safeguarding the countryside from encroachment	Purpose (d): Preserving the setting and special character of historic towns	Purpose (e): Assisting urban regeneration
Proposed Development	No conflict	No conflict	Moderate harm	No conflict	No conflict

Table 5: Summary of impact on remainder of the Green Belt

- 5.10. Therefore, the release of the Site from the Green Belt to allow the Proposed Development would **not** fundamentally undermine the five purposes (taken together) of the remaining Green Belt within the wider plan areas of Rugby Borough Council.
- 5.11. On this basis, Paragraph 155(a) of the NPPF is satisfied. The Planning Report provides further detail in relation to Paragraphs 155(b) – (d).



Appendix A:

Extract from Joint Green Belt Study – Stage 1



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Joint Green Belt Study

**Coventry City Council, North Warwickshire Borough Council,
Nuneaton and Bedworth Borough Council, Rugby Borough
Council, Stratford-on-Avon District Council and Warwick District
Council**

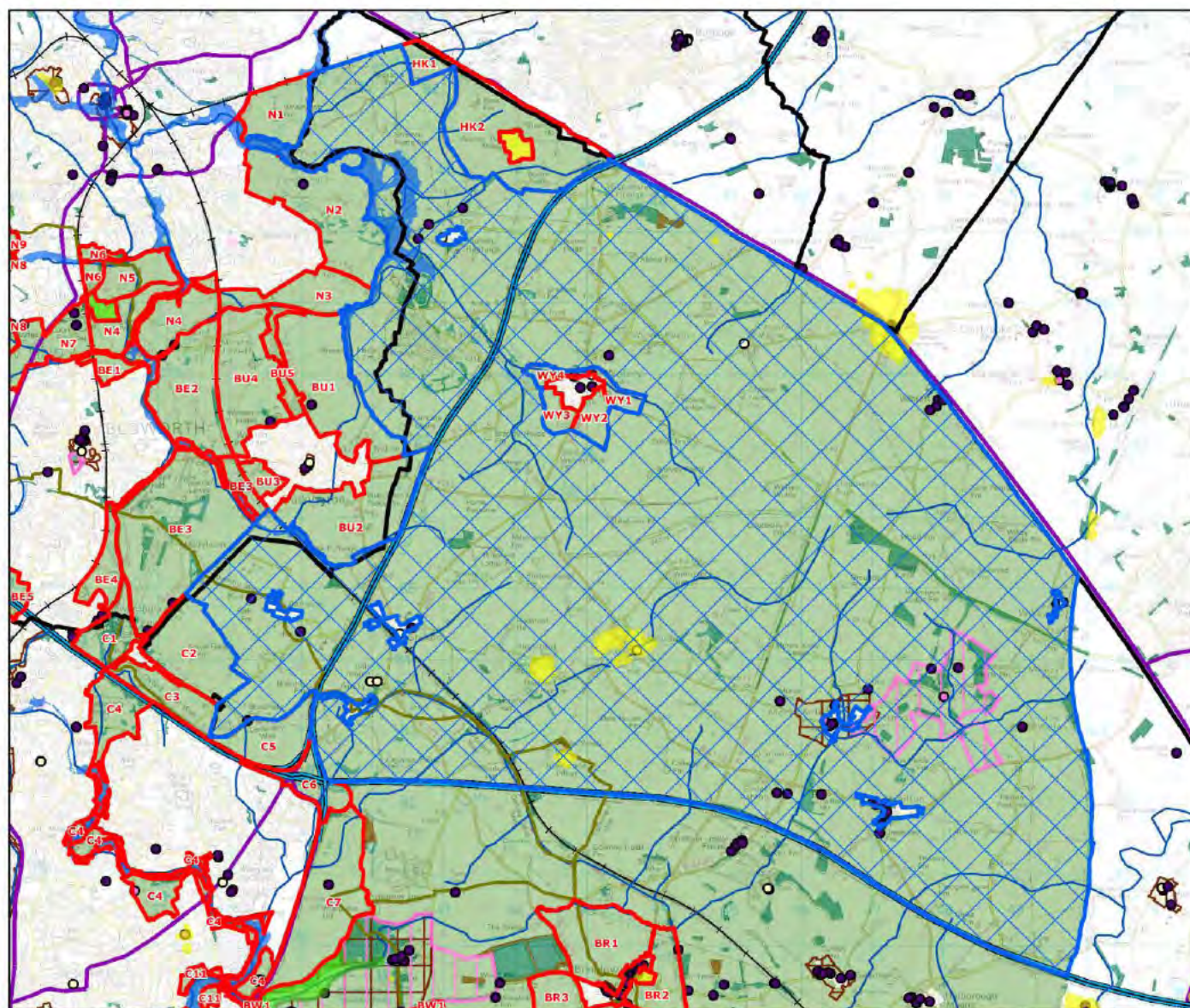
Stage 1 Final Report for Coventry City Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council and Warwick District Council

Prepared by LUC
June 2015

Land Parcel Ref: Broad Area 1

Main Authority: Rugby Borough Council

Parcel Type: Broad Area



Parcel - Broad Area 1

District Boundary	Primary Constraints	Other Information	Motorway
Land Parcel	SSSI	Grade I Listed Building	A-Road
Broad Area	Scheduled Monument	Grade II Listed Building	Railway
Green Belt	Flood Zone 3b	Grade II* Listed Building	AONB
		Promoted Footpath	Conservation Area
		River/Canal	Registered Park and Garden
		Lake	Ancient Woodland Inventory
			National Forest Inventory

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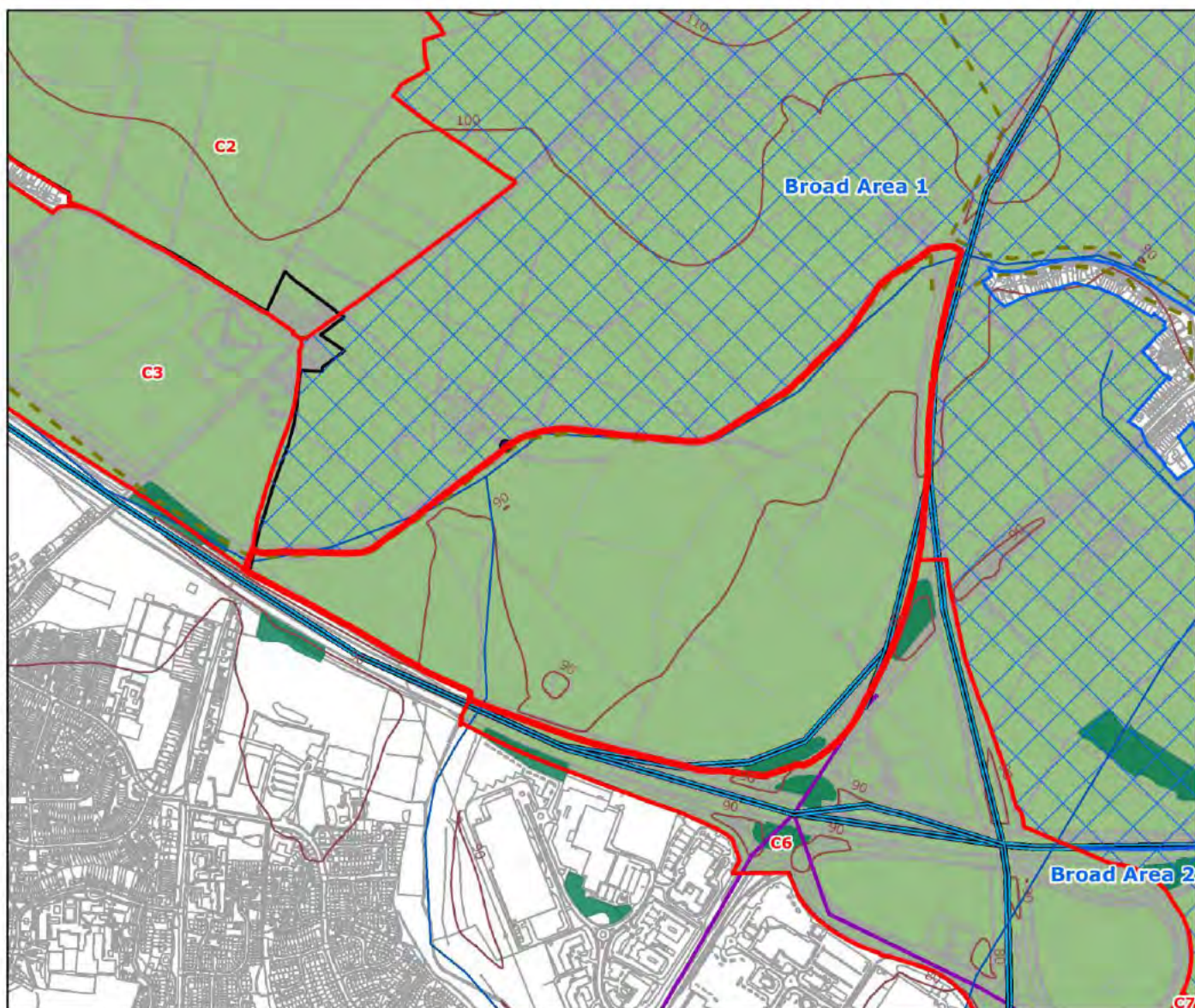
Main Authority: Rugby Borough Council

Other Authorities: Nuneaton and Bedworth Borough Council

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Parcel - C5

- District Boundary
- Land Parcel
- Broad Area
- Green Belt
- Contours (10m)

Primary Constraints

- SSSI
- Scheduled Monument
- Flood Zone 3b

Other Information

- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Promoted Footpath
- River/Canal
- Lake

- Motorway
- A-Road
- Railway Line
- AONB
- Conservation Area
- Registered Park and Garden
- Ancient Woodland Inventory
- National Forest Inventory

0 112.5 225 450 m



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Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score: 0

Notes:

This parcel is bordered by the M6 and the M69 and will therefore not prevent ribbon development.

Issue 1b - Openness

Is the parcel free from development?

Does the parcel have a sense of openness?

Score: 2

Notes:

This parcel contains agricultural fields and no development which would compromise openness.

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score:

Notes:

The village of Ansty lies 1.25km to the north of Coventry on the other side of the M69. Measured through the centre of the parcel, the village of Barnacle lies roughly 2.2km to the north.

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

Notes:

Land within the parcel has the characteristics of countryside. There are no urbanising influences within this parcel.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The M6 and M69 motorways form permanent boundaries that would prevent the encroachment of Coventry and Ansty into the Green Belt within the parcel. The motorway represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the north. Development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the countryside within the parcel. The parcel has a canal running along its northern border, which would have a moderate effect in inhibiting further encroachment of the countryside to the north.

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score: 0

Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C5

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: 2 /4

Purpose 2 Score: 2 /4

Purpose 3 Score: 3 /4

Purpose 4 Score: 0 /4

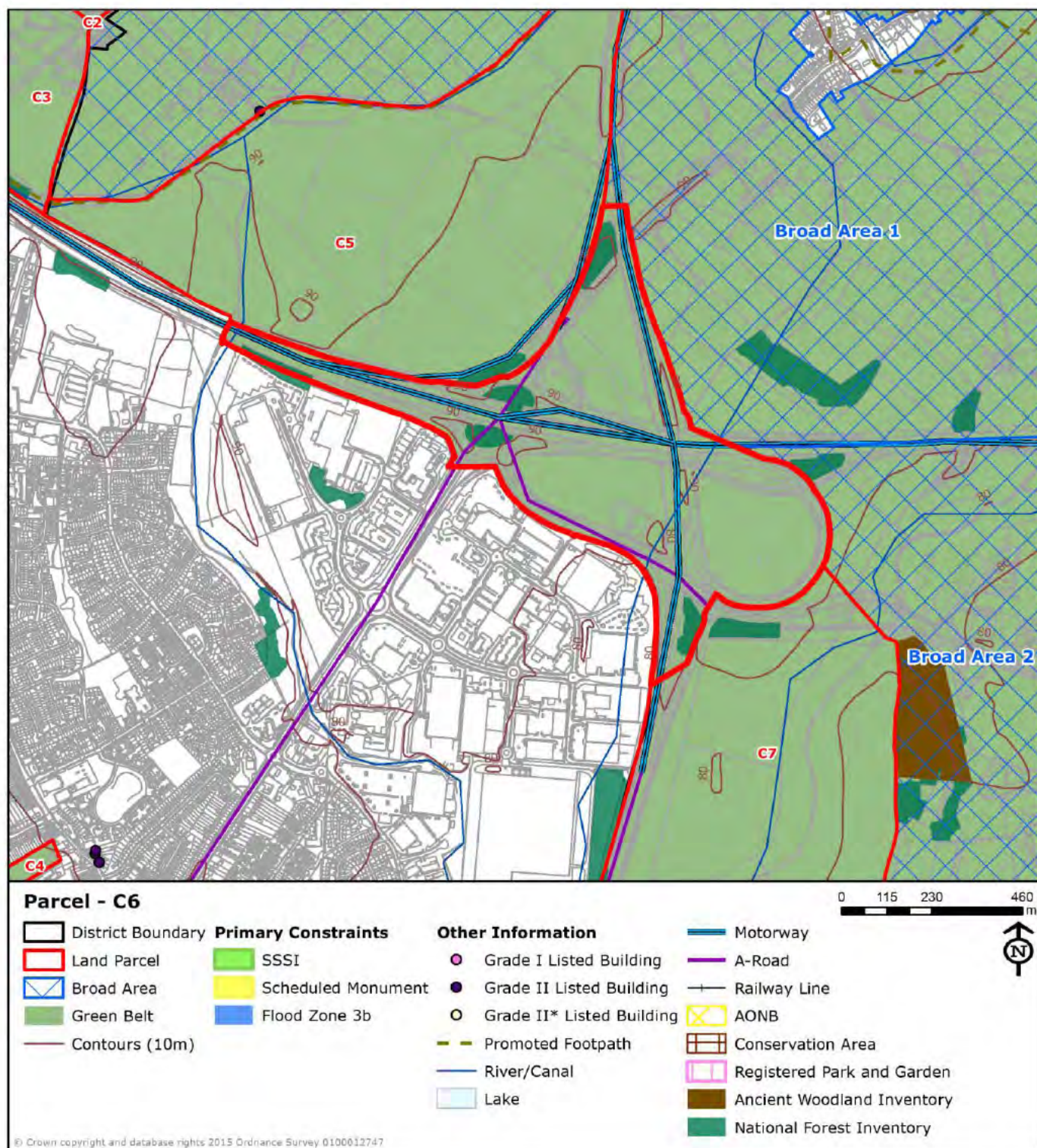
Purpose 5 Score: 4 /4

Total Score: 11 /20

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel



Main Authority: Rugby Borough Council

Other Authorities: N/A

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score: 0

Notes:

This parcel is bordered by major road routes such as the M6, M69 and A46 dual carriageway which means this parcel is unlikely to prevent ribbon development as there is limited potential.

Issue 1b - Openness

Is the parcel free from development?

Does the parcel have a sense of openness?

Score: 0

Notes:

As well as the main motorways, this parcel also contains a Highways Agency maintenance compound which compromises the openness of the parcel. The relatively, small and flat islands of countryside, surrounded by large, raised and busy roads, combined with buildings and hardstanding associated with the other land uses, wholly compromise the openness of the countryside within the parcel.

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

Is the parcel located within an existing settlement?

If no, what is the width of the gap between the settlements at the point that the parcel is intersected?

Score: 2

Notes:

The village of Ansty lies 1.2km to the north of Coventry along Hinckley Road.

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?

Has the parcel already been affected by encroachment of urbanised built development?

Score:

Notes:

This parcel contains significant urbanising development in the form of major roads and areas of hard standing for a maintenance compound. The remaining areas of the parcel are agricultural fields, therefore the land within the parcel is still considered to be countryside; however, these relatively, small and flat islands of countryside, surrounded by large, raised and busy roads, combined with buildings and hardstanding associated with the other land uses, are considered to have been urbanised.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The main routes of the M6, M69 and A46 would prevent the encroachment of development into this area of Green Belt.

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

Purpose 4 - To preserve the setting and special character of historic towns

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel.

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.

The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA). Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C6

Main Authority: Rugby Borough Council

Parcel Type: Land Parcel

Score Summary

Purpose 1 Score: 0 /4

Purpose 2 Score: 2 /4

Purpose 3 Score: 0 /4

Purpose 4 Score: 0 /4

Purpose 5 Score: 4 /4

Total Score: 6 /20

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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LANDSCAPE & VISUAL APPRAISAL

REGULATION 18 CONSULTATION



MAY 2025

VERSION 2



SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF





Document Management.

Version	Date	Author	Approved	Reason for revision
02	19.05.25	DW	DW	Minor amendments following team comments



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Appendices.

Appendix A: Feasibility Site Plan – Single Unit

Appendix B: Site Location Plan

Appendix C: Environmental Designations Plan

Appendix D: Topographical Plan

Appendix E: Green Belt Designation Plan

Appendix F: Landscape Character Plan

Appendix G: Screened Zone of Theoretical Visibility (SZTV)

Appendix H: Viewpoint Location Plan

Appendix I: Baseline Views

1. Introduction.

- 1.1. This Landscape & Visual Appraisal (the 'LVA') has been prepared by Pegasus Group on behalf of BARJANE in respect of Land at Hinckley Road, Ansty, Coventry, CV7 9JF (the 'Site'). The Reg. 18 draft of the Rugby Local Plan (the 'draft LP') was recently published for public consultation, with all comments required by 19th May. This LVA forms part of representations submitted by BARJANE in support of the promotion of land south of Ansty for employment purposes in the next iteration of the Draft Local Plan.
- 1.2. The Site is identified as **Site 88: Hinckley Road** in the Housing and Economic Land Availability Assessment (HELAA), a GIS based analysis of 261no. sites to identify showstopper constraints and unsuitable options. The proforma for the Site records the 12.3ha Site as being in agricultural use (Grade 3), and considered for 40,000sqm of employment yield.
- 1.3. The proforma concludes that the Site is available, achievable, and 'potentially' suitable, and in relation to suitability states:

"Green belt site; impact by overhead electricity lines. Concerns re gap to and impact on Ansty Village. Major planning application currently being determined on land to south of site for employment. Within canal consultation zone – need to consult with canal trust. Potential impacts on SRN. Further assessment required on locational sustainability of sites in comparison with other sites submitted."
- 1.4. The overall conclusion states:

"Not currently developable – changes to policy would be required."
- 1.5. The 'major planning application' to the south refers to the Frasers Group site (the 'FG Site'), identified as **Site 95: Land bound by M69, M6 and B4029, Ansty**, that recently received planning permission. Both sites are illustrated at **Figure 1** (below):

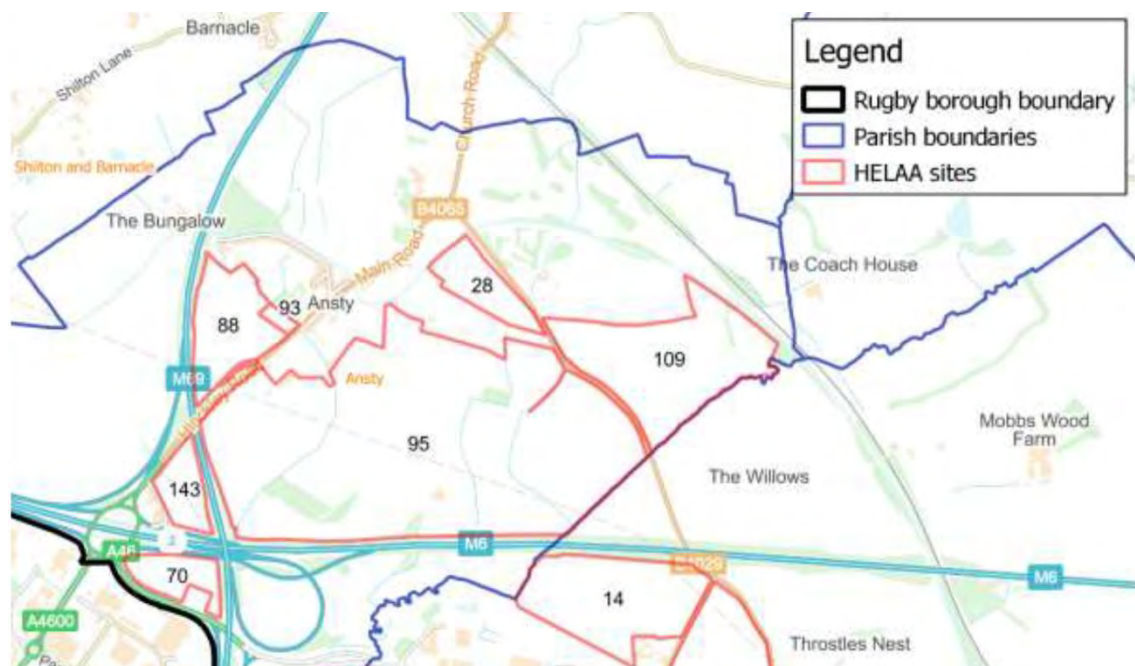


Figure 1: Extract from HELAA – Appendix 5

- 1.6. The Site was subsequently included in the second stage of the site selection process, that considered more detailed technical analysis of various site constraints and opportunities to site options for inclusion in the sustainability appraisal.
- 1.7. Of relevance to this LVA, a landscape sensitivity assessment was undertaken by Lepus Consulting, that concluded the Site's overall landscape sensitivity as Low. The assessment described the Site as large and composed of fields located between the M69, Hinkley Road and Ansty. It notes that the Site's rural character is diminished by noise and movement from traffic along nearby roads. Sensitivity to change is most likely to arise from the PROW and natural or seminatural elements of the Site.
- 1.8. The Site was 'not progressed' on the basis that:
- "This is a large site composed of fields located between the M69, Hinkley Road and Ansty.*
- The surrounding road network is relatively uncongested, the site ranks relatively weakly for accessibility, which is based on MSOA level-measures. It does not appear that there are realistic options for access by non-car modes, except from Ansty village.*
- Neither heritage nor ecological sensitivity was identified, and landscape sensitivity is low. The site is within the Green Belt, potentially making a strong contribution to at least one purpose.*
- In view of its relatively weak accessibility, lack of relationship to existing built development and employment land and likely contribution to the Green Belt, the site is not being progressed beyond the Stage 2 Assessment."*
- 1.9. On this basis, it is understood that no landscape or visual constraints were identified that would prevent the Site progressing to the sustainability appraisal.
- 1.10. Notwithstanding this, this LVA has been produced in accordance with the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (hereafter referred to as GLVIA3)¹ to demonstrate that there are no landscape or visual impediments to the allocation of the site for employment purposes.
- 1.11. The development proposals within the Site are assumed to reflect the Single Unit scheme as proposed at **Appendix A: Feasibility Site Plan**. This approach ensures that the 'worst case' scenario is assessed by this LVA. Multi-Unit schemes are also being considered.

¹ [Guidelines for Landscape and Visual Impact Assessment \(GLVIA3\) – Landscape Institute](#)

2. Landscape Baseline.

- 2.1. This section of the report establishes the landscape baseline through a combination of desk study and fieldwork to identify and record the character of the landscape, and the elements, features and aesthetic or perceptual factors that contribute to the Site's character.
- 2.2. GLVIA3 guides that landscape receptors should be assessed in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the receptor. Susceptibility refers to the ability of a landscape receptor to accommodate the specific proposed development without undue consequences.
- 2.3. The Landscape Institute notes on its website that the landscape profession's understanding of landscape value is still evolving, particularly in light of the climate and biodiversity emergencies, and has published *TGN 02-21: Assessing landscape value outside national designations*² to provide further guidance on the subject of landscape value. The LVA follows the approach taken by this guidance.

Location & Land Use

- 2.4. The Site is located approximately 850m to the north-east of Coventry, slightly to the north of Junction 2 of the M6, and approximately 60m to the south-west of the settlement edge of Ansty (please refer to **Appendix B: Site Location Plan**). The Site is triangular in shape with an area 12.6ha and is currently used for horse grazing (i.e. recreational use). It is bound by the M69 motorway to the west, Hinckley Road (B4065) to the south-east, and the village of Ansty to the north. The Site is separated from the village of Ansty by a collection of small paddocks and allotments and accessed from Hinckley Road. A track bisects the Site on a north-south alignment. There are currently no buildings within the Site, other than a decrepit caravan, a small summerhouse and a stable; however, there is a pylon and OPL passing over the southern part of the Site. The Site itself is formed from two fields separated by hedgerow.

Access & Connectivity

- 2.5. The Site is accessed from Hinckley Road and a track bisects the Site on a north-south alignment. The track provides access to an underpass below the M69 and to the Grove Road that lies that services residential dwellings to the north-east of Ansty, and access to Gosford Hill Equine Services to the immediate west of the M69.
- 2.6. There is a network of Public Rights of Way (PRoW) in the vicinity of the Site, please refer to **Appendix C: Environmental Designations Plan**; however, the site visit demonstrated that many of these footpaths are unused or very lightly used, with little obvious signage, with access points and styles overgrown and in a state of disrepair:

PRoW R30a passes to the north of a small paddock accessed from Hinckley Road, the continues in a westerly direction along the Site's northern boundary, linking with PRoW R30 as it emerges from an underpass below the M69. There is a lack of signage within the Site, and the definitive of the footpath suggests it crosses a disused

² [TGN 02/21: Assessing landscape value outside national designations – Landscape Institute](#)

menage to reach the north-western corner of the Site. Footpath users must climb a poorly maintained gate to reach the underpass.

PRoW R30 theoretically heads south-west away from the M6 towards the Grade II Listed Canal Bridge No.11 (Cater's Bridge) that provides access to Brookfield Farm, and then Sowe Common Recreation Ground further to the south-west. There is no obvious signage to indicate the footpath, and the alignment of the definitive route does not demonstrate a desire line crossing the arable fields. When approached from the east of the west, this footpath appears to be disused, with both access points overgrown and unmanaged.

PRoW R29a heads north-west from the northern side of the canal underpass (below the M69) in the general direction of Barnacle, via Shilton Lane. Heading east, the footpath follows the northern bank of the Oxford Canal, before diverting north towards St James's Church. The footpath passes through the churchyard, and then continues northwards towards Shilton, passing to the west of Ansty House.

PRoW R31a follows the canal towpath eastwards from Hinckley Road, leading south towards Crowner Fields Farm, before passing under the M6. An alternative route, PRoW R31b, leads south-east towards the B4029.

- 2.7. There is a longer promoted walking route, the Oxford Canal Walk, that follows the towpath for 77 miles between Oxford and Hawkesbury, to the west of the Site, using a continuous canal towpath that passes 43 locks.

Topography & Hydrology

- 2.8. As illustrated by **Appendix D: Topographical Plan**, the Site demonstrates a very gentle fall from north to south, from approximately 90m to 86m AOD. The M69 climbs gently along the Site's western boundary, with an underpass for vehicular traffic and pedestrians near the north-western corner. There is small brook flowing in an easterly direction along the Site's northern boundary.

Vegetation

- 2.9. The landscape surrounding the Site comprises mature hedgerows and hedgerow trees, with particularly dense roadside vegetation along both sides of Hinckley Road. There are further hedgerows and tree belts delineating the paddocks to the north, creating a general sense of containment within the Site.
- 2.10. The Site boundary along Hinckley Road is formed from outgrown hedgerow with numerous mature canopy trees, and there is a layby area that is also enclosed by outgrown hedgerow. The northern boundary is also formed from outgrown hedgerow that interfaces with the hedgerows and trees belts that create a distinctive green buffer between the Site and the village of Ansty. The boundary with the M69 demonstrates a more open aspect along the edge of the larger field to the south, with denser vegetation and mature trees on the embankment to the M69 where it adjoins the smaller northern field.
- 2.11. The two fields are separated by a mature hedgerow, with mature oak trees punctuating this vegetation. There are four free standing oak trees within the larger field, and a single high-quality specimen within the smaller field.

- 2.12. It is also noted that the Council's Green and Blue Infrastructure Policies Map³ identifies the Oxford Canal as part of the strategic blue infrastructure network, with an accompanying corridor of Green Infrastructure that also forms part of the strategic network. The extent of this corridor washes over the majority of the Site. The brook that flows along the Site's northern boundary is also identified as part of the strategic blue infrastructure network

Designations

- 2.13. There are no statutory landscape designations (National Parks or National Landscapes) or local landscape quality designations (such as Areas for Great Landscape Value or Special Landscape Areas) within the Site or study area.
- 2.14. Within the wider study area there are a number of landscape related designations that are noted as part of their contribution to landscape character and landscape value. These are indicated on **Appendix C: Environmental Designations Plan** and include the Combe Abbey Registered Park and Garden (RPG) located approximately 2.6km south of the Site.
- 2.15. There are no listed buildings within the Site; however, the following are located nearby:
- Ansty Hall, Grade II* Listed, approximately 740m to the north-east;
 - The Church of St. James, Grade II* Listed, approximately 670m to the north-east;
 - The Whitehouse Wingletang, Grade II Listed, approximately 555m to the north-east; and
 - Canal Bridge No.11 (Cater's Bridge), Oxford Canal, Grade II Listed, approximately 885m to the west.

- 2.16. There are no known Tree Preservation Orders (TPO) or ancient woodland within the Site.

- 2.17. The Site is washed over by the Green Belt (see **Appendix E: Green Belt Designation Plan**).

Landscape Character

- 2.18. Landscape character is described by Natural England's guidance note *An Approach to Landscape Character Assessment (2014)*⁴ as:

"... a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."

- 2.19. There are a number of published assessments at various scales that classify, describe and evaluate the landscape of the Site and study area, as illustrated by **Appendix F: Landscape Character Plan**. The scale of assessment for this LVA focuses on local Landscape Character Areas/Types (LCA/T); however, the National Character Areas (NCA) provide a useful starting point to understand the surrounding landscape context.

³ [Green and Blue Infrastructure Policies Map – RBC](#)

⁴ [An Approach to Landscape Character Assessment \(2014\) – Natural England](#)

National Level

2.20. At a national level, the majority of the Site is located within **NCA 96: Dunsmore and Feldon**⁵, whilst the most northern corner of the Site lies within **NCA 94: Leicestershire Vales**⁶.

2.21. The relevant key characteristics of the NCA 96: Dunsmore and Feldon, as set out in the NCA Profile include:

The sense of a predominantly quiet, rural landscape is heightened by its close proximity to several urban areas, with a gently undulating landscape of low hills, heathland plateau and clay vales separated by the occasional upstanding escarpment.

Light sandy soils associated with the west (Dunsmore) supporting mixed farming and some intensive arable.

Generally low woodland cover across the area, although there are areas of well-wooded character and ancient woodlands, especially in the north, providing habitats for bluebells, mollusks and fritillary butterflies; these woodlands are linked with landscaped parklands and hedgerow trees.

Canals provide important riparian habitats and a well-used recreational resource.

Mainly large fields, with regular or rectilinear shapes, although some smaller fields also feature. Numerous areas of remnant ridge-and-furrow and earthwork remains of medieval settlements.

Predominantly nucleated settlement pattern with a low density of isolated farmsteads and some field barns sitting within a landscape of piecemeal and planned enclosure of the open fields which extended from the villages over large parts of this area. Many villages have recently expanded but the traditional buildings, constructed of red brick or Lias limestone, still retain their blue brick or ironstone details.

The busy roads and large industrial units on the outskirts of the main settlements of Leamington Spa, Coventry and Rugby exert an urban influence on the surrounding area.

2.22. The relevant statements of Environmental Opportunities defined in the NCA profile are:

Protect and appropriately manage the historic character, settlement pattern and features of Dunsmore and Feldon, in particular its areas of archaeological and heritage interest, including the deserted settlements and ridge-and-furrow sites, ancient woodlands, veteran trees, farmsteads, country houses and landscaped parklands, and enhance the educational, access and recreational experience for urban and rural communities.

⁵ [NCA Profile: 96 Dunsmore and Feldon – NE469](#)

⁶ [NCA Profile: 94 Leicestershire Vales – NE532](#)

Protect and appropriately manage the important network of natural and manmade rivers, streams, ponds, canals and other wetland habitats for their important role in water provision and water quality, for the species they support and for their contribution to recreation, sense of place and geodiversity.

Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands, particularly ancient and semi-natural woodlands, together with sustainable management of agricultural land, and new planting of woodland and heathland, where appropriate, to ensure continued provision of food, to extend the timber and biomass resource and to contribute to pollination, biodiversity and carbon storage, and for the benefits to soil and water management.

Protect and manage the landscape character, high tranquility levels and the historic settlement character to enhance sense of place and of history and to promote recreational opportunities; and ensure that new development is sensitively located and designed, integrate green infrastructure links into development, encourage new woodland planting to soften urban fringe developments and promote recreational assets such as the National Cycle Routes.

2.23. The relevant key characteristics of the NCA 94: Leicestershire Vales, as set out in the NCA Profile include:

An open landscape of gentle clay ridges and valleys underlain by Mercia Mudstone and Lias groups bedrock but with an extensive cover of superficial deposits occasionally giving rise to moderately steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.

Land use characterised by a mixture of pasture and arable agriculture that has developed on the neutral clay soils.

Distinctive river valley of the Soar and Swift, with flat flood plains and gravel terraces together with tributaries including the Sence. Riverside meadows and waterside trees and shrubs are common, along with waterbodies resulting from gravel extraction.

Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout.

Diverse levels of tranquility associated with contrasts between busy urban areas and some deeply rural parts. Large settlements dominate the open character of the landscape. Leicester, Lutterworth, Hinckley and Market Harborough and related infrastructure, including major roads, are often visually dominant.

Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings.

Rich and varied historic landscape, prominent historic parklands and country houses, ridge-and-furrow earthworks and important medieval settlement remains.

2.24. The relevant statements of Environmental Opportunities defined in the NCA profile are:

Protect and appropriately manage the strong historic character and heritage and the geological assets within the rural and urban landscapes, maintaining the evidence of past land use and connections between agriculture, settlement pattern and topography, as well as the significant places and events that took place within the area, so that the area can be enjoyed by all. Ensure that development is fully integrated into and informed by the landscape.

Manage, conserve and enhance the woodlands, hedgerows, streams and rivers – particularly the rivers Soar, Sence, Swift and Welland – in both rural and urban areas, to enhance biodiversity and recreation opportunities; improve water quality, flow and availability; benefit soil quality; and limit soil erosion.

Increase, manage and enhance the recreational assets, principally the rights of way network, country parks such as Watermead and historic linear features such as the canals. Improve access to these assets and the open countryside from the city of Leicester and surrounding rural communities and provide green infrastructure to help improve people's health and wellbeing.

Create new habitats where opportunities exist, such as woodlands and wetlands at old gravel extraction sites, to extend, link or buffer areas of existing habitat to reduce the impacts of fragmentation. Manage existing grassland, woodlands, coverts and spinneys that contribute to sense of place, enhancing biodiversity resilience and habitat networks.

Regional Level

- 2.25. At a regional level, landscape character is described in the *Warwickshire Landscape Guidelines (1993)*⁷. The Site is located in transitional area where the Dunsmore LCA to the south-west meets the High Cross Plateau LCA to the north-east. The Site is located astride the Dunsmore Parklands LCT to the south and the Village Farmlands LCT to the north.
- 2.26. The Dunsmore LCA is described as *"an intensively farmed, and in places urbanised region with a varied rolling, dissected topography characterised by low glacial plateaux and incised meandering river valleys"*, with the Dunsmore Parklands LCT described as *"an enclosed, gently rolling estate landscape with a strongly wooded character defined by woodland edges, parkland and belts of trees"*.
- 2.27. The key characteristics for this LCT, as set out in the LCT description are:
- Middle distance views enclosed by woodland edges;
 - Belts of mature trees associated with estate lands;
 - Mature parkland with large country houses; and
 - Mature hedgerow and roadside oaks.

⁷ [Warwickshire Landscape Guidelines – Dunsmore Map \(1993\)](#)

2.28. The High Cross Plateau LCA is described as *“a sparsely populated agricultural region distinguished by wide ridges and valleys and a strong rural character”*, with the Village Farmlands LCT described as *“a small scale, mainly pastoral hedged landscape, closely associated with village settlements around the plateau fringe”*.

2.29. The key characteristics for this LCT, as set out in the LCT description are:

A varied, undulating topography typically associated with small valleys;

A mainly geometric pattern of small, hedged fields;

Permanent pasture often with ridge and furrow;

A nucleated settlement pattern of small rural villages;

Scattered hedgerow and roadside ash trees;

Field ponds often fringed by trees and scrub.

Local Level

2.30. At a local level, the Landscape Assessment of the Borough of Rugby (Sensitivity and Condition Study)⁸ was carried out by the Living Landscapes Project in conjunction with Warwickshire County Council and Rugby Borough Council in 2006. The aim of the study was to examine the character of the landscape around Rugby, its sensitivity to change, the condition of the countryside abutting Rugby’s urban fringe and beyond, and to demonstrate how the outcomes could be used as a decision tool in the development planning process.

2.31. More recently, this study has been updated by the Rugby Borough Landscape Character Assessment (2025)⁹ authored by Lepus Consulting. The boundaries and descriptions of the LCAs and LCTs identified in the 2006 study form the basis for the updated classification.

2.32. The assessment identifies the Site as being entirely located within the Dunsmore Parklands LCT, that are describe as being centrally located within the borough. The assessment notes that the character of Dunsmore is shaped by its rich historical and ecological features and strongly influenced by the area’s geology:

“This area, with its intensively farmed and partially urbanised landscape, is marked by varied rolling topography and characterised by low glacial plateau and meandering river valleys. The widespread presence of glacial sands and gravels has contributed to its historical association with heathland and common land, despite little of the health remaining today... Semi-natural habitats are limited to small pockets of unimproved grassland, wetland areas and flood meadows along river corridors, as well as ancient woodland complexes to the west. These ancient woodlands, mature hedgerow oaks and historic parklands, give the region a well-wooded appearance.”

⁸ [Landscape Assessment of the Borough of Rugby – Sensitivity and Condition Study \(2006\)](#)

⁹ [Rugby Borough Landscape Character Assessment – Lepus Consulting \(2025\)](#)

- 2.33. The assessment describes the Dunsmore LCA, in particular the Dunsmore – Parklands LCT as:

“Dunsmore Parklands is an enclosed, gently rolling estate landscape defined by its well-wooded character, with woodland edges, parkland and belts of trees. The large and poorly defined field pattern creates middle distance views to wooded skylines. Belts of mature trees associated with estate lands, mature hedgerows and roadside trees, typically Oak, create a sequence of linked wooded spaces. This helps to create a sense of scale and enclosure in an otherwise intensively farmed landscape.”

- 2.34. The assessment identifies the following ‘forces for change’ that are relevant:

Inappropriate development bordering woodlands, causing habitat fragmentation and species isolation.

Loss of mature trees remnant from the 1970s epidemic has exacerbated habitat fragmentation.

Loss of hedgerows due to urban development and agricultural intensification. The creation of larger fields has exacerbated habitat fragmentation. In addition, there has been a general decline in the practice of hedge laying and an increase in annual trimming, resulting in gaps and loss of structure.

- 2.35. The report suggests the following guidelines to plan, manage and protect the distinctiveness of the Dunsmore LCA:

Protect hedgerows and hedgerow trees, many of which are Oak trees (*Quercus robur*).

Maintaining and enhancing the enclosed wooded character of the landscape. This is especially important in Dunsmore Parklands which is generally in decline.

Maintaining and enhancing the distinctive character of the landscape.

Planting of woodlands should be encouraged where appropriate. The mosaic of habitats including woodlands, hedgerows and heathlands, alongside the sustainable management of agricultural land will enhance the character of the landscape.

Enhance the character of settlements in accordance with the landscape through improved design standards.

The Character of the Site & its Surroundings

- 2.36. The Site is located slightly to the north of Junction 2 of the M6 / M69, and slightly to south of the nucleated village of Ansty. The Site is separated from the village of Ansty by a collection of small paddocks and allotments. The Site is triangular in shape with an area 12.3ha and is currently used for horse grazing. It is bound by the M69 motorway to the west and Hinckley Road (B4065) to the south-east. The Site is accessed from Hinckley Road and a track bisects the Site on a north-south alignment. There are currently no buildings within the Site, other than a decrepit caravan and small summerhouse and shed; however, there is a pylon and OPL passing over the southern part of the Site.

2.37. The Site comprises two fields separated by a mature hedgerow. The northern boundary and boundary with Hinckley Road are also formed from mature, outgrown hedgerows. The western boundary with the M69 is more open to the south of the Site, with traffic movement along the motorway clearly visible from within the larger southern field. The motorway climbs as it routes northwards, and the boundary with the smaller northern field is formed from a well-wooded embankment that serves to reduce intervisibility.

2.38. The following criteria have been assessed when considering the landscape value of the Site:

Natural heritage: the Site is not covered by any landscape designations, although the existing hedgerows and trees are considered to be notable features. The majority of the Site is washed over by the strategic green infrastructure network, and the brook on the northern boundary is identified as part of the strategic blue infrastructure network.

Cultural heritage: the Site forms part of the setting to the village of Ansty, and potentially part of the setting to the Grade II* Listed Church of St. James, where overlooking views of the Site are possible from the churchyard. Otherwise, there is no clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.

Landscape condition: the Site is generally in poor condition, with the grassland sward damaged by heavy grazing and compacted by trampling. The hedgerows are unmanaged; however, they do convey some impression of the historic field pattern. The layby on the boundary with Hinckley Road shows evidence of fly tipping.

Associations: there are no known connections to notable people, events or the arts.

Distinctiveness: the Site does not demonstrate a strong sense of identity.

Recreational: there is a public footpath that passes along the northern boundary of the Site; however, whilst the Site is fully accessible from Hinckley Road, there is no obvious signage to indicate the routing through the western part of the Site. There is no evidence of regular use of the footpath, and whilst the underpass below the M69 is accessible, the onward footpath connection is not identifiable. The Site is in use for horse grazing and therefore private recreational use.

Perceptual (scenic): The Site is well-enclosed by boundary vegetation and there are no long-range or panoramic view outwards, towards the surrounding landscape. There are intermittent views towards the village of Ansty through gaps in the vegetation along the northern boundary, typically dwellings on Grove Road that face onto the Oxford Canal. There is an electricity pylon within the southern part of the Site, with overhead power lines passing through this area. Traffic movement is visible on the M69. Ansty business park is visible to the south, beyond the M69 corridor.

Perceptual (wildness & tranquility): There is a limited sense of remoteness given the close proximity of the Site to Junction 2 of the M6 / M69 motorways, with the M69 forming the western boundary. Tranquility levels are disturbed by traffic noise from these motorways, and frequent movements along Hinckley Road.

Functional: The Site is in use for horse grazing and offers a degree of separation between the village of Ansty and the M69 motorway.

- 2.39. It would be expected that a 'valued landscape' would demonstrate the presence of a number of indicators of landscape value, as set out above. On balance, the Site is **not** considered to be a valued landscape in accordance with Paragraph 187(a) of the NPPF.
- 2.40. The consented planning permission on the FG Site suggest that there will be a significant effect on the surrounding landscape character in the longer-term. The submitted LVIA for the scheme describes the predicted landscape and visual effects as including:
- Change in land use from previously undeveloped arable land to an employment led sui generis headquarters 'campus' development and distribution / warehouse units set within a parkland landscape;
 - Presence of new buildings between 6.5m and 25m height, including logistics warehouses, concept retail and leisure buildings, hotel, gym, headquarters building, Multi-Storey Car Parks and group accommodation;
 - Presence of new yards to facilitate logistics buildings, surface level car parks and cycle parking areas and new vehicular and pedestrian access routes;
 - Presence of new landscaping including woodland buffer at Site perimeter with selective bunding located to provide screening for sensitive receptors;
 - Presence of lighting in buildings and external lighting;
 - Permanent loss of some vegetation; and
 - Introduction of sustainable urban drainage included within the built development and along existing retained watercourses.
- 2.41. The LVIA concludes that the level of effect on LCT Dunsmore Parklands during the operational phase will be Moderate – Major at both Year 1 and Year 15, with a combination of adverse and beneficial effects, with beneficial components increasing over time as the planting matures.
- 2.42. This effect will arise as a result of the change in character of the FG Site from a large scale open arable landscape bounded by hedgerows with mature hedgerow trees to a developed site with new built form comprising a campus and logistics warehouses in a parkland setting. The development will also contain a central campus. Built form will be set within a landscape framework of new woodlands, grassland areas, public realm, new footpath and cycleways and vehicular access routes.
- 2.43. Overall, the adverse effects arising from the development of the FG Site are predicted to outweigh the positive effects, resulting in a reduction of both the value and susceptibility of LCT Dunsmore Parklands. The sensitivity of the LCT is therefore predicted to reduce from **Medium – Low** (currently) to **Low** (following completion of development on the FG Site).
- 2.44. Nonetheless, the well-enclosed nature of the Site offers the capacity to accommodate development of the type proposed. When considered in the round, the Site is considered to have a **Low** value, with a **Low** susceptibility, resulting in an overall **Low** sensitivity.

