

Representation Form for Local Plans



Local Plan Publication Stage Representation Form

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates: Rugby Borough Council Proposed Submission Local Plan

Please return to Rugby Borough Council by 5:00pm Friday 13th March 2026
By email to: localplan@rugby.gov.uk with **Proposed Submission Consultation in the subject line, OR by post to:** Development Strategy, Town Hall, Evreux Way, Rugby, CV21 2RR.

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

2. Agent's Details (if applicable)

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below (if applicable) but complete the full contact details of the agent in 2.*

Title	<input type="text" value="Mr"/>	<input type="text" value="Mr"/>
First Name	<input type="text" value="Steven"/>	<input type="text" value="Ross"/>
Last Name	<input type="text" value="Lomasney"/>	<input type="text" value="Middleton"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Director"/>
Organisation (where relevant)	<input type="text" value="Avon Timber Builders"/>	<input type="text" value="CC Town Planning"/>
Address Line 1	<input type="text"/>	<input type="text" value="Thistledown Barn"/>
Line 2	<input type="text"/>	<input type="text" value="Holcot Lane"/>
Line 3	<input type="text"/>	<input type="text" value="Sywell"/>
Line 4	<input type="text"/>	<input type="text" value="Northampton"/>
Post Code	<input type="text"/>	<input type="text" value="NN6 0BG"/>
Telephone Number	<input type="text"/>	<input type="text" value="REDACTED"/>
E-mail Address	<input type="text"/>	<input type="text" value="Ross.middleton@cctownplanning.co.uk"/>

(where relevant)

Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Local Plan Paragraph		Local Plan Policy	S6	Policies Map	Stretton on Dunsmore
Site ID	Policy S6 (348) The Croft, Stretton on Dunsmore				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	X	No	
(2) is Sound	Yes	X	No	
(3) complies with the Duty to co-operate	Yes	X	No	

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Our client considers the document to be legally compliant, sound and compliant with the DtC.

Additional supporting comments are provided within the attached correspondence dated 13th March 2026 (Ref: RM/WAR115).

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

It is urged that Policy S6 be modified to confirm that those 'Unit' figures for each allocated site are a 'minimum of' or 'about' figure to ensure that housing supply is boosted and that the maximum potential of each site can be realised.

Whilst not for this exercise, additional technical evidence is enclosed which demonstrates the deliverability of Site 348: The Croft, Stretton on Dunsmore.

This additional correspondence and technical evidence provides further justification for the Council's approach to the allocation of The Croft, Stretton on Dunsmore for the delivery of a minimum of 70 units within Policy S6 of the Regulation 19 document.

(Continue on a separate sheet /expand box if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To provide points of clarity in respect of our client's land holding as allocated within emerging (draft) Policy S6.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

9. If you have used AI to produce or substantially alter your representation, please declare which tool you have used, how it was used, and what checks you have undertaken to ensure the AI-produced material is accurate.

N/A

Local Plan and published on the council's website. Personal addresses and email addresses (as distinct from businesses addresses), but not names, will be redacted before representations are published.

The Rugby Borough Council Privacy Notice for Development Strategy is available here:

<https://www.rugby.gov.uk/w/privacy#development-strategy>

The Planning Inspectorate's privacy notice can be accessed here:

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Your ref: RBC Local Plan Consultation
Our ref: RM/WAR115
Direct line: 01604 346346
E-mail: ross.middleton@cctownplanningc.co.uk
Date: 12th March 2026



Thistledown Barn
Holcot Lane
Sywell
Northampton
NN6 0BG

01604 346346

www.cctownplanning.co.uk

Rugby Borough Local Plan
Regulation 19 Consultation
Development Strategy Team
Rugby Borough Council
Town Hall
Evreux Way
Rugby
Warwickshire
CV21 2RR

Submitted via email to: localplan@rugby.gov.uk

Dear Sir / Madam,

Rugby Borough Council Local Plan (2024-45) Proposed Submission Consultation January-March 2026.

Publication of Local Plan for Consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

RE: Land at The Croft, School Lane, Stretton on Dunsmore, Rugby, Warwickshire.

Representations on behalf of Mr. S Lomasney, Avon Timber Builders Ltd.

We write on behalf of Mr. S Lomasney of Avon Timber Builders Ltd ('client') in response to the Rugby Borough Council Proposed Submission Local Plan (2024-45) document which has now been published by Rugby Borough Council ('RBC') for public consultation under Regulation 19 of the above stated regulations.

Where relevant, comments are also provided in respect of the associated documents which have been published as part of the consultation.

These representations are framed against the backdrop of our client's land and property interests, known as 'The Croft', School Lane, Stretton on Dunsmore.

RBC have identified Stretton, a Main Rural Settlement, as a suitable and sustainable location to assist in meeting the strategic housing growth targets in the emerging Local Plan for the period up to 2045.

It is not for this submission to rehearse points which have been previously raised by our client in response to previous consultations. Therefore, it is urged that this document be read in conjunction with their earlier submissions dated 26th January 2024 (Ref: RM/WAR115-1) and the Call for Sites submission of the same date. Important contextual information, including a proposed indicative masterplan for the site and additional representations were also lodged at Regulation 18 stage (Ref: RM/WAR, Dated 15th May 2025).