Summary

- 2.45. A summary of the constituent landscape features of the Site, its character, and the character of the surrounding landscape is set out in **Table 1** (below):

Receptor	Value	Susceptibility	Sensitivity
Land Use (pasture/grazing)	Low	High	Medium
Topography	Low	Low	Low
Hydrology	Medium	Medium	Medium
Hedgerow (on site)	High	High	High
Canopy Trees (free standing)	Medium	High	Medium - High
Boundary Vegetation	High	Low	Medium
The Character of the Site	Low	Low	Low
	Medium - Low	Medium - Low	Medium - Low
<i>Following development of FG Site</i>	Low	Low	Low

Table 1: Summary of landscape receptors

3. Visual Baseline.

- 3.1. A visual appraisal was undertaken to determine the relationship of the Site with its surroundings and the approximate extent of its visibility within the wider landscape as experienced from publicly accessible viewpoints (roads, footways, public rights of way and open spaces). Where appropriate, views from private houses have also been considered as part of the description of visibility set out below.
- 3.2. The visibility of the Site is predominantly influenced by landform and the extent and type of vegetation cover and built elements within the surrounding landscape. Baseline studies of these features enabled the identification of the potential visibility of the Site from the surrounding area to be tested through fieldwork.
- 3.3. As illustrated at **Appendix G: Screened Zone of Theoretical Visibility**, an SZTV was prepared to inform the site visit and assist in the selection of viewpoints and inform the assessment of likely visual effects. The ZTV models the effect of large blocks of vegetation, built form and landform on the potential visibility of the proposed single unit scheme. It should be noted that the SZTV does not take into account the screening effect of smaller areas of vegetation including hedgerows and is therefore only an indication of potential visibility. The accuracy of the SZTV was tested by field surveys to assess the potential visual effects.
- 3.4. The Site is well-contained by boundary vegetation, particularly along its boundary with Hinckley Road that serves to limit intervisibility. The Site boundary with the M69 is more open, where filtered and screened views are available for the short stretch of the motorway that adjoins the Site. There is potential for residents at dwellings on Grove Road, to have rear facing and generally upper floor views towards the Site; however, these views are typically filtered by existing tree canopies.
- 3.5. Intervisibility with the wider area is very restricted given the extent and layering effect of intervening vegetation. A single footpath passes through the northern part of the Site, theoretically offering access to the wider PRow network, although in reality many of these footpaths are disused, or in very low levels of use.
- 3.6. The delivery of the proposed development at the FG Site will significantly change the visual baseline. In particular, the following significant effects were identified:

Moderate – Major (adverse) effect on parts of the community of Ansty as a result of mid-range views of the completed development located behind existing and proposed structural planting;

Moderate (adverse) effect on recreational users of the open eastern section of the Oxford Canal and Oxford Canal Walk near Ansty Golf Course where proposed logistics buildings and the multi storey car park to the east of the FG Site will be visible above planted earthworks bunds, and the open western section of the Oxford Canal and Oxford Canal Walk where there will be views towards proposed development;

Major (adverse) effect on users of PRow passing through the FG Site including R31a, R31/1, R31/2 and R31b due to proximity views of the proposed development and permanent diversion;

Moderate (adverse) effect on users of PRoW to the north / north-east of the FG Site including PRoW 104/R29/1 south of St. James' Church, and Nettle Hill (156/R73a/1) where there will be clearly perceptible views towards the proposed development.

Moderate (adverse) effect on users of PRoW R31/2 which crosses the M6 footbridge due to proximity views north towards proposed development.

Moderate (adverse) effect on users of the B4065 (Hinckley Road) as a result of seeing new built form within relatively close proximity, particularly from elevated locations such as outside Grade II* Listed Ansty Hall; and

Moderate-Major (adverse) effect on users of the B4029 as a result of seeing new built form within relatively close proximity prior to woodland buffer planting fully maturing.

Visual Receptors

- 3.7. On the basis of the visual baseline above, a series of visual receptors have been selected against which the effects on visual amenity can be assessed. Each visual receptor, meaning the particular person or group of people likely to be affected at a specific viewpoint, has been assessed in terms of both their susceptibility to change in views and visual amenity, and also the value attached to particular views.
- 3.8. The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:
 - the occupation or activity of people experiencing the view at particular locations; and
 - the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.
- 3.9. Visual receptors, together with their susceptibility, value of views, and resultant overall sensitivity of receptor to development of the type proposed are set out below.

Residents of properties on Grove Road

- 3.10. Views are from residential locations that are not designated and have minimal cultural associations. The dwellings face northwards to front onto the Oxford Canal, and their back gardens adjoin paddocks that form a landscape buffer with the Site. The paddock boundaries are formed from outgrown hedgerows that include large numbers of canopy trees, limiting intervisibility with the Site. Where available views over the Site comprise horse paddocks, the M69 motorway, electricity pylons and OPL, and the Ansty business park to the south of the motorway corridor (with Coventry in the far distance). The views are therefore considered to be of **Low** value. Receptors are people at their place of residence who generally have a **High** susceptibility to the type of development proposed. On balance, their sensitivity is judged to be **Medium**.
- 3.11. There are predicted to be views towards the taller parts of the development proposals within the Site from the upper floors of these dwellings; however, any available views will be filtered by intervening vegetation and increasingly screened following maturation of the trees planting on the proposed bund in the northern part of the Site.

Users of Hinckley Road

- 3.12. Views are from a relatively busy road that connects the village of Ansty with Junction 2 of the M6 / M69 motorways, and areas to the south of the M6, including Coventry. Views are generally enclosed by roadside vegetation, demonstrate minimal cultural or historical associations, and are therefore judged to have a **Low** value. Receptors are typically motorists travelling along a busy road who have a **Low** susceptibility to the type of development proposed. On balance, their sensitivity is considered to be **Low**.
- 3.13. There are predicted to be winter views towards of the development proposals within the Site from Hinckley Road; however, available views will be filtered and screened in summer views by roadside vegetation. Roads users will be able to clearly appreciate both the proposed scheme through the Site entrance and the built form within the FG Site.

Users of the M69

- 3.14. Views are from a short stretch of a busy motorway. The Site is partially visible from the motorway when travelling in either direction, although roadside vegetation filters views and screens views in to the smaller northern field. The Site is unremarkable in these views, with the most noticeable feature being the electricity pylon and OPL that pass over the motorway from the Site. The views are therefore considered to be of **Low** value. Receptors will be motorists travelling at high speed, and potentially concentrating on leaving the motorway at Junction 2, and therefore have a **Low** susceptibility to the type of development proposed. On balance, their sensitivity is considered to be **Low**.
- 3.15. Motorway users will have relatively unobstructed views towards the development proposals when passing the Site; however, these views will be fleeting, glimpsed, and oblique to the direction of travel. Typically, motorists will be focussed on the carriageway ahead, particularly on the approach to Junction 2. Views into the Site will be increasingly filtered and screened following maturation of the planting along the boundary with the M69.

Users of the Oxford Canal

- 3.16. Views are from a well-used recreational route. Potential receptors include those using canal boats and users of the tow path, including those walking the promoted Oxford Canal Walk. In practice views towards the Site are typically limited by intervening vegetation or built form when passing through Ansty. The views are considered to have a **Medium** value, given the moderate scenic value of the area with notable urban fringe characteristics evident. Users of the canal and towpath are clearly engaged in recreational activities, and therefore considered to have a **High** susceptibility. Overall, their sensitivity is considered to be **Medium – High**.
- 3.17. There are predicted to be limited views towards the taller parts of the development proposals within the Site from some parts of the canal; however, it is also likely that these views will include built form within the FG Site beyond the Site.

Users of the PRoW network

- 3.18. Views from the PRoW network in the vicinity of the Site are not in themselves designated and are considered to have a moderate scenic value with notable urban fringe characteristics evident, with a resultant **Medium** value. Users of PRoW are clearly engaged in recreational activities, and therefore considered to have a **High** susceptibility. Overall, their sensitivity is considered to be **Medium – High**.

- 3.19. There are predicted to be limited views towards the taller parts of the development proposals within the Site from some parts of the surrounding PRow network; however, it is also likely that these views will include built form within the FG Site beyond the Site.
- 3.20. The viewpoint locations are illustrated at **Appendix H: Viewpoint Location Plan**, and the associated views are available at **Appendix I: Baseline Views**.

Views from the North

- 3.21. **Viewpoint 1** is located on PRow R34 to the south of Shilton, approximately 1.2km to the north of the Site, and demonstrates that views towards the Site are interrupted by trees and other vegetation at Ansty Hall and within the churchyard of St James' Church. It is unlikely that the development proposals within the Site will be visible from this location.
- 3.22. **Viewpoint 7** is located on PRow R29a approximately 880m to the north-west of the Site and demonstrates that views towards the Site are interrupted by intervening vegetation; however, existing built form at Ansty Business Park is visible along the alignment of the PRow beyond the M6 / M69 motorway corridor, and the gantry for Junction 2 is visible to the right of this built form in the middle ground. It is predicted that the taller parts of the development proposals within the Site will be partially visible above the existing vegetation but seen in the context of the urban edge of Coventry. It is likely that the development within the FG Site will also be visible from this PRow.
- 3.23. **Viewpoint 8:** is located on PRow R29 approximately 755m to the north-east of the Site as it approaches the churchyard of St James' Church, heading south towards Ansty. The view demonstrates that vegetation within the churchyard screens views towards the Site from this point on the footpath. It is unlikely that the development proposals within the Site will be visible from this location. Similarly, the development within the FG Site will also be screened.
- 3.24. **Viewpoint 9** is located on PRow R29 approximately 620m to the north-east of the Site as it leaves the churchyard of St James' Church, heading south towards Ansty. The view demonstrates that filtered overlooking views of the Site are possible, and that grazing land within the Site can be seen beyond the dwellings on Grove Road. Vehicle movement on the M69 is also visible. The electricity pylon within the Site is a notable feature and taller built form in Coventry is visible on the skyline. The proposed development will be partially visible above the existing vegetation that separates the Site from the village of Ansty; however, the consented development at the FG Site will also be visible, resulting in a perceptible change to the visual baseline.
- 3.25. **Viewpoint 10** is located on the towpath of the Oxford Canal, approximately 200m to the north of the Site, looking over a pair of bungalow dwellings on Grove Road. Views towards the Site are screened by the existing built form. Filtered views towards the proposed development will be available through the intervening vegetation that separates the Site from the village of Ansty. This viewpoint gives an impression of the potential views from upper floors of the dwellings facing onto the canal. Users of the towpath will be able to have occasional views towards the development proposals within the Site to the west of this viewpoint; however, any available views will be filtered and screened by intervening vegetation and the elevated part of the M69 adjoining the Site's western boundary. To the east of this viewpoint any views from the towpath towards the Site will be seen in the context of the development proposed within the FG Site.

Views from the East

- 3.26. **Viewpoint 2** is located on Public Bridleway R39 to the north of Withybrook Lane, approximately 3.1km to the north-east of the Site, and demonstrates that views towards the Site are screened by intervening vegetation. The development proposed at the FG Site will be visible, resulting in a perceptible change to the visual baseline.
- 3.27. **Viewpoint 11** is located on Public Footpath R31a approximately 525m to the east of the Site and demonstrates that views towards the Site are screened by intervening vegetation. This viewpoint is located within the FG Site, and consequently the visual baseline is expected to change significantly. Nonetheless, it is considered unlikely that the development proposals within the Site will be visible from this representative viewpoint.

Views from the South

- 3.28. **Viewpoint 3** is located approximately 3.1km to the south-east of the Site on Peter Hall Lane and demonstrates that views towards the Site are screened by intervening built form at Ansty Park. This viewpoint is located on the Centenary Way Long Distance Footpath, and it is predicted that parts of the development within the FG Site will be visible at various points along this route.
- 3.29. **Viewpoint 4** is located approximately 2.2km to the south-east of the Site on Public Bridleway R75x, that forms part of the Centenary Way, and demonstrates that views towards the Site are screened by intervening vegetation at Junction 2. The Site can be located by the electricity pylon at the centre-right of the view, with the Cross Point Business Park is partially visible to the left of the Site. It is considered unlikely that the development proposals within the Site will be visible from this location.

Views from the West

- 3.30. **Viewpoint 5** is located approximately 1.4km to the west of the Site in the car park at the Sowe Common recreation ground. Views towards the Site are screened by intervening vegetation, particularly that around the perimeter of the Site. It is considered unlikely that the development proposals within the Site will be visible from this location.
- 3.31. **Viewpoint 6** is located approximately 1.3km to the west of the Site at the entrance to the Shilton Lane allotments. The electricity pylons and OPL lead the eye towards the Site; however, views are screened by intervening vegetation, particularly the roadside vegetation on the elevated section of the M69 that forms the Site's western boundary. The proposed development within the Site will be partially visible above the existing vegetation; however, this will not result in a material change to the view.

Views from within the Site

- 3.32. **Viewpoint 12** is located on public footpath R30a that passes along the Site's northern boundary. It is inevitable that users of this footpath will experience a notable change to the existing views through the introduction of the proposed built form and the creation of a vegetated bund to the south of the PRoW. The site visits confirmed that whilst the PRoW was accessible from Hinckley Road, there was no impression of the route being well used, and exiting the Site to the west was difficult given the lack of signage and obvious footfall.

Summary

- 3.33. The Site benefits from a limited visual envelope and no longer-range panoramic views towards the Site have been identified. In views from the north, the Site is typically screened by intervening vegetation at Ansty House and the churchyard at the Church of St. James. Views from churchyard will be seen in the context of the urban edge of Coventry, the M6 / M69 motorways, and future development with the FG Site. Views from other parts of the surrounding countryside will be very restricted, and generally limited to partial and filtered views of the tallest parts of the development proposals within the Site, typically seen within the context of existing built form and other urbanising features. The consented development within the FG Site will make a perceptible change to the visual baseline, resulting in the proposed built form featuring in a number of views towards the Site, particularly those from the east. There will be an inevitable change to views from the PRoW passing through the Site.
- 3.34. A summary of the relevant visual receptor sensitivity is set out in **Table 2** (below):

Receptor	Value	Susceptibility	Sensitivity
Viewpoint 1: <i>Walkers on public footpath</i>	Medium	High	Medium – High
Viewpoint 2 <i>Walkers on public bridleway</i>	Medium	High	Medium – High
Viewpoint 3 <i>Motorists on Peter Hall Lane</i>	Medium	Medium	Medium
Viewpoint 4 <i>Walkers on the Centenary Way (R75x)</i>	Medium	High	Medium – High
Viewpoint 5 <i>Users of Sowe Common rec. ground</i>	Medium	Medium	Medium
Viewpoint 6 <i>Users of Shilton Lane allotments</i>	Medium	Medium	Medium
Viewpoint 7 <i>Walkers on public footpath</i>	Medium	High	Medium – High
Viewpoint 8 <i>Walkers on public footpath</i>	Medium	High	Medium – High
Viewpoint 9 <i>Walkers on public footpath</i>	Medium	High	Medium – High
Viewpoint 10 <i>Users of the Oxford Canal</i>	Medium	High	Medium – High
Viewpoint 11 <i>Walkers on public footpath</i>	Medium	High	Medium – High
Viewpoint 12 <i>Walkers on public footpath</i>	Low	High	Medium

Table 2: Summary of visual receptors

4. Summary & Conclusions.

- 4.1. This LVA has been prepared by Pegasus Group on behalf of BARJANE in respect of Land at Hinckley Road, Ansty, Coventry, CV7 9JF. The Reg. 18 draft of the Rugby Local Plan (the 'draft LP') was recently published for public consultation, with all comments required by 19th May. This LVA forms part of representations submitted by BARJANE in support of the promotion of land south of Ansty for employment purposes.
- 4.2. The Site is identified as **Site 88: Hinckley Road** in the HELAA, a GIS based analysis of 261no. sites to identify showstopper constraints and unsuitable options. The proforma for the Site records the 12.3ha Site as being in agricultural use (Grade 3), and considered for 40,000sqm of employment yield.
- 4.3. The Site was not progressed through the site selection process; however, it is understood that there were no landscape or visual constraints identified that would prevent the Site progressing to the sustainability appraisal. The Site was recorded as having a Low landscape sensitivity.
- 4.4. A major planning application by the Frasers Group on land to the south-east of the Site has recently received planning permission. This site is identified by the HELAA as Site 95 and was recorded as having a Medium/Low landscape sensitivity. The LVIA submitted with the planning application predicted a range of significant landscape and visual effects.

Landscape Effects

- 4.5. The Site is located approximately 850m to the north-east of Coventry, slightly to the north of Junction 2 of the M6, and approximately 60m to the south-west of the settlement edge of Ansty. The Site is triangular in shape with an area 12.3ha and is currently used for horse grazing (i.e. recreational use). It is bound by the M69 motorway to the west, Hinckley Road (B4065) to the south-east, and the village of Ansty to the north. The Site is separated from the village of Ansty by a collection of small paddocks and allotments.
- 4.6. The Site is accessed from Hinckley Road and a track bisects the Site on a north-south alignment. There are currently no buildings within the Site, other than a decrepit caravan, a small summerhouse and a stable; however, there is a pylon and OPL passing over the southern part of the Site. The Site itself is formed from two fields separated by a mature hedgerow.
- 4.7. The landform within the Site falls gently to the south, with a small brook flowing along its northern boundary. Public footpath R30a follows the northern Site boundary, providing access from Hinckley Road to the M69 underpass. There is a wider network of public footpaths/bridleways; however, the site visit concluded that these were often poorly signposted and often inaccessible. The promoted routes of the Oxford Canal Walk, the Coventry Way, and the Centenary Way pass to the north of the Site.
- 4.8. The landscape surrounding the Site comprises mature hedgerows and hedgerow trees, with particularly dense roadside vegetation along both sides of Hinckley Road. There are further hedgerows and tree belts delineating the paddocks to the north, creating a general sense of containment within the Site. The boundary with the M69 demonstrates a more open aspect along the edge of the larger field to the south, with denser vegetation and mature trees on the embankment to the M69 where it adjoins the smaller northern field.

- 4.9. The consented planning permission on the FG Site suggest that there will be a significant effect on the surrounding landscape character in the longer-term. The submitted LVIA for the scheme concludes that the level of effect on LCT Dunsmore Parklands during the operational phase will be Moderate – Major at both Year 1 and Year 15, with a combination of adverse and beneficial effects, with beneficial components increasing over time as the planting matures.
- 4.10. This effect will arise as a result of the change in character of the FG Site from a large scale open arable landscape bounded by hedgerows with mature hedgerow trees to a developed site with new built form comprising a campus and logistics warehouses in a parkland setting. The development will also contain a central campus. Built form will be set within a landscape framework of new woodlands, grassland areas, public realm, new footpath and cycleways and vehicular access routes.
- 4.11. Overall, the adverse effects arising from the development of the FG Site are predicted to outweigh the positive effects, resulting in a reduction of both the value and susceptibility of LCT Dunsmore Parklands. The sensitivity of the LCT is therefore predicted to reduce from **Medium – Low** (currently) to **Low** (following completion of development on the FG Site).
- 4.12. Nonetheless, the well-enclosed nature of the Site offers the capacity to accommodate development of the type proposed. When considered in the round, the Site is considered to have a **Low** value, with a **Low** susceptibility, resulting in an overall **Low** sensitivity.

Visual Effects

- 4.13. The Site is well-contained by boundary vegetation, particularly along its boundary with Hinckley Road that serves to limit intervisibility. The Site boundary with the M69 is more open, where filtered and screened views are available for the short stretch of the motorway that adjoins the Site. There is potential for residents at dwellings on Grove Road, to have rear facing and generally upper floor views towards the Site; however, these views are typically filtered by existing tree canopies.
- 4.14. Intervisibility with the wider area is very restricted given the extent and layering effect of intervening vegetation. A single footpath passes through the northern part of the Site, theoretically offering access to the wider PRow network, although in reality many of these footpaths are disused, or in very low levels of use.
- 4.15. On the basis of this visual baseline a series of visual receptors were assessed in terms of both their susceptibility to change in views and visual amenity, and also the value attached to particular views.
- 4.16. Overall, the Site benefits from a limited visual envelope and no longer-range panoramic views towards the Site have been identified. In views from the north, the Site is typically screened by intervening vegetation at Ansty House and the churchyard at the Church of St. James. Views from churchyard will be seen in the context of the urban edge of Coventry, the M6 / M69 motorways, and future development with the FG Site.
- 4.17. Views from other parts of the surrounding countryside will be very restricted, and generally limited to partial and filtered views of the tallest parts of the development proposals within the Site, typically seen within the context of existing built form and other urbanising features.

- 4.18. The consented development within the FG Site will make a perceptible change to the visual baseline, resulting in the proposed built form featuring in a number of views towards the Site, particularly those from the east. There will be an inevitable change to views from the PRoW passing through the Site.
- 4.19. Typically, users of public footpath were considered to have a **Medium – High** sensitivity, on the basis of a High susceptibility and Medium value of available views. Views towards the Site from the surrounding PRoW network are extremely limited; however, overlooking views from footpath R29 are possible, and that grazing land within the Site can be seen beyond the dwellings on Grove Road. Vehicle movement on the M69 is also visible. The electricity pylon within the Site is a notable feature and taller built form in Coventry is visible on the skyline. The proposed development will be partially visible above the existing vegetation that separates the Site from the village of Ansty; however, the consented development at the FG Site will also be visible, resulting in a perceptible change to the visual baseline.
- 4.20. It is inevitable that users of PRoW R30a, passing through the northern part of the Site, will experience a notable change to their existing views as a result of the introduction of the proposed built form and the creation of a vegetated bund to the south of the footpath. The site visits confirmed that whilst the PRoW was accessible from Hinckley Road, there was no impression of the route being well used, and exiting the Site to the west was difficult given the lack of signage and obvious footfall.
- 4.21. The visual effects experienced from locations in the surrounding context are predicted to be limited and would not result in a material change to any identified view, and where the existing visual baseline is likely to change significantly following the delivery of the consented development within the FG Site.



Appendix A:

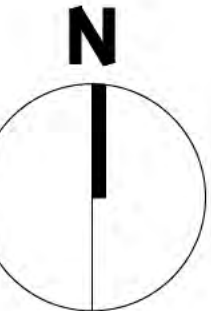
Feasibility Site Plan – Single Unit



Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions: Drawn/Chkd: Date:



Site area 126,811msq 12.6ha		
Site coverage 33.2 (inc mezz loading 35.7%)		
Floor Area:		
	GIA	GEA
Warehouse	35,517m²	35,876m²
Office FF	1176m²	1,260m²
Office Sf	1176m²	1,260m²
Dock Pod GF	227m²	251m²
Dock Pod FF	227m²	251m²
Gate House	50m²	64m²
Total	38,373m² / 413,043ft²	38,962m² / 419,383ft²
Potential additional mezzanine loading area 2,483m² / 26,726ft² GIA.		
Potential increase in GIA to 40,856m² / 439,770ft²		
36 Docklevellers		
4 Level loading doors		
40 Loading doors in total		
Car parking at circa 1 per 68m² (LPA standard B8 1 per 60m low access)		

Client:

BARJANE

Project:

ANSTY
COVENTRY

Drawing Title:

FEASIBILITY SITE PLAN
SINGLE UNIT

Scale @ A1:

1:1250

Checked by:

ME

Date:

APR 25

Job No:

11644

Stage:

FE 001

Drawing No:

11644

Rev:

C

Issue Status:

Construction ☐ Preliminary ☐

Information ☐ Approval ☐

Tender ☐

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Architecture

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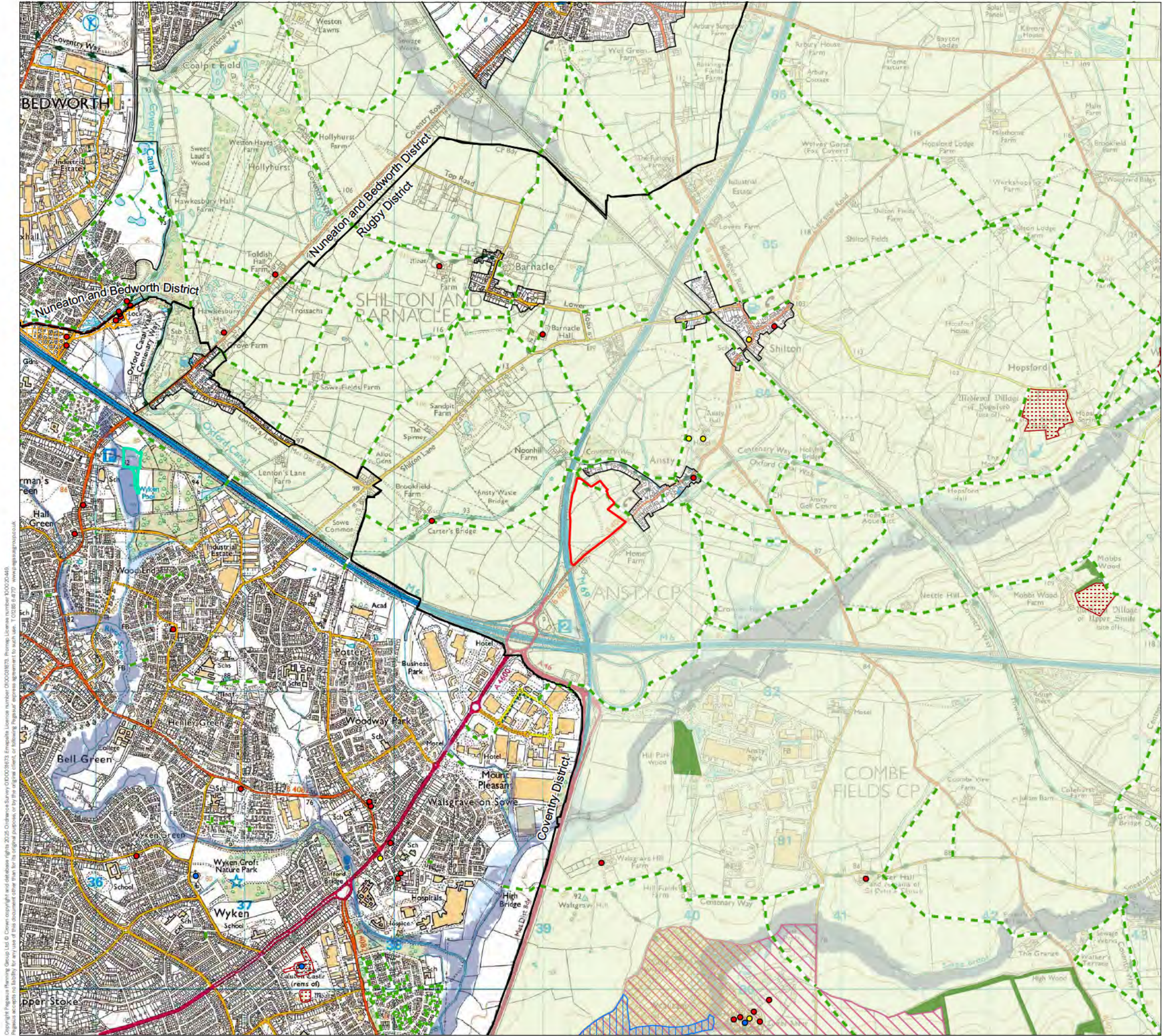
Appendix B:

Site Location Plan



Appendix C:

Environmental Designations Plan



KEY

- Site Boundary
- District Boundary
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Public Rights of Way
- National Cycle Network
- Local Nature Reserves
- Sites of Special Scientific Interest
- Country Parks
- Registered Parks and Gardens
- Scheduled Monuments
- Conservation Area
- Ancient Woodland
- Green Belt
- Flood Zone 2
- Flood Zone 3

REV	DATE	DESCRIPTION
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ENVIRONMENTAL DESIGNATION PLAN

ANSTY, COVENTRY

BARJANE

DATE	SCALE	TEAM/DRAWN	APPROVED
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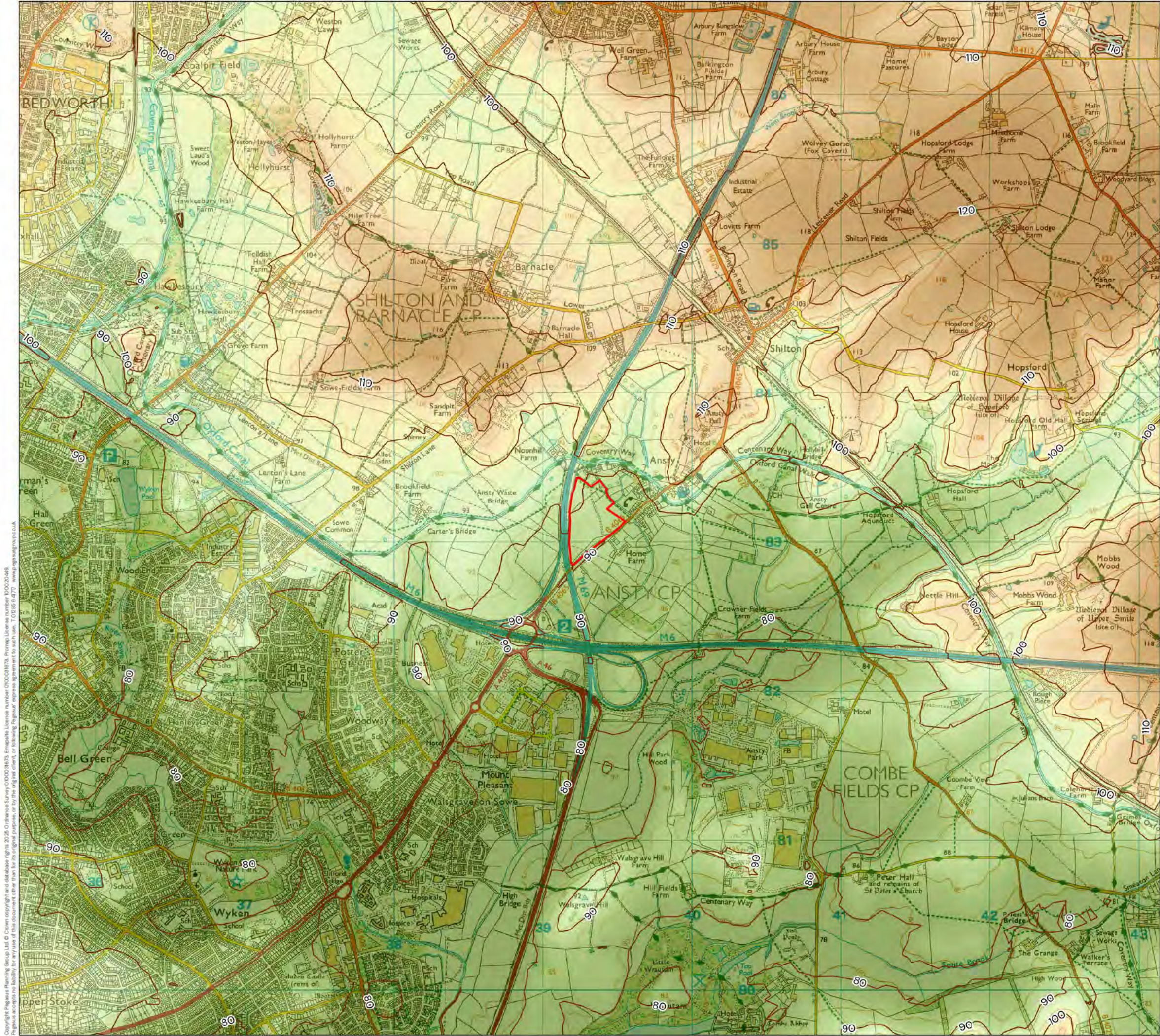
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Appendix D:

Topographical Plan



KEY

Site Boundary

Contour (10m)

OS Terrain 5 DTM

120m

80m

REV	DATE	DESCRIPTION

TOPOGRAPHY PLAN

ANSTY, COVENTRY

BARJANE

DATE	SCALE	TEAM/DRAWN	APPROVED
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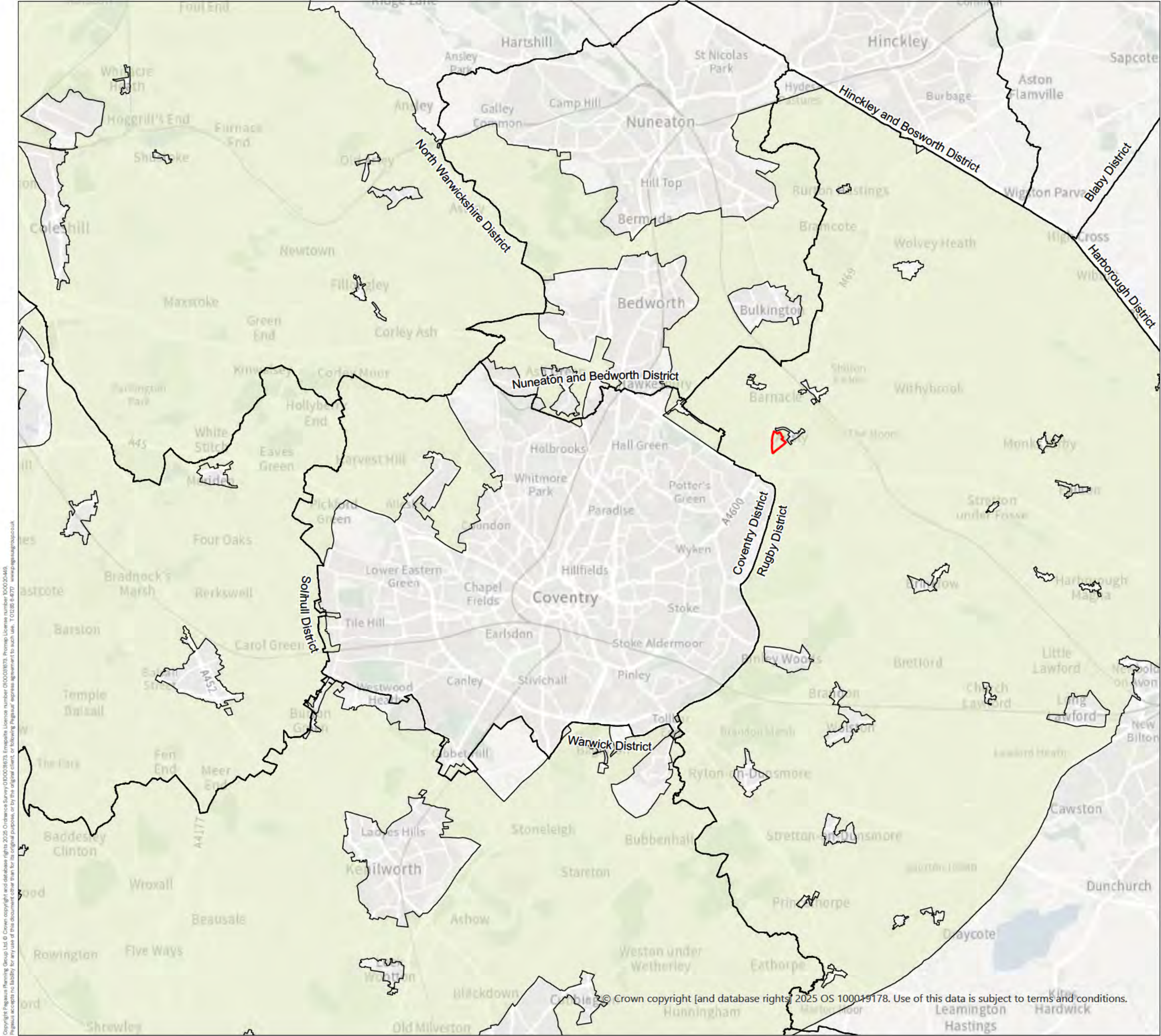
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Appendix E:

Green Belt Designation Plan



KEY

Site Boundary

District Boundary

Green Belt

REV	DATE	DESCRIPTION
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GREEN BELT DESIGNATION PLAN

ANSTY, COVENTRY

BARJANE

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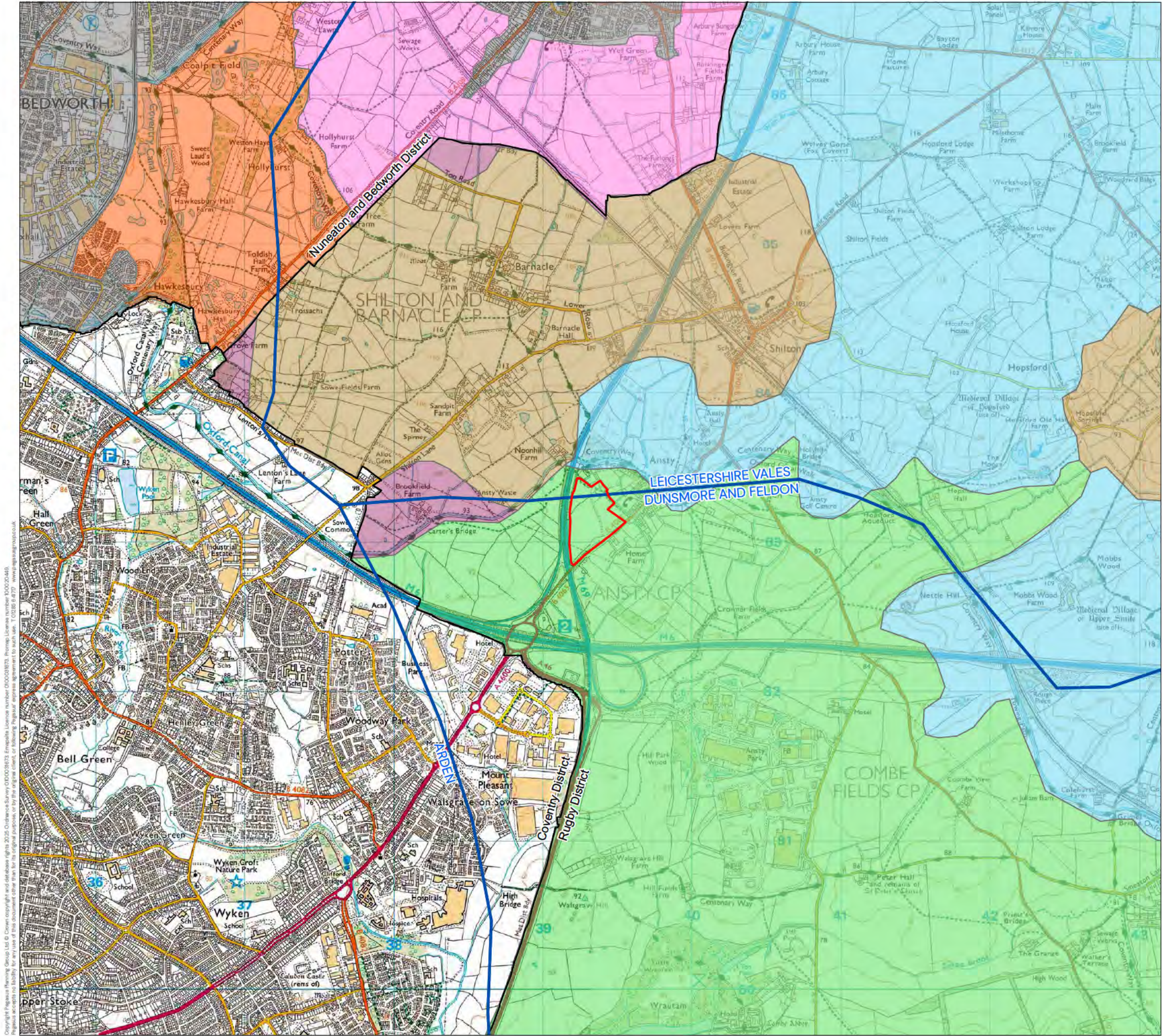
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Appendix F:

Landscape Character Plan



KEY

- Site Boundary
- National Landscape Character Boundary
- District Boundary

Rugby District LCA (April 2006)

Landscape Character Type

- Arden, Industrial Arden
- Dunsmore, Parklands
- High Cross Plateau, Open Plateau
- High Cross Plateau, Village Farmlands

Nuneaton and Bedworth District (2012)

Landscape Character Type

- Bulkington Village Farmlands
- Nuneaton & Bedworth Urban Fringes
- Urban (Not LCA)

REV	DATE	DESCRIPTION

LANDSCAPE CHARACTER PLAN

ANSTY, COVENTRY

BARJANE

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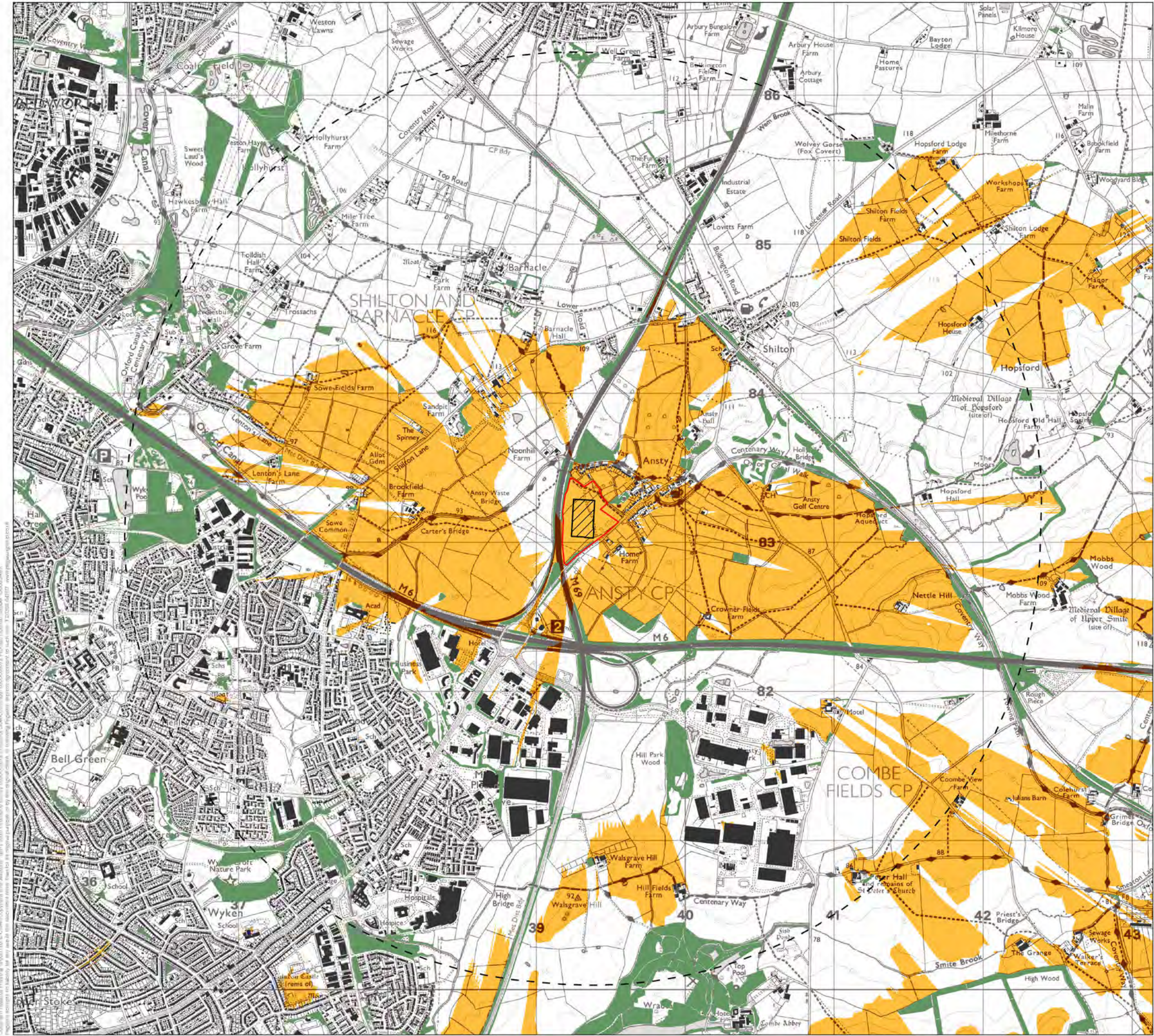
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Appendix G:

Screened Zone of Theoretical Visibility (SZTV)



KEY

- SITE BOUNDARY
- BUILDING EXTENT
- 3KM BUFFER
- BUILDING
- WOODLAND
- SCREENED ZONE OF THEORETICAL VISIBILITY

SCREENED ZTV PRODUCTION INFORMATION

- DTM DATA USED IN CALCULATIONS IS OS TERRAIN 5 THAT HAS BEEN COMBINED WITH OS OPEN MAP LOCAL DATA FOR WOODLAND AND BUILDINGS TO CREATE A DIGITAL SURFACE MODEL (DSM).
- INDICATIVE WOODLAND AND BUILDING HEIGHTS ARE MODELLED AT 15M AND 8M RESPECTIVELY.
- VIEWER HEIGHT SET AT 1.7M (IN ACCORDANCE WITH PARA 6.11 OF GLVIA THIRD EDITION)
- CALCULATIONS INCLUDE EARTH CURVATURE AND LIGHT REFRACTION

N.B. THIS ZONE OF THEORETICAL VISIBILITY (ZTV) IMAGE ILLUSTRATES THE THEORETICAL EXTENT OF WHERE THE PROPOSED DEVELOPMENT MAY BE VISIBLE FROM, ASSUMING 100% ATMOSPHERIC VISIBILITY, AND INCLUDES THE SCREENING EFFECT FROM WOODLAND AND BUILDINGS, BASED ON THE ASSUMPTIONS STATED ABOVE.

ZONE OF THEORETICAL VISIBILITY

ANSTY, COVENTRY

BARJANE

DATE	SCALE	TEAM/DRAWN	APPROVED
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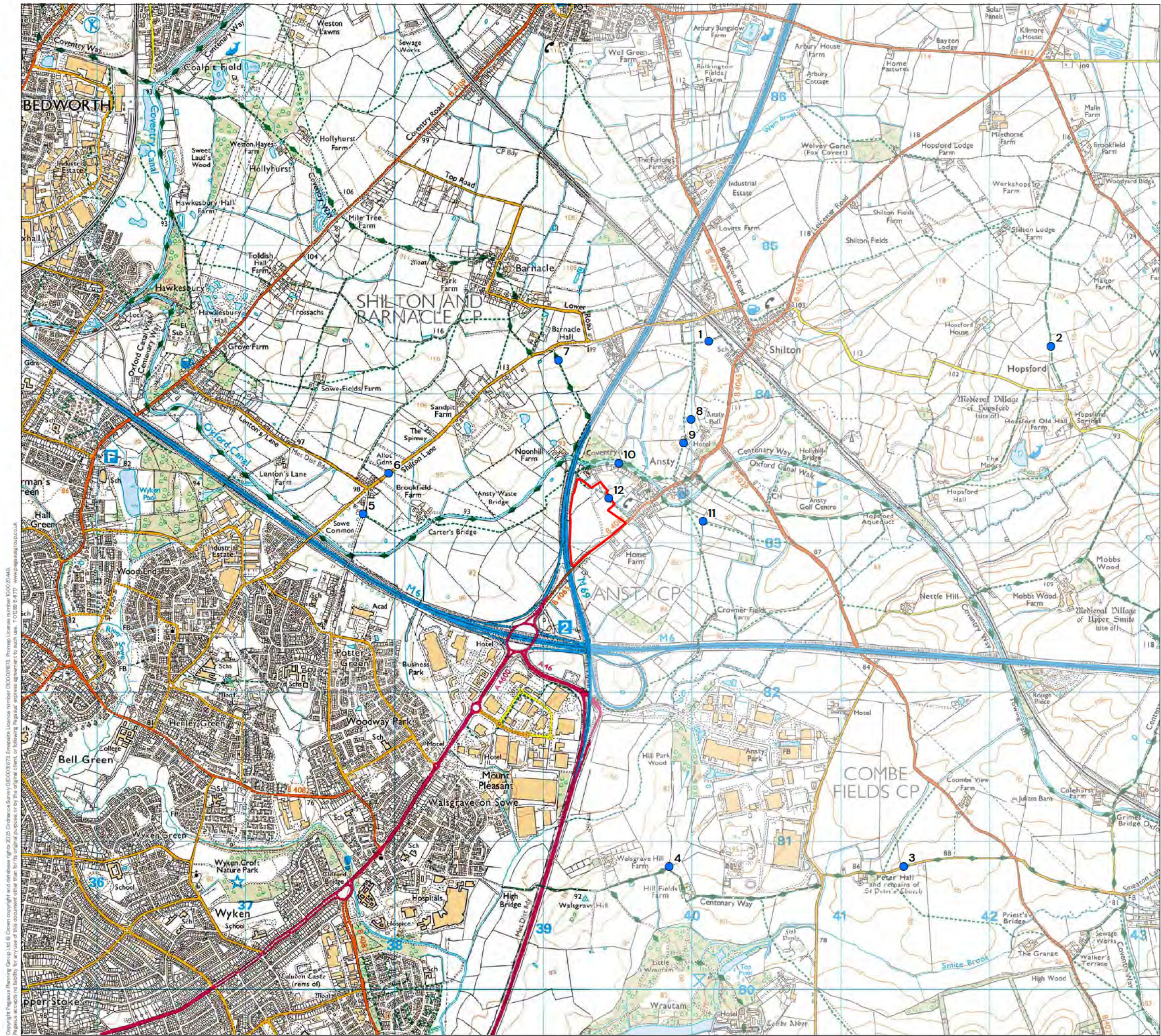
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Appendix H:

Viewpoint Location Plan



KEY

Site Boundary



Viewpoint Location

REV	DATE	DESCRIPTION
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VIEWPOINT LOCATION PLAN

ANSTY, COVENTRY

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DRAWING NUMBER
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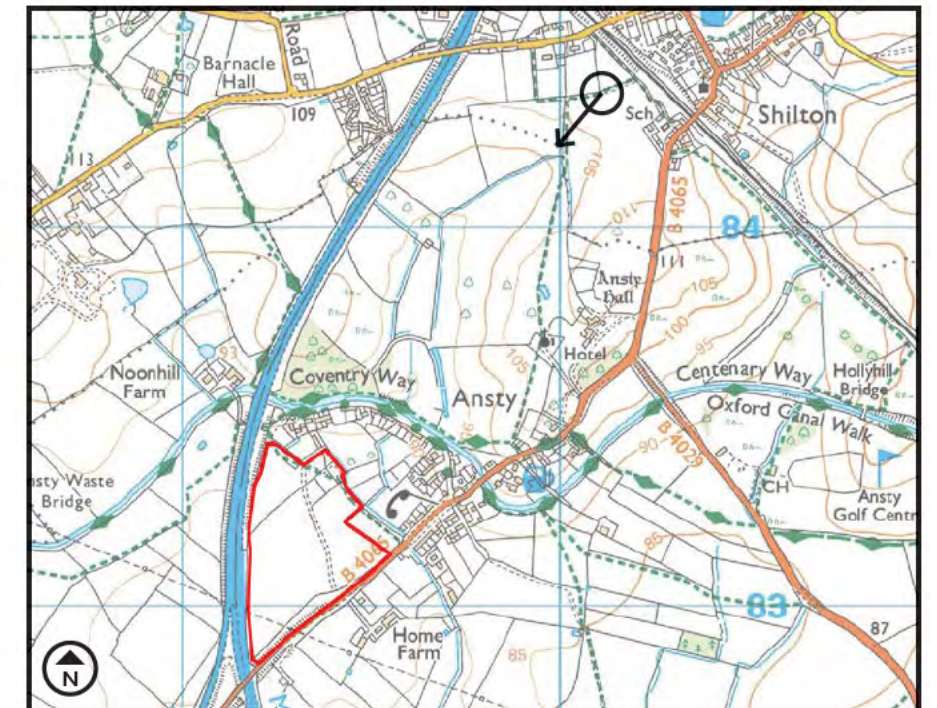


Appendix I:

Baseline Views



CONTEXT BASELINE VIEWPOINT 1



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 107m
Date & time of photograph	- 29/04/2025 @ 16:19	Distance from site	- 1190m
OS grid reference	- 440107, 284358		



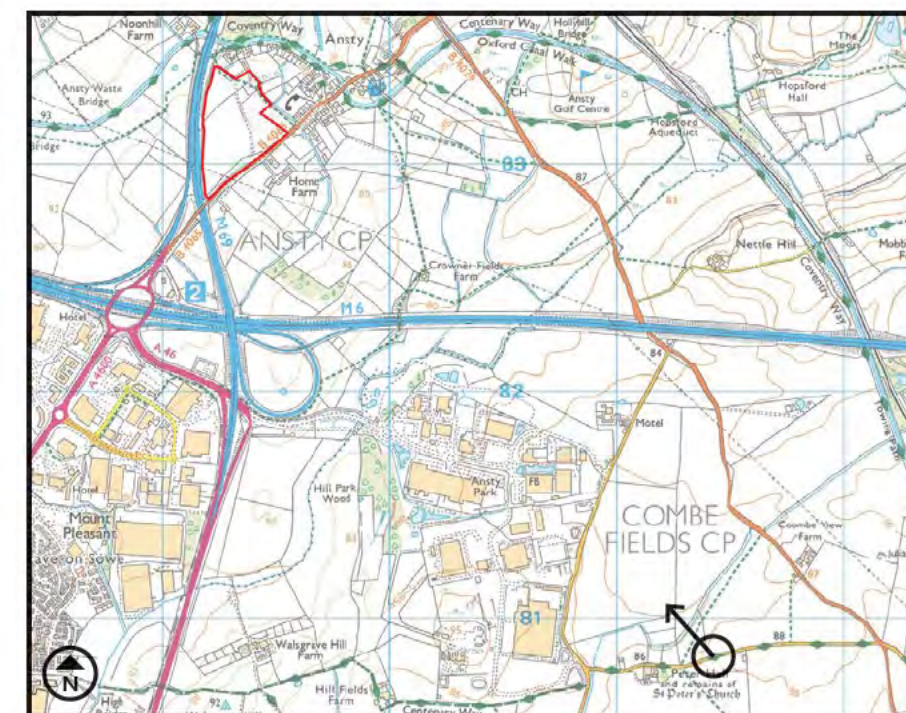
CONTEXT BASELINE VIEWPOINT 2



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 117m
Date & time of photograph	- 29/04/2025 @ 16:44	Distance from site	- 3090m
OS grid reference	- 442407, 284324		



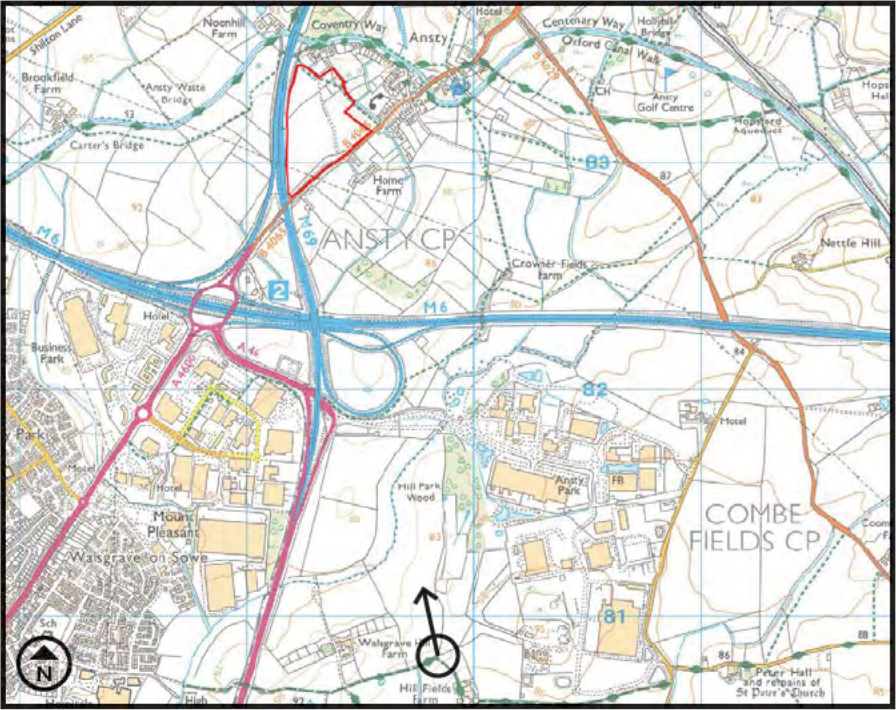
CONTEXT BASELINE VIEWPOINT 3



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 85m
Date & time of photograph	- 29/04/2025 @ 14:00	Distance from site	- 2965m
OS grid reference	- 441418, 280831		



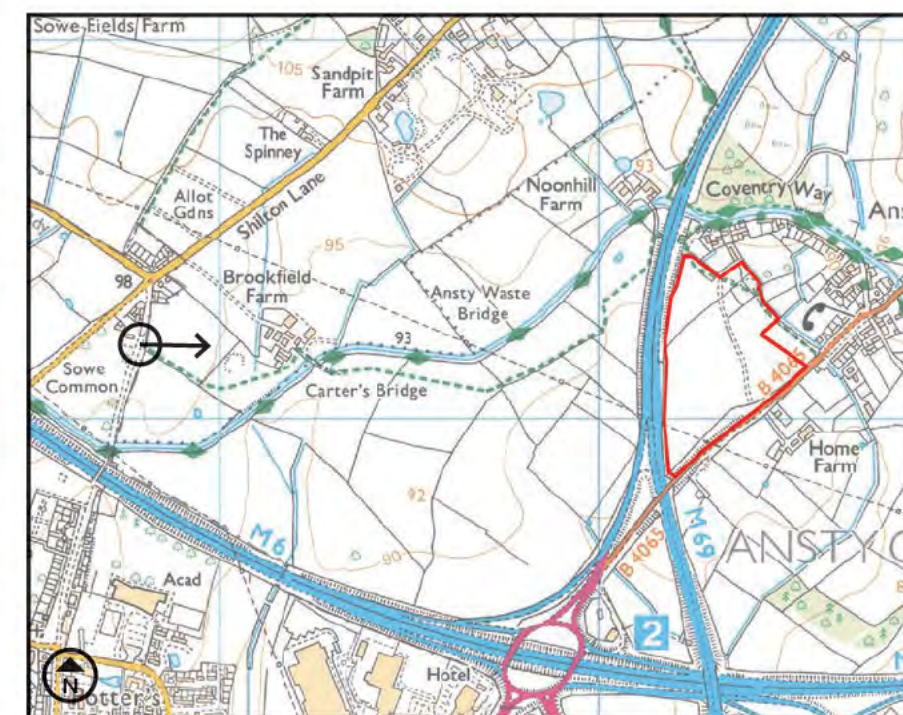
CONTEXT BASELINE VIEWPOINT 4



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 85m
Date & time of photograph	- 29/04/2025 @ 14:36	Distance from site	- 2120m
OS grid reference	- 439842, 280829		



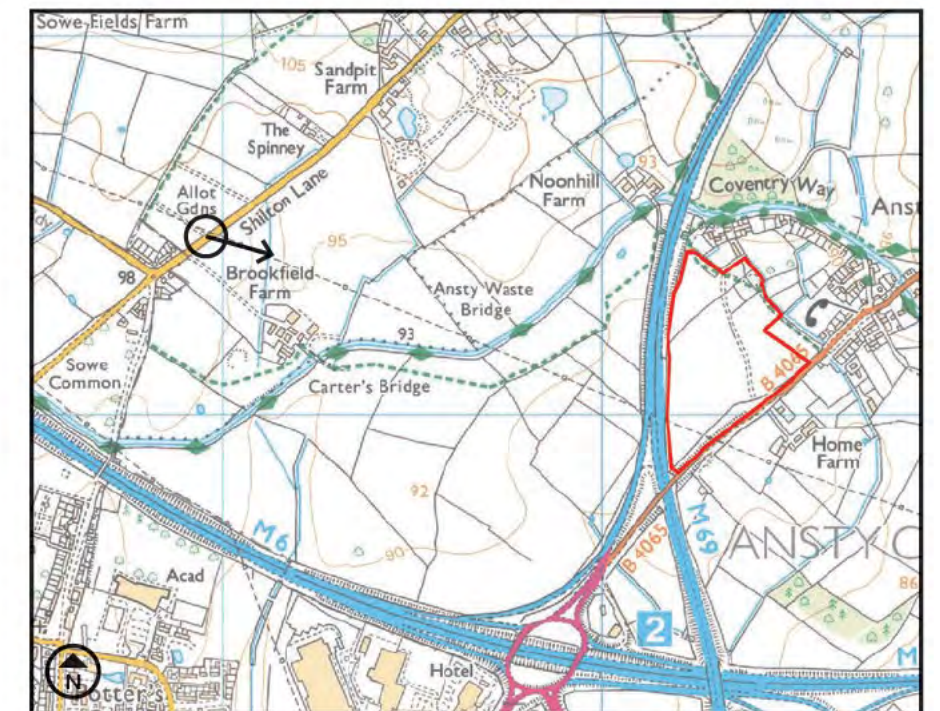
CONTEXT BASELINE VIEWPOINT 5



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 97m
Date & time of photograph	- 29/04/2025 @ 15:38	Distance from site	- 1390m
OS grid reference	- 437786, 283196		



CONTEXT BASELINE VIEWPOINT 6



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 97m
Date & time of photograph	- 29/04/2025 @ 15:13	Distance from site	- 1245m
OS grid reference	- 437958, 283469		



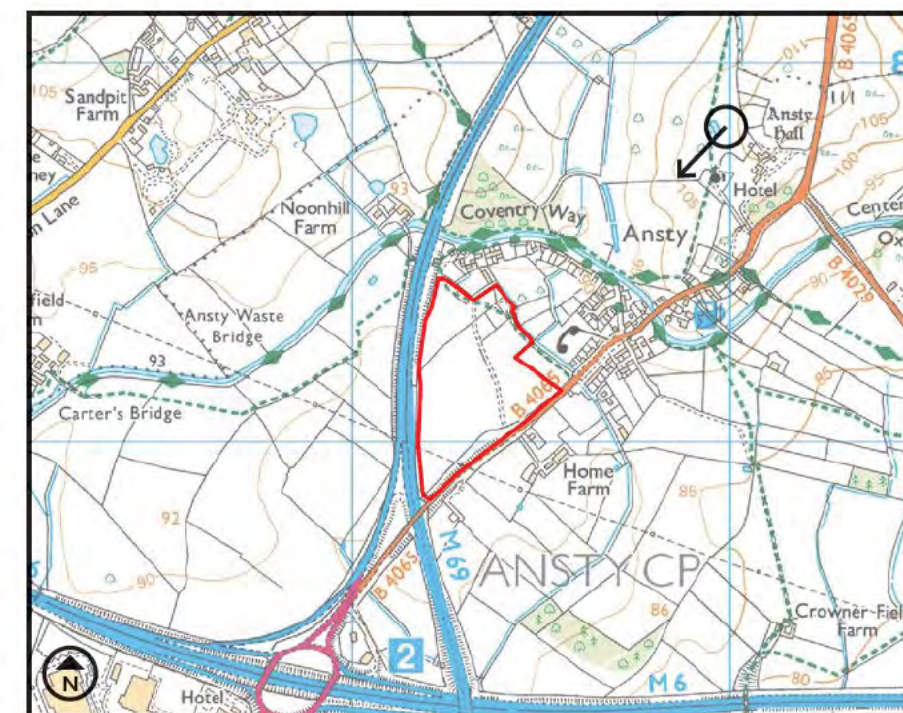
CONTEXT BASELINE VIEWPOINT 7



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 111m
Date & time of photograph	- 29/04/2025 @ 16:04	Distance from site	- 810m
OS grid reference	- 439098, 284229		



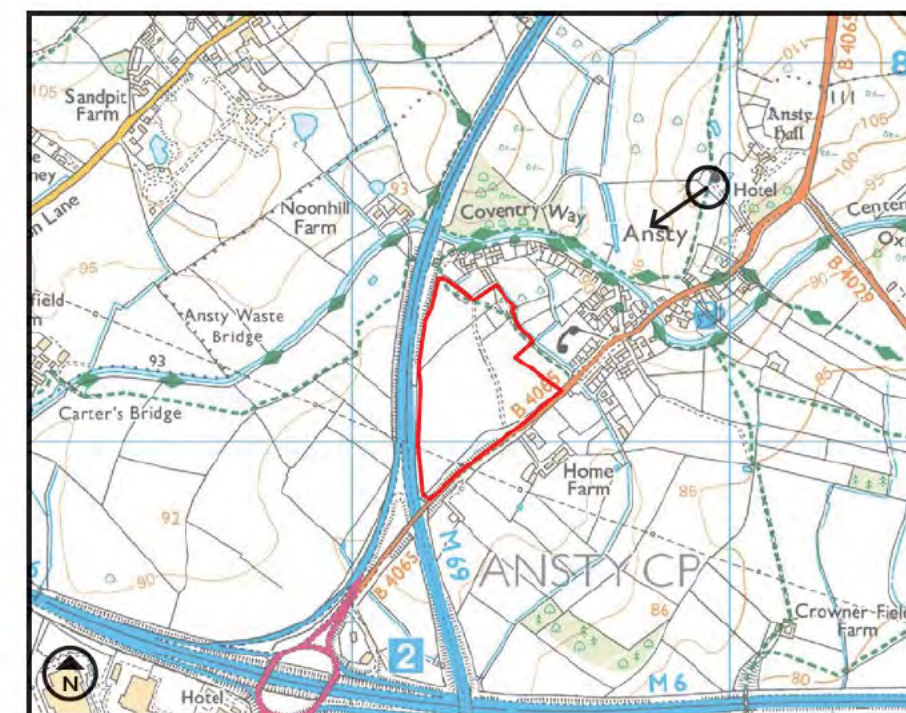
CONTEXT BASELINE VIEWPOINT 8



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 109m
Date & time of photograph	- 29/04/2025 @ 18:34	Distance from site	- 735m
OS grid reference	- 439989, 283832		



CONTEXT BASELINE VIEWPOINT 9

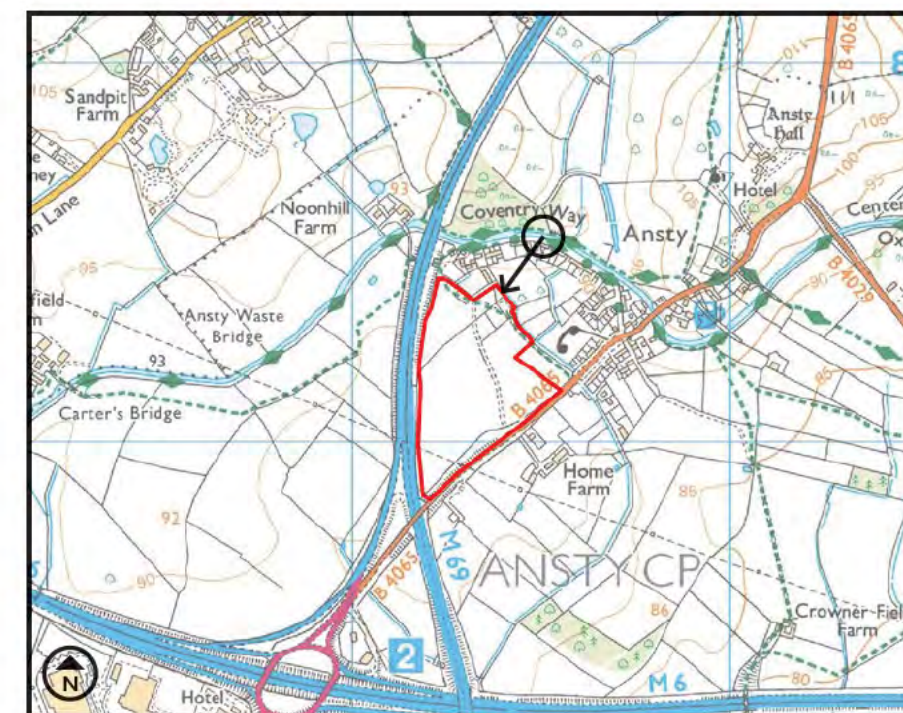


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 107m
Date & time of photograph	- 29/04/2025 @ 18:38	Distance from site	- 600m
OS grid reference	- 439939, 283673		



Approximate Site Extent

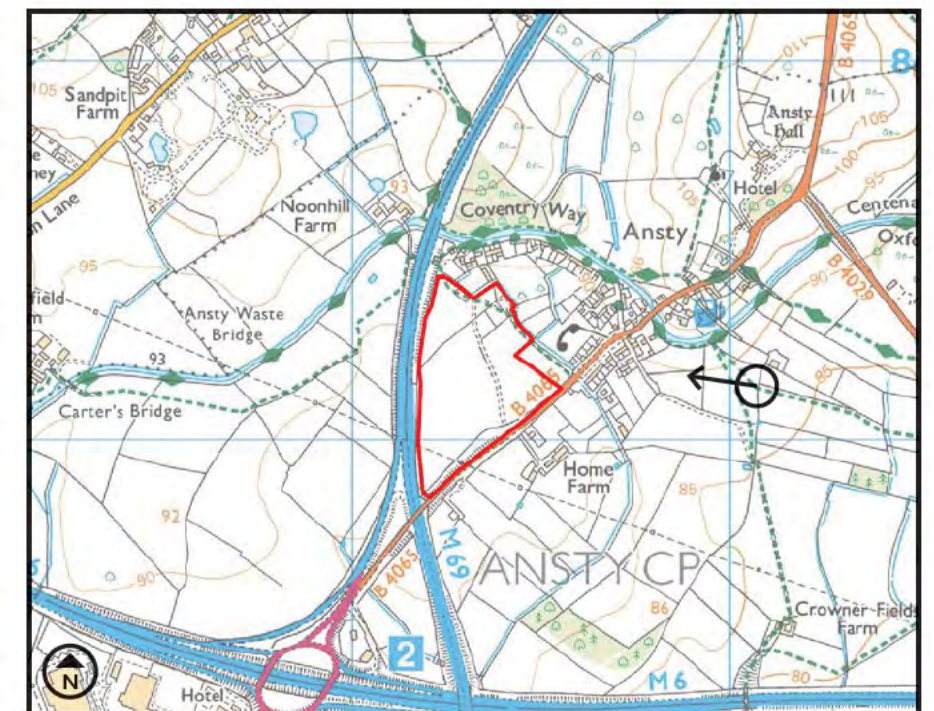
CONTEXT BASELINE VIEWPOINT 10



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 93m
Date & time of photograph	- 29/04/2025 @ 17:31	Distance from site	- 175m
OS grid reference	- 439504, 283539		



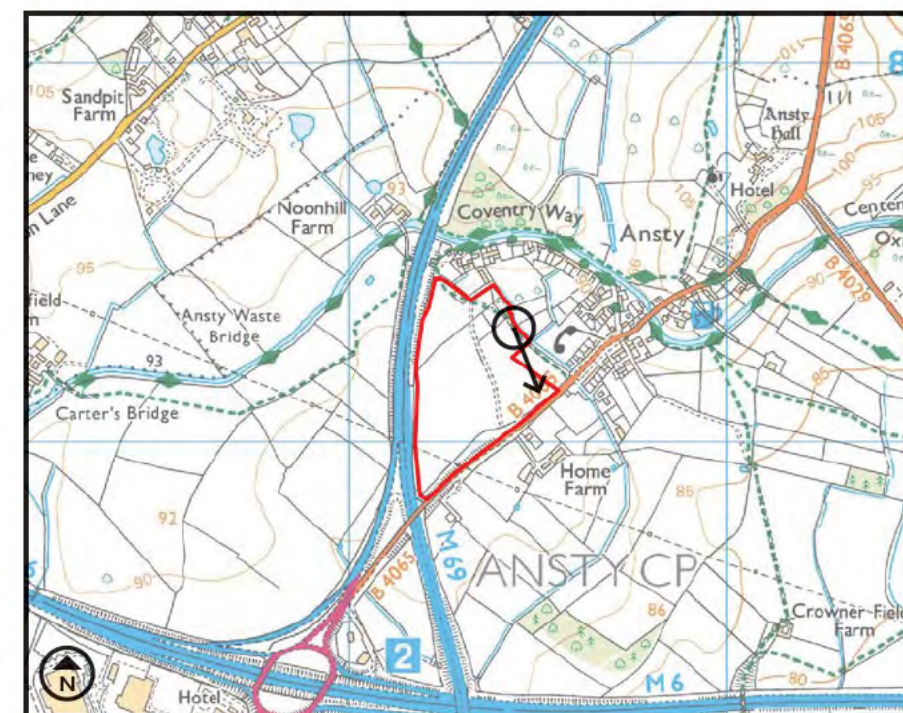
CONTEXT BASELINE VIEWPOINT 11



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 87m
Date & time of photograph	- 29/04/2025 @ 17:44	Distance from site	- 520m
OS grid reference	- 440070, 283148		



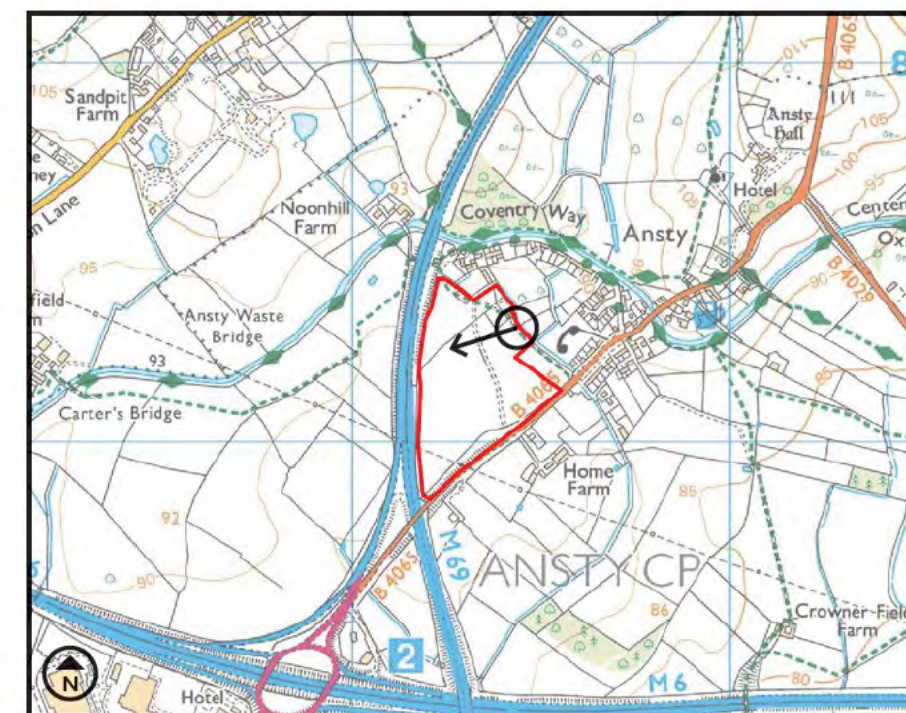
CONTEXT BASELINE VIEWPOINT 12A



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 88m
Date & time of photograph	- 29/04/2025 @ 17:57	Distance from site	- 0m
OS grid reference	- 439436, 283302		



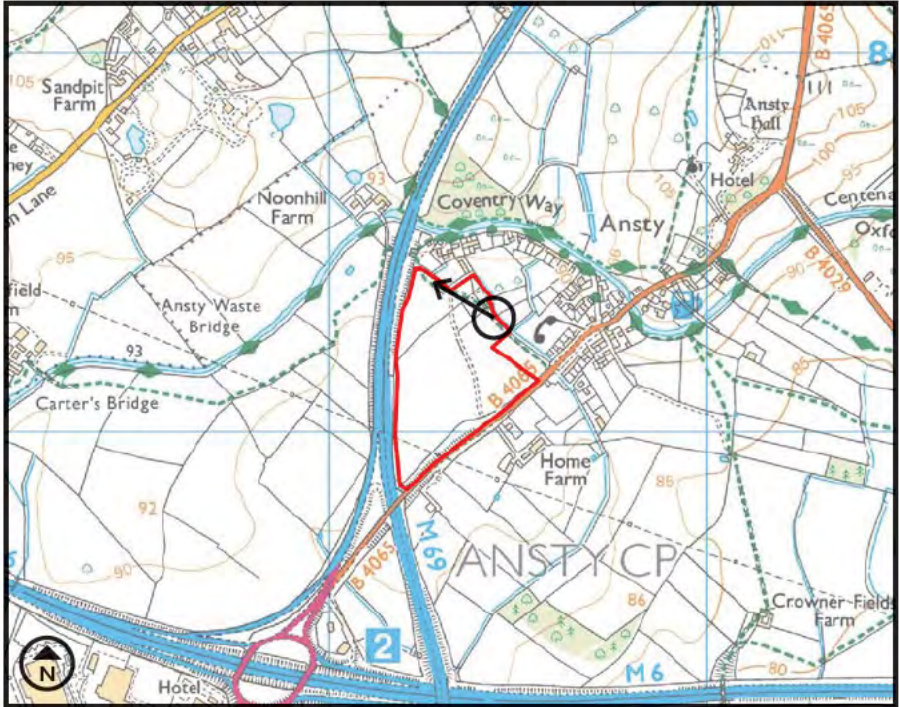
CONTEXT BASELINE VIEWPOINT 12B



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 88m
Date & time of photograph	- 29/04/2025 @ 17:57	Distance from site	- 0m
OS grid reference	- 439436, 283302		



CONTEXT BASELINE VIEWPOINT 12C



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 88m
Date & time of photograph	- 29/04/2025 @ 17:57	Distance from site	- 0m
OS grid reference	- 439436, 283302		

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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Preliminary Ecological Appraisal

REGULATION 18 CONSULTATION



MAY 2025

VERSION 1



SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF



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Summary

This report presents the findings of Preliminary Ecological Assessment of a potential development at 88, Hinckley Road, Ansty near Coventry.

The Site is located within a predominantly rural area. Within the Site there are areas of grassland, which at the time of the Site visit was being grazed by horses. The Site is bounded by hedgerows and/or scrub on all axis, with a hedgerow running through the Site, individual trees are present within the grassland. There is a disused layby located to the south of the Site. In the wider landscape the Site is bordered by the M69 to the north and west, the Oxford Canal and residential buildings to the north and east, Hinkley road to the south.

A habitat survey was undertaken by Envance ecologist Hannah Karim ACIEEM on the 28th April 2025. The survey followed UK Habitat Classification (UKHab) survey methodology (UKHAB Ltd, 2023) and made note of fields signs and/or suitable habitat for protected or notable species.

The following ecological receptors were identified in relation to the development, with further surveys and/or mitigation measures detailed below:

A ditch adjacent to the Site - Pollution prevention measures to be recommended within a Construction Environmental Management Plan (CEMP).

Suitable habitat for foraging and/or commuting badger (*Meles meles*) and other terrestrial mammals - reasonable Avoidance Measures pertaining to these species are recommended to be included in the CEMP.

Suitable habitat for roosting, foraging and commuting bats;

- Trees categorised as PRF-I can be soft/section felled under a site-specific method statement and ecological supervision.
- If works are carried out it is recommended that any lighting should follow the principles set out in 'Bats and artificial lighting in the UK' (BCT and ILP, 2023).
- Bat transect surveys to determine the way bats, if present are using areas of the habitat and its features.
- Trees categorised as PRF-M should be climbed by a bat licenced ecologist and endoscope to assess whether the PRFs are suitable for roosting bats. If the trees are unsafe to climb, then they should be subject to three emergence surveys.
- Due to access constraints not all trees within the Site were surveyed, therefore, these trees must be checked prior to any works commencing and at a time when safe access can be granted to determine if the trees have suitable features for bats.

Suitable nesting habitats for common species of birds - Pre-commencement nesting bird checks of vegetation to be removed (if undertaken during nesting bird season (March – August).

Suitable basking and/or hibernacula for reptiles - Pre-works check will be carried under ecological supervision of any habitat that may need to be disturbed by the Proposed Development to avoid killing and/or injury of this species group. If works are carried out in winter, and hibernating reptiles are identified then works must stop within this area until suitable mitigation is in place.

Japanese knotweed is present to the south of the Site - The CEMP will include details of the best practise removal for Japanese knotweed without further spreading the species.

There is an opportunity for ecological mitigation and enhancement features to be incorporated into the detailed design and landscaping proposals for the site should it be brought forward for planning. These could be designed to complement the proposals brought forward for the recently consented Ref No 23/1027 application, which is located adjacent to the site.



1. Introduction

- 1.1.1 Envance UK was commissioned by BARJANE Ltd in April 2025 to produce a Preliminary Ecological Appraisal (PEA) at a site in near Hinkley Road, Ansty near Coventry (central Ordnance Survey National Grid Reference: SP 39361 83191), hereafter referred to as the 'Site'. The site boundary is shown on [Figure 1](#).
- 1.1.2 This PEA has been undertaken to support the employment allocation of the site at Ansty , hereafter referred to as the 'Proposed Development', in line with current best practice guidance (CIEEM, 2017) and includes:
- A desk-based assessment to identify any records of protected or priority habitats and species, and designated nature conservation sites in the vicinity of the Site.
 - A Site survey comprising a UK Habitats classification Survey including the recording of any evidence of the presence of protected, priority and/or Invasive Non-Native Species (INNS).
 - An assessment of the potential impacts of the works on the habitats and species present at the Site and the surrounding areas.
 - The design of suitable mitigation and avoidance measures to ensure ecological impacts are kept to a minimum.
- 1.1.3 This PEA identifies potential ecological constraints to the Proposed Development and indicates where avoidance and mitigation measures are necessary.
- 1.1.4 A separate Biodiversity Assessment and Recommendations¹ has been produced by Envance and should be referred to for details relating to Biodiversity Net Gain.

¹ Document reference 0860 Post development recommended



2. Methodology

2.1 Desk Study

- 2.1.1 A desk study was undertaken to inform the requirements for survey and obtain additional ecological information outside the scope of field survey. The following sources were consulted to obtain relevant ecological information from within 2 km of the study area (10 km for designated sites of international importance): Warwickshire Biological Records Centre (WBRC) and the Multi Agency Geographic Information Centre (MAGIC) website (www.magic.gov.uk). Records were received in May 2025. Only recent records (i.e., from 2014 to 2025) are considered in this report.
- 2.1.2 The following information was sought and considered:
- records of notable protected and priority species;
 - records of Priority Habitats;
 - details of any statutory sites of ecological interest;
 - details of any non-statutory sites of ecological interest; and
 - presence of any ponds or other waterbodies within 250 m.
- 2.1.3 Only ecological features considered to have the potential to be affected by the Proposed Development (ecological constraints) are presented within this report.

2.2 Field Survey

- 2.2.1 A habitat survey was undertaken by Envance ecologist Hannah Karim ACIEEM on the 28th April 2025. Weather conditions during the survey were dry and clear skies. The survey followed UK Habitat Classification (UKHab) survey methodology (UKHAB Ltd, 2023), where the habitats and vegetation types present were recorded, together with an indication of their relative abundance using the DAFOR scale (D = dominant, A = abundant, F = frequent, O = occasional, R = rare). This survey method aims to characterise habitats and communities present and is not intended to provide a complete list of all species occurring across the Site.
- 2.2.2 Site habitats were also assessed for their suitability to support protected or notable species. Any signs of the presence of such species were recorded, including observations of tracks, feeding remains, nests and burrows. Trees and buildings where present within the Site were assessed for their potential to support roosting bats according to the methodology of Collins (2023). Notable, rare or scarce plant species were highlighted if present. Invasive plant or animal species listed on Schedule 9 of the Wildlife and Countryside Act (1981) (as amended) were recorded as seen.

2.3 Protected and Key Species Survey

- 2.3.1 *The likely presence or absence of protected and notable species has been determined by several factors including the availability or suitable habitat, connectivity, known species distribution, local records, and professional judgement based on an understanding of the ecology and habitats requirement of the individual species assessed. Only species likely to be present with the Site based on the local and geographical of the Site and habitats present were considered during the Site visit.*

Amphibians

- 2.3.2 Waterbodies on Site or within 250 m of the Site boundary, not separated by major barriers to amphibian dispersal, were searched for using online Ordnance Survey maps and aerial imagery to determine the likelihood of amphibians, including great-crested newts (GCN) *Triturus cristatus*, being an ecological constraint.



Badgers

- 2.3.3 All habitats considered suitable to support badgers within the Site boundary (and accessible land within 30 m) were assessed for their suitability to support badgers.
- 2.3.4 Evidence of badger occupation and activity sought included:
- Setts: evidence of bedding and paths between setts;
 - Latrines: surrounding the vicinity of any setts and other areas within the site often used to mark territory boundaries;
 - Commuting and foraging pathways and prints; and
 - Hairs around any sett entrance or snagged on fencing or barbed wire:
- 2.3.5 The status and the level of activity of setts identified were noted as follows:
- Main sett: often in continuous use throughout the year with soil excavations outside active entrances, bedding material can be observed outside active entrances or within the immediate vicinity. The size of a main sett can depend on location such as urban and rural environments;
 - Annexe sett: usually located close to a main sett and connected by worn pathways. Such setts are not always in use throughout the year; and
 - Subsidiary sett: often used sporadically during the year comprising fewer holes and not always connected by obvious worn pathways.
- Outlier sett: Can be limited to a single entrance with the absence of any pathways from other surrounding badger setts. Such setts are often only in temporary use during the year.

Bats

- 2.3.6 A Ground Level Tree Assessment (GLTA) of all trees within the Site was undertaken in accordance with best practice guidance (Collins, 2023).
- 2.3.7 All trees were examined for potential roost features that may form because of either disease, decay and/or damage (i.e. animal holes, knot holes, callus rolls, wounds and other similar features). Close focusing binoculars were used where necessary and any evidence of roosting bats, including live or dead bats, droppings, and staining due to fur oils, was noted.
- 2.3.8 An individual tree may support features of potential interest to roosting bats. It is not always possible to confirm usage of a feature as bats are transient in nature and may be present on one day, with no evidence of occupation present on the next. As such, any structure and/or tree has been assigned a defined category of roosting potential, based on the potential roosting features present, their associated characteristics (size, shelter, protections, conditions) and the surrounding habitat.
- 2.3.9 Categories of roosting potential are defined as follows:

Trees

- No PRF: A tree with no suitable roost features present that are likely to support roosting bats.
 - PRF-I: Trees with roost features suitable for individual roosting bats but are unlikely to be occupied on a regular basis and/or by a significant number of individual bats.
 - PRF-M: Trees with suitable roost features with the characteristics to support multiple individuals.
- 2.3.10 Additionally, the potential for the Site and immediate surroundings to support foraging and



commuting bats was assessed drawing on guidance in BCT (Collins 2023) Bat Surveys for Professional Ecologists Good Practice Guidelines, as presented in Table 1.

Table 1 - Guidelines for assessing the potential suitability of features for bats (Collins 2023)

Suitability	Description
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitats. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Birds

- 2.3.11 An initial assessment of habitats was undertaken to determine the likely value to breeding and non-breeding birds. This comprised an appraisal of available food sources, nesting habitat, and proximity to sites of importance to birds.

Reptiles

- 2.3.12 An assessment of the suitability of the habitats present to support reptile species was undertaken. This assessment involved a review of habitats and habitat structure for suitable shelter for reptiles such as areas of scrub and woodpiles, grassland with well-developed and varied structure, areas suitable for basking, large tussocks etc and assessment of habitat connectivity.

Other Protected/Notable Species

- 2.3.13 Signs of other notable species were recorded as seen.

Invasive Non-Native Species

- 2.3.14 Consideration was given to the presence of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), however, this survey does not comprise a comprehensive invasive plant survey and may not have detected emergent stands.



2.4 Policy and Legislation

- 2.4.1 The principal conservation legislation relevant to this report includes the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Natural Environment and Rural Communities (NERC) Act 2006, the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997. The National Planning Policy Framework (NPPF, 2024) was also considered when making assessments.
- 2.4.2 The local plan falls within the Rugby Borough Council and Warwick District, which broadly states that designated sites and Sites of Local Nature Importance for habitats and species should be protected, and ancient woodland and veteran trees should be retained where possible.
- 2.4.3 [Appendix 1](#) provides further details of policy and legislation.

2.5 Limitations

- 2.5.1 This report serves to indicate the value of the Sites in nature conservation terms based upon the survey data gathered. As with any survey of this kind, the information collected defines the habitat types present within the Sites and their condition and is not intended to be a record of every species present.
- 2.5.2 Information for designated sites is based on site citations provided by the local biological record holder and no visits have been made to designated sites.
- 2.5.3 Ecological surveys are limited by factors that affect the presence of plants and animals, such as the time of year, weather, migration patterns and behaviour.
- 2.5.4 Any absence of desk study records cannot be relied upon to infer absence of a species/habitat as the absence of records may be a result of under-recording within the given search area.
- 2.5.5 The UK Habitats Classification survey does not constitute a full botanical survey, or a Phase 2 pre-construction survey that would include accurate GIS mapping for invasive or protected plant species.
- 2.5.6 Most of the ecological data remains valid for only short periods due to the inherently transient nature of the subject. The survey results contained in this report are considered accurate for one to two years, assuming no significant considerable changes to the site conditions.
- 2.5.7 This report assumes that construction will commence within 1-2 years of the date of the assessment in accordance with the British Standard 42020:2013 unless otherwise stated.
- 2.5.8 At the time of the Site visit, horses were present within the grassland to the south of the Site. Therefore, due to health and safety concerns this area was not accessed. The habitats within this area were viewed as far as practicably possible from the disused layby, and the grassland area to the north of the Site. The broad habitat type and condition assessment within this area for grassland was assessed based on data collected in grassland area to the north of the Site and aerial imagery. Individual trees present in the grassland with no access could not be condition assessed and/or assessed for suitability for roosting bats. Furthermore, other evidence and field signs of protected species may have been missed.
- 2.5.9 A updated version of the Red Line Boundary (RLB) was issued to Envance on the 7th May 2025, the new (RLB) includes the woodland area to the south of the Site. This area was not condition assessed at the time of the Site visit.
- 2.5.10 Although, the UK Habitat Classification survey was taken during peak flowering seasons, due to the access constraints described above the species list provided should not be considered exhaustive.



3. Baseline Conditions

3.1 Site Description

- 3.1.1 The Site is located within a predominantly rural area. Within the Site there are areas of grassland, which at the time of the Site visit was being grazed by horses. The Site is bounded by hedgerows and/or scrub on all axis, with a hedgerow running through the Site, individual trees are present within the grassland. There is a disused layby located to the south of the Site. In the wider landscape the Site is bordered by the M69 to the north and west, the Oxford Canal and residential buildings to the north and east, Hinkley road to the south.

3.2 Designated Sites

Statutory

- 3.2.1 There were no statutory designated sites within 2km or statutory designated sites of international importance for nature conservation within 10km of the Site.

Non-Statutory

- 3.2.2 There are 23 non-statutory sites within 2 km of the Site, detailed shown in Table 2 and [Figure 2](#). Local Wildlife Site (LWS)s are county important sites formerly known as Sites of Importance for Nature Conservation (SINCs). This does not include deferred, potential, rejected or destroyed LWSs. Ecosites are of ecological value that the WBRC holds information on, that are either nationally, regional or locally important sites.

Table 2 - Non-statutory Sites within 2 km of the Site

Name	Description	Designation Type	Approximate Distance from Site
Oxford Canal (61/38R and 61/38W)	Supports a good variety of flora and fauna providing a wildlife corridor. Water vole <i>Arvicola amphibius</i> have been recorded along the canal.	Ecosite	c. 100m to the north of the Site.
Home Farm Grasslands and Nettle Hill (58/48)	A series of semi of semi-improved fields mostly sharing a similar uniform sward typical of MG6(b) <i>Lolium perenne-Cynosurus cristatus</i> grassland.	LWS and Ecosite.	c. 481 m to the east of the Site.
Woodland and Allotments near Ansty Hall Hotel (06/48)	Old broadleaved woodland, originally a plantation.	Ecosite	c. 500 m to the northeast of the Site.
Ansty Churchyard (39/48)	Site possibly of District nature conservation. Churchyard is species rich.	Ecosite	c. 573 m to the northeast of the Site.
Wood (628/38)	Semi-natural broadleaved woodland.	Ecosite	c. 728 m to the north of the site.
The Elms Farm (243/38)	A farm consisting of fields and ponds.	Ecosite	c. 1km west of the Site.



Name	Description	Designation Type	Approximate Distance from Site
Barnacle Hall Farm Ponds (250/38)	Three scattered pools surrounded by improved grassland.	Ecosite	c. 1km north of the Site.
Stone Bridge Playing Field Pond (251/38)	Heavily shaded pond with little marginal vegetation.	Ecosite	c. 1.2 km west of the Site.
Shilton Churchyard (41/48)	Churchyard contains a variety of herbs.	Ecosite	c. 1.2km northeast of the Site.
Unnamed Watercourse tributary of the River Sowe (259/38)	Stream with good marginal and aquatic vegetation and a colony of water vole.	Ecosite	c. 1.3km southwest of the Site.
Hill Park Wood (49/38)	A medium-sized, damp secondary woodland and areas of post-industrial habitat, set within part of the footprint of an ancient woodland and located within a securely fenced area of the new Ansty Park development	LWS and Ecosite	c. 1.3km southeast of the Site.
River Sowe and tributaries.	River includes areas of flood plain and, a colony of water vole. The river also supports otter <i>Lutra lutra</i> .	Ecosite	c. 1.4km south of the Site.
Lenton's Lane Farm (232/38)	Farmland with a wide variety of habitats, including grazed grassland, scrub and aquatic habitats.	Ecosite	c. 1.4km west of the Site.
Orton Farm Wood (17.38)	Small area of wet broadleaf plantation with a broken canopy.	Ecosite	c. 1.4km north of the Site.
Wigston Road (240/38)	A field corner with a pond and remnant stretch of hedge.	Ecosite	c. 1.5km west of the Site.
Stoneywood Road (239/38)	A public open pace in a new housing estate with remnant hedgerows.	Ecosite	c. 1.6km southwest of the Site.
Sowe Common (235/38)	An area of grassland with several types of management now bisected into north and south areas by the Oxford Canal and M6 motorway.	Ecosite	c. 1.6km west of the Site.
Railway (43/48)	Embankments comprises scattered scrub and tree standards.	Ecosite	c. 1.6km east of the Site.
Sowe Fields Farm (256/38)	Three ponds bordered by arable and improved grassland.	Ecosite	c. 1.6km north of the Site.
Walsgrave	Cemetery contains a hedge on its western	Ecosite	c. 1.7km west of



Name	Description	Designation Type	Approximate Distance from Site
Cemetery (236/38)	side and planted <i>Tilia</i> species.		the Site.
Shilton Lane (04/48)	A roadside verge with an adjacent hedgerow with wet areas and ditches.	Ecosite	c. 1.8km northeast of the Site.
Oxford Canal and Nettle Hill (07/48B)	This stretch of the canal has soft edges with vegetation growing on both sides. Records of water vole along the canal.	Ecosite	c. 2km east of the Site.

- 3.2.3 All non-statutory sites are considered sufficiently separated that their designated features will not be directly or indirectly impacts by the Proposed Development.

3.3 Priority Habitat

- 3.3.1 There are multiple areas of deciduous woodland within 2km of the Site. The nearest area is located c. 87 m west of the Site. The woodland is considered ecologically separated from the Site by the M69. Priority Habitat areas located within 2 km of the Site are shown in [Figure 3](#). As no direct or indirect impacts are anticipated to previously identified Priority Habitats, these are not considered to be ecological receptors for the Proposed Development and are not discussed further in this report.

3.4 Ancient Woodland

- 3.4.1 There was one area of ancient woodland inventory present within 2 km of the Site. This woodland (Hill Park Wood) was located c. 1.3 km south of the Site. The woodland is considered ecologically separated from the Site by arable fields and M69. Ancient woodland areas located within 2 km of the Site are shown in Figure 2. As no direct or indirect impacts are anticipated to previously identified ancient woodland, these are not considered to be ecological receptors for the Proposed Development and are not discussed further in this report.

3.5 Waterbodies

- 3.5.1 There was one pond located within 250 m of the Site; this was located c. 150 m west of the Site and is separated from the Site by the M69. The Oxford Canal is located c. 87 north of the Site at its nearest point. No direct or indirect impacts are anticipated to these waterbodies; therefore, they are not considered to be ecological receptors for the Proposed Development and are not discussed further in this report.
- 3.5.2 There is a ditch adjacent to the Site to the east, although no works are expected to the ditch, however the ditch may be indirectly impacted by pollution e.g. dust, run off. Therefore, the ditch is an ecological receptor for the Proposed Development. The ditch does not appear to be connected to the Oxford Canal.

3.6 Site Habitats

- 3.6.1 Site habitats are described in Table 3 and mapped in [Figure 4](#). Photographs are shown in [Appendix 2](#).

Table 3 - Description of Site habitats.

Habitat	Description
Modified Grassland g4 Secondary codes – 10, 11, 32, 100, 103, and 510.	c. 11.725 – condition: poor Grassland is heavily grazed; horses were present within



Habitat	Description
	<p>the grassland at the time of the Site survey. The grass was predominantly short, with patches of bare ground, bramble <i>Rubus fruticosus</i> and scattered trees. A gravel track was present through the centre of the grassland. (Photographs 1 and 2)</p> <p>Grass species comprised: meadow foxtail <i>Alopecurus pratensis</i>, soft brome <i>Bromus arvensis</i>, sweet vernal-grass <i>Anthoxanthum odoratum</i>, annual meadow grass <i>Poa annua</i>, cock's-foot <i>Dactylis glomerata</i> and perennial rye grass <i>Lolium perenne</i>.</p> <p>Herbaceous species comprised: creeping buttercup <i>Ranunculus repens</i>, broad-leaved dock <i>Rumex obtusifolius</i>, meadow buttercup <i>Ranunculus acris</i>, <i>Taraxacum</i> species, curly dock <i>Rumex crispus</i>, common ragwort <i>Senecio jacobaea</i>, common chickweed <i>Stellaria media</i>, ribwort plantain <i>Plantago lanceolata</i>, selfheal <i>Prunella vulgaris</i>, common hogweed <i>Heracleum sphondylium</i>, and thyme leaved speedwell <i>Veronica serpyllifolia</i>.</p>
Modified Grassland g4	<p>c. 0.08 – condition: moderate</p> <p>An area of grassland that has been fenced off to the northeast of the Site that has remained unmanaged, with no pressures from grazing animals. Sward height was predominantly over 7cm. Two mature oak trees were within this area, however, the trees appear to occur outside the Site boundary. (Photograph 3).</p> <p>Grass species comprised: cock's foot, soft brome, meadow foxtail, perennial rye grass, and purple moor grass (<i>Molinia caerulea</i>).</p> <p>Herbaceous species comprised: broadleaved dock, Cut-leaved Crane's-bil <i>Geranium dissectum</i>, common nettle <i>Urtica dioica</i>, creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, cleavers <i>Galium aparine</i>, greater celandine <i>Chelidonium majus</i>, bluebell <i>Hyacinthoides non-scripta</i>, garlic mustard <i>Alliaria petiolata</i> and, creeping buttercup.</p> <p>Bramble was present.</p>
Native hedgerow with trees h2a	<p>c. 0.59 km – condition: moderate.</p> <p>Hedgerow located to the south of the Site, adjacent to the disused layby and viewed from this area. The hedgerow on this side is not managed and beginning to encroach onto the disused layby. Hedgerow measured approximately 5 m in height and 5 m in width. (Photograph 4).</p> <p>Hedgerow was predominantly blackthorn <i>Prunus spinosa</i>, with hawthorn <i>Crataegus monogyna</i>, bramble with trees of ash <i>Fraxinus excelsior</i> and field maple <i>Acer campestre</i>. Ground flora of ivy, Yorkshire fog, forget-me-not <i>Myosotis</i></p>



Habitat	Description
	<i>sylvatica</i> , cock's foot, common nettle, cleavers, lesser burdock <i>Arctium minus</i> , hedgerow crane's-bill <i>Geranium pyrenaicum</i> and, white dead nettle <i>Lamiun album</i> .
Native hedgerow with trees h2a	<p>c. 0.7 km – condition: good.</p> <p>Hedgerow located to the south of the Site that runs west to east through the Site. Hedgerow measures approximately 5 m in height by 3 m. (Photograph 5)</p> <p>Hedgerow was predominantly blackthorn with dog rose <i>Rosa canina</i>, bramble, hawthorn, and apple with two mature English oak trees and ash trees. Ground flora comprised hairy bittercress <i>Cardamine hirsuta</i> and similar ground flora as described in modified grassland (poor) above.</p>
Bramble scrub h3d Secondary codes - 612	<p>c. 16 ha – condition: not applicable.</p> <p>Bramble scrub is present to the west of the Site running along the western boundary fence line (Photograph 6).</p> <p>Other species present comprised hawthorn, blackthorn, apple, field maple and English oak tree.</p>
Other developed land, sealed surface u1b	<p>c. 0.03ha – condition: not applicable.</p> <p>A disused concrete layby is present to the south of the Site (Photographs) and a path is present to the northeast of the Site (Photograph 7).</p>
Individual tree 32	An individual English oak tree located at SP 39280 83356 in good condition (Photograph 8).
Built linear features u1e	<p>Condition: not applicable.</p> <p>Fence line was present on the boundary edges to the north of the Site and within the bramble scrub habitat to the west of the Site.</p>
Sparsely vegetated urban land u1f Secondary codes – 82, 510, and 524.	<p>c. 1 – condition: moderate</p> <p>An area of disturbed ground to the south of the Site where digging/removal of the layby has taken place, creating mounds and piles of rubble/soil, allowing vegetation to develop/flower. (Photograph 9).</p> <p>INNS, Japanese knotweed <i>Follapia japonica</i> (Photograph 10) was observed within this area at the following OSGR:</p> <ul style="list-style-type: none"> - SP 39388 83012 - SP 39379 83018 - SP 39342 83001 <p>Grass species comprised: cock's foot Herbaceous species comprised: ribbed melilot <i>Melilotus officinalis</i>, yarrow <i>Achillea millefolium</i>, mugwort <i>Artemisia vulgaris</i>, square-stalked willowherb <i>Epilobium tetragonum</i>, ribwort plantain, buddleia <i>Buddleja davidii</i>,</p>



Habitat	Description
	teasel <i>Dipsacus fullonum</i> , bristly oxtongue <i>Helminthotheca echioides</i> , forget-me-not, creeping thistle, cleavers, colt's-foot <i>Tussilago farfara</i> , <i>Taraxacum</i> species, bindweed <i>Convolvulus arvensis</i> , common nettle, broadleaved dock, red campion <i>Silene dioica</i> , Herb-Robert <i>Geranium robertianum</i> , common toadflax <i>Linaria vulgaris</i> , ground ivy <i>Glechoma hederacea</i> , white clover <i>Trifolium repens</i> , Spanish bluebells <i>Hyacinthoides hispanica</i> , selfheal, green alkanet <i>Pentaglottis sempervirens</i> and <i>Helleborus</i> species.

3.7 Protected Species

Amphibians

- 3.7.1 There were two European Protected Species Licences (EPSL) for Great Crest Newt (GCN) *Triturus cristatus* identified within 2 km of the Site. The nearest EPSL was located c. 878m south of the Site.
- 3.7.2 The WBRC returned 18 records for GCN, the nearest record was located c. 787m east of the Site, located within the Ansty Golf Centre, the record was from the year 2016 for a count of 15 males and 8 females within a pond. Furthermore, records for common amphibians such as common toad *Bufo bufo*, smooth newt *Lissotriton vulgaris*, and common frog *Rana temporaria* were recorded within 2km of the Site.
- 3.7.3 There is suitable terrestrial habitat present within the Site for GCN, and one pond was identified within 250 m of the site, however, there are dispersal barriers from the pond to the Site such as the M69 road to the north and west, and the Oxford Canal to the north and east. Therefore, GCN are likely absent from the Proposed Development and are not considered further within this report.

Badgers

- 3.7.4 No records for badger were returned from the WBRC and No signs of badger were noted during the Site visit; however not all areas were accessible. The habitats present within the Site were not considered likely to provide the required habitat for sett creation that badger typically require. There is suitable habitat for sett creation in the wider landscape, such as woodland to the northeast of the Site and woodland to the south of the Site however, there are barriers to the Site such as the M69 road to the north and west and the Oxford Canal to the north and east. It is therefore considered that badgers are likely absent from the Site in any significant numbers.
- 3.7.5 However, badgers are highly mobile animals and may commute through the Site opportunistically, as a precautionary stance, badgers are a potential ecological receptor for the Proposed Development.

Bats

Roosting bats

- 3.7.6 There was one EPSL within 2km of the Site. This record was located 1.3km northwest of the Site and pertained to the damage and destruction of resting place and breeding site for the following species: brown long-eared bat *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus* and natterer's bat *Myotis natterei*.
- 3.7.7 22 records were returned from the WBRC, this comprised the following species: natterer's bat, noctule (*Nyctalus noctula*), brown long-eared bat, common pipistrelle, soprano pipistrelle (*Pipistrellus pygmaeus*) unidentified and *Myotis* bat species. The nearest record was located c. 890 m northwest



of the Site. The record was from the year 2019, for unidentified bat droppings.

- 3.7.8 The GLTA identified three individual trees within the Site area, as described in Table 4 below. The trees were viewed with the use of binoculars, and the roost features assessed as what can be viewed from ground level.

Table 4– Trees Identified with Bat Roosting Potential

Tree ref	Species	Feature Description	Location	Suitability	Photo reference (Appendix 2)
1	English oak <i>Quercus robur</i>	A mature oak tree, that had splits present in the southwest facing trunk running from ground level up to approximately 6 m high. Two splits in the trunk were present at approximately 8 m high and a knot hole on a branch facing southwest. The knot hole measured approximately 4cm by 4cm.	SP 39389 83408	PRF-M	Photograph 11 to 13
2	English oak	A split is present on a south facing branch.	SP 39408 83392	PRF-I	Photograph 14
3	Dead tree	A woodpecker hole is present on the northwest facing trunk, measuring approximately 5cm by 5cm.	SP 39373 83362	PRF-M	Photograph 15

- 3.7.9 Currently tree 1 and tree 2 appear to be outside the Site boundary but have been included should the removal of limbs or trees be required to facilitate the Proposed Development, this will have a negative impact on this species group if bats are roosting within the affected habitats or if potential roosting features are destroyed. All trees present within the Site could not be assessed at the time of the survey, therefore, other trees suitable for roosting bats may have been missed. Therefore, roosting bats are considered an ecological receptor for the Proposed Development.

Foraging and commuting bats

- 3.7.10 The habitats within the Site are predominantly unlit, whilst linear habitats within the Site boundary such as hedgerows, and scrub/fence line provide suitable foraging and commuting routes for bats, along with connectivity into the wider landscape to suitable habitats such as the Oxford Canal and woodland to the north of the Site.
- 3.7.11 Should the removal of trees or linear features be required to facilitate the Site works, this may also alter the habitat with potential localised impacts on foraging and commuting bats. Therefore, foraging and commuting bats are considered an ecological receptor for the Proposed Development.

Birds

- 3.7.1 The WBRC returned records for two bird species as listed on Schedule 1 of the Wildlife and Countryside Act (1981) as amended, this comprised brambling *Fringilla montifringilla*, and barn owl *Tyto alba*. Both records were located c. 1.2km northwest of the Site from the year 2019.
- 3.7.2 Records of a further X species listed as Species of Principle Importance for the purpose of conserving biodiversity under Section 41 of the NERC Act 2006. This comprised house sparrow *Passer domesticus*, tree sparrow *Passer montanus* and, lapwing *Vanellus Vanellus*. The nearest record was for tree sparrow located c. 1.2km northwest of the Site from the year 2018.
- 3.7.3 Ecological features within the Site that provide opportunities for nesting bird include the hedgerows,



scrub and trees, no nests were noted at the time of the Site visit, however, bird activity such as foraging and commuting was noted at the time of the Site visit.

- 3.7.4 Incidental bird species recorded at the time of the survey include jackdaw *Corvus monedula*, raven *Corvus corax*, long-tailed tit *Aegithalos caudatus*, great tit *Parus major*, chiffchaff *Phylloscopus collybita*, lesser whitethroat *Curruca curruca*, greenfinch *Carduelis chloris*, robin *Erithacus rubecula*, blackbird *Turdus merula*, wren *Troglodytes troglodytes*, chaffinch *Fringilla coelebs* and common redpoll *Acanthis flammea*.
- 3.7.5 No species as listed under Schedule 1 of the Wildlife and Countryside Act (1981) as amended or Species of Principal Importance for the purpose of conserving biodiversity covered under Section 41 of the NERC Act 2006 were noted at the time of the Site visit.
- 3.7.6 All species of wild bird and their nests are protected by law. As there is habitat present that could support common and widespread nesting birds. Birds are considered an ecological receptor to the Proposed Development should removal of hedgerows, trees and scrub require removal during the nesting bird season (March to August inclusive).

Reptiles

- 3.7.1 The WBRC returned two records for grass snake *Natrix helvetica*, the nearest record was located c. 1.2km southeast of the Site from the year 2018, for one count of an individual.
- 3.7.2 No signs of reptiles were noted during the Site visit, but the disused layby, sparsely vegetated urban land and modified grassland provided suitable habitat for basking reptiles, with the addition of hibernacula – rubble/brick and log piles within the sparsely vegetated land and modified grassland which may provide shelter for reptiles.
- 3.7.3 The Oxford Canal in the wider landscape may provide an ecological corridor for reptiles such as grass snake *Natrix Helvetica*.
- 3.7.4 Reptiles are considered an ecological receptor to the Proposed Development.

Terrestrial mammals

- 3.7.1 The WBRC returned 20 records for European hedgehog *Erinaceus europaeus*. The nearest record was located within the Site boundary, from the year 2019, for one count of a deceased individual.
- 3.7.2 No terrestrial mammals were noted at the time of the Site visit. Habitats present within the Site such as hedgerows and scrub are considered suitable for the European hedgehog *Erinaceus europaeus*.
- 3.7.3 Hedgehogs are a highly mobile species so it is therefore possible that individuals may be present within the Site at any one time. Therefore, terrestrial mammals are an ecological receptor of the Proposed Development.

Other Notable Species

- 3.7.4 The WBRC returned one record for an invertebrate as listed under the Species of Principal Importance for the purpose of conserving biodiversity covered under Section 41 of the NERC Act 2006. This record was for cinnabar *Tyria jacobaeae*, located c. 146 m east of the site, from the year 2020.
- 3.7.5 No protected or notable terrestrial invertebrates were identified during the Site survey, and it is considered that the Site lacked the habitat diversity (deadwood, waterbodies, open and dense areas, etc) required for the establishment of an important invertebrate site likely to support protected or notable species. It is also considered that the Site currently lacks the floristic or structural to support any terrestrial invertebrates in significant numbers. Therefore, protected or notable terrestrial invertebrates are not considered to be an ecological receptor for the Proposed Development and are not discussed further in this report.



Invasive Non-Native Species

- 3.7.6 INNS, Japanese knotweed was noted within the sparsely vegetated land to the south of the Site. It is an offence under the Schedule 9 of the Wildlife and Countryside Act (1981) as amended to cause the spread of this plant into the wild.
- 3.7.7 Buddleia was also noted within the sparsely vegetated land, while it is not an offence to cause this species to spread in the wild, it is good practice to avoid the spread of this species where possible.
- 3.7.8 Due to access constraints, further INNS may have been missed. INNS are an ecological receptor for the Proposed Development.

Potential Impacts, Recommendations and Mitigation

- 4.1.1 Preliminary plans outlined in the current Site layout: **11644_FE001 Single Unit** indicate that the land take of the Proposed Development will equate to approximately 12.6 ha and is expected to include complete or partial removal of the following existing habitats: other woodland; broadleaved, bramble scrub, modified grassland, bare ground, native hedgerow with trees, sparsely vegetated urban land, and individual trees.
- 4.1.2 Table 5 below sets out the identified ecological constraints, further survey requirements and ecological mitigation and enhancement based on the preliminary plans / surveys undertaken to date. Note that the scope of surveys and mitigation/design considerations may alter as more data is gathered.

Table 5: Identified Constraints with further survey and mitigation recommendations

Ecological Feature	Possible Mitigation Recommendations	Further Survey Recommendations	Timings
Waterbodies – ditch	Pollution prevention measures to be recommended within a Construction Environmental Management Plan (CEMP).	N/A	N/A
Badger	CEMP to include reasonable avoidance measures to safeguard badgers during construction phase, such as: <ul style="list-style-type: none"> - An ecology toolbox talk. - A ramp within any excavations within the Site to allow any animals that fall in to escape. - Covering any excavations at the end of each shift and checking inside at the beginning and end of each shift. If protected or notable species are found, the advice of a suitably experienced ecologist should be sought. 	N/A	N/A
Bats	Trees categorised as PRF-I can be soft/section felled under a site-specific method statement and ecological supervision. Soft and/or sectionally felling typically involves controlled cutting and lowering of limbs for subsequent inspection. Should bats be recorded works must cease and the ecologist will advise on requirements for further surveys. If works are carried out it is recommended that any lighting should follow the principles set out in 'Bats and artificial lighting in the UK' (BCT and ILP, 2023).	Due to access constraints not all trees within the Site were surveyed, therefore, these trees must be checked prior to any works commencing and at a time when safe access can be granted to determine if the trees have suitable features for bats. Bat transect surveys to determine the way bats, if present are using areas of	Between May and September. April to October (inclusive) with surveys spaced three weeks apart with two surveys carried out between May and August.



Ecological Feature	Possible Mitigation Recommendations	Further Survey Recommendations	Timings
		the habitat and its features. Trees categorised as PRF-M should be climbed by a bat licenced ecologist and endoscope to assess whether the PRFs are suitable for roosting bats. If the trees are unsafe to climb, then they should be subject to three emergence surveys.	
Birds	Where removal is required, undertake outside nesting bird season (March-August inclusive). Pre-commencement nesting bird checks of vegetation to be removed (if undertaken during nesting bird season (March – August).	N/A	N/A
Reptiles	Pre-works check will be carried under ecological supervision of any habitat that may need to be disturbed by the Proposed Development to avoid killing and/or injury of this species group. If works are carried out in winter, and hibernating reptiles are identified then works must stop within this area until suitable mitigation is in place. If hibernacula need to be removed, this should be dismantled by hand and any reptiles moved to a suitable area outside of the Proposed Development. Consider inclusion of reptile-friendly features eg new hibernacula and south facing slopes for basking in any development design.	N/A	N/A
Hedgehogs	CEMP to include reasonable avoidance measures to safeguard hedgehogs during construction phase, such as: <ul style="list-style-type: none"> - No vegetation refuse piles left on Site overnight to reduce the risk of animals denning within them. - Any clearance of ground-layer vegetation to facilitate the development completed slowly and carefully with any cleared areas immediately checked for the presence of animals. Should any protected or notable species be found, the advice of a suitably experienced ecologist should be sought. 	N/A	N/A
INNS	The CEMP will include details of the best practise removal for Japanese knotweed without further spreading the species. The CEMP will be updated if any further INNS are recorded.	N/A	N/A



5. References

BCT and ILP (2023) Bats and artificial lighting in the UK. ILP, Rugby, Warwickshire.

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester

Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

UKHab (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>).




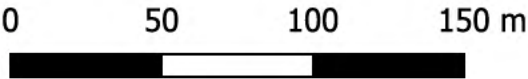
6. Figures

Figure 1. Red Line Boundary



Legend

 Site boundary



Ansty, Warwickshire

Site Boundary

Date	May 2025
Scale	1:2500@A3
Drawing Ref:	0860-SB-V1



Ground Floor
9 Acorn Business Park
Stockport
SK4 1AS

0161 327 1 723

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www.envanceuk.com

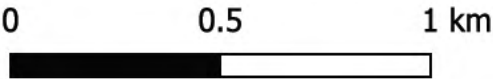


Figure 2. Priority Habitats and Ancient Woodland within 2 km.



Legend

- 2 km buffer
- Ancient Woodland
- Priority Habitat Inventory**
- Deciduous woodland
- Traditional orchard



Ansty, Warwickshire

Priority Habitats

Date	May 2025
Scale	1:18000@A3
Drawing Ref:	0860-PH-V1



Ground Floor
9 Acorn Business Park
Stockport
SK4 1AS

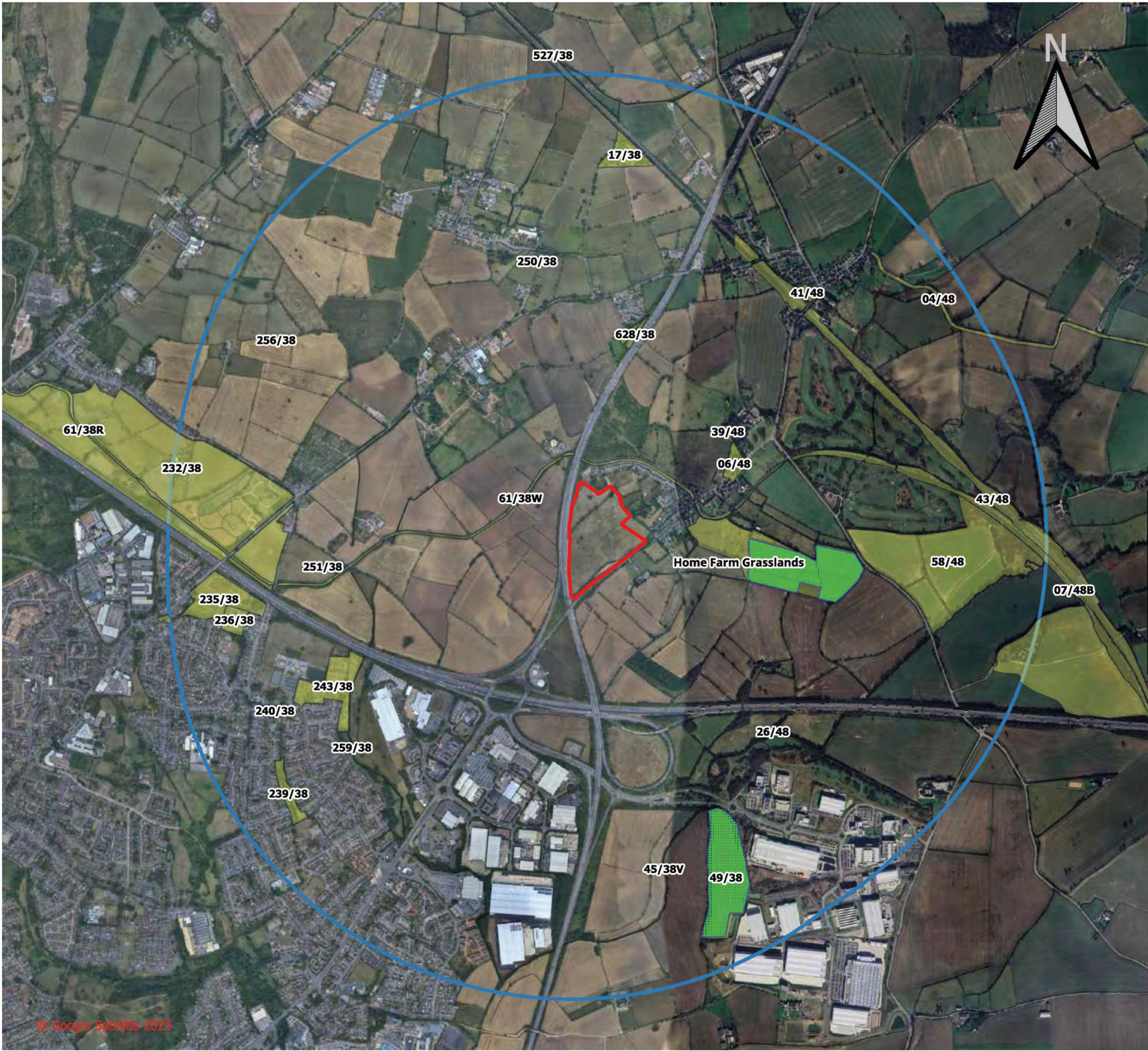
0161 327 1 723

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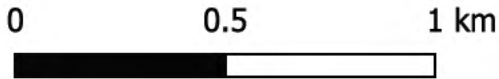


Figure 3. Non-Statutory Sites



Legend

- 2km buffer
- Site boundary
- Local Wildlife Sites (LWS)
- Ecosites



Ansty, Warwickshire

Non-Satutory Designated Sites

Date	May 2025
Scale	1:18000@A3
Drawing Ref:	0860-NSDS-V1



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Figure 4. Baseline Habitats.



Appendix 1. Summary of Legislation and Policy

Legislation

Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) allows for the designation of National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSIs), to protect areas containing habitats and species of national or international importance.

The 1981 Act also provides for the protection of certain species. These include nesting birds, with additional special protection for birds listed within Schedule 1, as well as a range of other protected animals listed in Schedule 5 (including reptiles, water vole and certain species of invertebrates). A number of protected plant species are also listed within Schedule 8.

The Conservation of Species and Habitats 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) provide domestic implementation of the EU Habitats Directive 1992. Under the Regulations, species listed in Annex II of the Directive are given strict protection in the UK as European protected species and it is an offence intentionally or recklessly to disturb or to harm a European protected species.

Projects which are likely to affect European protected species are subject to assessment criteria. Under Part 5 of the Regulations a licence may be granted for a project affecting a European protected species for specific purposes.

Natural England is the licensing authority for derogation licenses. A derogation licence may only be granted, provided:

that there is no satisfactory alternative; and

the action authorised will not be detrimental to the maintenance of the population of a European protected species at a favourable conservation status in its natural range.

All public authorities are required to have regard to the provisions of the Habitats Directive in the exercise of their functions under Regulation 9 of the Habitats Regulations. Guidance on the application of the Habitats Regulations is set out in the Joint ODPM and Department for the Environment, Food and Rural Affairs (DEFRA) circular 06/2005 & 01/2005.

Natural Environment and Rural Communities Act 2006

The Natural Environment and Rural Communities (NERC) Act came into force on 1st October 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under Section 40 of the NERC Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

Protection of Badgers Act 1992

Under the Protection of Badgers Act 1992 all badgers and their setts are protected from disturbance. The Act also includes provisions to allow Natural England to grant licences permitting interference with a badger sett in the course of development. Such a licence will normally incorporate conditions to ensure that undue disturbance and suffering to badgers is avoided during the development works.

Hedgerow Regulations 1997

Under the Hedgerow Regulations 1997, provision is made for the notification of “important” hedgerows. To qualify for notification, hedgerows must fulfil a range of criteria relating to their historical, landscape or wildlife



character. In accordance with the Regulations, the intention to remove any hedgerow should be notified to the Local Planning Authority (LPA) via a hedgerow removal notice. The LPA may issue a Hedgerow Retention Notice to prevent the loss of an “important” hedgerow. Where permission is granted to remove an “important” hedgerow, the LPA may impose conditions to mitigate the loss.

The Environment Act

In England, biodiversity net gain is now required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, every grant of planning permission will be deemed to have been granted subject to a general biodiversity gain condition (a pre-commencement condition) that requires developments to deliver at least a 10% increase in biodiversity value (relative to the pre-development biodiversity value of all onsite habitats). The condition requires a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.

Planning Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF, 2024) sets out the Government’s planning policies for England and how these are expected to be applied. Section 15 of the NPPF deals with conserving and enhancing the natural environment. Habitats and biodiversity are specifically referenced in paragraphs 187 to 195, as copied below.

187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.



189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
190. When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development⁶⁷ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
 - a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
191. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 189), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.
192. To protect and enhance biodiversity and geodiversity, plans should:
 - a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶⁸; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁶⁹; and
 - b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
193. When determining planning applications, local planning authorities should apply the following principles:
 - a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
 - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists; and
 - d) development whose primary objective is to conserve or enhance biodiversity should be



supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

194. The following should be given the same protection as habitats sites:
- a) potential Special Protection Areas and possible Special Areas of Conservation;
 - b) listed or proposed Ramsar sites; and
 - c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.
195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Rugby Borough Council Local Plan

The Rugby Borough Council Local Plan was adopted in 2011 and will guide development up until 2031. The are following policies of relevance to ecological matters, all of which are copied below in their entirety.

Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets The Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity as set out below. Development will be expected to deliver a net gain in biodiversity and be in accordance with the mitigation hierarchy below. Planning permission will be refused if significant harm resulting from development affecting biodiversity cannot be:

- Avoided, and where this is not possible;
- Mitigated, and if it cannot be fully mitigated, as a last resort; and
- Compensated for.

Sites of International and European Importance Development that is likely to result in an adverse effect on the integrity of any European site (either alone or in combination), will not be permitted unless

There are no alternative solutions; and

There are imperative reasons for overriding public interest; and

Adequate compensatory measures can be taken to ensure the overall coherence of Natura 200 is protected.

As per the requirements of the Habitat Regulations.

Sites of International or European Importance Include: Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites.

Sites of National Importance

Development affecting nationally important Sites of Special Scientific Interest (SSSIs) either directly or indirectly will only be permitted in exceptional circumstances where the benefits of development clearly outweigh the impacts on the site or species. Sites of Local Importance Development likely to result in the loss, deterioration, degradation or harm to habitats or species of local importance to biodiversity, geological or geomorphological conservation interests, either directly or indirectly, will not be permitted for Local Nature Reserves (LNRs); Local Wildlife Sites (LWS), Local Geological Sites (LGS),



European and UK protected species, or Biodiversity Action Plan habitats unless:

- The need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest. All Development proposals impacting on local wildlife sites will be expected to assess the site against the 'Green Book'¹ criteria to determine the status of the site and to ascertain whether the development clearly outweighs the impacts on the site;
- It can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interest; and
- Measures can be provided (and secured through planning conditions or legal agreements), according to the mitigation hierarchy as set out above. The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network.

Ancient Woodland

Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland, and/or the loss of aged or veteran trees found outside of ancient woodland unless the need for, and benefits of, the development in that location clearly outweighs the loss.

All development proposals in the proximity of ancient woodland shall incorporate buffers having regard to Natural England's standing advice.

Ecological Assessment

All proposals likely to impact on the sites noted above will require an Ecological Assessment. The Ecological Assessment shall include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development.

Warwick District Local Plan

NE2 Protecting Designated Biodiversity and Geodiversity Assets

The Council will protect designated areas and species of national and local importance for biodiversity and geodiversity as set out below.

Sites of National Importance

Sites of Special Scientific Interest (SSSI) are of national importance; therefore, development will not be permitted which will destroy or adversely affect these unless, in exceptional circumstances, it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity. Where development is permitted that has an adverse impact on a SSSI, whether direct or indirect, measures to enhance the condition of the site will be required.

Sites of Local Importance

Development will not be permitted that will destroy or adversely affect the following locally important sites and assets unless it can be demonstrated that the benefits of development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity;

- a) Ancient Woodland, aged and veteran trees;
- b) Local Nature Reserves;



- c) Local Wildlife Sites and potential Local Wildlife Sites;
- d) Local Geological Sites;
- e) Protected, rare, endangered or priority species or other sites of geological or geomorphological importance.

All proposals likely to impact on the above assets will be subject to an ecological assessment. The ecological assessment should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development. Development affecting these sites will only be permitted where:

- i. the proposal is justified against the above criteria, and
- ii. where it can be demonstrated that the proposed mitigation or compensatory measures are equivalent to the value assigned to the site / asset in the ecological assessment.

NE3 Biodiversity



New development will be permitted provided that it protects, enhances and / or restores habitat biodiversity. Development proposals will be expected to ensure that they:

- a) lead to no net loss of biodiversity, and where possible a net gain, where appropriate, by means of an approved ecological assessment of existing site features and development impacts;
- b) protect or enhance biodiversity assets and secure their long term management and maintenance, and;
- c) avoid negative impacts on existing biodiversity.




Where this is not possible, mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be required.






Appendix 2. Photographs

<p>Photograph 1 – Modified grassland in poor condition, to the south of the Site – no access.</p>	
<p>Photograph 2 – Modified grassland in poor condition, to the north of the Site.</p>	






<p>Photograph 3 – Modified grassland to the northeast of the Site. Grassland is fenced off.</p>	
<p>Photograph 4 – Native hedgerow with trees to the south of the Site.</p>	
<p>Photograph 5 – Native hedgerow with trees to the north of the Site, that runs through the Site west to east.</p>	






<p>Photograph 6 – Bramble scrub to the west of the Site, along fence line.</p>	
<p>Photograph 7 – disused layby to the south of the Site.</p>	
<p>Photograph 8 – Individual tree to the north of the Site.</p>	



<p>Photograph 9 – Sparsely vegetated land to the south of the Site, with over 10% vegetation.</p>	
<p>Photograph 10 – Japanese knotweed present in sparsely vegetated land.</p>	
<p>Photograph 11 – Splits in tree trunk (tree 1)</p>	



<p>Photograph 12 – Splits in tree trunk (tree 1)</p>	
<p>Photograph 13 – Knot hole on branch (tree 1)</p>	
<p>Photograph 14 – Split in trunk (tree 2)</p>	

Photograph 15 – Woodpecker hole (tree 3)



Biodiversity Assessment and Recommendations

REGULATION 18 CONSULTATION



MAY 2025

VERSION 2



SITE 88
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ANSTY
CV7 9JF

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Summary

Envance UK was commissioned by BARJANE Ltd to undertake a Biodiversity Assessment and produce Biodiversity recommendations for a parcel of land southwest of Ansty, Warwickshire (central British National Grid Reference SP 3932 8319; hereafter referred to as the 'Site'). This assessment at Ansty, Warwickshire is based on the Site layout: **11644_FE001C Single Unit** and assumes the construction of an industrial development within the Site (the 'Proposed Development').

This report presents the baseline biodiversity units for the Site, the projected post-development baseline units (based on the current Site layout: **11644_FE001C Single Unit**), and our recommended strategy for maximising biodiversity gains within the Site.

The Site is approximately 12.6 hectares in area. Habitats recorded within the area are listed below:

- Individual trees
- Modified grassland
- Bramble scrub
- Ruderal/ ephemeral
- Bare ground
- Developed land; sealed surface

The Proposed Development will result in the complete or partial removal of the following existing habitats: bramble scrub, modified grassland, bare ground, ruderal/ ephemeral, and individual trees. Current plans indicate the retention of areas of existing Modified grassland within the Site, as well as the creation of species rich grassland, wetland grassland (as part of the Site drainage strategy), native hedgerows, with new tree planting.

It is recommended that existing areas of bramble scrub should be enhanced to mixed scrub through clearance and up-planting with a mix of native shrubs. Where modified grassland areas are to be recreated as amenity grassland, it is recommended that a species-rich lawn turf is used. This will enable these areas to achieve a moderate condition state if managed appropriately.

Biodiversity Net Gain

This report details the methodology and results of the baseline biodiversity assessment and calculates the expected biodiversity value of the Site, post-development. Recommendations to maximise biodiversity value on the site are included as required.

For the baseline assessment the Site has an overall calculated baseline biodiversity value of 26.79 Habitat Units (HU) and 13.20 Hedgerow Units (HeU).

To achieve a 10% Biodiversity Net Gain, the Proposed Development is anticipated to need to deliver 29.47 Habitat Units and 14.52 Hedgerow Units.

Based on preliminary plans outlined in the current Site layout: **11644_FE001C Single Unit** and implementing the recommendations outlined in this report, the development is predicted to result in net gains of 14.33 HU (53.48%) and 9.12 HeU (69.10%). These gains significantly exceed statutory BNG requirements and represent a substantive improvement of the site in relation to biodiversity value compared to the no development scenario.



1. Introduction

1.1 Background

- 1.1.1 Envance UK was commissioned by BARJANE Ltd in April 2025 to undertake a Biodiversity Assessment and produce recommendations for a parcel of land southwest of Ansty, Warwickshire (central British National Grid Reference SP 3932 8319; hereafter referred to as the 'Site').
- 1.1.2 The Site boundary is shown in [Figures 1-3](#).

1.2 Site Context

- 1.2.1 The Site is approximately 12.6 ha in area. The Site is predominantly surrounded by farmland, with urban areas located towards the southwest. To the northeast is the small urban sprawl of the town Ansty, consisting of areas of residential buildings.
- 1.2.2 All Site habitats identified will be common and widespread in the local area.

1.3 The Proposed Development

- 1.3.1 Preliminary plans outlined in the current Site layout: **11644_FE001C Single Unit** indicate that the land-take of the Proposed Development will equate to approximately 12.6 ha and is expected to include the complete or partial removal of the following existing habitats: bramble scrub, modified grassland, bare ground, ruderal/ ephemeral, and individual trees. These will be replaced by buildings and hard standing, amenity grassland, species rich grassland, with the introduction of 144 newly planted trees.

1.4 Purpose of the Report

- 1.4.1 The Biodiversity Assessment considers the baseline survey information collected during the survey undertaken by Envance in April 2025, to enable the completion of the Statutory Biodiversity Metric (SBM; Natural England 2024) to calculate the pre-development baseline value of the Site, and calculation of the habitat losses/gains as a result of the Proposed Development.
- 1.4.2 This Biodiversity Assessment is broadly based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance (CIEEM, 2021) as follows:

Present the baseline survey undertaken on the Site and to present the results of habitat condition assessment surveys following the Statutory biodiversity metric: User Guide.

Provide an overview of the proposed habitats following completion of the Proposed Development based on information supplied by the Applicant.

Present the results of the Defra Statutory Biodiversity Metric (SBM) assessment completed for the Proposed Development.

Assess the likelihood of the Proposed Development achieving a net gain in biodiversity through the SBM and outline the associated management objectives for proposed habitats.

Provide a recommended scenario to maximise biodiversity net gain within the Site.



2. Methodology

2.1 UKHab Survey

- 2.1.1 A UKHab survey of Site habitats was undertaken by Envance ecologist Hannah Karim on the 28th of April 2025. The survey recorded Site habitats present according to the UK Habitat Classification system (UKHab, 2023) and assessed their condition using the Statutory Metric Condition Sheets¹.

2.2 Biodiversity Calculations

- 2.2.1 Biodiversity accounting metrics were employed to assess the baseline biodiversity value of the Site and identify any features of significant value.
- 2.2.2 The Statutory Biodiversity Net Gain Metric (SBM) is a MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value (“biodiversity units”) of a proposed development Site before and after development (DEFRA, 2024). It treats the area-based habitats and linear features such as hedgerows and lines of trees separately, and is based on pre-determined values, along with published written guidance. Habitat measurements were made using digital mapping software (QGIS Geographic Information System version 3.28). Habitat condition was assessed according to the criteria outlined by DEFRA (2024). The baseline survey and condition assessment were undertaken during the UKHab survey.
- 2.2.3 Post-Development habitats were determined from preliminary plans outlined in the current Site layout: **11644_FE001C Single Unit**, with proposed habitats mapped and digitised to generate areas for each of the habitats proposed.
- 2.2.4 These pre- and post-enhancement habitat areas were then entered into the SBM Calculation Tool. The SBM then provides a habitat distinctiveness score for each of the baseline and proposed habitats which are pre-assigned scores based on the habitat type.
- 2.2.5 The SBM then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the SBM itself for the following variables relevant to habitat creation, enhancement, or restoration proposals²;

Difficulty of creating or restoring/enhancing a habitat: this pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance,

Temporal risk: this is the ‘time to target condition’ for any habitat and determines how long a particular habitat type is likely to take to reach the desired condition score.

Spatial risk: This score is based on the distance between the Site of habitat loss and any habitat creation/enhancement proposals at any offsite offsetting solutions.

2.3 Policy and Legislation

- 2.3.1 The relevant primary legislation for the statutory framework for biodiversity net gain is principally set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. This legislation was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021 and was amended by the Levelling Up and Regeneration Act 2023. The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 made consequential amendments to other

¹ <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> (statutory Metric Condition Sheets)

² Full details of the calculation methodology are provided in the Statutory Biodiversity Metric – User Guide



parts of the 1990 Act.

2.3.2 The biodiversity net gain regulations most directly relevant to planning are:

The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 which commence biodiversity net gain for most types of new planning applications and provides transitional arrangements for section 73 permissions.

The Biodiversity Gain Requirements (Exemptions) Regulations 2024 which prescribe exemptions for categories of development to which biodiversity net gain does not apply.

The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 which amend the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 to include provisions in respect of applications for planning permission and the submission and determination of Biodiversity Gain Plans, as well as modifications of Schedule 7A of the Town and Country Planning Act 1990 for phased development.

The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 which sets out the modifications for irreplaceable habitat.

2.3.3 Article 37A of The Town and Country Planning (Development Management Procedure) (England) Order 2015 describes the Biodiversity Gain Hierarchy, which is a structured approach designed to maximise biodiversity gains. Broadly, this identifies the following steps to be considered in order when a habitat may be impacted by a development;

Retention - the avoidance of adverse impacts,

Enhancement - onsite habitat enhancement,

Creation - onsite habitat creation,

Offsite mitigation - gains from an offsite location,

Biodiversity credits - the purchase of biodiversity credits as a last resort.

2.3.4 [Appendix 1](#) provides further details of policy and legislation.

2.4 Limitations

2.4.1 This report serves to indicate the value of the Site in nature conservation terms based upon the survey data gathered. As with any survey of this kind, the information collected defines the habitat types present, and their condition, and is not intended to be a record of every species present.

2.4.2 Access limitations within the Site restricted a full detailed survey of all areas present. For these area, habitat classification and condition has been assigned using available aerial imagery and the expected condition based on our ecological judgement.

2.4.3 Numbers within the SBM, especially habitat areas, are subject to two decimal place rounding. Therefore, there may be small apparent margins of error, when in fact these are correct within the SBM and are due to rounding.

2.4.4 Most of the ecological data remains valid for only short periods due to the inherently transient nature of the subject. The survey results contained in this report are considered accurate for one to two years, assuming no significant considerable changes to the Site conditions.

2.4.5 Habitat maps present in the figures have been reproduced from detailed field notes and informed by aerial imagery (Google Earth 2024), OS mapping and Site maps provided by the client. The accuracy of



these figures is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of accuracy.



3. Biodiversity Net Gain Assessment

3.1 Baseline

- 3.1.1 For the on-site Baseline assessment, only habitats within the Development have been considered as per SBM Methodology.
- 3.1.2 The Development Area contains the habitats shown in Tables 1 and 2 and [Figure 1](#). Condition assessment results for each habitat are provided in [Appendix 2](#). Reference should also be made to the accompanying statutory biodiversity metric Excel spreadsheet, and the Ecological Impact Assessment for the Site Error! Bookmark not defined..
- 3.1.3 The on-site baseline biodiversity of the Development Area was calculated as: 26.79 Habitat Units (HU) and 13.20 Hedgerow Units (HeU).

Table 1 - Baseline Area-based Habitats³, Condition and Unit Scores

Habitat Identified	Habitat Distinctiveness	Habitat Condition	Strategic Significance	Approx. Area (ha)	Estimated Biodiversity Value (HU)
Bare ground	Low	Poor	Low	0.16	0.32
Bramble scrub	Medium	N/A	Low	0.15	0.60
Developed land; sealed surface	V.Low	N/A	Low	0.14	0.00
Modified grassland	Low	Poor	Low	11.64	23.29
Modified grassland	Low	Moderate	Low	0.08	0.32
Ruderal/ Ephemeral	Low	Moderate	Low	0.39	1.55
Rural tree	Medium	Moderate	Low	0.03	0.26
Rural tree	Medium	Good	Low	0.04	0.44
Total					26.79

Table 2 – Baseline Hedgerow Habitats, Condition and Unit Scores

Habitat Identified	Habitat Distinctiveness	Habitat Condition	Strategic Significance	Approx. Length (ha)	Estimated Biodiversity Value (WU)
Native Hedgerow with trees	Medium	Good	Low	0.70	8.43
Native Hedgerow with trees	Medium	Moderate	Low	0.60	4.77
Total					13.20

3.2 Irreplaceable habitats

- 3.2.1 Through surveys and desk based research it has been confirmed that no irreplaceable habitats have been identified within the Site.

³ Habitat types are presented in their Statutory Biodiversity Metric format.



3.3 Strategic Significance

- 3.3.1 The strategic significance of a Site will be determined by areas included within the Local Nature Recovery Strategy (LNRS) produced for a region. The LNRS for Warwick is still in preparation and is not expected until late-2025.
- 3.3.2 As an LNRS has not yet been published, alternative documents can be used to assign strategic significance. A review of local plans and policies did not highlight the Site as an area designated for nature recovery. Therefore, none of the habitat types can achieve 'high strategic significance' status.
- 3.3.3 None of the Site habitats identified are considered to be part of any significantly valuable ecological corridor. For the basis of this assessment, the remaining habitats within the Site were assigned 'low strategic significance' as the location was not identified within local plans or policies and did not provide valuable ecological connectivity to any strategically significant location.

3.4 Post-Development

- 3.4.1 **Table 3** and **Figure 2** shows the biodiversity values for the post-development habitats, based on the preliminary plans outlined in the current Site layout: **11644_FE001C Single Unit**.

Based on this layout, it is estimated that all areas of bramble scrub and bare ground will be lost, along with large sections of modified grassland, and all individual trees. Current plans indicate that this will be replaced with developed land (buildings and hard-standing) with amenity grassland, new tree plantings, and a landscape bund formed of by species-rich grassland. A swale drainage feature will also be created, formed by a wetland grass mix.

Mitigation Hierarchy

- 3.4.2 Habitat enhancement and creation for Biodiversity Net Gain should follow the required principles and mitigation hierarchy as set out in the Government guidance (DEFRA, 2023) (see [Appendix 1](#) for a summary). The following sets out each stage of the mitigation hierarchy identified within the Proposed Development and additional measures for consideration.

Retention

- 3.4.3 Current development plans include the creation of amenity grassland within areas currently formed by modified grassland. As this will represent the same habitat type in the same condition state and is expected to be re-created within two years of Site clearance, it is considered to be retained.

Habitat loss

- 3.4.4 Based on the current Site layout, it is assumed that all areas of bramble scrub, ruderal/ ephemeral, and bare ground will be lost, along with large sections of modified grassland, and all individual trees.

Enhancement

- 3.4.5 Based on the current Site layout it is assumed that none of the proposed habitats or existing habitats will be enhanced. Enhancement of features will be detailed in the recommendation section of this report.

Creation

- 3.4.6 The current development plans also include the creation of the following habitats:

Developed land; sealed surface – 7.29 ha. This represents the buildings, hard-standing areas for car parking and access pathways.



- **Other neutral grassland (landscape bund)** – 2.20 ha. This represents the species-rich grassland created on the landscape bund. With appropriate management this is anticipated to achieve moderate condition.
- **Other neutral grassland (swale)** – 0.30 ha. This represents the swale drainage feature, which is anticipated to be formed of a wetland grassland mix. As this feature is likely to be dry for the majority of the year, is anticipated to form a neutral grassland type. With appropriate management this is anticipated to achieve moderate condition.
- **Individual trees** – 0.59 ha. Based on the current layout 144 trees will be planted throughout the Site. With appropriate management they are anticipated to achieve moderate condition.
- **Native Hedgerow** – 1.63 km of native hedgerow with trees, and 0.28 km of native hedgerow will be planted in various locations around the Site.

3.5 On-Site Calculation

- 3.5.1 **Table 3** sets out the predicted post-development BNG calculations based on the information provided. The target outlines prescriptions for delivery of the habitat creation, and management objectives to demonstrate that proposals will meet the specified habitat classification and condition criteria.
- 3.5.2 The on-site post-development biodiversity of the Site is estimated to be: 24.25 Habitat Units (HU), and 10.09 HeU.
- 3.5.3 This represents a loss of 2.53 HU (-9.46%) for area-based habitats, and 3.11 HeU (-23.58%).

Table 3 – Post-development Area-based Habitats, Condition and Unit Scores

Habitat	Intervention Type	Indicative Target Condition	Strategic Significance	Approx. Area (ha)	Estimated Biodiversity Value (HU)
Other neutral grassland	Creation	Moderate	Low	2.21	14.79
Developed land; sealed surface	Creation	N/A	Low	7.28	0.00
Other neutral grassland (Wetland grassland)	Creation	Moderate	Low	0.31	2.06
Urban trees	Creation	Moderate	Low	0.59	1.79
Modified grassland	Retention	Moderate	Low	0.04	0.16
Modified grassland	Retention	Poor	Low	2.73	5.45
Total					24.25



Table 4 – Post Development Hedgerow Habitats

Habitat Identified	Habitat Distinctiveness	Habitat Condition	Strategic Significance	Approx. Length (ha)	Estimated Biodiversity Value (WU)
Native Hedgerow with trees (creation)	Medium	Good	Low	1.63	9.16
Native Hedgerow (creation)	Medium	Moderate	Low	0.28	0.93
Total					10.09



4. Recommended Biodiversity Strategy

4.1 On-Site Biodiversity Net Gain

- 4.1.1 A biodiversity value of 41.11 HU and 22.32 HeU is predicted for the Development Area, post-development. This represents a gain of 14.33 HU (53.48%) for area-based habitats, and 9.12 HeU (69.10%).
- 4.1.2 As part of this Biodiversity Assessment, all potential options for maintaining and enhancing biodiversity within the Site have been explored. The results detailed above represent what is considered to be the best possible outcome, considering the surrounding urban environment and potential levels of anthropogenic activities that are likely to occur within the habitats.

4.2 On-Site Calculations for Recommended Habitats

The lost habitats as a result of the Proposed Development will be replaced with large areas of developed land, other neutral grasslands, mixed scrub, and the introduction of 144 small urban trees. Some areas of modified grassland are being enhanced. Further details regarding changes to baseline conditions are listed below.

Retention

- 4.2.1 Trees will be retained, where possible.

Enhancement

- 4.2.2 Where modified grassland areas are to be recreated as amenity grassland, it is recommended that a species-rich lawn turf is used. This will enable these areas to achieve a moderate condition state if managed appropriately. Under SBM methodology this is considered an enhancement as the same habitat type would be anticipated to be recreated and enhanced to a higher condition state within two-years of Site clearance.
- 4.2.3 It is estimated that approx. 0.73 km of existing hedgerow could be retained under the current Site layout. It is recommended that where appropriate these features are enhanced to species rich hedgerows with trees through up-planting and appropriate management to mitigate the for the loss of 0.56 km of hedgerow habitats.

Creation

Mixed scrub: It is further recommended that the mixed scrub should be created to replace bramble scrub along the northeast boundary of the Site. With appropriate With appropriate management this is anticipated to achieve moderate condition.

Urban trees: On top of the introduction of 144 small urban trees, large areas of other neutral grassland should be created to surround these planted areas. Further creation of other neutral grassland should be developed in areas within the northeast section of the Site.

Wetland grassland: Wetland grasslands, recorded in the metric as other neutral grassland, will be created in the southeast area of the Site.

Other neutral grassland: 3.32 ha of other neutral grassland will be created, mainly focused on the north east of the site.

Native hedgerow with trees: 1.63 km of native hedgerow with trees, and 0.28 km of native hedgerow will be plated in various locations around the Site.

Developed land; sealed surface: 7.29 ha of developed land will be built on the Site.



4.2.4 These measures are visualised in [Figure 3](#) and detailed in Tables 4 and 5 below.

Table 5 – Recommended Post-intervention Area-based Habitats, Condition and Unit Scores

Habitat	Intervention Type	Indicative Target Condition	Strategic Significance	Approx. Area (ha)	Estimated Biodiversity Value (HU)
Individual trees	Retention	Moderate	Low	0.004	0.03
Individual trees	Retention	Good	Low	0.04	0.44
Mixed scrub	Creation	Moderate	Low	0.15	1.01
Other neutral grassland	Creation	Moderate	Low	3.32	22.21
Other neutral grassland	Creation	Moderate	Low	0.308	2.06
Urban tree	Creation	N/A	Low	0.59	1.79
Developed land; sealed surface	Creation	N/A	Low	7.29	0.00
Modified grassland	Enhancement	Moderate	Low	1.51	13.57
Total					41.11

Table 6 - Recommended Post-intervention Hedgerow Habitats, Condition and Unit Scores

Habitat Identified	Intervention Type	Habitat Condition	Strategic Significance	Approx. Length (ha)	Estimated Biodiversity Value (WU)
Species rich hedgerow with trees	Enhancement	Good	Low	0.39	6.57
Species rich hedgerow with trees	Enhancement	Good	Low	0.35	5.71
Native hedgerow with trees	Creation	Moderate	Low	1.63	9.11
Native hedgerow	Creation	Moderate	Low	0.28	0.93
Total					22.32

4.2.5 With these measures, it is anticipated that an additional 14.33 HU can be generated compared to the baseline biodiversity value. Where in the Site layout all hedgerow units were lost, the recommendations have a net gain of 9.12 HeU (69.10%). This satisfies all trading rules.



5. Conclusions

- 5.1.1 The baseline assessment of the Site was informed by a Site survey by an Envance ecologist. A total of 26.79 HU and 13.20 HeU was estimated for the Site pre-development. The Site mostly consisted of poor condition modified grassland, with some areas of bramble scrub. 1.30 km of native hedgerow with trees ran horizontally through the middle of the Site and around the Western, Southern, and Eastern boundaries.
- 5.1.2 Based on the current layout: **11644_FE001C Single Unit** there is an estimated net loss of 2.53 HU and 3.11 HeU. It is estimated that all areas of bramble scrub and bare ground will be lost, along with large sections of modified grassland, and all individual trees. Current plans indicate that this will be replaced with developed land (buildings and hard-standing) with some areas of soft-landscaping (other neutral grassland, wetland grassland (other neutral in the metric) and new tree plantings).
- 5.1.3 This report outlines possible recommendations to achieve maximum BNG for the Proposed Development. With recommended interventions it is possible to achieve a 53.48% net gain for habitat units (HU) and a 69.10% net gain for hedgerow units (HeU). The recommendations involve retention, enhancement, and creation of various habitats detailed in Tables 5 and 6.



6. References

CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK

Gurnell, A. M., & Blackburn, J. H. (2022). *The MoRPh Survey: Technical Reference Manual* (2022 ed.). Modular River Survey. Retrieved from <https://modularriversurvey.org/>

Google. (2024). Google Earth Pro (Version 7.3.6) [Software]. Google. <https://earth.google.com>. Accessed on the 24st December 2024.

DEFRA (2024) *Statutory Biodiversity Metric*. Available at <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)



7. Figures

Figure 1 - Baseline Habitat Map



Legend

Site boundary

Artificial unvegetated, unsealed surface

Bramble scrub

Developed land; sealed surface

Modified grassland

Sparsely vegetated urban land (Ruderal/Ephemeral)

Bare ground

Native Hedgerow with trees

Baseline trees

0

75

150 m

Ansty, Warwickshire

Baseline Habitat Map

Date	April 2025
Scale	1:2500@A3
Drawing Ref:	0860-BHM-V1

envance

Unit 9 Acorn Business Park
Heaton Lane
Stockport
United Kingdom
SK4 1AS

0161 327 1 723

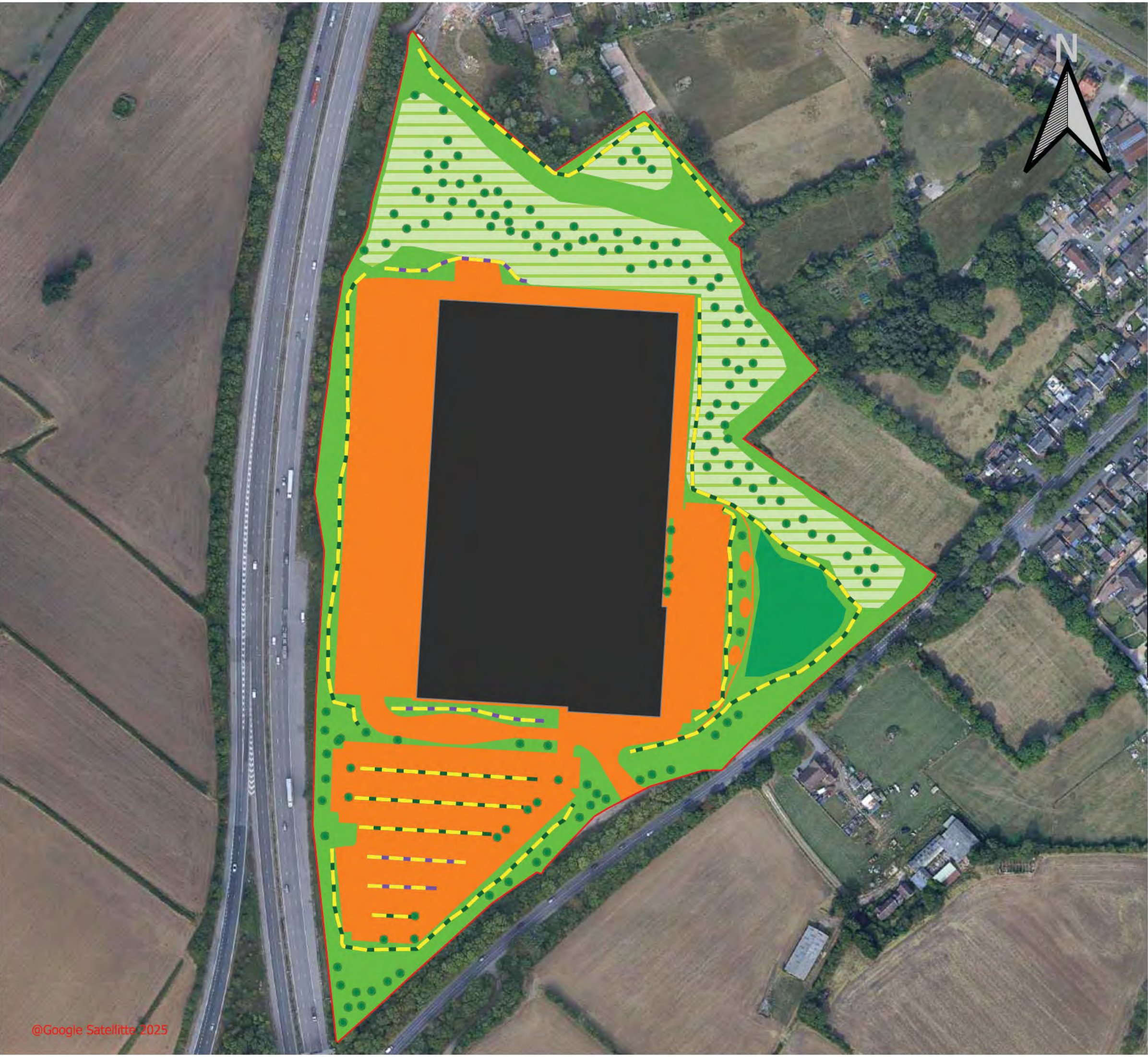
enquiries@envanceuk.com

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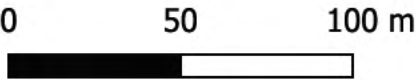


Figure 2 - Post-development Habitat Map



Legend

- Site boundary
- Swale drainage feature
- Developed land; sealed surface
- Modified grassland
- Other neutral grassland
- Buildings
- Native hedgerow
- Native Hedgerow with trees
- Newly planted trees



Ansty, Warwickshire

Post Development Map

Date	May 2025
Scale	1:2200@A3
Drawing Ref:	0860-PDHM-V2



Ground Floor
9 Acorn Business Park
Stockport
SK4 1AS

0161 327 1 723

enquiries@envanceuk.com

www.envanceuk.com

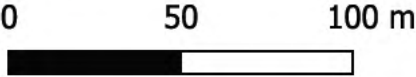


Figure 3 – Post Development Habitat Map with Recommended Habitat interventions



Legend

- Site boundary
- Swale drainage feature
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Buildings
- Native hedgerow
- Native Hedgerow with trees
- Native Species Rich Hedgerow with trees
- Retained trees
- Newly planted trees



Ansty, Warwickshire

Recommended Post Development
Habitat Map

Date	May 2025
Scale	1:2200@A3
Drawing Ref:	0860-PDHR-V2



Ground Floor
9 Acorn Business Park
Stockport
SK4 1AS

0161 327 1 723

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Appendix 1. Summary of Legislation

Town and Country Planning Act 1990 – Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (inserted by Schedule 14 of the Environment Act 2021), grants of planning permission are to be subject to a condition to secure that the biodiversity net gain objective is met. Specifically;

The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

The biodiversity value attributable to the development is the total of—

- the post-development biodiversity value of the onsite habitat,
- the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and
- the biodiversity value of any biodiversity credits purchased for the development.

The relevant percentage is 10%.

The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

The Schedule goes on to emphasise the use of the most recent version of the Statutory Biodiversity Metric, detail from when the baseline biodiversity of a relevant Site should be calculated, how post-development biodiversity values should be calculated, and how off-site biodiversity gains should be registered and calculated.

Exemptions

Certain types of developments are exempt from the mandatory biodiversity net gain condition –

Existing planning applications - If a planning application for a development was made before day one of mandatory BNG on 12 February 2024, the development is exempt from BNG. This also applies to retrospective planning permissions made under section 73A and section 73 permissions where the original permission which the section 73 relates to was either granted before 12 February 2024 or the application for the original permission was made before 12 February 2024,

Householder development - Development which is subject of a householder application as defined within Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015,

Development subject to the de minis exemption - Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of on-site habitat, or 5 metres of linear habitats such as hedgerows,

Self-build and custom build development - Developments which:

- consists of no more than 9 dwellings, and
- is carried out on a Site which has an area no larger than 0.5 hectares, and
- consists exclusively of dwellings which are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

Urgent Crown development granted permission under section 293A of the Town and Country Planning Act 1990,



Developments that are granted planning permission by a development order (including permitted development rights),

Development of a biodiversity gain Site - Development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain condition which applies in relation to another development,

Development related to the high speed railway transport network - Development forming part of, or ancillary to, the high speed railway transport network comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013

The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024

This legislation includes a schedule in the form of two tables which list 'irreplaceable habitats'. These habitats are considered too rare or difficult to reproduce to be subject to standard biodiversity net gain principles, and must therefore be mitigated for with bespoke compensation if impacted at all. The list of habitats is as follows;

Blanket bog

Lowland fens

Limestone pavements

Coastal sand dunes

Ancient woodland

Ancient trees and veteran trees

Spartina saltmarsh swards

Mediterranean saltmarsh scrub

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Section 73A describes the biodiversity gain hierarchy, which is copied below in its entirety.

In this Part, "biodiversity gain hierarchy" means the following actions in the following order of priority—

- a) in relation to onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than four—*
 - i. avoiding adverse effects of the development, or*
 - ii. insofar as those adverse effects cannot be avoided, mitigating those effects;*
- b) in relation to any onsite habitat which is adversely affected by the development, compensating for that adverse effect by—*
 - i. habitat enhancement of onsite habitat;*
 - ii. insofar as there cannot be that enhancement, creation of onsite habitat;*
 - iii. insofar as there cannot be that creation, the availability of registered offsite biodiversity gain for allocation to the development;*
 - iv. insofar as registered offsite biodiversity gain cannot be allocated to the development, the purchase of biodiversity credits*

The Rugby Borough Local Plan 2011–2031 (adopted June 2019)

The following key policies from the Rugby Borough Local Plan 2011–2031 that pertain to ecology, biodiversity, landscape, and sustainable design are detailed below:



Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets

The Council will protect designated areas and species of international, national, and local importance for biodiversity and geodiversity.

Development proposals likely to have an adverse impact on these designated areas or species will not be permitted unless the benefits of the development clearly outweigh the impacts.

Where development is permitted, it will be expected to avoid, mitigate, or compensate for any harm to biodiversity and geodiversity.

Policy NE2: Strategic Green Infrastructure

The Council will work with partners to plan, deliver, and manage a strategic green infrastructure network that:

Conserves and enhances existing green infrastructure assets.

Creates new green infrastructure assets.

Improves connectivity between green infrastructure assets.

Development proposals should demonstrate how they contribute to the strategic green infrastructure network.

Policy NE3: Landscape Protection and Enhancement

New development will be permitted where it:

Positively contributes to landscape character.

Identifies likely visual impacts on the local landscape and townscape and its immediate setting.

Undertakes appropriate landscaping to reduce these impacts.

Development proposals should demonstrate how they have considered the landscape character and visual amenity of the area.

Policy SDC1: Sustainable Design

All development will demonstrate high quality, inclusive, and sustainable design.

New development will only be allowed where proposals are of a scale, density, and design that would not cause any material harm to the qualities, character, and amenity of the areas in which they are situated.

Factors including the massing, height, landscape, layout, materials, and access should also be a key consideration in the determination of planning applications.



Appendix 2. Habitat Condition Assessments

Tables A2.1 – A2.3 detail the results of the condition assessment for each identified habitat type according to SBM condition criteria for the Site. Condition assessments are not required for developed land; sealed surface and bramble scrub as the qualifying features of these habitats do not allow them to reach any other condition than poor.

The remaining condition assessments for woodland and bare ground have not been included due to limitations for access within the Site. The conditions for the remaining habitats has been assigned based on the surrounding environment and ecological judgement.

Individual trees

Urban trees

Table A2. 1 - Condition assessment of the individual trees within the Site.

Criteria	Description	Large	Small
		Pass/Fail	
A	The tree is a native species (or at least 70% within the block are native species).	Pass	Fail
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide (individual trees automatically pass this criterion).	Pass	Pass
C	The tree is mature (or more than 50% within the block are mature).	Pass	Pass
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Pass	Fail
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail	Fail
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Fail
Final Assessment		Condition	
Scattered trees across the site in a range of different ages. Some evidence of human impacts is present on some trees. All fail at least two criteria (moderate condition).		Moderate	

Grassland

Modified grassland

Table A2. 2 - Condition assessment of the other Modified grassland in the Site.

Criteria	Description	Pass/Fail	
		Northeast parcel	Rest of site
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. <i>Note - this criterion is essential for achieving Moderate or Good condition.</i>	Pass	Pass
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Fail	Pass
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). <i>Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.</i>	Pass	Pass
D	Physical damage is evident in less than 5% of total grassland	Pass	Fail



Criteria	Description	Pass/Fail	
		Northeast parcel	Rest of site
	area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.		
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Fail	Fail
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass	Pass
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4).	Pass	Pass
Final Assessment		Condition	
<i>Grassland is grazed, horses present at the time of the survey. Grass was predominantly short, with few areas where grass has grown pass 7cm. Gravel track present through the centre of the grass. With patches of scattered bramble, and a few individual trees.</i>		Moderate	Poor

Hedgerow

Native hedgerow with trees

Table A2.3 – Condition assessment of Native Hedgerows with trees

Criteria	Description	Pass/Fail	
		North	South
A1	>1.5 m average along length (Height)	Pass	Pass
A2	>1.5 m average along length (Width)	Pass	Pass
B1	Gap between ground and base of canopy <0.5 m for >90% of length	Pass	Pass
B2	Gaps make up <10% of total length; and No canopy gaps >5 m	Pass	Pass
C1	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	Fail	Fail
C2	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Pass	Fail
D1	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Pass	Pass
D2	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.		Pass
E1	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient8), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow."	Pass	Fail
E2	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Pass	Pass
Final Assessment		Condition	
		Good	Moderate



Appendix 3. Statutory Biodiversity Metric Calculation Tool

See 'SBM Ansty Layout' and 'SBM Ansty Recommended'

FRA AND DRAINAGE STRATEGY

REGULATION 18 CONSULTATION

BARJANE



MAY 2025

VERSION 3



SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF

SITE 88, HINCKLEY ROAD, ANSTY

PRELIMINARY FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY

DOCUMENT CONTROL SHEET

Issued by: Burrows Graham Limited
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Client: Barjane

Project: Site 88, Hinckley Road, Ansty

Document No: 40349-BGL-XX-XX-RP-D-0001-V3

Title: Preliminary Flood Risk Assessment and Drainage Strategy

Status: Planning

Date: 19th May 2025

Prepared By: PE

Authorised By: RM

Document Revision Record

Version Number	Date	Revision Details
V1	06/05/2025	Draft for comment.
V2	15/05/2025	Various updates to reflect design team comments.
V3	19/05/2025	Drainage strategy drawing updated. Front cover page added.

Burrows Graham Limited has prepared this report in accordance with the instructions of the above-named Client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

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- 2.0 PROJECT BACKGROUND**
- 3.0 SITE DETAILS**
- 4.0 ASSESSMENT OF FLOOD RISK**
- 5.0 DRAINAGE STRATEGY**
- 6.0 CONCLUSION**

APPENDICES

- APPENDIX A – ARCHITECT’S PROPOSED DEVELOPMENT LAYOUT**
- APPENDIX B – TOPOGRAPHICAL SURVEY**
- APPENDIX C – ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING**
- APPENDIX D – PUBLIC SEWER RECORDS**
- APPENDIX E – DRAINAGE STRATEGY DRAWING**
- APPENDIX F – GREENFIELD RUNOFF CALCULATION**

1.0 – EXECUTIVE SUMMARY

This Flood Risk Assessment and Drainage Strategy report has been prepared to support feasibility and planning stage design for development of a 12.6 hectare site to the southeast of Ansty, Warwickshire. The development is proposed to comprise light industrial / warehouse type unit(s) with associated service yards, parking and soft landscaping.

In accordance with the National Planning Policy Framework (NPPF), and relevant local and national policy and guidance, this report has studied and assessed the flood risk to the site from all sources.

Environment Agency Flood Map for Planning indicates the site is entirely located within Flood Zone 1, corresponding to less than a 1 in 1000 annual probability of flooding from rivers or the sea.

The proposed development is defined as 'less vulnerable' such that the development can be considered 'appropriate' in accordance with NPPF guidelines and the sequential and exception tests are not required.

The site is also considered to be at low risk from all other sources of flooding: tidal, surface water, sewers, groundwater, reservoirs and other artificial sources.

The surface water drainage strategy for the proposed development comprises use of a combination of above-ground attenuation basins, above-ground swales and, where necessary, below-ground storage systems to restrict run-off to greenfield rates into an existing ditch watercourse on the site's south-eastern boundary. This aims to replicate the site's pre-development drainage condition. A concept drainage layout and hydraulic calculations incorporating a climate change allowance of 20% have been prepared to support this approach.

Foul water drainage from the development is to be directed into a nearby Severn Trent Water public foul sewer located on the site's south-eastern boundary, subject to local capacity check and a suitable connection agreement.

Residual flood risk from the development is concluded to be very low. The development is not considered to increase the risk of flooding to the site or to neighbouring properties.

2.0 - PROJECT BACKGROUND

2.1 - Appointment and Report Purpose

Burrows Graham Limited has been commissioned by Barjane to undertake a preliminary flood risk assessment and drainage strategy of suitable scope to support feasibility and initial planning stage design for the proposed development of an approximately 12.6 hectare site to the southeast of Ansty, Warwickshire.

2.2 - Relevant Policy and Strategy Documents

The following documents were reviewed and have been considered as part of this assessment:

National Planning Policy Framework (Updated February 2025).

Planning Practice Guidance relating to Flood Risk and Coastal Change (August 2022).

Defra Sustainable Drainage Systems Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015).

Flood and Water Management Act 2010.

CIRA SuDS Manual C753 (2015).

DEFRA climate change allowances as published on the gov.uk website.

Sustainable Drainage Systems Written Statement HCWS161 (December 2014).

Warwickshire County Council Local Flood Risk Management Strategy (April 2016).

Rugby Borough Council Local Plan 2011-2031 (June 2019), specifically policy SDC6: Sustainable Drainage.

Rugby Borough Council Local Plan Preferred Option Consultation Document (March 2025) – Draft Policy D5 Sustainable Drainage and Draft Policy EN6 Flood Risk.

2.3 - Proposed Development

The site is proposed to be redeveloped for one or more new industrial/storage/distribution units, with ancillary office space and associated external works including service yards, vehicle parking and soft landscaping.

An architect's drawing enclosed at Appendix A illustrates a potential layout.

2.4 - Nearby Development and Previous FRA

It is understood that planning consent (reference number 23/1027) was recently granted for a proposed development known as Frasers Campus, located directly south-east of the site on land on the opposite side of the B4065 Hinckley Road. A flood risk assessment and drainage strategy were produced by Pinnacle Consulting

Engineers in June 2024 in connection with that development.

This Burrows Graham report takes due cognizance of the findings and conclusions of the Frasers Campus FRA, in particular the drainage strategy.

3.0- SITE DETAILS

3.1 – Location and Description

Site address / Location	Land east of the M69 and north-west of B4065 Hinckley Road, at approximate postcode CV7 9JE.
OS National Grid Reference	SP 393 831 (approximate centre of site)
Area (hectares)	12.6 hectares.
Current Land Use	Greenfield site with sporadic vegetation cover and trees and hedgerows at its boundaries. A footpath extends north-south through its centre.
Surroundings	The site lies in a rural setting and is generally surrounded by agricultural land beyond the M69 and the B4065. A watercourse defines the north-eastern boundary, beyond which are various fields and residential properties of Ansty village.
Topography	An April 2025 topographical survey by Greenhatch Group (drawing ref 54284_T) is provided in Appendix B. This indicates ground levels range between about 90 mAOD in the north-western sector and generally falling towards the south and east, to a low of about 85.5 mAOD.



Figure 1: Site location plan

3.2 - Existing drainage

There is no known existing engineered drainage on the site, although some degree of informal land drainage may be present.

3.3 - Existing Greenfield Runoff Rates

The following greenfield runoff rates have been determined for the 12.6 hectare site, based on the IH 124 methodology (see Appendix F):

	Return Period			
	1 in 1	1 in 30	1 in 100	QBAR
Runoff rate (l/s)	45.9	110.6	142.1	55.3

Table 1: Greenfield Runoff Rates

3.4 - Existing Watercourses

A surface water ditch defines the site's north-eastern boundary, flowing from north to south.

The Oxford Canal is located between about 70 m and 350 m north-east of the site, on the opposite side of Grove Road to the residential properties of Ansty village.

The nearest statutory main river is Withy Brook, which is located about 900 m east/south-east of the site at its nearest point. This watercourse flows towards the south-west until it meets the River Sowe, approximately 2.75 km south of the site.

3.5 - Geology and Hydrogeology

The British Geological Survey online GeoIndex indicates the northern part of the site to be underlain by superficial deposits of the Bosworth Clay Member. This lithology is described as commonly laminated clays and silts. Underlying the Bosworth Clay, or where this unit is absent, the superficial geology comprises the Thrussington Member, which consists of brown to reddish brown glacial diamicton (typically pebbly clay and silty clay with rock fragments).

The deeper solid geology comprises the Mercia Mudstone Group (red mudstone and siltstone).

The following aquifer designations apply:

Bosworth Clay: Unproductive stratum (non aquifer)

Thrussington Member: Secondary (undifferentiated) aquifer

Mercia Mudstone: Secondary 'B' aquifer

The site is not located within a groundwater source protection zone.

4.0 – ASSESSMENT OF FLOOD RISK

4.1 - Fluvial flood risk

The Environment Agency categorises flood risk as follows:

- Zone 1 (low probability) – Land assessed as having less than a 1 in 1,000 annual probability of river or sea flooding (<0.1%);
- Zone 2 (medium probability) – Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year; and
- Zone 3a (high probability) - Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
- Zone 3b The Functional Floodplain - This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the EA. (Not separately distinguished from Zone 3a on the Flood Map).

The EA flood map for planning shows the whole of the site to be located within flood zone 1 (see Appendix C). As such the site is at very low risk of flooding from rivers or the sea:

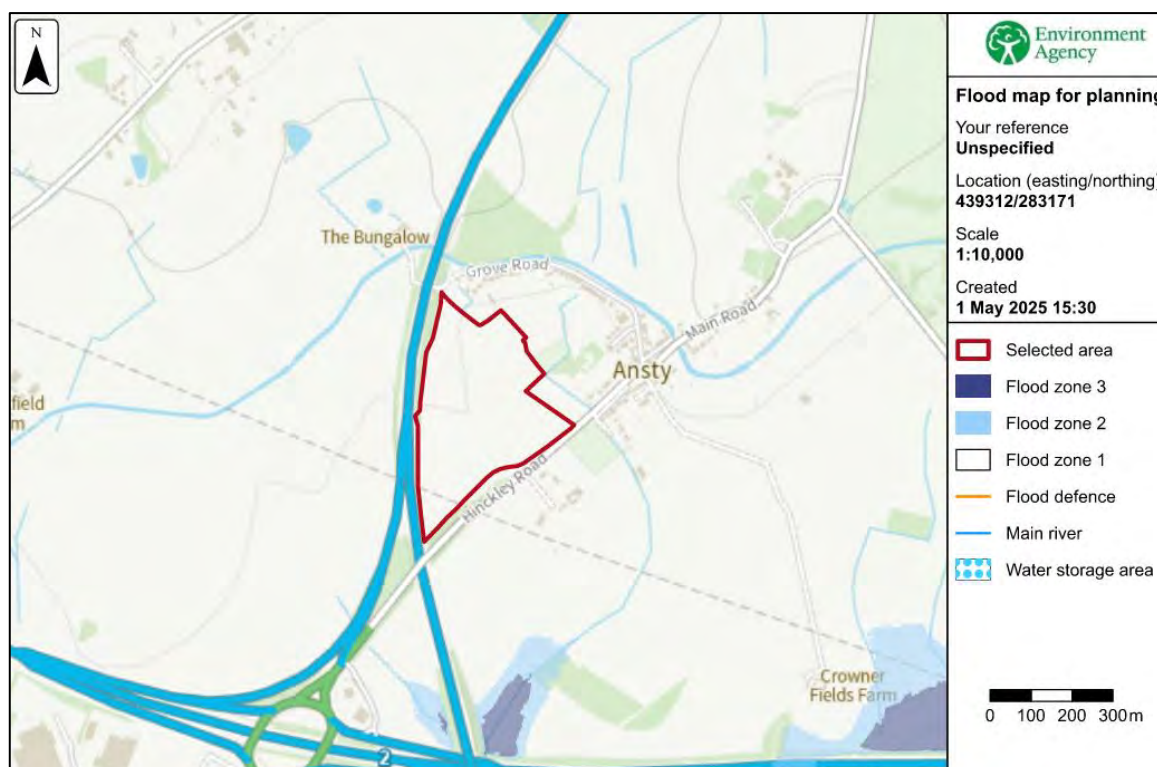


Figure 2: EA Flood Map for Planning

4.2 - Surface water flooding

The EA descriptions for the High, Medium and Low risk scenarios for surface water flooding are as follows:

- High risk means that each year this area has a chance of flooding of greater than 3.3%.
- Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.
- Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.
- Very Low risk means that each year this area has a chance of flooding of less than 0.1%.

The EA Map of long-term (1 in 1000 year) flood risk from surface water indicates that almost all of the site is at **very low risk** from surface water flooding:



Figure 3 – EA Surface Water Flood Map

4.3 - Groundwater flood risk

Groundwater flooding is caused by subterranean water that flows back above ground from an underlying aquifer, at the point where the water table meets the surface. It usually occurs following a prolonged period of low intensity rainfall in low lying areas underlain by permeable soil or rock. These may be extensive, regional aquifers, such as chalk or sandstone, or localised sands or river gravels in valley bottoms underlain by less permeable rocks.

An assessment of the risk of flooding from groundwater is included in the Warwickshire SFRA. This indicates most of the site is in an area where the susceptibility to groundwater flooding has been assessed to be between 25% and 50%, although the risk in the far southern corner is between 50% and 75%. This risk will be further assessed through a site-specific ground investigation. It is noted however that the proposed development does not include any basements, and the earthworks and site levels strategy will minimise the risk of groundwater flood risk to the development site. This risk is therefore concluded to be relatively low and unlikely to merit any specific mitigation.

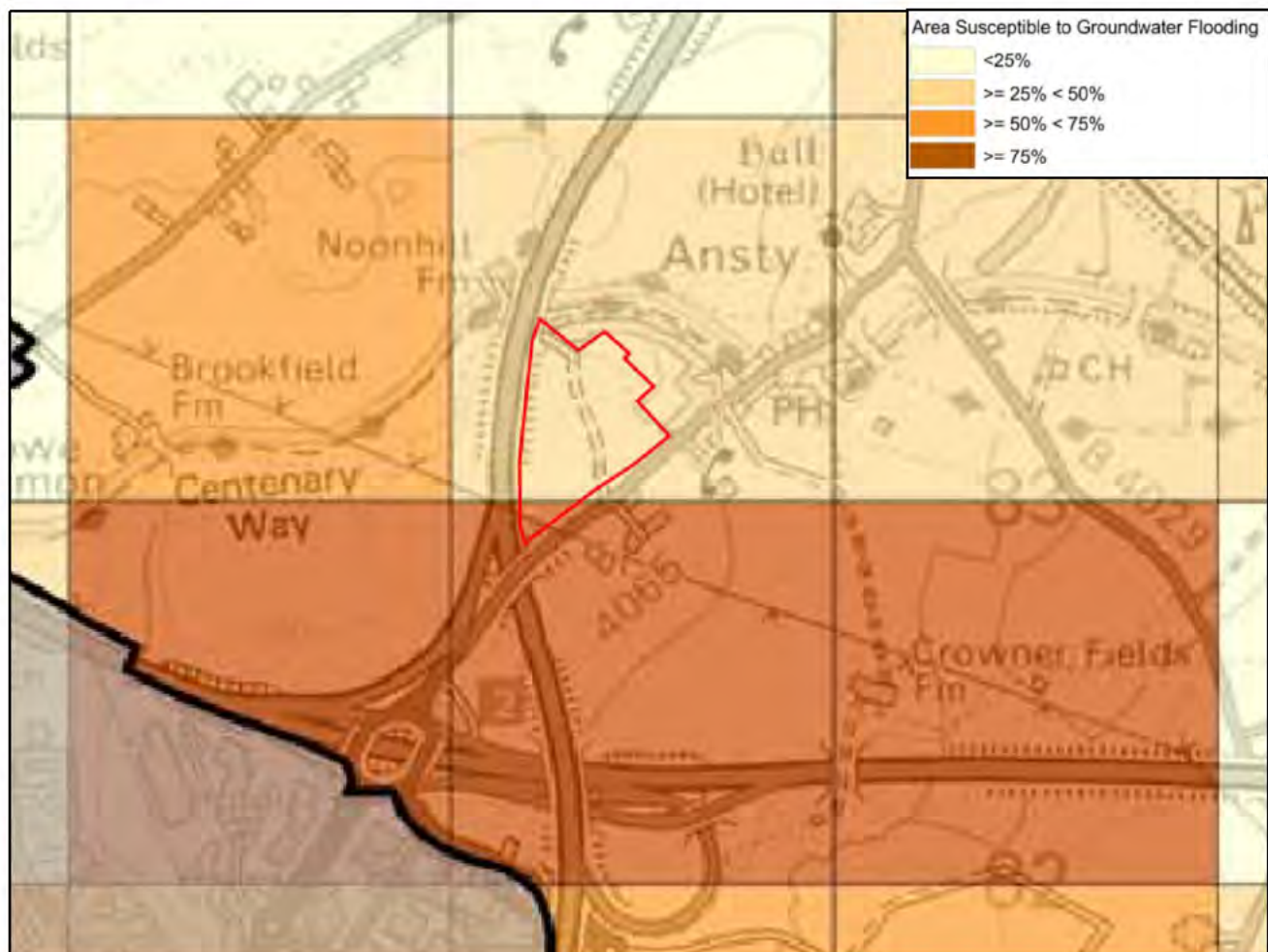


Figure 4: Groundwater flooding susceptibility

4.4 - Sewer flooding

Flooding from sewers can happen when rainfall exceeds the capacity of formal drainage networks or when there is an infrastructure failure. The impact is usually confined to relatively small localised areas however when it is associated with a blockage or failure of the sewer network, flooding can be rapid and unpredictable.

A copy of the Severn Trent Water public sewer records for the site and adjacent area is provided in Appendix D. These indicate that no surface water sewers pass through the site. A 150 mm diameter foul sewer (pumped rising main) is situated on the site's south-eastern boundary but there is no indication of an associated flood risk. The risk of flooding from existing sewers is concluded to be negligible.

4.5 - Tidal flooding

The site is remote from tidal influences and is therefore not at risk of tidal or coastal flooding.

4.6 - Reservoir flooding

A reservoir is a large natural or artificial lake that is designed to collect and store water. Flooding from reservoirs is extremely unlikely and there are no reservoirs in the site vicinity. The site is therefore at negligible risk of flooding from this source.

5.0 - DRAINAGE STRATEGY

5.1 – Policy

The method for removal of surface water from the site has been selected in accordance with the hierarchy set out in the Rugby Local Plan Policy SDC6 'Sustainable Drainage' and Policy D5 of the Rugby Council Draft Local Plan. These state:

Policy SDC6

Sustainable Drainage Systems (SuDS) are required in all major developments and all development in flood zones 2 and 3. Such facilities should preferably be provided on-site or, where this is not possible, close to the site, and:

Be designed and located outside the floodplain and to integrate with Green and/or Infrastructure functions;

Be appropriate for the needs of the site;

Promote enhanced biodiversity;

Improve water quality;

Increase landscape value; and

Provide good quality open spaces.

Infiltration SuDS is the preferred way of managing surface water. The developer should carry out infiltration tests where possible and a groundwater risk assessment undertaken, to prevent groundwater pollution. Where it is demonstrated that infiltration is not possible, surface water should be discharged into a watercourse (in agreement with the Lead Local Flood Authority (LLFA)) at pre-development greenfield run off rates or into a surface water sewer if there is no nearby surface water body.

In exceptional circumstances, where a sustainable drainage system cannot be provided, it should be demonstrated that:

An acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation;

and

Contributions may be made to off-site SuDS schemes if located in an area known to suffer surface water flooding the development should seek to offer a strategic solution.

Draft Policy D5 Sustainable Drainage

A. *All developments that create a need for surface water drainage shall include Sustainable Drainage Systems (SuDS) for the management of surface water run-off, unless proven to be inappropriate.*

B. *SuDS shall:*

- i. *be located outside the floodplain;*
 - ii. *integrate with green infrastructure;*
 - iii. *be sufficient for the needs of the site;*
 - iv. *promote enhanced biodiversity;*
 - v. *improve water quality; and*
 - vi. *provide good quality open spaces.*
- C. *Infiltration SuDS are preferred. The developer shall carry out infiltration tests and a groundwater risk assessment to ensure that this is possible without polluting groundwater.*
- D. *Where it is proven that infiltration is not possible, surface water should be discharged into a watercourse (in agreement with the Lead Local Flood Authority) at pre-development greenfield run off rates or into a surface water sewer if there is no nearby surface water body.*
- E. *SUDS schemes shall have a maintenance schedule detailing maintenance boundaries, responsible parties, and arrangements to ensure management in perpetuity.*
- F. *In exceptional circumstances, where a SuDS cannot be provided, it must be demonstrated that:*
 - i. *an acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems; and*
 - ii. *if located in an area known to suffer surface water flooding, the development will contribute to an off-site strategic solution.*

SuDS are an approach to managing surface water run-off which mimics natural drainage systems and retains water on or near the site. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SuDS reduce flood risk, promote groundwater recharge, and improving water quality and amenity.

Sustainable Drainage Systems (SuDS) should be designed in accordance with The SuDS Manual, CIRIA (C753) and Warwickshire County Council's Flood Risk Guidance for Development.

5.2 - Infiltration Testing

A ground investigation undertaken for the proposed development at the neighbouring Frasers Campus site included soil infiltration rate testing as per the methodology described in BRE 365 'Soakaway Design'.

The results of this testing indicated that infiltration drainage would not be feasible and soakaways were therefore not incorporated into that site's drainage strategy.

Ground conditions are mapped to be similar at both sites, predominantly comprising low permeability clay soils and mudstone bedrock. At this stage therefore the use of soakaways is not considered suitable.

5.3 - Existing Catchment

The site is located in the Avon Warwickshire Management Catchment. DEFRA mapping indicates a 20% climate change allowance for peak rainfall in the 1 in 100 year storm event at this location for this type of development and assuming an approximately 40-year design life:

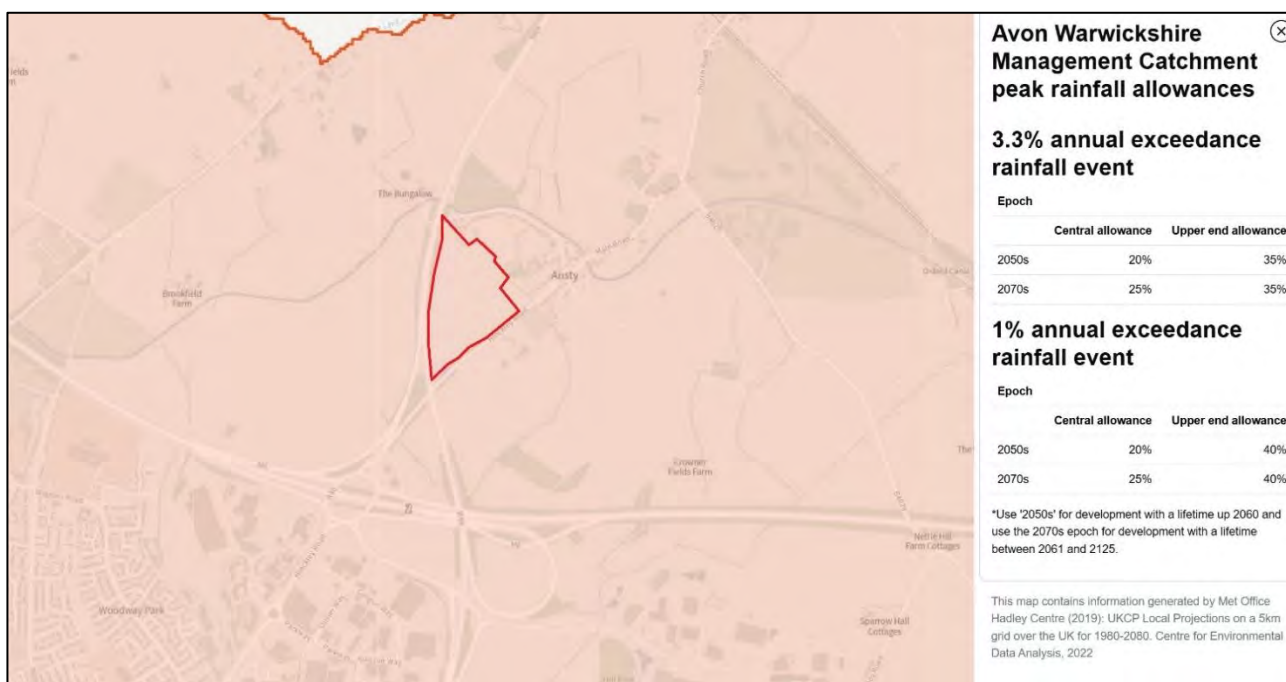


Figure 5: DEFRA peak rainfall climate change allowance map.

5.3 – Surface Water Strategy

The proposed surface water drainage strategy is provided on the drawings in Appendix E.

It is proposed that the use of attenuation systems comprising a combination of above-ground basins, above-ground swales and, where necessary, below-ground geo-cellular storage, be used to restrict run-off to greenfield rates into an existing ditch watercourse on the site's south-eastern boundary.

The drainage network will be designed to accommodate the critical storm event up to and including the 1 in 100 year return period plus a 20% allowance for climate change, whilst still preventing off-site flooding. This is considered appropriate given the design life of the buildings is approximately 40 years.

An exceedance analysis will be carried out based on critical storm events up to and including the 1 in 100 year return period plus a 40% allowance for climate change, to demonstrate that exceedance volumes will be kept on site within the loading dock areas of the development prior to discharge.

The gravity drainage system will be designed in accordance with the requirements of BS EN 752:2017 which stipulates that no surcharging should occur during a critical storm event of 1 in 2 years return period. It also requires that no exceedance flooding should occur during a critical storm event of 1 in 30 years return period. The drainage proposals are such that runoff from storm events up to 1 in 100 years return period plus a 20% allowance for climate change will be stored within the site.

5.4 Foul Water Drainage Strategy

Severn Trent Water public sewer records (see Appendix D) indicate a 150 diameter foul rising main is located on the site's southern boundary with the B4065.

It is proposed that foul drainage from the development will discharge by gravity to a new on site pumping station and will then be discharged via a new rising main into the existing STW public foul sewer network. This is subject to a Section 106 public sewer connection agreement.

Foul drainage proposals are indicated on the drawing in Appendix D.

6.0 - CONCLUSION

A review of the EA Flood Maps shows that the whole of the site is located within low-risk Flood Zone 1, i.e. land defined as having less than a 1 in 1000 annual probability of flooding from of river or sea water.

Further to this, the report has found the site to be at 'low risk' from all other sources of flooding; tidal, pluvial, sewer, groundwater and artificial sources.

The surface water drainage strategy is to direct all surface runoff at greenfield rates into an existing ditch watercourse on the site's south-eastern boundary. Above- and below-ground storage and attenuation systems, including permeable pavements where suitable, will be utilized to manage the runoff rate, and a 20% climate change allowance has been incorporated into the design.

There is concluded to be very low residual flood risk from the development site to the surrounding area due to the mimicking of pre-development greenfield conditions. The proposed development does not therefore increase the risk of flooding to adjacent neighbourhoods.

The proposed foul water drainage strategy is to connect to the nearby Severn Trent Water public foul water sewer network via a new pumping station and rising main, subject to local capacity check and Section 106 sewer connection agreement.

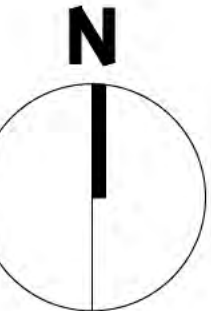
Appendix A – Preliminary Architect’s Proposed Development Layout Plan



Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions: Drawn/Chkd: Date:



Client:
BARJANE

Project:
ANSTY
COVENTRY

Drawing Title:
FEASIBILITY SITE PLAN
SINGLE UNIT

Scale @ A1:
1:1250

Checked by:
ME

Date:
APR 25

Job No:
11644

Stage:
FE 001

Drawing No:
C

Rev:

Issue Status:
Construction ☐ Preliminary ☐
Information ☐ Approval ☐
Tender ☐

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Architecture
Planning
Master Planning
Urban Design
Interiors
Landscape

Offices
Woking
London
Milton Keynes
Warsaw

Site area 126,811msq 12.6ha
Site coverage 33.2 (inc mezz loading 35.7%)
Floor Area:

	GIA	GEA
Warehouse	35,517m ²	35,876m ²
Office FF	1176m ²	1,260m ²
Office Sf	1176m ²	1,260m ²
Dock Pod GF	227m ²	251m ²
Dock Pod FF	227m ²	251m ²
Gate House	50m ²	64m ²
Total	38,373m ² / 413,043ft ²	38,962m ² / 419,383ft ²

Potential additional mezzanine loading area 2,483m² / 26,726ft² GIA.
Potential increase in GIA to 40,856m² / 439,770ft²
36 Docklevellers
4 Level loading doors
40 Loading doors in total
Car parking at circa 1 per 68m² (LPA standard B8 1 per 60m low access)

Appendix B – Topographical Survey



SURVEY STATIONS			
Name	Easting	Northing	Height
GH1	439187.667	282817.317	93.479
GH2	439204.201	282902.407	92.999
GH3	439266.446	282968.838	90.754
GH4	439474.548	283048.892	88.041
GH5	439563.722	283166.835	86.014
GH6	439524.167	283202.014	86.166
GH7	439387.696	283180.670	86.218
GH8	439323.716	283315.475	88.796

OS Note:

This survey has been oriented to the Ordnance Survey (O.S.) National Grid OSGB36(15) via Global Navigation Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGB15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid and datum.

Some services may have been omitted due to parked vehicles.

Legend:

Buildings	Overhead Cable	Flow	Pipe invert	IC	Coner (generic)	RSB	Reflective Bollard
Wall	Concrete edge	Gy	Gully	BT	Water chamber	Run Bo	Removable Bollard
Earth line	Tarmac edge	Rg	Rain gully	BR	Down pipe	VP	Vent pipe
Line marking	Glass verge	DP	Down pipe	PSOX	Pipe along ground	PSOX	Post box
Drop kerb	Carriageway/Overhang	MM	Manhole	WD	Wash out	THK	Threshold level
Centre line	Verge	ST	Stop tap	ST	Stop valve	THK	Threshold level
Top of kerb	Bottom of kerb	WC	Water level	WC	Wash out	THK	Threshold level
Station and Name	Station Level	WD	Wash out	WC	Wash out	THK	Threshold level
100,000	100,000	WC	Wash out	WC	Wash out	THK	Threshold level
Tree / Bush / Sapling	Tree / Bush / Sapling	WC	Wash out	WC	Wash out	THK	Threshold level
Area of Unsurveyed	Area of Unsurveyed	WC	Wash out	WC	Wash out	THK	Threshold level
Woodland	Woodland	WC	Wash out	WC	Wash out	THK	Threshold level
R	Ridge Level	WC	Wash out	WC	Wash out	THK	Threshold level
E	Eaves Level	WC	Wash out	WC	Wash out	THK	Threshold level
F	Flat Roof Level	WC	Wash out	WC	Wash out	THK	Threshold level
G	Gate	WC	Wash out	WC	Wash out	THK	Threshold level
Fence types:							
Intersections	Intersections	WC	Wash out	WC	Wash out	THK	Threshold level
Flow Stoppings	Flow Stoppings	WC	Wash out	WC	Wash out	THK	Threshold level
Roading sign	Roading sign	WC	Wash out	WC	Wash out	THK	Threshold level
Post & Rail	Post & Rail	WC	Wash out	WC	Wash out	THK	Threshold level
Post & Wire	Post & Wire	WC	Wash out	WC	Wash out	THK	Threshold level
Chain Link	Chain Link	WC	Wash out	WC	Wash out	THK	Threshold level
Wooden Panels	Wooden Panels	WC	Wash out	WC	Wash out	THK	Threshold level
Close Boarded	Close Boarded	WC	Wash out	WC	Wash out	THK	Threshold level
Steel Palisade	Steel Palisade	WC	Wash out	WC	Wash out	THK	Threshold level

Rev	Date	Description	Drawn	Q. Ref.

☐ Topographical Surveys
☐ Site Engineering
☐ Utility / CCTV Surveys

☐ Measured Building Surveys
☐ 3D Laser Scanning
☐ Revit & BIM Models

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CLIENT
Cudd Bentley Consulting

PROJECT
**Hinckley Road,
Coventry,
CV7 9JF**

TITLE
Topographical Survey

SCALE	DATE SURVEYED
A1@ 1:1000	April 2025

DRAWN	QUALITY REF
DH	GH24804

Level datum	See note
Grid orientation	See note

Job number	54284
Drawing No.	54284_T
Rev.	0

Comments
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.
Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes

Appendix C - EA Flood Map for Planning

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
439312/283171

Created
1 May 2025 15:30

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

439312/283171


Scale

1:10,000

Created

1 May 2025 15:30

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 100 200 300m

Appendix D – Severn Trent Water Public Sewer Records



© Crown copyright and database rights 2025 Ordnance Survey AC0000806122
Data updated: 14/04/25
Scale: 1:1250
Map Centre: 438414,283143
Date: 17/04/25
Our Ref: 1747057 -1
Wastewater Plan A1
Powered by digipal

Public Foul Gravity/Lateral Drain	Highway Drain	Manhole Foul	Manhole Foul
Public Combined Gravity/Lateral Drain	Overflow Pipe	Manhole Surface	Manhole Surface
Public Surface Water Gravity/Lateral Drain	Disposal Pipe	Abandoned Pipe	Abandoned Pipe
Pressure Foul	Culverted Water Course	Chamber	Chamber
Pressure Combined	Pumping Station	Section 154 sewers are shown in green	Section 154 sewers are shown in green
Pressure Surface Water	Fitting	Private sewers are shown in magenta	Private sewers are shown in magenta

mail@groundwise.com

001747-1DM-GWS



Do not scale off this map. The plan and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given or implied. In particular this plan and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of SEVERN TRENT WATER assets or for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database rights 2025. All rights reserved. Ordnance Survey licence number AC0000806122. Document users other than SEVERN TRENT WATER business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.

GENERAL CONDITIONS AND PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK ADJACENT TO SEVERN TRENT WATER'S APPARATUS

Please ensure that a copy of these conditions is passed to your representative and/or your contractor on site. If any damage is caused to Severn Trent Water Limited (STW) apparatus (defined below), the person, contractor or subcontractor responsible must inform STW immediately on: **0800 783 4444 (24 hours)**

- a) These general conditions and precautions apply to the public sewerage, water distribution and cables in ducts including (but not limited to) sewers which are the subject of an Agreement under Section 104 of the Water Industry Act 1991(a legal agreement between a developer and STW, where a developer agrees to build sewers to an agreed standard, which STW will then adopt); mains installed in accordance with an agreement for the self-construction of water mains entered into with STW and the assets described at condition b) of these general conditions and precautions. Such apparatus is referred to as "STW Apparatus" in these general conditions and precautions.
- b) Please be aware that due to The Private Sewers Transfer Regulations June 2011, the number of public sewers has increased, but many of these are not shown on the public sewer record. However, some idea of their positions may be obtained from the position of inspection covers and their existence must be anticipated.
- c) On request, STW will issue a copy of the plan showing the approximate locations of STW Apparatus although in certain instances a charge will be made. The position of private drains, private sewers and water service pipes to properties are not normally shown but their presence must be anticipated. This plan and the information supplied with it is furnished as a general guide only and STW does not guarantee its accuracy.
- d) STW does not update these plans on a regular basis. Therefore the position and depth of STW Apparatus may change and this plan is issued subject to any such change. Before any works are carried out, you should confirm whether any changes to the plan have been made since it was issued.
- e) The plan must not be relied upon in the event of excavations or other works in the vicinity of STW Apparatus. It is your responsibility to ascertain the precise location of any STW Apparatus prior to undertaking any development or other works (including but not limited to excavations).
- f) No person or company shall be relieved from liability for loss and and/or damage caused to STW Apparatus by reason of the actual position and/or depths of STW Apparatus being different from those shown on the plan.

In order to achieve safe working conditions adjacent to any STW Apparatus the following should be observed:

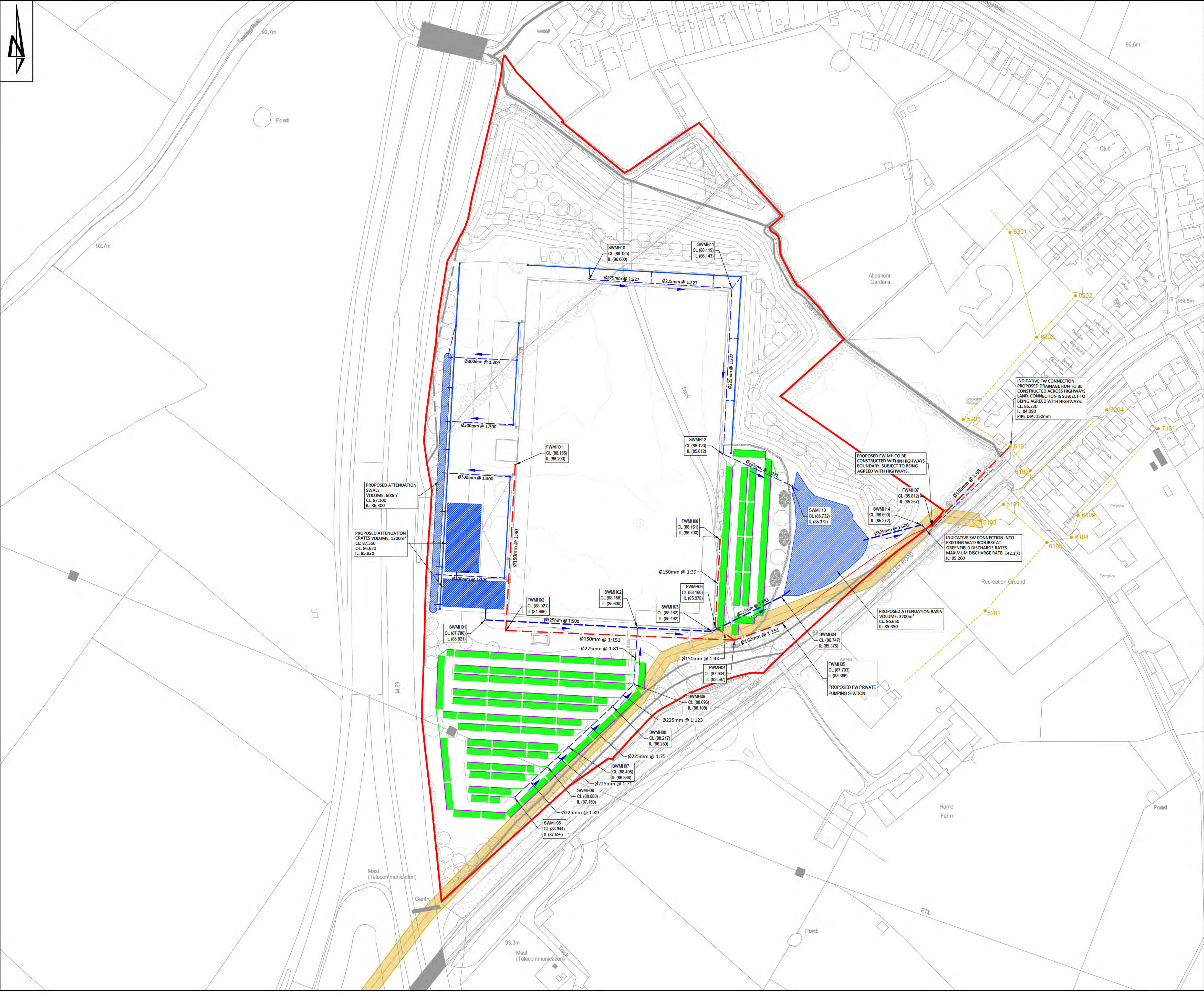
- 1. All STW Apparatus should be located by hand digging prior to the use of mechanical excavators.
- 2. All information set out in any plans received from us, or given by our staff at the site of the works, about the position and depth of the mains, is approximate. Every possible precaution should be taken to avoid damage to STW Apparatus. You or your contractor must ensure the safety of STW Apparatus and will be responsible for the cost of repairing any loss and/or damage caused (including without limitation replacement parts).
- 3. Water mains are normally laid at a depth of 900mm. No records are kept of customer service pipes which are normally laid at a depth of 750mm; but some idea of their positions may be obtained from the position of stop tap covers and their existence must be anticipated.
- 4. During construction work, where heavy plant will cross the line of STW Apparatus, specific crossing points must be agreed with STW and suitably reinforced where required. These crossing points should be clearly marked and crossing of the line of STW Apparatus at other locations must be prevented.
- 5. Where it is proposed to carry out piling or boring within 20 metres of any STW Apparatus, STW should be consulted to enable any affected STW Apparatus to be surveyed prior to the works commencing.
- 6. Where excavation of trenches adjacent to any STW Apparatus affects its support, the STW Apparatus must be supported to the satisfaction of STW. Water mains and some sewers are pressurised and can fail if excavation removes support to thrust blocks to bends and other fittings.
- 7. Where a trench is excavated crossing or parallel to the line of any STW Apparatus, the backfill should be adequately compacted to prevent any settlement which could subsequently cause damage to the STW Apparatus. In special cases, it may be necessary to provide permanent support to STW Apparatus which has been exposed over a length of the excavation before backfilling and reinstatement is carried out. There should be no concrete backfill in contact with the STW Apparatus.
- 8. No other apparatus should be laid along the line of STW Apparatus irrespective of clearance. Above ground apparatus must not be located within a minimum of 3 metres either side of the centre line of STW Apparatus for smaller sized pipes and 6 metres either side for larger sized pipes without prior approval. No manhole or chamber shall be built over or around any STW Apparatus.
- 9. A minimum radial clearance of 300 millimetres should be allowed between any plant or equipment being installed and existing STW Apparatus. We reserve the right to increase this distance where strategic assets are affected.
- 10. Where any STW Apparatus coated with a special wrapping is damaged, even to a minor extent, STW must be notified and the trench left open until the damage has been inspected and the necessary repairs have been carried out. In the case of any material damage to any STW Apparatus causing leakage, weakening of the mechanical strength of the pipe or corrosion-protection damage, the necessary remedial work will be recharged to you.
- 11. It may be necessary to adjust the finished level of any surface boxes which may fall within your proposed construction. Please ensure that these are not damaged, buried or otherwise rendered inaccessible as a result of the works and that all stop taps, valves, hydrants, etc. remain accessible and operable. Minor reduction in existing levels may result in conflict with STW Apparatus such as valve spindles or tops of hydrants housed under the surface boxes. Checks should be made during site investigations to ascertain the level of such STW Apparatus in order to determine any necessary alterations in advance of the works.
- 12. With regard to any proposed resurfacing works, you are required to contact STW on the number given above to arrange a site inspection to establish the condition of any STW Apparatus in the nature of surface boxes or manhole covers and frames affected by the works. STW will then advise on any measures to be taken, in the event of this a proportionate charge will be made.
- 13. You are advised that STW will not agree to either the erection of posts, directly over or within 1.0 metre of valves and hydrants,
- 14. No explosives are to be used in the vicinity of any STW Apparatus without prior consultation with STW.

TREE PLANTING RESTRICTIONS

There are many problems with the location of trees adjacent to sewers, water mains and other STW Apparatus and these can lead to the loss of trees and hence amenity to the area which many people may have become used to. It is best if the problem is not created in the first place. Set out below are the recommendations for tree planting in close proximity to public sewers, water mains and other STW Apparatus.

- 15. Please ensure that, in relation to STW Apparatus, the mature root systems and canopies of any tree planted do not and will not encroach within the recommended distances specified in the notes below.
- 16. Both Poplar and Willow trees have extensive root systems and should not be planted within 12 metres of a sewer, water main or other STW Apparatus.
- 17. The following trees and those of similar size, be they deciduous or evergreen, should not be planted within 6 metres of a sewer, water main or other STW Apparatus. E.g. Ash, Beech, Birch, most Conifers, Elm, Horse Chestnut, Lime, Oak, Sycamore, Apple and Pear. Asset Protection Statements Updated May 2014
- 18. STW personnel require a clear path to conduct surveys etc. No shrubs or bushes should be planted within 2 metre of the centre line of a sewer, water main or other STW Apparatus.
- 19. In certain circumstances, both STW and landowners may wish to plant shrubs/bushes in close proximity to a sewer, water main of other STW Apparatus for screening purposes. The following are shallow rooting and are suitable for this purpose: Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel, Privet, Quickthorn, Snowberry, and most ornamental flowering shrubs.

Appendix E – Drainage Strategy Drawing



THIS DRAWING IS THE COPYRIGHT OF BURROWS GRAHAM LIMITED.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING

CONSTRUCTION

MAINTENANCE

DEMOLITION

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT

GENERAL NOTES:
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL THE RELEVANT ARCHITECTS, ENGINEERS' AND SERVICE ENGINEERS DRAWINGS & SPECIFICATIONS.
2. EXISTING LEVELS BASED ON TOPOGRAPHICAL SURVEY

KEY:
Site Boundary
Proposed Surface Water Pipe & Chamber
Proposed Foul Water Pipe & Chamber
Proposed Attenuation Tank
Porous Paving Block
Lined Permeable Paving (System C)
No Ground Infiltration with Sealed Outlet. Subbase To Be SHW Type 3 Material CL 805 With Perforated Pipe
ACO Qmax Channel Drain
Proposed Perforated Pipe
Proposed Connection from permeable paving to SW Network
Existing Severn Trent FW Sewer
Indicative FW Rising Main Easement

P01	16.05.25	FT	ISSUED FOR INFORMATION	RM
REV	DATE	BY	DESCRIPTION	CHK'D

Burrows Graham

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5 Ambassador Place, Stockport Road, Altrincham WA15 8DB
Tel: +44 (0)161 804 8046
South Office:
Bourne House, Prince Edward Street, Berkhamsted, Herts HP4 3EZ
Tel: +44 (0)1442 508 402

CLIENT
BARJANE

PROJECT
HINCKLEY ROAD, ANSTY

DRAWING TITLE
PROPOSED DRAINAGE

OUR PROJECT NUMBER 40349	DRAWING STATUS PRELIMINARY	OFFICE SOUTH
SCALE @ A1 1:1250	DATE 16/05/2025	DRAWN BY FT
DRAWING No 40349-BGL-XX-XX-DR-C-00500		CHECKED BY RM
REV P01		

Appendix F – Greenfield Runoff Calculation

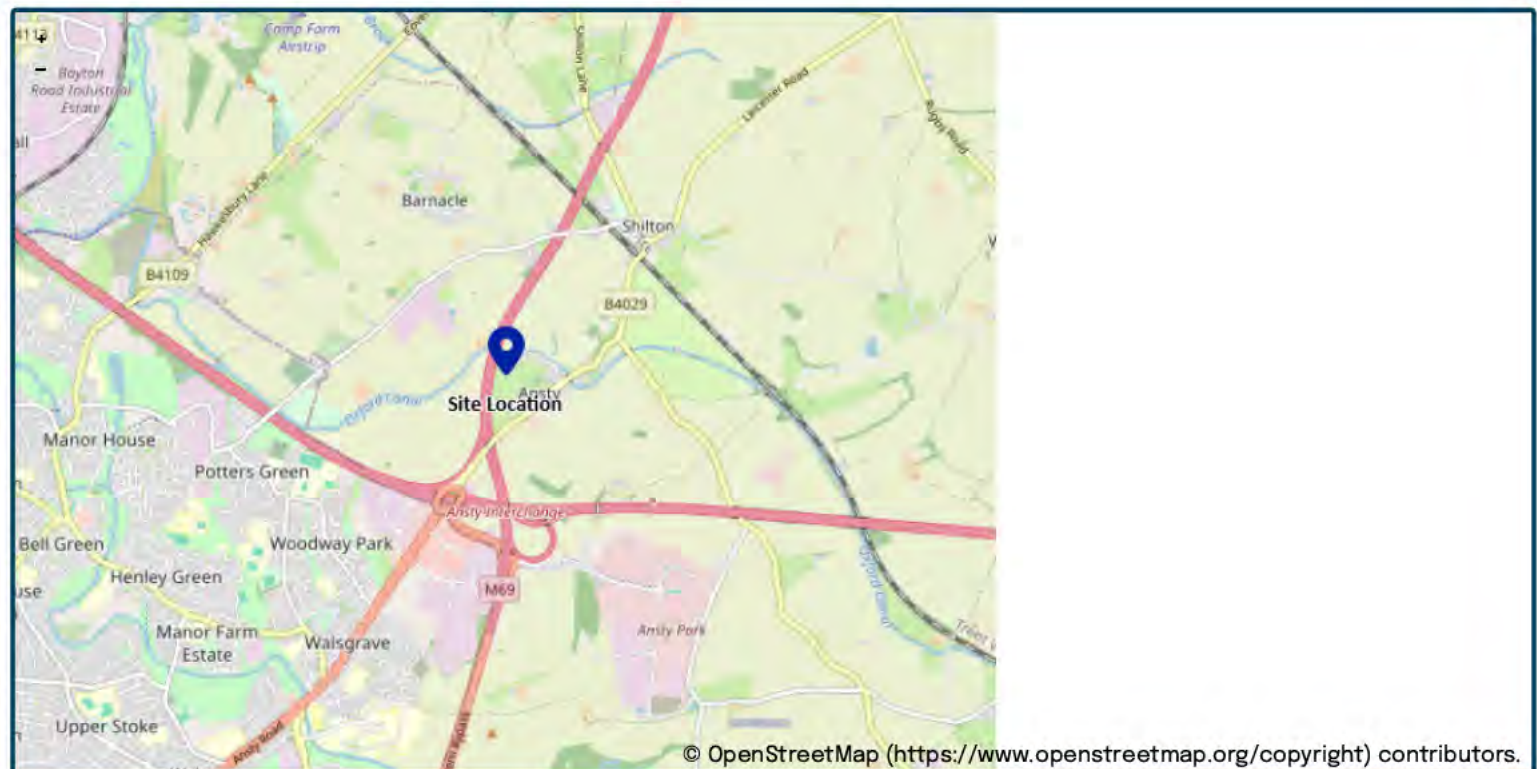
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	<input type="text" value="06/05/2025"/>
Calculated by	<input type="text"/>
Reference	<input type="text"/>
Model version	<input type="text" value="2.0.0"/>

Location

Site name	<input type="text"/>
Site location	<input type="text"/>



Site easting	<input type="text" value="439305"/>
Site northing	<input type="text" value="283184"/>

Site details

Total site area (ha)	<input type="text" value="12.6"/>	ha
----------------------	-----------------------------------	----

Greenfield runoff

Method

Method	IH124	
IH124		
	<u>My value</u>	<u>Map value</u>
SAAR (mm)	<div>645mm</div>	<div><input type="radio"/> 645</div>
How should SPR be derived?	WRAP soil type	
WRAP soil type	<div>4</div>	<div><input type="radio"/> 4</div>
SPR	<div>0.47</div>	
QBar (IH124) (l/s)	<div>55.3l/s</div>	

Growth curve factors

	<u>My value</u>	<u>Map value</u>
Hydrological region	<div>4</div>	<div><input type="radio"/> 4</div>
1 year growth factor	<div>0.83</div>	
2 year growth factor	<div>0.89</div>	
10 year growth factor	<div>1.49</div>	
30 year growth factor	<div>2</div>	
100 year growth factor	<div>2.57</div>	
200 year growth factor	<div>3.04</div>	

Results

Method	IH124	
Flow rate 1 year (l/s)	<div>45.9l/s</div>	
Flow rate 2 year (l/s)	<div>49.2l/s</div>	
Flow rate 10 years (l/s)	<div>82.4l/s</div>	
Flow rate 30 years (l/s)	<div>110.6l/s</div>	
Flow rate 100 years (l/s)	<div>142.1l/s</div>	
Flow rate 200 years (l/s)	<div>168l/s</div>	

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.0.0) developed by HR Wallingford and available at [uksuds.com](https://www.uksuds.com/) (<https://www.uksuds.com/>).

The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at [uksuds.com/terms-conditions](https://www.uksuds.com/terms-conditions) (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

NOISE REPORT

REGULATION 18 CONSULTATION

BARJANE



MAY 2025

VERSION 2



SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF

SHARPS REDMORE

ACOUSTIC CONSULTANTS • Established 1990



Report

Hinckley Road, Ansty

**Environmental noise
Assessment of a Proposed
Industrial Development**

**Prepared by
Martin Court MIOA MCIEH**

**Date 30th April 2025
Project No 2523096**

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sponsoring
organisation



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- 5.0 Conclusions

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- Appendix B Plans
- Appendix C Acoustic Terminology

This report has been prepared with all reasonable skill, care and diligence commensurate with an acoustic consultancy practice under the terms and brief agreed with our client at that time. Sharps Redmore provides no duty or responsibility whatsoever to any third party who relies upon its content, recommendations or conclusions.

Executive Summary

A noise assessment has been carried out for an initial assessment of a proposal for flexible industrial use at a site to the north of Hinckley Road, Ansty.

This report contains a consideration of relevant planning policy and derivation of appropriate assessment criteria, an environmental noise survey carried out in the vicinity of the site and an assessment of the main potential noise sources.

Consideration has been given to the noise impact of the proposals on the residential properties in the vicinity.

The three sources identified with the potential to produce an impact are:

- Noise from activities on site (assuming a busy 24 hour use involving HGVs arriving departing and loading/unloading) plus associated staff cars;
- Noise from plant or equipment on site and
- Noise arising for the change in road traffic flows affecting people living on the surrounding road system

Each of these sources has been assessed and it has been concluded that there would be no significant adverse noise impact on the closest residential properties from the proposed development, given the existing noise climate.

Computer modelling has been undertaken via SoundPLAN™ modelling to demonstrate the noise impact of the proposed development.

1.0 Introduction

- 1.1 Sharps Redmore Limited (SR) has been instructed to undertake an environmental noise assessment for a review of matters relating to noise for a proposed flexible industrial use for a single unit to the north of Hinckley Road, Ansty.
- 1.2 The purpose of this assessment is to assess noise from site activities such as vehicle movements, any mechanical services or plant on site which has the potential to impact off-site, car parking and the potential impact from noise from the change in road traffic flows on the surrounding network.
- 1.3 The site is located off Hinckley Road. The M69 motorway forms the western boundary with the M6 motorway approximately 700m to the south. The site plan is shown at Appendix B.
- 1.4 Section 2 discusses the Government's Planning Policy and relevant guidance and standards relevant to the case.
- 1.5 A noise survey over approximately 24 hours has been undertaken to consider the impact of the proposal at the residential properties within the vicinity at approximately 250m to the north along Grove Road, and to the west of the site along Hinckley Road. The results are discussed in Section 4.
- 1.6 SoundPLAN™ computer modelling has been undertaken to show the predicted levels at the nearest noise sensitive properties. The models demonstrate the levels in L_{Aeq} parameters for both day and night time and are shown at Appendix A. Consideration has also been given to existing road traffic noise at the site.
- 1.7 The assessment is contained in Section 4 where predicted levels are compared to existing levels at the nearest noise sensitive premises and relevant standards.
- 1.8 Plans showing the site location, and possible site layout included in Appendix B.

2.0 Assessment Methodology and Criteria

- 2.1 The National Planning Policy Framework (NPPF), amended in 2024, sets out the Government's economic, environmental and social planning policies for England and "these policies articulate the Government's vision of sustainable development." In relation to noise, paragraph 198 states:

"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason."

- 2.2 The NPPF reinforces the March 2010 DEFRA publication, "Noise Policy Statement for England" (NPSE), which states three policy aims, as follows:

"Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- avoid significant adverse impacts on health and quality of life;
- mitigate and minimise adverse impacts on health and quality of life; and
- where possible, contribute to the improvement of health and quality of life."

- 2.3 Together, the first two aims require that no significant adverse impact should occur and that, where a noise level which falls between a level which represents the lowest observable adverse effect and a level which represents a significant observed adverse effect, then according to the explanatory notes in the statement:

"... all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life whilst also taking into consideration the guiding principles of sustainable development. This does not mean that such effects cannot occur."

- 2.4 The WHO guideline values are appropriate to what are termed "critical health effects". This means that the limits are at the lowest noise level that would result in any psychological, physiological or sociological effect. They are, as defined by NPSE, set at the Lowest Observed Adverse Effect Level (LOAEL), but do not define the level above which effects are significant (the SOAEL). Compliance with the LOAEL should, therefore, be seen as a robust aim.

- 2.5 The WHO guideline noise values are summarised in the following table:

Table 2.1: WHO guideline noise values

Document	Level	Guidance
World Health Organisation "Community Noise 2000"	$L_{AeqT} = 55 \text{ dB}$	Serious annoyance, daytime and evening. (Continuous noise, outdoor living areas)
	$L_{AeqT} = 50 \text{ dB}$	Moderate annoyance, daytime and evening. (Continuous noise, outdoor living areas).
	$L_{AeqT} = 35 \text{ dB}$	Moderate annoyance, daytime and evening. (Continuous noise, dwellings, indoors)
	$L_{AeqT} = 30 \text{ dB}$	Sleep disturbance, night-time (indoors)
	$L_{AMAX} = 60 \text{ dB}$	Sleep disturbance, windows open at night. (Noise peaks outside bedrooms, external level).
	$L_{AMAX} = 45 \text{ dB}$	Sleep disturbance at night (Noise peaks inside bedrooms, internal level)

- 2.6 For L_{AeqT} criteria the time base (T) given in the documents is 16 hours for daytime limits and 8 hours for night time limits.
- 2.7 British Standard 4142 2019 +A1: Methods for Rating and Assessing Industrial and Commercial Sound (BS 4142:2014) was revised in November 2014, and is the relevant standard to determine impact from sound from industrial and manufacturing processes, sound from fixed installations which comprise mechanical and electrical plant and equipment and sound from the unloading and loading of goods and materials at industrial and/or commercial premises.
- 2.8 The revised BS 4142:2019 +A1 document was published following extensive consultation with industry and local authorities. Amongst the changes to the Standard, the concepts of certainty in results and the consideration of context of measured values was introduced. In particular, the assessment of impacts reinforces and expands on the concept of context and a commentary is available in Chapter 11 of the Standard, which is reproduced in part below. Further changes include the replacement of 'likelihood of complaint' with the 'likelihood of adverse impact or serious adverse impact'. This is consistent with the approach in the Noise Policy Statement for England (NPSE), also reproduced in part above in 2.2. The character and level of the residual sound compared to the character and level of the specific sound has been considered, together with an assessment of uncertainty of the measured values.

"The significance of sound of an industrial nature depends on both the margin by which the rating level of the specific sound source exceeds the background sound level and the context in which the sound occurs. An effective assessment cannot be undertaken without an understanding of the reason(s) for the assessment and the context in which the sound occurs/will occur. When making assessments and arriving at decisions, therefore, it is essential to place the sound in context."

- 2.9 BS 4142: 2019 +A1 comments further in Chapter 11 (Assessment of impacts) on the derivation of the impact of the specific sound by subtracting the measured background level from the rating level and gives consideration to the following:
- a) Typically, the greater this difference, the greater the magnitude of the impact.
 - b) A difference of around +10 dB or more is likely to be an indication of significant adverse impact depending on context.
 - c) A difference of around +5 dB is likely to be an indication of an adverse impact, depending on the context.
 - d) The lower the rating level is relative to the measured background level, the less likely it is that the specific sound source will have an adverse or significant adverse impact. Where the rating level does not exceed the background level, this is an indication that the specific sound source will have a low impact, depending on context.
- 2.10 BS 4142:2019 +A1 comments further with reference to low levels in section 11 in the assessment of impacts and context. It maintains that where background and rating levels are low, absolute levels might be as, or more, relevant than the margin by which the rating level exceeds the background. This is especially true for night time or where daytime levels are also low.
- 2.11 The national interpretation of the WHO guidelines is contained in BS 8233:2014 'Sound Insulation & Noise Reduction for Buildings'. BS 8233 recommends the following desirable guideline values for internal ambient noise:

Table 4 Indoor ambient noise levels for dwellings

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB $L_{Aeq,16hour}$	—
Dining	Dining room/area	40 dB $L_{Aeq,16hour}$	—
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30 dB $L_{Aeq,8hour}$

- 2.12 There is no longer a L_{Amax} standard for bedrooms in BS 8233. However, footnote 4 to Table 4 states that “Regular individual noise events (for example, scheduled aircraft or passing trains) can cause sleep disturbance. A guideline value may be set in terms of SEL or $L_{Amax,F}$ depending on the character and number of events per night. Sporadic noise events could require separate values.” In this case, it is proposed that the previous BS 8233 internal standard (also referenced in World Health Organisation Guidelines for Community Noise) is applied. This is 45 dB L_{Amax} , inside bedrooms.

Changes in Level

- 2.13 Changes in noise levels of less than 3 dBA are not perceptible under normal conditions and changes of 10 dBA are equivalent to a doubling of loudness. This guidance has been accepted by inspectors, at inquiry, to encompass changes in noise levels in the index L_{AeqT} .

2.14 The following table shows the response to changes in noise (known as a Semantic Scale):

Table 2.2: Response to changes in noise

Change in noise level L _{AeqT} dB	Response	Impact
<3	Imperceptible	None
3 – 5	Perceptible	Slight
6 – 10	Up to a doubling	Significant
11 – 15	More than a doubling	Substantial
>15	-	Severe

Ref: Manning “Criteria for the Environmental Assessment, Planning and Mitigation of Railway Noise” Proc. IOA Vol. 20 Part 1 (1998) pp 195 – 202.

2.15 Changes in level are useful for considering the potential noise impact arising from changes in road traffic flows.

2.16 Considering the above, the following assessment methods are recommended:

- Noise from delivery activity – BS 4142:2019 +A1/WHO Guidelines
- Noise from mechanical services plant – BS 4142:2019 +A1
- Noise from van/lorry movements – WHO Guidelines/Change in noise level
- The sensitivity of the receptors – BS 4142:2019 +A1/WHO Guidelines
- Internal residential ambient noise levels – BS 8233:2014

3.0 Survey Methodology, Details and Results

- 3.1 A survey has been undertaken over periods over approximately 24 hours over the 23rd and 24th April 2025 to provide typical existing background and ambient levels for day and night time periods. The location of the survey is shown below as MP1 and MP2 and considered representative of the closest residential properties in the area (NSP). This has provided data to inform the existing ambient, maximum and background levels and comparison with the predictions of the SoundPLAN models.
- 3.2 The survey was undertaken as shown below. The noise climate in the area is dominated by road traffic noise from the M69 and local traffic on Hinckley Road.

Figure 3.1 Monitoring positions for survey:



- 3.3 The 24 hour noise survey established the measured noise levels at the measurement location MP1, and is summarised for brevity below. Full survey data is available upon request.

Table 3.1 Survey Summary MP1

Time Period	L _{Aeq} dB*	L _{A90} dB **	L _{Amax} dB **
Day 0700-2300	60	56	68
Night 2300-0700	57	50	68

=Log average

**= Typical

*

- 3.4 A Rion 52 type 1 sound level meter was used to provide existing ambient, maximum and background levels measuring 15-minute samples throughout the measurement periods. The weather was bright and dry at the start of the survey with wind speeds acceptable for noise measurements throughout the survey.

4.0 Assessment

Noise from Site Activities

Service Yard

- 4.1 The majority of site noise will come from external activities (Van and HGV movements, loading etc.) Data in Table 4.1 below shows predicted noise levels from the service yard using data widely used in the design of distribution facilities, based on measurements taken at retail service yards over a period of years by SR and generic data within the SoundPLAN software. The likely levels at the nearest noise sensitive premises; to the south of the site from service yard activities have been predicted using SoundPLAN™ modelling. SR has used SoundPLAN 8.0 noise modelling software package to predict the noise levels from the service yard activities.
- 4.2 SoundPLAN calculates $L_{Aeq,T}$ and/or L_{Amax} levels at defined receptors in accordance with the relevant standards. The calculation is based on a number of input parameters including, source noise level data, receptor positions, barriers and screening, topography and intervening ground conditions. The location and dimensions of the physical elements of the model such as location and dimensions of buildings, have been taken directly from architectural drawings, and OS mapping. The topography has been derived from online GIS data.
- 4.3 Noise contours can be plotted at defined intervals, and height above ground level. The results can also be plotted as façade noise maps. Predictions have been made and the resulting noise maps are included at Appendix A.
- 4.4 The levels summarised in the models above indicate that predicted noise levels from service yard activity are below existing levels for ambient, maximum, and background levels for the area during the daytime and night time periods. The levels predicted are based on all loading bays being used simultaneously to represent worst case and indicate that there need be no restriction in operating or delivery hours. The reality of operational use may be lower than this, with fewer deliveries/vehicle movements within the service yard and corresponding reduction in noise levels.
- 4.5 Generally it is the L_{Amax} parameter that is most relevant to night time noise and sleep disturbance. As can be seen from the likely predicted levels for external L_{Amax} events, they are below existing levels experienced by the nearest properties along Hinckley Road and to the north. The predicted L_{Aeq} is below the existing typical night time ambient and a background levels as measured.
- 4.6 Predicted levels are below ambient, maximum and typical background levels measured for daytime and evening and night time periods. In context, this site has historical industrial mixed use and this proposal would not represent the introduction of a new noise source nor would be noticeable against existing uses or vehicle movements along Hinckley Road and the wider road network. The levels shown in the models show worst case scenario
- 4.7 The first contextual consideration in this case in the comparison of the predicted noise levels against the WHO Guideline Values. As discussed in section 2.0 the WHO Guideline Values can be considered the lowest observed adverse effect level (LOAEL). This means that the guideline values are set at the lowest level below which the impact can be considered negligible. Table 4.1 below compares the predicted noise level from servicing activity against the WHO Guidelines for Community Noise and existing noise levels as measured during the survey.

Table 4.1 WHO Assessment: Closest Residential. Hinckley Road:

Noise level	Day time	Night time	
	dB L _{AeqT}	dB L _{Aeq T}	dB L _{Amax}
Predicted yard activity noise level	<48	<44	47
WHO guideline noise value	50 - 55	45	60
Comply with WHO guidelines	YES	YES	YES
Existing noise levels	60	57	68
Below existing noise levels	YES	YES	YES

Car Parking

- 4.8 The closest car parking spaces will be within the existing car park and will not add significantly to the overall traffic within the area. Consequently, given this negligible impact this will not need to be considered further.
- 4.9 The existing noise environment and distance to the nearest residential properties would mean that any parking activity would be negligible at approximately 100m to the north.

Noise from fixed plant and equipment

- 4.10 Since it is not possible to predict what type and number of plant are to be used at the site at this stage, an appropriate and typical planning condition could control noise levels from plant along the lines of:

"All fixed plant and machinery within the development should be designed and installed such that the rating level of the fixed development shall not exceed the background level using BS 4142:2014 +A1:2019, at the nearest noise sensitive receptor"

- 4.11 Given the distances and existing screening involved and the scope for simple on site noise control measures (such as selection of quieter plant, careful siting and orientation, enclosure and additional screening), if needed, these limit values can be readily achievable without the need for any novel or complex mitigation schemes.

Noise from road traffic on surrounding network

- 4.12 A comparison of the increase in road traffic noise can be made by means of the formula found in "Calculation of Road Traffic Noise": Increase in Noise Level = $10 \log_{10} (\text{future total traffic flow} \div \text{existing traffic flow})$ dB.
- 4.13 To increase the noise level by 3 dBA, the minimum perceptible, the future traffic flow would need to be at least twice the existing traffic flow.
- 4.14 An initial overview of the road traffic predictions and consideration of the existing noise levels, the level of traffic from the proposal should be negligible compared to existing traffic levels on the road network.
- 4.15 Further detail can be provided on this aspect of the proposal as the scheme develops, if required.

Existing Road Noise

- 4.16 Consideration has been given to the existing road noise at residential properties, predominantly the M69, and how this is affected by the introduction of the single unit warehouse. SoundPLAN modelling has been undertaken to show noise propagation across the existing open site and the screening effect of the proposed structure.
- 4.17 Given the distances involved there is a minor decrease in noise levels at residential properties to the north of the site due to the screening effect of the building. SoundPLAN models demonstrating this are shown at Appendix A.
- 4.18 A 12m high bund is proposed to the north of the site to provide acoustic and visual screening to the site. In terms of noise, this would have value only to the residential dwellings to the northern boundary of the site which would not have benefit from the building screening.
- 4.19 This would be valid only for the single building option. Any iterations which have multiple buildings across the site would be reconsidered in terms of bunding effectiveness given possible areas within the site where buildings would offer no screening. Further details can be provided as the scheme develops.

5.0 Conclusions

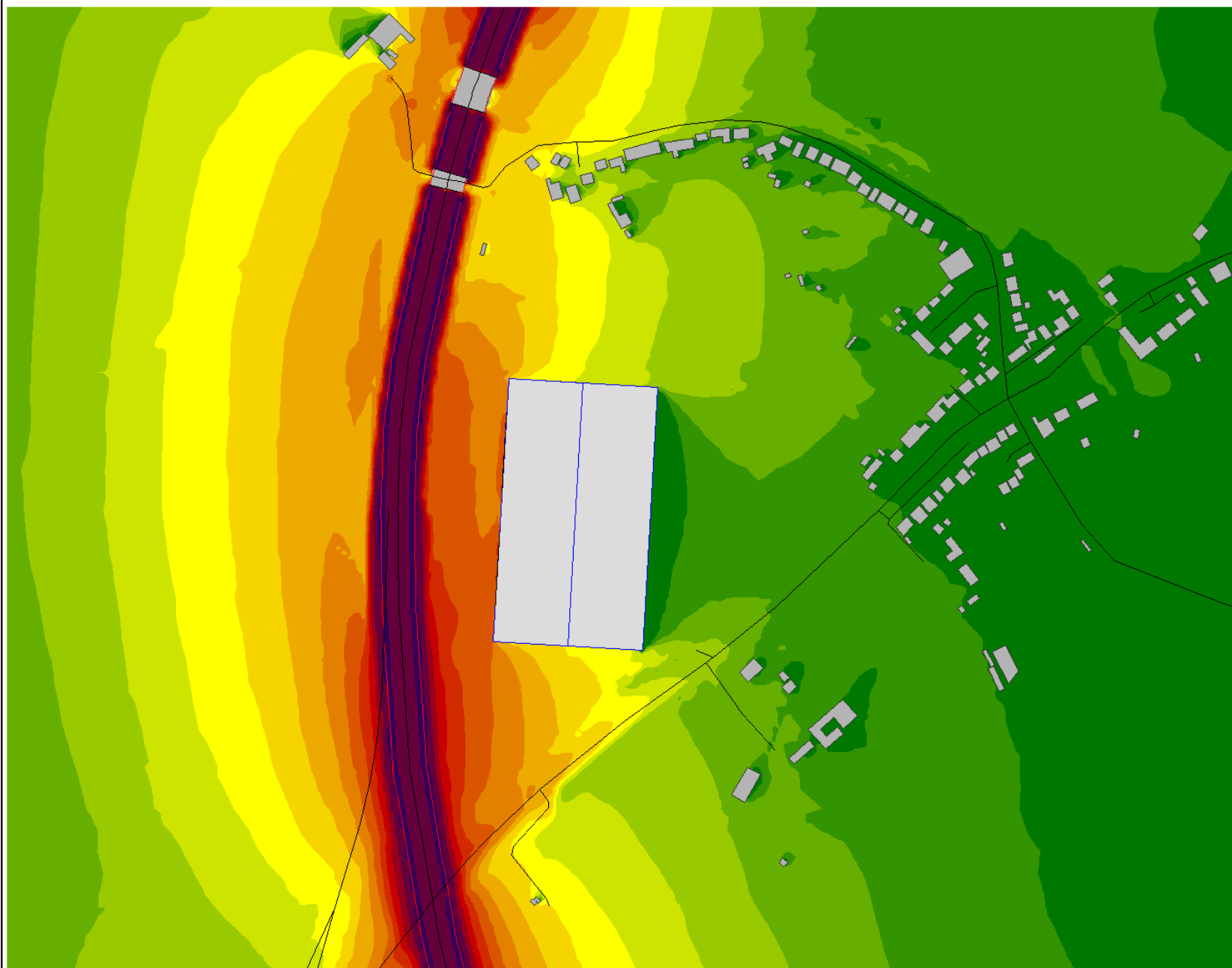
- 5.1 An assessment of the existing ambient, maximum and background noise levels have been undertaken at the boundary to the nearest residential properties to the south of the proposal to inform a study for the development of the site.
- 5.2 Consideration has been given to the likely noise levels associated with this type of proposal and the levels predicted at the nearest noise sensitive property using SoundPLAN™ computer software modelling. The impact from operation of the proposal has been assessed against national guidance and existing noise levels using a worst-case use of the proposal for both day and night time periods.
- 5.3 Existing noise levels at the nearest residential properties are such that the proposal should not cause significant impact at the dwellings, either due to maximum levels at night time or ambient levels in the daytime period.
- 5.4 In context, there is considerable road traffic noise within the vicinity. The proposal will not introduce a new noise source and would not be noticeable against existing noise climate. The single building considered, provides a degree of screening and improvement to residential properties to the rear from current road traffic noise.
- 5.5 It is concluded that the proposal will operate below existing levels across all parameters at the boundaries with the nearest residential properties as proposed and will not cause a significant impact on the health and life of local residents in accordance with the national policy aims contained within the NPPF, NPSE and in accordance with noise guideline values contained in BS 8233:2014, BS 4142:2014 +A1:2019 and World Health Organisation Guidelines for Community Noise 1999 together with local aims.

APPENDIX A

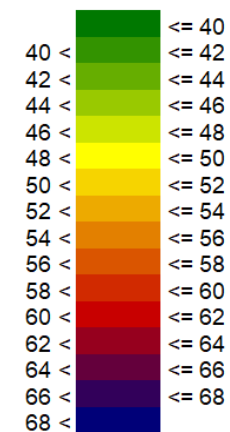
SOUNDPLAN™ MODELS

APPENDIX A1

EXISTING AND PREDICTED ROAD NOISE ONLY



dBA



Daytime
Noise Contour Plot
(LAeq,16hours)
Road Noise Only

Contour Grid / Calculations
at 1.5m height

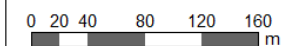
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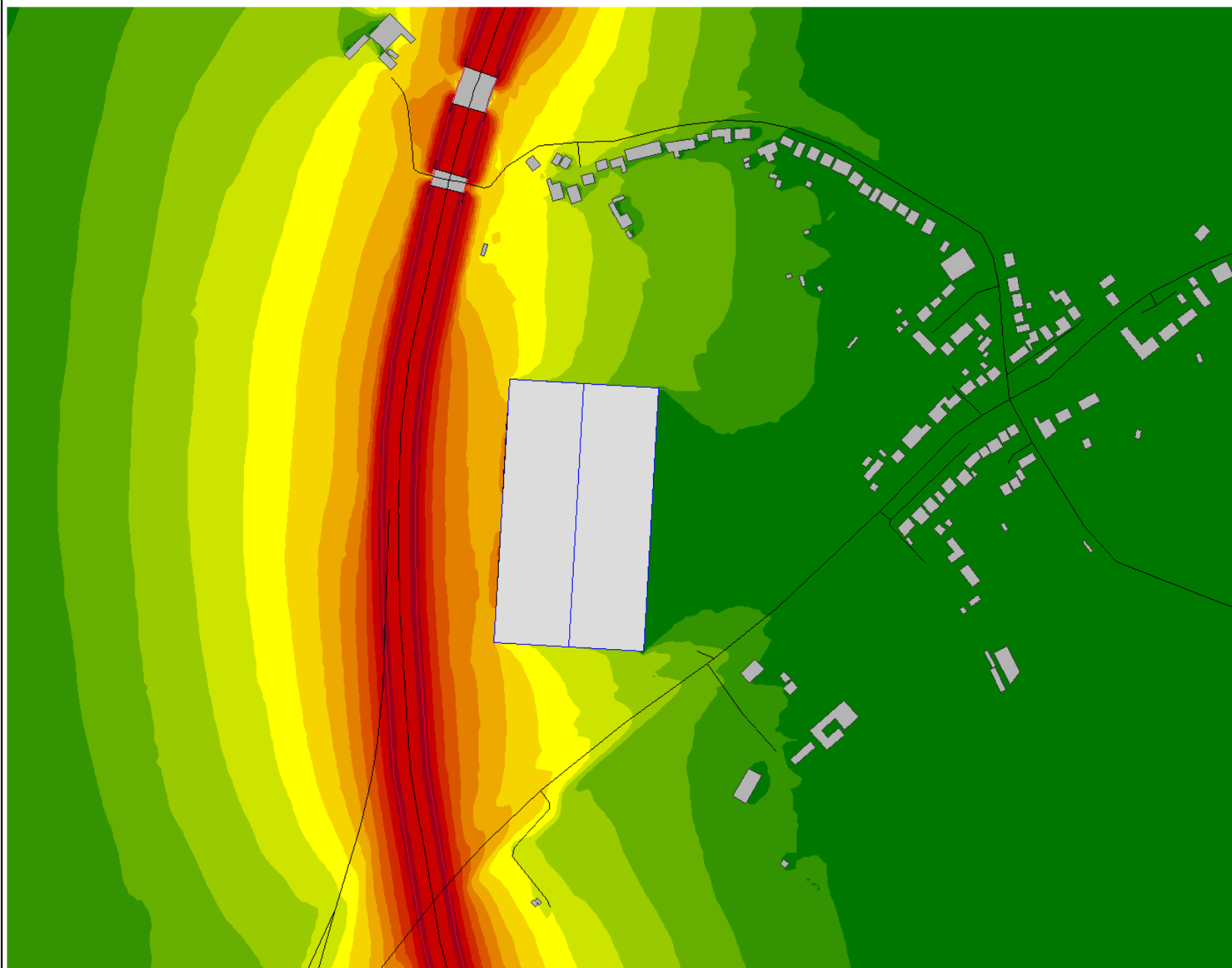
Date: 29.04.2025

Project No: 2523096

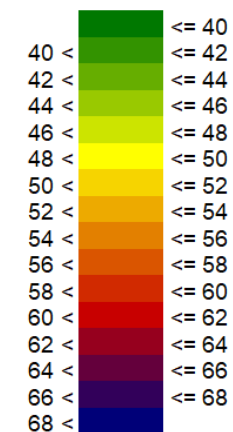
Consultant: M Court

Scale 1:4886





dBA



Night-time
Noise Contour Plot
(LAeq,8hours)
Road Noise Only

Contour Grid / Calculations
at 4.5m height

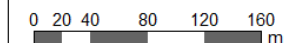
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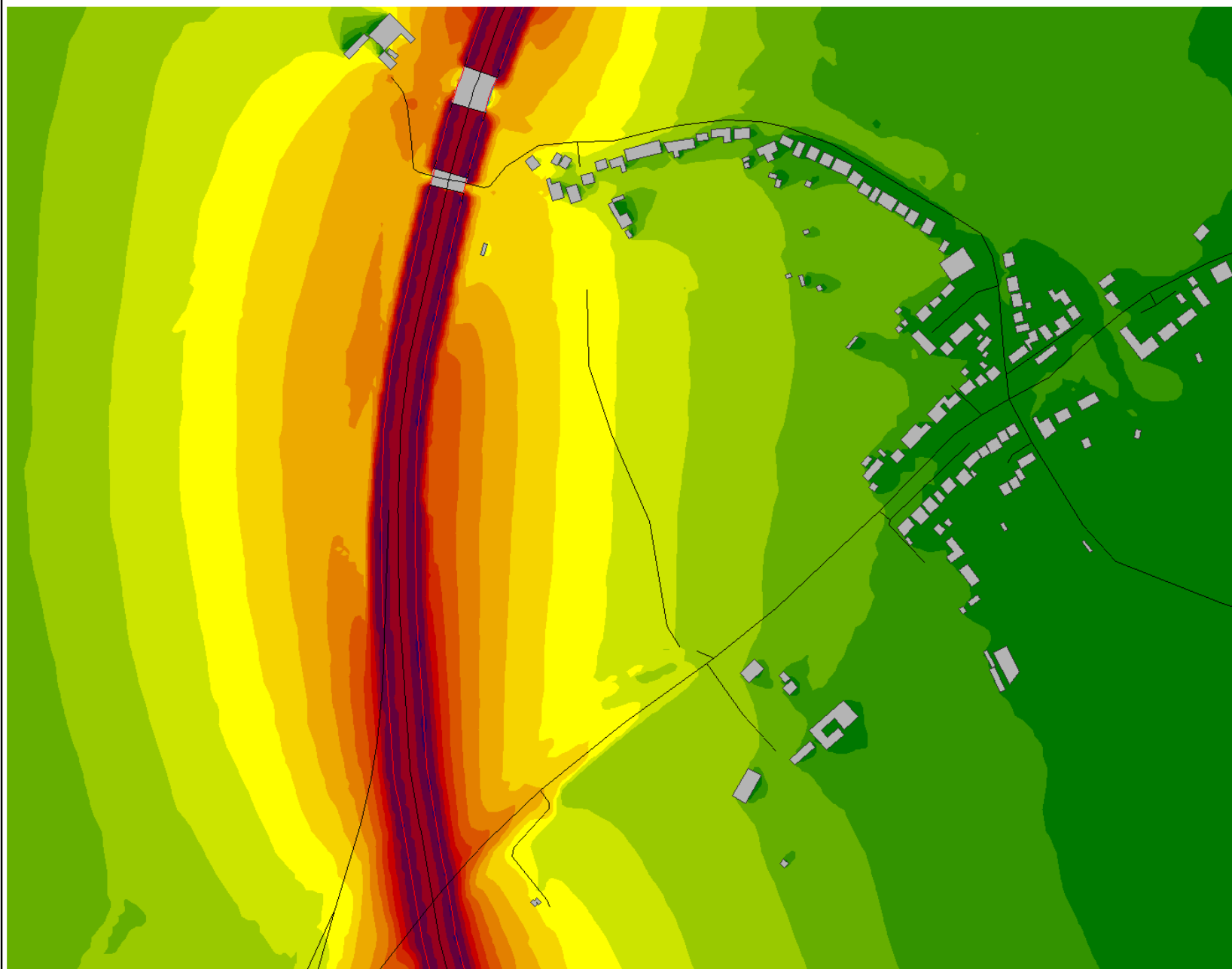
Date: 29.04.2025

Project No: 2523096

Consultant: M Court

Scale 1:4886





dBA

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42 <		<= 44
44 <		<= 46
46 <		<= 48
48 <		<= 50
50 <		<= 52
52 <		<= 54
54 <		<= 56
56 <		<= 58
58 <		<= 60
60 <		<= 62
62 <		<= 64
64 <		<= 66
66 <		<= 68

Daytime
Noise Contour Plot
(LAeq,16hours)
Road Noise Only

Contour Grid / Calculations
at 1.5m height

(Noise contour plot provided
for indicative purposes only)

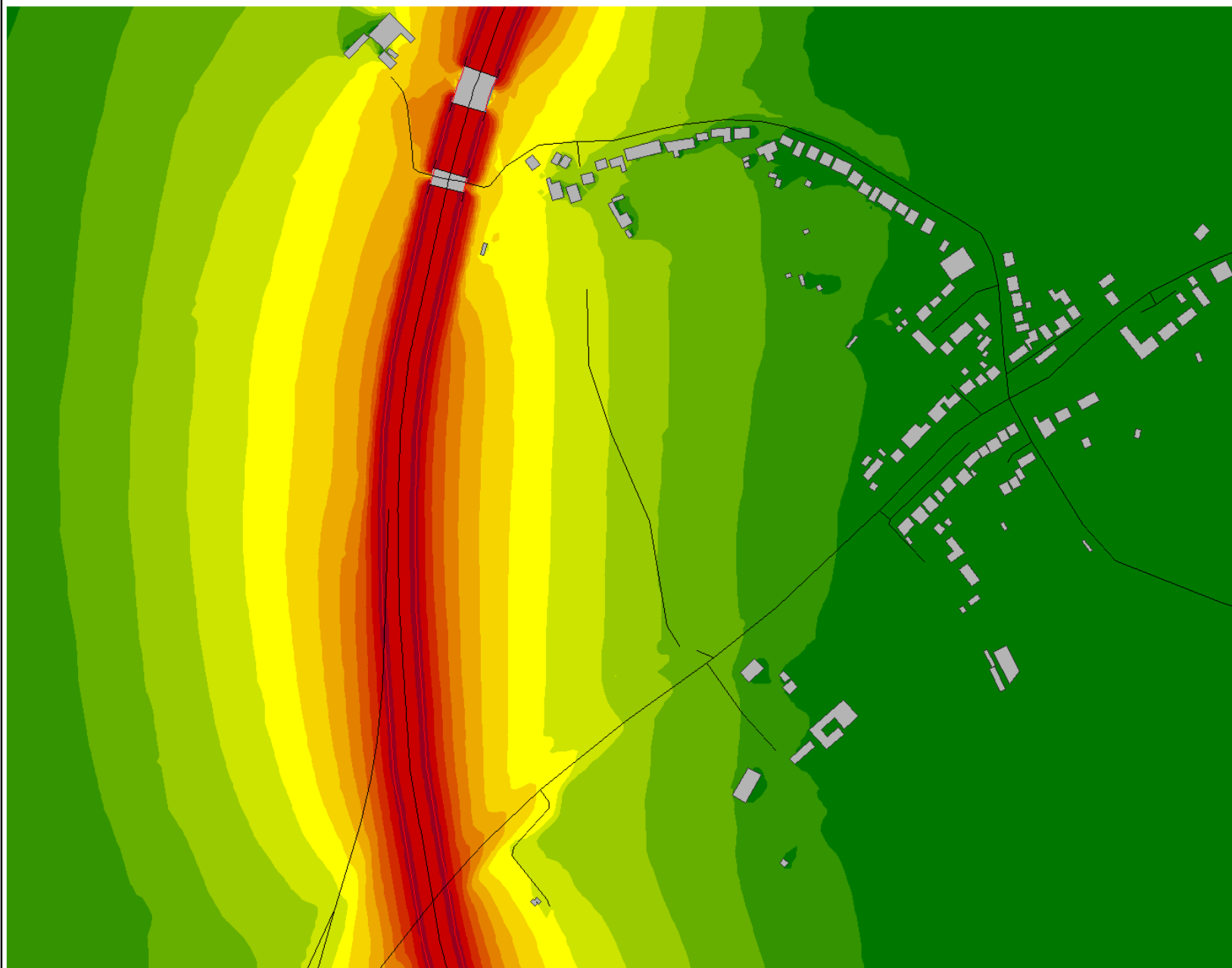
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Project No: 2523096

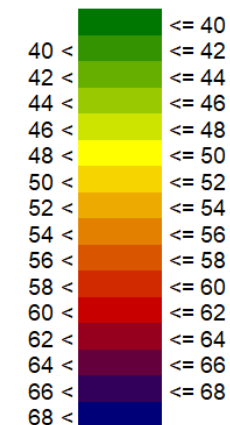
Consultant: M Court

Scale 1:4886

0 20 40 80 120 160
m



dBA



Night-time
Noise Contour Plot
($L_{Aeq,8\text{hours}}$)
Road Noise Only

Contour Grid / Calculations
at 4.5m height

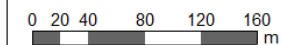
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for indicative purposes only)

Date: 29.04.2025

Project No: 2523096

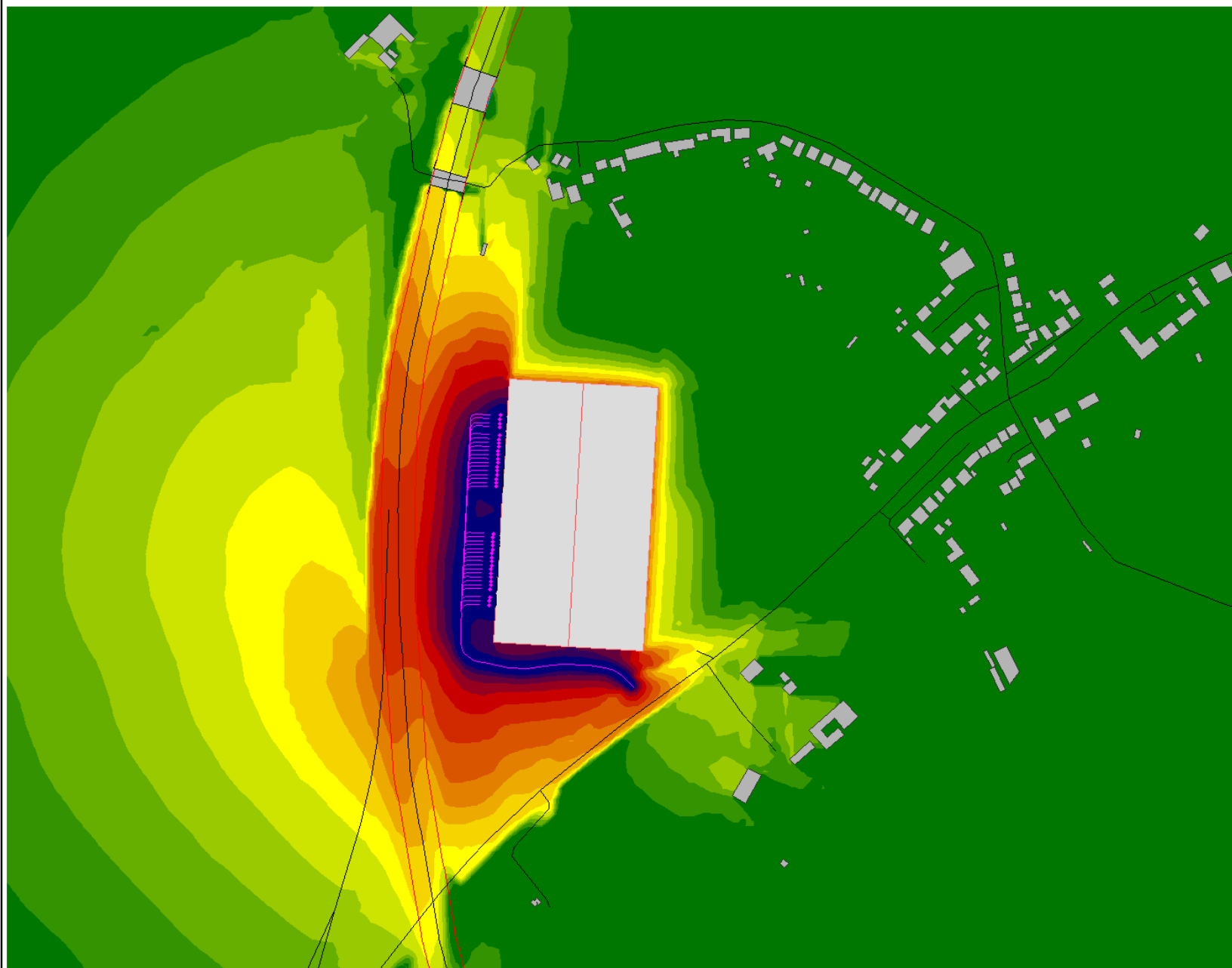
Consultant: M Court

Scale 1:4886

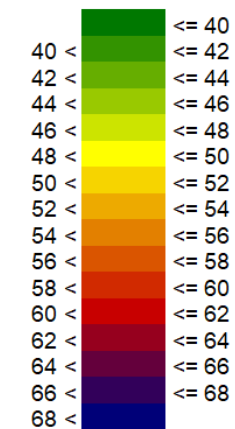


APPENDIX A2

OPERATIONAL NOISE LEVELS



dBA



Daytime
Noise Contour Plot
(LAeq, 16hours)
Site Noise Only

Contour Grid / Calculations
at 1.5m height

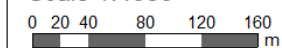
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for indicative purposes only)

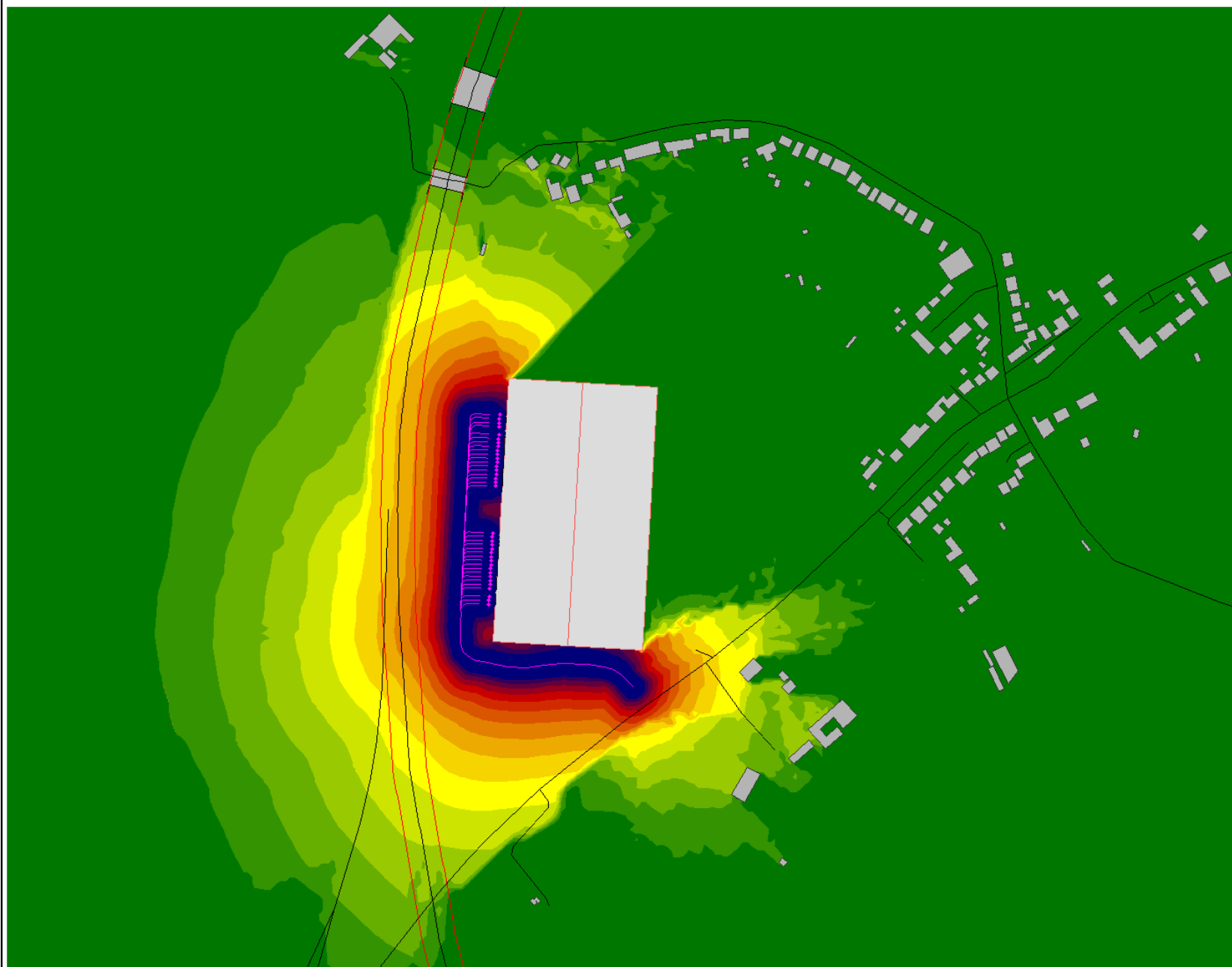
Date: 29.04.2025

Project No: 2523096

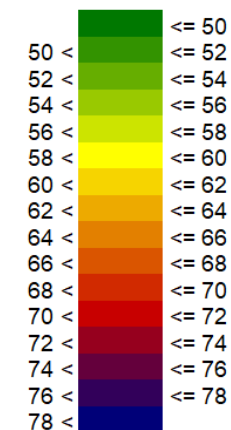
Consultant: M Court

Scale 1:4886





dBA



Night-time
Noise Contour Plot
(L_{AMax})
Site Noise Only

Contour Grid / Calculations
at 4.5m height

(Noise contour plot provided
for indicative purposes only)

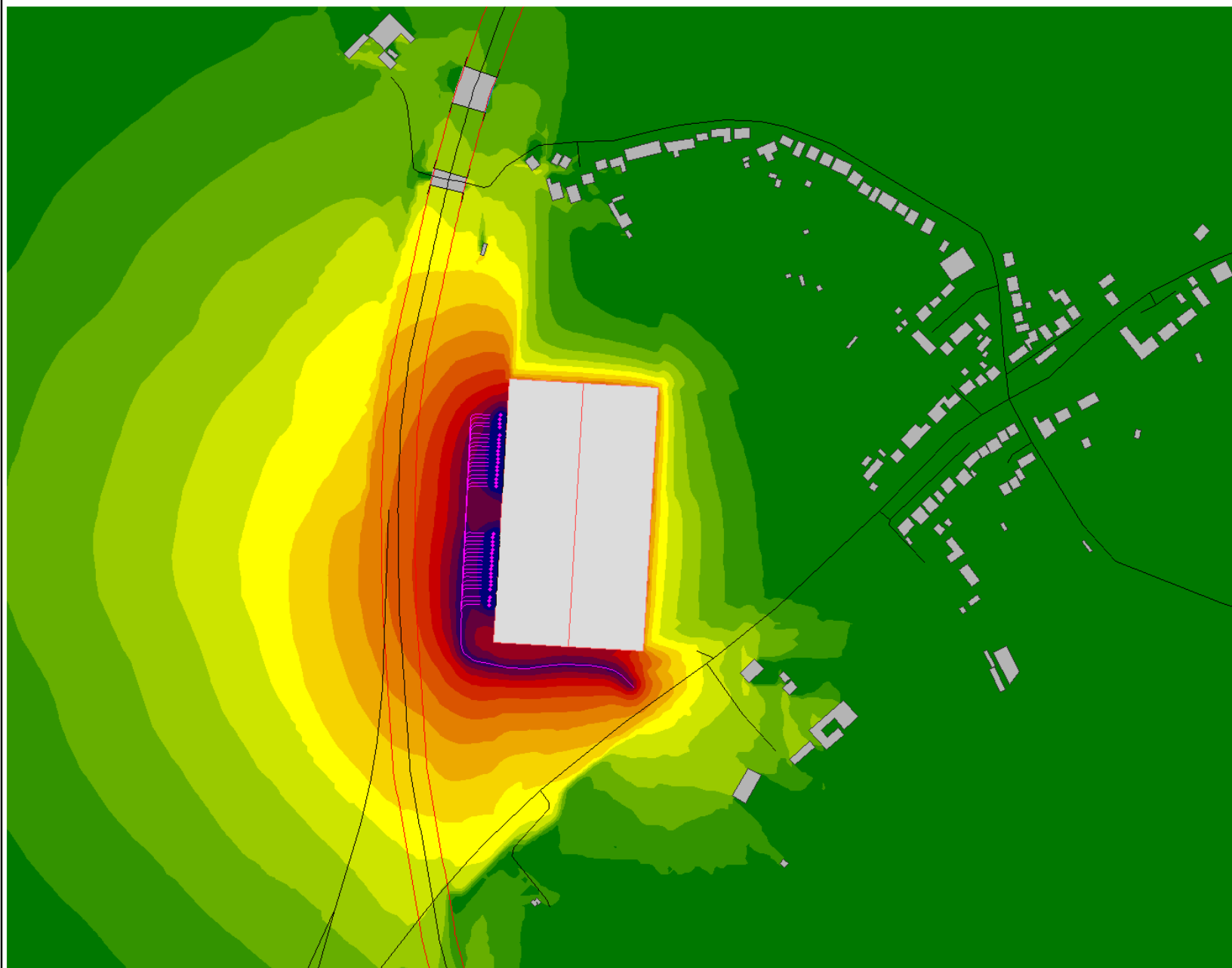
Date: 29.04.2025

Project No: 2523096

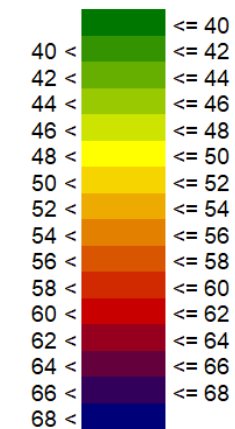
Consultant: M Court

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0 20 40 80 120 160
m



dBA



Night-time
Noise Contour Plot
(LAeq,8hours)
Site Noise Only

Contour Grid / Calculations
at 4.5m height

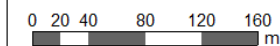
(Noise contour plot provided
for indicative purposes only)

Date: 29.04.2025

Project No: 2523096

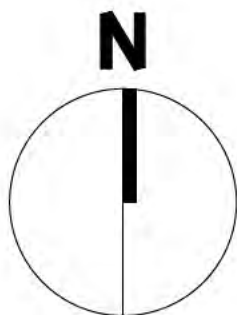
Consultant: M Court

Scale 1:4886



APPENDIX B

PLANS



Figures and dimensions are to be used as a guide only. All dimensions are to be checked on site. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions: Drawn/Chkd: Date:

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BARJANE



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Drawing Title:
FEASIBILITY SITE PLAN
SINGLE UNIT

Architecture
Planning
Master Planning
Urban Design
Interiors
Landscape

Scale @ A1: 1:1250
Checked by: ME
Date: JAN 24

Job No: 11644
Stage: FE 001
Drawing No: Rev:

Issue Status:
Construction ☐ Preliminary ☐
Information ☐ Approval ☐
Tender ☐
Offices
Woking
London
Milton Keynes
Warsaw

PRC Architecture & Planning

APPENDIX C

ACOUSTIC TERMINOLOGY

Acoustic Terminology

1. Noise, defined as unwanted sound, is measured in units of decibels, dB. The range of audible sound is from 0 dB to 140 dB. Two equal sources of sound, if added together will result in an increase in level of 3 dB, i.e. $50\text{ dB} + 50\text{ dB} = 53\text{ dB}$. A 10 dB increase in sound is perceived as a doubling of loudness.
2. Frequency (or pitch) of sound is measured in units of Hertz. 1 Hertz = 1 cycle/second. The range of frequencies audible to the human ear is around 20 Hz to 18000 Hz (or 18 kHz). The capability of a person to hear higher frequencies will reduce with age. The ear is more sensitive to medium frequency than high or low frequencies.
3. To take account of the varying sensitivity of people to different frequencies a weighting scale has been universally adopted called "A-weighting". The measuring equipment has the ability to automatically weight (or filter) a sound to this A scale so that the sound level it measures best correlates to the subjective response of a person. The unit of measurement thus becomes dBA (decibel, A-weighted).
4. The second important characteristic of sound is amplitude or level. Two units are used to express level a) sound power level - L_w , and b) sound pressure level - L_p . Sound power level is an inherent property of a source whilst sound pressure level is dependent on surroundings/distance/directivity etc. The sound level that is measured on a meter is the sound pressure level, L_p .
5. External sound levels are rarely steady but rise or fall in response to the activity in the area - cars, voices, planes, birdsong, etc. A person's subjective response to difference noises has been found to vary dependent on its temporal distribution (i.e. its variation with time). For this reason, a set of statistical indices have been developed.
6. There are four main statistical indices in use in the UK:
 - L_{A90} The sound level (in dBA) exceeded for 90% of the time. This unit gives an indication of the sound level during the quieter periods of time in any given sample. It is used to describe the "background noise level" of an area.
 - L_{AeqT} The equivalent continuous sound level over a period of time, T. this unit may be described as "the notional steady noise level that would provide, over a period, the same energy as the varying noise in question" (In other words, the energy average level). This unit is now used to measure a wide variety of different types of noise of an industrial or commercial nature, as well as road traffic, aircraft and trains.
 - L_{A10} The sound level (in dBA) exceeded for 10% of the time. This level gives an indication of the sound level during the noisier periods of time in any given sample. It has been used over many years to measure and assess road traffic noise.
 - L_{AMAX} The maximum level of sound, i.e. the peak level of sound measured in any given period. This unit is used to measure and assess transient noises, i.e. gun shots, individual vehicles, etc.

AIR QUALITY REVIEW

REGULATION 18 CONSULTATION



MAY 2025



SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF





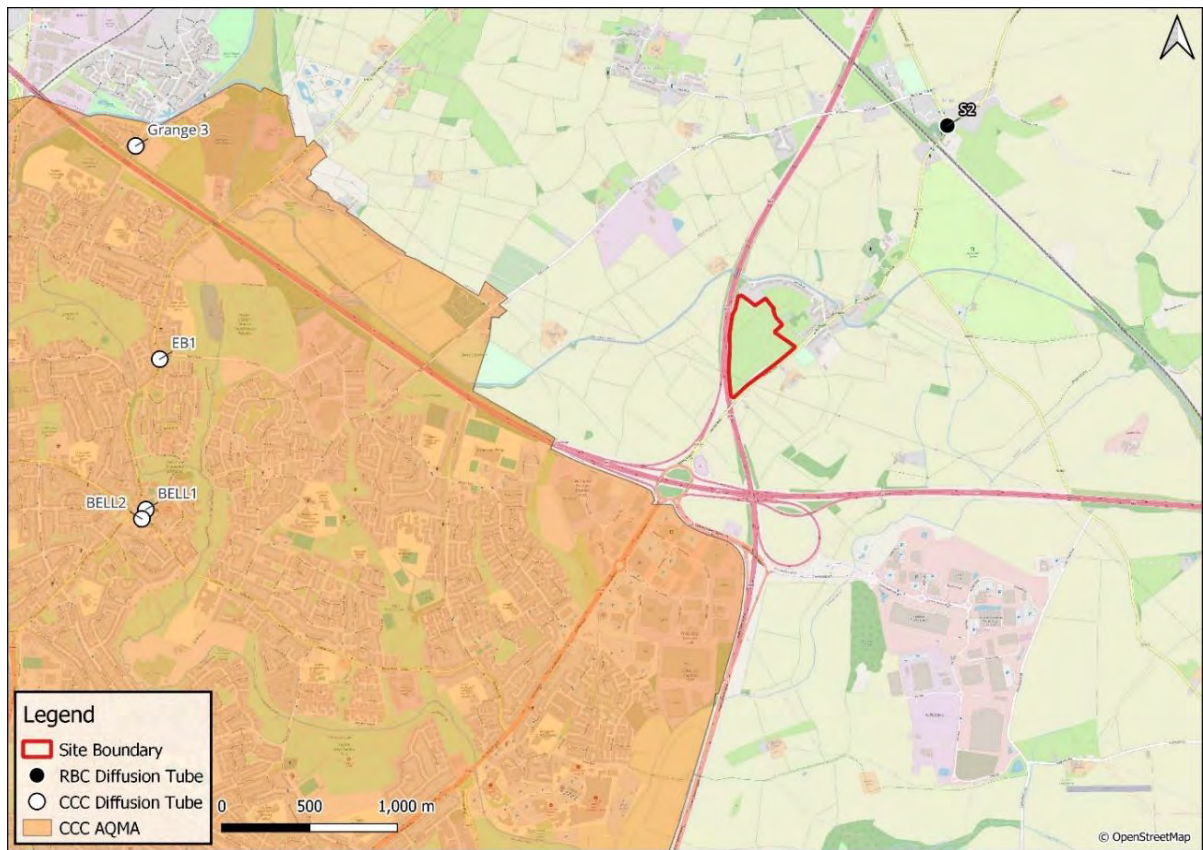




Table A: Defra Mapped Background Pollutant Concentrations

Grid Square (X, Y) (m)	Year	Annual Mean Concentration (µg/m ³)		
		NO ₂	PM ₁₀	PM _{2.5}
439500, 283500	2024	9.9	13.7	7.0
	2035	6.6	13.0	6.3
	2040 (A)	6.2	12.7	6.0
439500, 282500	2024	11.8	14.2	7.2
	2035	7.1	13.5	6.5
	2040 (A)	6.7	13.3	6.3
AQAL		40	40	20
Note: (A) Defra does not currently provide background air pollutant concentration forecasts beyond 2040. Consequently, the 2040 projected background concentrations have been presented in lieu of specific 2045 projections.				

As shown in Table A, all of the mapped background concentrations presented are “well-below” the respective annual mean AQALs. Furthermore, reductions in annual mean concentrations are forecast through the Local Plan review period across both relevant grid squares for each considered pollutant.

Review of Wider RBC Planning Application

RBC resolved to grant planning permission on 7th May 2025 for an employment-led headquarters campus development located immediately to the south of the Site (RBC planning reference: R23/1027). In support of this planning application, an Air Quality Assessment (AQA) was undertaken and included as a Chapter to the accompanying Environmental Statement (ES). A review of this AQA has been undertaken with respect to the predicted concentrations at nearby sensitive receptors. Given the similarity between nature of development associated with RBC planning reference: R23/1027 and the potential use of the Site, the submitted AQA is considered to provide a proxy indicator to the potential associated impacts on air quality. The AQA included a detailed assessment of operational phase road traffic emissions to predict pollutant concentrations at existing receptor locations. The study utilised a 2019 baseline / verification year and a 2030 operational year (in conjunction with respective background concentrations and emission factors), whilst applying a baseline traffic dataset for 2031 to allow for a conservative assessment.

With regard to the predicted pollutant concentrations, the AQA presented the following for the 2030 do-something scenario (i.e. with RBC planning reference: R23/1027 in place):

- NO₂:
 - At receptors¹¹ adjacent to the B4065 Main Road and approximately 350m to the north-west of the Site, the predicted annual mean NO₂ concentration was 13.0µg/m³ and 12.9µg/m³, representing 32.5% and 32.3% of the AQAL, respectively (i.e. ‘well-below’); and
 - Impacts on annual mean NO₂ concentrations were concluded to result in a ‘not significant’ effect on air quality.

¹¹ Operational phase development trips are predicted to travel south on the B4065 out of the Site, only. Receptors ‘H5’ & ‘H6’ are north of the Development and are therefore unlikely to witness operational phase development trips, but nonetheless provide a good proxy for receptors adjacent to this road.





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UTILITY STRATEGY REPORT

REGULATION 18 CONSULTATION

BARJANE



MAY 2025

VERSION 2



SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF

SITE 88, HINCKLEY ROAD, ANSTY
UTILITY STRATEGY REPORT
PRELIMINARY

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UTILITY STRATEGY REPORT
PRELIMINARY

RECORD OF REVISIONS		
Date.	Revision.	Description of change.
08-05-25	P01	First Issue
14-05-25	P02	Changes made to project title, introduction and utility chapters.

1. EXECUTIVE SUMMARY

Cudd Bentley Consulting have been instructed by BARJANE to prepare a Utility Strategy Report for the proposed development at Hinckley Road(B4065), Ansty, Coventry, located off the M69.



Figure 1: Proposed Re-Development Plan

This report details the extent of the statutory services that are in the vicinity of the site and impact on the proposed development works.

The utilities maps and content provided within this report have been based on the PAS 128 – Level D Desktop Utility Search undertaken by Groundwise Searches Ltd.

The utility company's data is uncontrolled and cannot be relied upon for accuracy, therefore should only be used for guidance. Cudd Bentley Consulting recommends that data within this report is viewed alongside a detailed survey using

SITE 88, HINCKLEY ROAD, ANSTY

UTILITY STRATEGY REPORT

PRELIMINARY

a combination of Ground Penetrating Radar Survey (GPRS), lifting manholes and visual inspection to verify the actual positions of below ground services indicated on the received asset plans.

Obtaining approval and agreements from the utility providers for any necessary diversion/modifications of existing services, connection to existing services and the provision of new services to serve the development will require extensive liaison with the utility providers.

Excavation works undertaken close to below ground services shall be carried out by hand and the Contractor shall ensure that all works to and close to below ground utility services are planned, managed, and executed in accordance with the requirements of the CDM Regulations. Isolation of utility services shall be by authorised persons only. The Contractor shall also refer to 'Avoiding Danger from Underground Services' published by the HSE, Reference HS(G)47, ISBN 0118854925.

2. INTRODUCTION

The proposed development is a new warehouse unit (Use Classes: E(g)(iii), B2 & B8) with ancillary mezzanine floorspace, situated on an existing landscape at Hinckley Road(B4065), Ansty, Coventry, located off the M69. The development will include associated landscaping, yard, parking, access, and supporting infrastructure.

A review of the existing utilities in and around the site has been undertaken to understand the level of diversionary works and disconnections that may be required prior to the decommissioning of existing structures.

This report has been prepared to support BARJANE's representatives in relation to the Regulation 18 on the Local Plan. The purpose of this report is to consider whether there are any existing utilities infrastructure that would prevent or limit the ability to redevelop the existing site and whether there are any utility capacity constraints that could not be overcome to allow the redevelopment of the site for employment purposes.

The outcome of this report would help to demonstrate the site's suitability, deliverability, and overall alignment with the Local Plan's strategic objectives.



Figure 2: Aerial View of the Re-Development Site

3. UTILITY SEARCH SUMMARY

Cudd Bentley Consulting are undertaking a review of the statutory services (below and above ground) that are in the vicinity of the site and impact on the proposed development works.

Status is indicated on the table below:

<u>Utility Type</u>	<u>Utility Supplier</u>
Electricity	National Grid Electricity Distribution (NGED)
Gas	Cadent
Telecoms	NRTS Telent
Telecoms	Openreach
Water	Severn Trent Water
Sewers	Severn Trent Water
Street Lighting	Warwickshire County Council

Utility asset plans are included in the Statutory Services Report where they exist in the vicinity of the site.

4. DESCRIPTION OF EXISTING SERVICES

The following information obtained relates to the above proposals and should these vary, the various statutory authorities should be re-approached. Where required pre-planning applications have been submitted to the utility companies for budget quotes to provide provision to the site.

Mapping information provided by utility service providers does not normally include information regarding land ownership or wayleaves / easements. For any works likely to be carried out close to utility services, the utility service provider should be notified before commencement.

SITE 88, HINCKLEY ROAD, ANSTY

UTILITY STRATEGY REPORT

PRELIMINARY

4.1 GAS

The purpose of this chapter is to review and consider whether the gas infrastructure would prevent or limit the ability to redevelop the existing site and if there are any utility capacity constraints that could not be overcome to allow the redevelopment of the site for employment purposes. In addition, this aims to support BARJANE's representatives in relation to the Regulation 18 on the Local Plan. This is important as the outcome of this report would help to demonstrate the site's suitability, deliverability, and overall alignment with the Local Plan's strategic objectives.

Cadent gas who are the main gas provider has provided asset plans indicating the services within the vicinity of the proposed development.



Figure 3: Existing Cadent Gas Services Main Route

The Cadent asset plans indicate the presence of a medium pressure (MP) 180mm PE Open Cut Gas Main running across the Hinckley Road(B4065). It is unclear whether this MP main is located on the footway or carriageway. To confirm its exact location, a trial hole investigation may be required. It is likely that the gas services may be affected by the proposed development works. As the proposed development aspires to be net zero carbon in operation, new gas services are not proposed unless, specifically requested by an occupier for fitout requirements.

If new site entrance is to be formed into the premises, then a trial hole would be required to locate any existing private or public services including Electric, Water, Gas and Telecoms. If services are found, it should require further investigation to ascertain whether the services would need to be lowered to NJUG Recommended Depths.

Having reviewed the Cadent Gas Asset Maps, the gas infrastructure is not expected to prevent or constrain the site's redevelopment.

SITE 88, HINCKLEY ROAD, ANSTY

UTILITY STRATEGY REPORT

PRELIMINARY

4.2 MAINS WATER

The purpose of this chapter is to review and consider whether the water infrastructure would prevent or limit the ability to redevelop the existing site and if there are any utility capacity constraints that could not be overcome to allow the redevelopment of the site for employment purposes. In addition, this aims to support BARIJANE's representatives in relation to the Regulation 18 on the Local Plan. This is important as the outcome of this report would help to demonstrate the site's suitability, deliverability, and overall alignment with the Local Plan's strategic objectives.

Severn Trent Water, who are the mains water provider have provided asset plans indicating the services within the vicinity of the proposed development.



Figure 4: Existing Severn Trent Water Services

The Severn Trent Water asset plan indicates distribution mains running along the Hinckley Road(B4065), Severn Trent Water do not indicate any service connections to the development site.

A 150mm (6") PVC is located on the southern boundary, which is in the ownership of Severn Trent Water. Cudd Bentley Consulting do not believe any works will be required and the main can be left in situ.

Having reviewed the Severn Trent Asset Maps, the water infrastructure is not expected to prevent or constrain the site's redevelopment.

4.3 SEWAGE

The purpose of this chapter is to consider whether the sewage infrastructure would prevent or limit the ability to redevelop the existing site and if there are any utility capacity constraints that could not be overcome to allow the redevelopment of the site for employment purposes. In addition, this aims to support BARJANE's representatives in relation to the Regulation 18 on the Local Plan. This is important as the outcome of this report would help to demonstrate the site's suitability, deliverability, and overall alignment with the Local Plan's strategic objectives.



Figure 5: Existing Severn Trent Water Surface and Foul Water Services

Severn Trent Water surface and Foul drainage map shown for information. For further information in regards diversions, capacity and new works refer to Civil/Structural Engineering report.

Having reviewed the Severn Trent Asset Maps, drainage infrastructure is not expected to prevent or constrain the site's redevelopment, although it is recommended to refer to Civil/Structural Engineering Report.

4.4 ELECTRICITY

The purpose of this chapter is to review and consider whether the electric infrastructure would prevent or limit the ability to redevelop the existing site and if there are any utility capacity constraints that could not be overcome to allow the redevelopment of the site for employment purposes. In addition, this aims to support BARJANE's representatives in relation to the Regulation 18 on the Local Plan. This is important as the outcome of this report would help to demonstrate the site's suitability, deliverability, and overall alignment with the Local Plan's strategic objectives.

National Grid Electrical Distribution (NGED) is the local Distribution Network Operator (DNO) that has provided asset plans identifying the presence of overhead High Voltage (HV) lines as well as underground High and Low Voltage (HV/LV) cable in and around the proposed development site.



Figure 6: Existing NGED Electrical Network Plans

The affected areas that are impacted by NGED Network are located within the Grid Squares 7 and 8, where overhead cables have been identified along the south boundary. Due to overhead cables, swing and sag (test/simulation) would

SITE 88, HINCKLEY ROAD, ANSTY
UTILITY STRATEGY REPORT
PRELIMINARY

need to be conducted to check how much the cable would swing and sag under different temperatures and weather conditions. The overhead cables would need to be checked for wayleaves and legals and check whether there are any easements around it. Additionally, within Grid 8, NGED asset plans indicate the presence of an unidentified pilot (PL) cable, where a trial hole investigation would be required to locate the service.

Note that local LV underground cable (120 CNE) is located on the Hinckley Road(B4065), south of the site boundary. Whereas, local HV underground cable (95 AL PI AS 11KV) is located on Hinckley Road(B4065), east of the site boundary.



Figure 7: Existing Streetlights

Local street lighting is provided by Warwickshire County Council but does not appear to be affected by the proposed development as all the lighting columns seem to be located on the other side of the road.

Having reviewed the National Grid Electricity Distribution(NGED) and Warwickshire Country Council Asset Maps, electric infrastructure including streetlights are not expected to prevent or constrain the site's redevelopment. Although consideration should be given to HV Overhead Cables.

4.5 TELECOMS

The purpose of this chapter is to consider whether the telecoms infrastructure would prevent or limit the ability to redevelop the existing site and if there are any utility capacity constraints that could not be overcome to allow the redevelopment of the site for employment purposes. In addition, this aims to support BARJANE's representatives in relation to the Regulation 18 on the Local Plan. This is important as the outcome of this report would help to demonstrate the site's suitability, deliverability, and overall alignment with the Local Plan's strategic objectives.

British Telecom (BT Openreach) is the main telecoms providers and have provided asset plans indicating the services within the vicinity of the proposed development.



Figure 8: Openreach Asset Plans

The BT asset map shows pit and duct routes at different points within the southern and eastern site boundaries, but no BT services seem to be located within the site boundary. Therefore, no disconnections or diversions are required.

Having reviewed the Openreach Asset Maps, the telecoms infrastructure are not expected to prevent or constrain the site's redevelopment.

5 DIVERSIONS OF EXISTING SERVICES

5.1 GAS

From the information available there would appear to be no diversionary works required to the gas services in the area.

5.2 WATER

From the information available there would appear to be no diversionary works required to the water services in the area. Appointed structural/Civil engineers to advise on works associated with the existing surface and foul drainage invert levels and subsequent diversions.

5.3 ELECTRICITY

Diversion works are not anticipated for the overhead cables, but potential diversion would be required for the PL cable.

5.4 TELECOMMUNICATIONS

From the information available there would appear to be no diversionary works required to the BT and Virgin Media services in the area.

6 EXISTING SERVICES OVERLAY

GENERAL NOTES

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LEGEND:

- LV SERVICE ROUTE - EXISTING
- HV SERVICE ROUTE - EXISTING
- OVERHEAD HV ROUTE - EXISTING
- UNKNOWN ELECTRICAL CABLE
- SEWAGE - EXISTING FOUL
- WATER MAIN - EXISTING
- GAS MAIN - MEDIUM PRESSURE
- BT SERVICE ROUTE
- FIRE HYDRANT
- BT CHAMBER

P01	PRELIMINARY ISSUE	HC	AS	RD	08/05/25
Revision	Description	Drawn By	Engineer	Approved	Date



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Drawing Status

PRELIMINARY

Client

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Project/Site Location

ANSTY, COVENTRY

Drawing Title

EXISTING SERVICES OVERLAY

Scale	Site	Drawn By	Engineer	Approved	Date Created
1:500	AD	HC	AS	RD	08/05/25
Drawing Reference	Revision				

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P01

0 5 10 15 20 25 30 35 40

SCALE 1:500

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**Cudd
Bentley**
Consulting

SUMMARY OF PROPOSED SUSTAINABILITY STRATEGY



MAY 2025
VERSION 5



SITE 88
HINCKLEY ROAD
ANSTY
CV7 9JF

HINCKLEY ROAD, ANSTY PROPOSED SUSTAINABILITY STRATEGY ISSUED



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RECORD OF REVISIONS

Date.	Revision.	Author	Reviewer	Description of change.
15-04-2025	001	IC	SP	First Issue
12-05-2025	002	IC	SP	Updated to reference alignment with the emerging Local Plan
19-05-2025	003	IC	RD	Updated to include Cover Page
19-05-2025	004	IC	RD	Updated as per Comments
19-05-2025	005	IC	RD	Updated as Employment Floorspace

1. EXECUTIVE SUMMARY

This report summarises the proposed sustainability strategy for Hinckley Road, Ansty Development. This document shows the development is in line with the requirements at both national and local level, as set out in the National Planning Policy Framework (2025), Rugby Borough Council Local Plan (2019) and the Draft Rugby Borough Local Plan Consultation Document (2025).

The development is targeting a 100% carbon reduction for regulated energy use, supported by on-site renewable energy generation. This approach aligns with the energy hierarchy principles outlined in paragraph 10.30 of the adopted Local Plan, which prioritises reducing energy demand before deploying renewable energy technologies. In doing so, the development contributes to the Council's wider sustainability objectives. It is also in the spirit of the emerging Rugby Local Plan, which places increasing emphasis on energy efficiency and seeks to ensure that new buildings are net zero in operation.

In addition, the proposed warehouse unit is targeting a BREEAM 'Excellent' rating, with aspirations to achieve 'Outstanding'. This exceeds the minimum 'Very Good' standard set out in Rugby Borough Council's Local Plan and demonstrates a strong commitment to best practice in sustainable design, construction, and operational performance. The building is also being designed to achieve an EPC A+ rating, further reflecting its alignment with high-performance, low-carbon development standards. The development also aligns with Draft Policy CL3: Water Supply, Quality and Efficiency, and addresses the requirements of BREEAM Wat 01, as outlined in Section 7.4 of this report.

The following energy hierarchy shall be adhered to in order to determine the most appropriate strategy for the development:

1. Be Lean, Reduce energy and carbon emissions through the use of passive design and energy efficiency measures.
2. Be Clean, reduce energy and carbon emissions by investigating the possibility of connecting to an existing district heating network or where this is not possible installing a communal heating system using a zero-emission or local secondary heat sources (in conjunction with heat pump).
3. Be Green, reduce energy and carbon emissions by installing Low or Zero Carbon (LZC) Technologies such as Solar panels, Photovoltaics, Wind Turbines etc.
4. Be Seen, to monitor and report the development's energy performance post-construction to ensure that the actual carbon performance of the development is aligned with the mayor's net zero carbon target.

Be Lean

In order to initially reduce carbon emissions from a base Part L 2021 compliant development, passive design and energy efficiency measures shall be incorporated, such as:

- Additional improvements to the thermal performance of the fabric of the buildings.
- The provision of energy efficient lighting.
- The provision of time and temperature zone controls.

Further examples of the proposed measures to be detailed within the energy statement

Be Clean

HINCKLEY ROAD, ANSTY

PROPOSED SUSTAINABILITY STRATEGY

ISSUED



The following two 'be clean' strategies shall be considered for the development:

1. Connection to an existing Combined Cooling Heat and Power (CCHP) / Combined Heat and Power (CHP) distribution Networks.

After checking the CHP website, it was found that a district heat network connection is not available in the development area.

Contact will be made with the local council's energy officer to investigate if there is potential to connect to a district heating network in the vicinity.

Be Green

After analysing the various renewable energy options, it is considered that currently the most appropriate low or zero carbon (LZC) technology are solar Photovoltaic panels (PV) and an Air Source Heat Pump (ASHP) which will provide the heating and cooling within the office areas.

Further details of the feasibility analysis of low or zero carbon technologies will be detailed within the Energy Statement (to be completed for Stage 2 planning submission).

2. INTRODUCTION

This report has been prepared by Cudd Bentley Consulting to summarise the energy and sustainability requirements for the development at Hinckley Road, Ansty.

The proposed development comprises the construction of an industrial warehouse building (Employment use Class EG (iii), B2 & B8), including ancillary mezzanine floorspace, associated landscaping, service yard, parking, access, and supporting infrastructure. The warehouse will be situated within a 12.6-hectare site, providing approximately 45,000 sqm of employment floorspace.

The following report will be provided as part of the planning application:

Energy Statement achieving a minimum 100% carbon reduction against a base Part L 2021

The carbon reduction target for this development is 100% in line with the Draft Rugby Borough Local Plan Consultation Document (2025).

Government policies now require significant energy reductions from proposed buildings. Building a greener future sets a planned trajectory outlined via Part L 2021 of the Building Regulations. These commitments have been the key focus point in addressing policies and strategies to reduce energy use and carbon emissions through energy efficiency and low or zero carbon technologies (LZC).

In line with best practice the following approach has been adopted in forming the energy strategy for the development:

1. To propose to improve the building fabric from minimum Part L 2021 Building Regulations requirements; (BE LEAN)
2. To propose to reduce energy consumption and carbon dioxide emissions through passive and energy efficiency measures; (BE LEAN)
3. Investigate the feasibility of connecting into an existing district heat network and where this is not possible installing a communal heating system using a zero-emission or local secondary heat sources; (BE CLEAN)
4. To propose to reduce energy consumption and carbon dioxide emissions further through the use of on-site renewable / LZC energy technologies. (BE GREEN)
5. To monitor and report its energy performance post-construction to ensure that the actual carbon performance of the development is aligned with the mayor's net zero carbon target. (BE SEEN)

The recommended strategy takes into consideration the site layout and requirements for the building to produce a design that incorporates the most appropriate technologies available to the site that are commercially viable, whilst targeting compliance with all policies applicable to this development.

The site plan of the potential future development can be seen below in figure 1, this had been provided by PRC Group.



Figure 1 – Site plan of the proposed development

3. NATIONAL POLICY REVIEW

3.1. NATIONAL PLANNING POLICY

An effective planning system is required to contribute to achieving sustainable development. The National Planning Policy Framework (NPPF), 2025, outlines what the government deems as sustainable development in England.

Sustainable development is defined as having the following three overarching objectives which are interdependent and need to be pursued in mutually supportive ways: an economic objective, a social objective, and an environmental objective.

1. Economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
2. Social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
3. Environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The above objectives can be described as an energy trilemma, this is demonstrated in Figure 3.1 below. Each dimension is dependent on each other and sustainable development proposals should adhere to each role. This energy statement shall ensure the proposed Development is one that contributes economically, socially and environmentally in accordance with the NPPF, 2025.

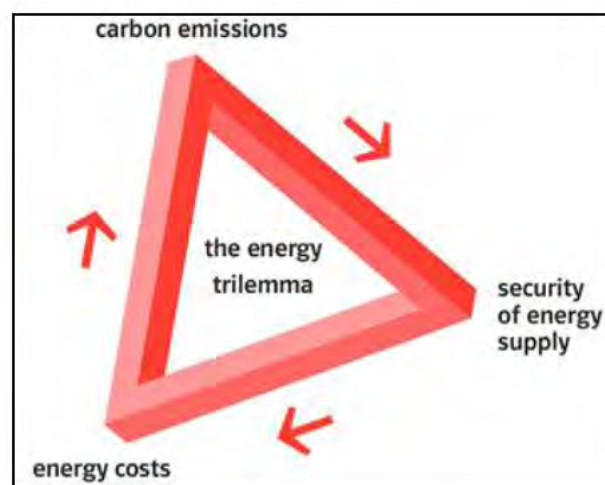


Figure 3.1 The Energy Trilemma

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Guidance has been followed from the (NPPF), 2025, to provide an energy strategy which reduces energy use and carbon emissions, in line with best practice. This will provide a balanced scheme which focuses on optimal use of non-renewable resources (energy efficiency measures) whilst providing a renewable energy strategy best suited to the sites and their building uses. Below are some key extracts relevant to the development from Chapter fourteen 'Meeting the Challenge of Climate Change, Flooding & Coastal Change':

Paragraph 162

Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

Paragraph 164

New development should be planned for in ways that:

- a. avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and
- b. help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.

Paragraph 165

To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a. provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts).
- b. consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
- c. identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

Paragraph 166

In determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Paragraph 167

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Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.

Paragraph 168

When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future.
- b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions.
- c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site.

Paragraph 181

When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁶³. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location.
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment.
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate.
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

4. LOCAL POLICIES REVIEW

The following local planning policies are applicable to the Hinckley Road, Ansty development in relation to energy and sustainability.

The development will be designed in accordance with the Rugby Borough Council Local Plan (2019) and the Draft Rugby Borough Local Plan Consultation Document (2025). It should be noted that the draft plan is currently subject to public consultation from 24 March 2025 until 5pm on 19 May 2025 and has not yet been formally adopted.

Nonetheless, the carbon reduction targets outlined in the draft plan have been referenced to ensure the development aligns with the Council's future sustainability aspirations, while remaining compliant with the policies set out in the currently adopted Local Plan.

4.1. RUGBY BOROUGH COUNCIL LOCAL PLAN 2011-2031 (ADOPTED JUNE 2019)

Policy SDC4: Sustainable Buildings

Non-residential buildings

All non-residential development over 1000 sqm should aim to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent) unless it can be demonstrated that it is financially unviable.

In meeting the carbon reduction targets set out in the Building Regulations and BREEAM standards the Council will expect development to be designed in accordance with the following energy hierarchy:

- Reduce energy demand through energy efficiency measures; then
- Supply energy through efficient means (i.e. low carbon technologies); then
- Utilise renewable energy generation.

Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development.

The re-use and recycling of surface water and domestic wastewater within new development will be encouraged.

Policy SDC7: Protection of the Water Environment and Water Supply

Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by:

- Minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having due regard to Severn Trent's Water Resource Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study
- Ensuring development is in accordance with the Water Framework Directive Objectives and does not adversely affect the waterbodies' ability to reach good status or potential as set out in the River Severn 'River Basin Management Plan' (RBMP).

Development will not be permitted where proposals have a negative impact on water quality, either directly through pollution of surface or ground water, or indirectly through the overloading of Wastewater Treatment Works. Prior to any potential development, consultation must be held with Severn Trent Water to ensure that the required wastewater infrastructure is in place in sufficient time.

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Development will not be permitted where the sensitivity of the groundwater environment, or the risk posed by the type of development is deemed to pose an unacceptable risk of pollution of the underlying aquifer.

Policy SDC1: Sustainable Design

All development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. All developments should aim to add to the overall quality of the areas in which they are situated.

Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications.

The Council will consider appropriate housing density on a site-by-site basis with decisions informed by local context of the area in terms of design considerations, historic or environmental integration, local character, identified local need and, where relevant, a Neighbourhood Development Plan.

Proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.

Proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent sites where there is potential for conflict between the uses, for example, an existing waste management site. Such proposals must be accompanied by supporting information demonstrating that the existing and proposed uses would be compatible, and that the proposal has addressed any potential effects of the existing use on the amenity of the occupiers of the proposed development.

Developers should provide adequate off-street storage space for wheeled bins, including storing recycling, to serve all new residential properties, including conversions. This requirement is particularly important in designated Conservation Areas where the visual importance of the street scene has been acknowledged and there is a duty for the area's character and appearance to be preserved or enhanced. Provision can be in the form of storage space integral to the design of the property, dedicated space externally, in a communal storage area, or in underground waste storage systems.

Proposals relating to the enhanced energy efficiency of existing buildings will be supported in accordance with the most up to date national regulations.

Policy SDC5: Flood Risk Management

A sequential approach to the location of suitable development will be undertaken by the Council based on the Environment Agency's flood zones as shown on the latest Flood Map for Planning and Strategic Flood Risk Assessment (SFRA). This will steer new development to areas with the lowest probability of flooding, in order to minimise the flood risk to people and property and manage any residual risk.

If, following application of the sequential test, it is not possible or consistent with wider sustainability objectives for the development to be located in zones with a lower probability of flooding, then the Exception Test can be applied as set out in the NPPF.

Following the Sequential Test, and if required the Exception Test, development will only be permitted where the following criteria are met:

- That the development does not increase flood risk elsewhere.
- Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and

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- Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

Land that is required for current and future flood management will be safeguarded from development. Opportunities to reduce the causes and impacts of flooding should be taken where possible.

Applicants will be required to demonstrate how they comply with this Policy by way of a site-specific Flood Risk Assessment (FRA) which is appropriate to the scale and nature of the development proposed, where the development is:

- In Flood Zone 2 or 3 as defined by the Environment Agency's Flood Map or Rugby Borough SFRA.
- Minor development and change of use more than 1ha and in Flood Zone 1.
- Within 20m of a watercourse.
- Adjacent to, or including, any flood bank or other flood control structure; or
- Within an area with critical drainage problems.

The FRA must assess the flood risk from all sources and identify options to mitigate the flood risk to the development, site users and surrounding area.

4.2. RUGBY BOROUGH COUNCIL LOCAL PLAN PREFERRED OPTION CONSULTATION DOCUMENT (MARCH 2025)

Policy CL1 Net zero buildings

New buildings comprising one or more dwellings and new non-residential buildings of 100m² gross internal area or more must be designed and built to be net zero carbon in operation. To achieve this, new buildings must:

- i. be ultra-low energy,
- ii. be fossil fuel free, and
- iii. generate at least the same amount of renewable electricity on-site as the electricity they demand over the course of a year, such demand including all regulated and unregulated energy use, or iv. if iii is not technically feasible, on-site renewable energy generation should equal 120kWh per square metre of building footprint per year.

B. To help achieve criterion A.i. above, new dwellings shall achieve:

- i. a maximum space heating demand of 15kWh/m² /yr or for bungalows 20kWh/m² /yr; and
- ii. total Energy Use Intensity (EUI) of no more than 35kWh/m² /yr.
- iii. On major housing developments, the EUI requirement in (ii) above may be achieved as a site wide average provided that no single dwelling exceeds an EUI of 60kWh/m² /yr.

C. To help achieve criterion A.i. above, new build nonresidential buildings shall achieve:

- i. a maximum space heating demand of 20kWh/m² /yr; and
- ii. a maximum total EUI of 70kWh/m² /yr for schools and offices; or 35kWh/m² /yr for warehouses and light industrial uses (without refrigeration/conditioning); or a maximum regulated-energy-only EUI of 40kWh/m² /yr for all other uses.

D. Proposals that are built and certified to Passivhaus Classic or a higher Passivhaus standard will be deemed to meet space heating demand and EUI requirements under paragraph B and/or paragraph

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C. Demonstration of compliance with the requirements in paragraph A for development to be fossil fuel free and for onsite annual renewable energy generation capacity to at least equal annual energy demand will still be required.

CL3 Water supply, quality and efficiency

A. New development shall minimise the need for new infrastructure by being located where there is a guaranteed and adequate water supply.

B. New development must not either directly or indirectly through overloading wastewater treatment works result in adverse impacts on the quality of waterbodies, groundwater or surface water, nor prevent waterbodies from achieving a good ecological and chemical status in the future. Any required upgrades to wastewater infrastructure will need to be completed before the development is occupied.

C. New dwellings shall demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling, as calculated in accordance with the methodology in the water efficiency calculator, does not exceed 110 litres per person per day in line with regulation 36(2)(b) of the Building Regulations 2010 (as amended).

D. New non-residential development that is major development shall achieve full credits for category Wat 01 of BREEAM, unless demonstrated impracticable.

5. PASSIVE DESIGN AND ENERGY EFFICIENT MEASURES – BE LEAN

In order to initially reduce carbon emissions from a base Part L2 (2021) compliant development, the following passive design and energy efficiency measures will be investigated. The 'U' values shown in Table 5.1 shall be targeted within the industrial development, in accordance with Part L2 (2021), these 'U' values go beyond the minimum requirements of Part L2 2021.

Element	Part L2A Requirement	U-Value Targeted	Improvement %
Wall	0.26	0.22	15.38%
Roof	0.16	0.15	6.25%
Floor	0.18	0.16	0.00%
Glazing	1.6	1.4	12.50%

Table 5.1 U – Values targeted within the development.

The following energy efficiency and passive measures will be considered for incorporation:

- Improved double glazing with low G values and shading co-efficient to limit the effects of solar gain.
- The provision of energy efficient lighting (via the use of LED lighting), which will consume less electricity and has a longer lifespan than traditional lighting options.
- Improved specific fan powers.
- Electric power factor >0.95.
- Implement building management systems (BMS) that monitor and control energy use, optimizing heating, cooling, lighting, and ventilation systems based on occupancy and weather conditions.
- Incorporation of renewable energy systems such as an Air Source Heat Pump and Photovoltaics.

6. DECENTRALISED ENERGY – BE CLEAN

Decentralised energy refers to energy that is generated off the main grid, which may include micro-renewables, heating and cooling. It can refer to energy from waste plants, combined heat and power, district heating and cooling, as well as geothermal, biomass or solar energy. Decentralised Energy schemes can serve a single building or a whole community, even being built out across entire cities.

The heat source for the heating system within the units should be selected in accordance with the following heating hierarchy:

- Connect to local or existing planned heat networks
- Use zero-emission or local secondary heat sources (in conjunction with heat pump, if required)
- Use low-emission combined heat and power (CHP) (only where there is a case for CHP to enable the delivery of an area-wide heat network)
- Use ultra-low NOx gas boilers
- CHP and ultra-low NOx gas boiler communal or district heating systems should be designed to ensure that they meet the requirements of policy SI1 (A)

Where a heat network is planned but not yet in existence the development will be designed for connection at a later date.

6.1. EXISTING COMMUNITY HEATING NETWORK

Existing District Heating Networks have been investigated through the UK CHP Development Map which confirms there is no district heating network in the vicinity to which a connection is technically feasible. See below in Figure 6.1 taken from the Ansty Heat Map, which shows the development is not in proximity to an existing heating network with which a connection would be feasible. Contact will be made with the local council's energy officer to investigate if there is potential to connect to a district heating network.

It is proposed that the heating and cooling to the offices will be provided by an Air Source Heat Pump (ASHP) and the Hot water demand will be met by an electric point of use boiler.

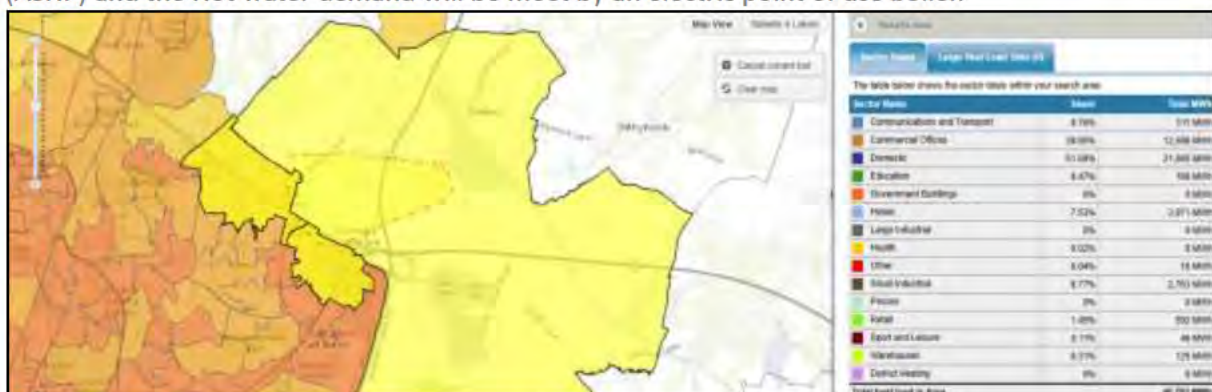


Figure 6.1: Ansty Heat Map

7. ENERGY AND SUSTAINABILITY FEATURES AND INITIATIVES

7.1. OPERATIONAL ENERGY

TM54 Operational Energy Assessment

At RIBA Stage 2, a TM54 Operational Energy assessment will be conducted, aligning with CIBSE (Chartered Institution of Building Services Engineers) Guidance. This approach is a proactive measure to estimate the actual energy consumption of the building during operation, rather than relying solely on compliance-based predictions. TM54 considers factors such as occupancy patterns, equipment loads, and realistic energy use scenarios to provide a more accurate representation of operational energy demands. By doing so, it helps identify design optimizations early in the process, ensuring the development achieves high standards of energy performance and sustainability once completed.

The energy modelling for the development will use SBEM to assess energy performance and meet regulatory compliance. This will be conducted with the latest OpenBuildings Designer (2024, version 24.00.00.72).

7.2. REUSE OF EXISTING MATERIALS AND SOURCING LOCAL MATERIALS

The proposed development will consider circular economy principles to minimise end of life waste and operate within a circular economy, maximising the value extracted from materials and prioritising the reuse and recycling of materials. To do so, the design team has produced various tables providing narratives, set targets and develop strategies to meet the core principles of a circular economy. The following measures are the key commitments/ targets at this stage:

95% diversion from landfill for non-hazardous construction waste.

95% diversion from landfill for non-hazardous excavation waste.

100% diversion from landfill for non-hazardous demolition waste.

Aim to achieve a recycled content by value of at least 20%.

Implement the circular economy principles, designing for longevity, adaptability, flexibility and disassembly.

Minimum of 65% of municipal waste to be recycled by 2030.

By implementing circular economy principles high quality buildings can be designed.

To reduce the volume of waste, implementation of circular economy principles will have a significant impact. In the construction industry this will require integrating circular economy principles into the design process, these principals are as follows:

Building layers - ensuring that different elements of the building are accessible and can be maintained and replaced where necessary.

Designing out waste - make sure that waste reduction is planned in from project inception to completion, including consideration of standardised components, modular build and re-use of secondary products and materials.

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- *Designing for longevity – creating a built asset with well-defined long-term needs, while being durable, resilient, or able to cope with societal and environmental change. It would require little modification/ no replacement of parts, due to its 'loose fit', generous proportions and readiness for alternative technologies.*
- *Designing for adaptability or flexibility - to meet the needs of the present but with consideration of how those needs might change in the future, and to enable change in the form of periodic remodelling and reconfiguration, including alterations or replacement of non-structural parts.*
- *Design for disassembly - future proofing the asset by designing products and services to be assembled, deconstructed and reused or recycled on a part-by-part basis.*
- *Using Systems, elements or materials that can be reused and recycled - All the systems and materials specified in the development should aim to be low impact materials with little or no adverse effect on either the environment or on human health throughout its lifecycle. Recognise and encourage the use of recycled content and secondary aggregates, thereby reducing the demand for virgin material and optimising material efficiency in construction.*

For the proposed development the design team has considered the Waste Hierarchy, to optimise reuse, recycling, and recovery opportunities for the purpose of minimising waste as far as possible. For the following development stages:

- *New Development*
- *Development in Use*
- *End of life*

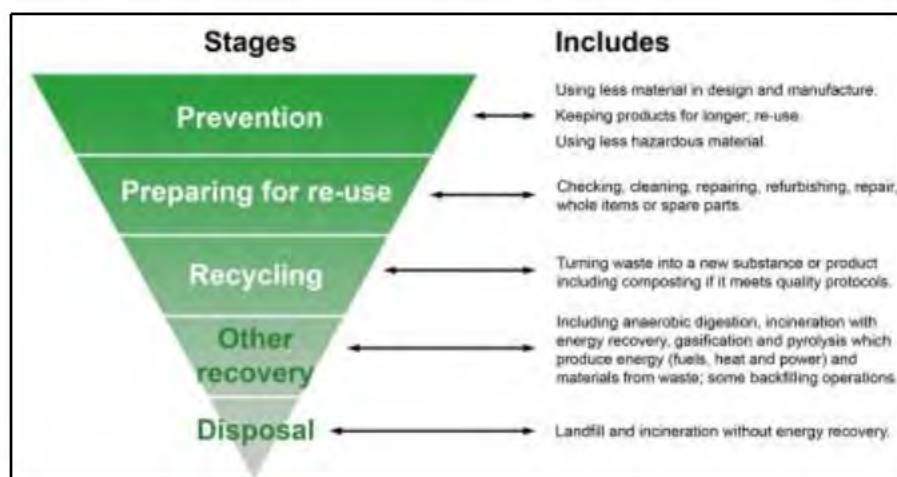


Figure 7.1 The waste hierarchy, Defra 2011

7.3. PHOTOVOLTAICS

Photovoltaic (PV) systems are proposed as part of the warehouse unit's sustainable design strategy. The exact system capacity (kWp) and number of panels will be confirmed following detailed energy

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modelling at RIBA Stage 2. This modelling will evaluate the building's energy demands and solar potential to ensure the PV system is appropriately sized and optimised for the site's conditions.

Preliminary calculations, based on comparable warehouse developments, suggest an estimated PV requirement of 1,600 kWp to achieve an EPC A+ rating aligned with Net Zero Carbon for regulated energy. This is summarised in Table 7.1 below.

As the scheme is targeting an EPC A+ rating, the higher PV capacity figure is currently being used for planning purposes, subject to confirmation through the forthcoming energy modelling.

Unit	Area Sqm	Total PV kWp for Regulated zero carbon EPC A+	Total PV kWp for EPC A and Compliance with Part L 2021	Budget Installation Cost (Regulated)
Hinckley Road, Ansty	45,000	1600	800	£1,288,000

Table 7.1 PV Preliminary Calculations

7.4. BREEAM RATING

The proposed warehouse unit is targeting a BREEAM 'Excellent' rating, with aspirations to achieve 'Outstanding'. This exceeds the Rugby Borough Council's local plan requirement, which sets BREEAM 'Very Good' as the minimum standard. The project reflects a strong commitment to sustainable design and construction, incorporating best practice strategies across energy performance, water efficiency, low-impact materials, and occupant wellbeing. The development is designed to surpass regulatory requirements and align with industry-leading environmental benchmarks.

In the Rugby Borough Council Local Plan Preferred Option Consultation Document (March 2025), it is stated that developments should "achieve full credits for category Wat 01 of BREEAM, unless demonstrated impracticable." To support this, the BREEAM team will require specific floor areas of both the office and warehouse areas to use within the Wat 01 Calculator. Alternatively, if rainwater harvesting is adopted at a later stage (pending confirmation from the mechanical engineer), the mechanical engineer will provide the necessary information to support compliance with this credit pathway.

It is also worth noting that a Building Management System (BMS) will be included if the final office floor area exceeds 1,000 m², in order to comply with BREEAM Ene 02 criteria.

8. BE GREEN

The proposed energy strategy for the development is detailed in Tables 8.1 – 8.7 below.

Heating & Cooling		
System Type	Efficiency/(S)COP	Efficiency /(S)EER
Office Air Source Heat Pump	3.5	5
Core areas and WC Electric Panel Heaters	1	n/a

Table 8.1 – Heating and Cooling System

Hot Water System	
Type	Fuel
Instantaneous Point of Use	Electric

Table 8.2 – Hot Water System

Mechanical Ventilation Heating Recovery (Typical Unit Chosen)				
Area Type	Supply/Extract SFP (W/l/s)	Heat Recovery Efficiency (%)	Exhaust Flow Rate (l/s/m ²)	Exhaust SFP (W/l/s)
Office	0.8	80	x	x
WC	x	x	5	0.3

Table 8.3 – MVHR System and Extract Fan

Building Fabric	
Element	U-value (W/m ² K)
Ground Floor	0.18
External Wall (Cavity wall)	0.22
Roof	0.15
Windows (Double Glazed)	1.4 (g-value of 0.36)
Roof lights (Double Glazed)	1.3 (g-value of 0.5)

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External Doors	1.6
Vehicle Door	1.3

Table 8.4 – U-Values being Targeted within the Development

Air Permeability Rate – 3	
Renewables (Required for Net-Zero Target)	
PV Total Installed Capacity (KWp)	PV Inclination
TBC once modelling has been undertaken	30
Other Renewables (please specify details below): N/A	

Table 8.5 – Air Permeability being Targeted and PV Strategy

Lighting	
Lighting Type	lumens per circuit watt
LED (TBC Once energy Modelling is undertaken):	<p>Minimum Lighting Figures Targeted:</p> <p>Warehouse Areas – 95 lm/w, 300 lux</p> <p>Office and Meeting Room Area's – 95 lm/w, 500 lux</p> <p>Circulation Area's – 95 lm/W, 150 lux</p> <p>WC's – 95 lm/W, 150 lux</p> <p>Ancillary Area's – 95 lm/W, 150 lux</p>

Table 8.6 – Lighting Strategy

Junction Detail	W/mK
Below are Junctions involving Metal Cladding	
Roof-Wall	0.14
Wall-Ground Floor	0.6
Wall-Wall (Corner)	0.13
Wall-floor (Not Ground Floor)	0
Lintel above Door or Window	0.65
Sill Below Window	0.65
Jamb at Window or Door	0.65
Below are Junctions involving Metal Cladding	
Roof-Wall	0.06
Wall-Ground Floor	0.08
Wall-Wall (Corner)	0.05
Wall-floor (Not Ground Floor)	0.04
Lintel above Door or Window	0.15
Sill Below Window	0.02
Jamb at Window or Door	0.03

Table 8.7 – Thermal Bridging PSI Values being targeted



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