The purpose of these representations is twofold, to comment on the content of the plan and its evidence base and to confirm its compliance with planning law, the tests of soundness and its discharge of the duty to co-operate, prior to its submission to the Secretary of State.

Our client has a significant interest in the plan's progression. Policy S6 of the consultation document allocates The Croft (lying to the west of School Lane and adjoining the northern boundary of the settlement of Stretton on Dunsmore) for a residential development of 70 dwellings.

These submissions are framed in support of that draft allocation. Further information is also provided to once again confirm that the site is sustainable, suitable, available and capable of being delivered in accordance with the requirements of Policy S6.

New technical evidence accompanies these representations. Reports have been commissioned in the matters of flood risk/drainage and highways/transport. This technical evidence has been prepared against the backdrop of that indicative masterplan which was submitted at Regulation 18 state. It also provides further evidence that the approach within Policy S6 is both justified and sound.

At the outset, the conclusions of these initial technical assessments further confirm that a residential development of the scale proposed can be technically achieved at the site.

Those technical submissions, listed below, now build on the indicative masterplan and associated discussion that has previously been submitted to the Council at Issues and Options and Preferred Option consultation stages.

- Highways Technical Note (JPP, Ref: 31311, March 2026)
- Drainage Technical Note (JPP, Ref: 31311, March 2026)

Our client has now undertaken a wholesale review of the Regulation 19 document and its corresponding evidence base.

At the outset, our client supports the approach to strategic housing growth across

Borough and is buoyed to learn of the allocation of those strategic urban sites, allocations at the Main Rural Settlements and the general policy approach to windfall development across the plan area.

The plan's strategy defines the requirement for 10,812 new homes during the period 2025–2042 (636 per annum). Stretton-on-Dunsmore is rightly identified in the settlement hierarchy as a Main Rural Settlement, and therefore an appropriate location for plan-led growth at a scale pursuant to those draft allocations contained within the submission document.

It is our opinion that the interrelated and complimentary approach, through the allocation of a range of differing scales of deliverable sites, will ensure an effective and robust housing land supply is maintained during the period to 2045.

The Council's strategy will both establish and maintain confidence of delivery across the plan period and provides a choice of sites to ensure that the 15-year growth trajectory, post adoption, can be realized.

As a key contributor of at least 70 units to the future housing trajectory our client's principle request is that the Plan is submitted for examination with the allocations at Policy S6, including Land at The Croft, School Lane, Stretton on Dunsmore, intact.

In pointed response to Policy S6, the approach is effective, the allocation of our client's land is a deliverable solution and could potentially achieve housing delivery at a more ambitious rate than that which is anticipated the Whole Plan Trajectory published with the consultation documents.

The delivery rate which is expected is therefore realistic and could be exceeded.

The evidence which supports Policy S6 is clear and has informed a rational approach to the allocation of suitable sites for development. Aspects of the evidence base are touched on below; however, it is reasonable to conclude that the advantages of this site, in comparison to reasonable alternatives at the, are clear and the approach is discussed pragmatically within the wider suite of evidence base documents.

This pragmatism is also reflected in the content of Policy S6 itself which has been worded without unnecessary prescription, placing reliance on other detailed policies. This policy framework and interrelationship between policies is considered positive and will encourage the delivery of a well-designed scheme.

In reviewing the Council's updated Sustainability Appraisal (December 2025), it is clear that all reasonable alternative development options have been considered. Our client is buoyed to note that the accessibility of The Croft, and its subsequent positive implications for the village, has been acknowledged. The evidence which supports Policy S6 is direct in its findings and there is a clear rationale for allocating the site.

Alongside localised site access benefits, a development at The Croft will ensure that traffic routing through the village via Fosse Way and Freeboard Lane can be minimised. Subsequently, the landowner submits that the site presents a suitable opportunity to deliver a high quality and comprehensive approach to housing growth and its allocation within the emerging development plan is acknowledgement of this.

The site also presents an opportunity to address those anecdotal points, raised within the Sustainability Appraisal, in respect to primary education provision at the settlement. Lying adjacent to the village Primary School means that that the village's most important piece of social infrastructure can benefit directly from our client's site.

The development of The Croft will play a key role, through suitable provisions within an associated S106 agreement pursuant to any forthcoming planning consent, to ensure the proportionate realisation of education contributions to the benefit of both primary education at the village and secondary / post-16 education facilities on which residents of the settlement are reliant. This aligns with the aims and objectives of the emerging plan. However, any such future obligations will have to be based on the most up to date evidence at the time and of course be proportionate to the scale of development proposed.

The Croft's location, directly adjacent to the village primary school, is also a clear indication of the site's sustainability credentials. These locationally specific benefits wholly align with the general sustainability thrust of both the NPPF and the emerging development plan.

Our client does not seek any fundamental change to Policy S6, and it is considered that no modification is required in order to make the emerging plan legally compliant or sound. However, if minor editorial changes are to be carried out, our client would support a proposed amendment which sets the delivery requirement from this site to be 'around 70 units' or 'a minimum of 70 units'. Such a positive amendment would assist in boosting housing delivery, as required by the NPPF.

For clarity, the reference to 70 units within previous submissions to the Council, including the indicative masterplan, are based on a high-level appraisal of technical constraints. It is anticipated that, once all technical matters have been fully investigated and understood, the site could potentially accommodate a level of development in excess of 70 dwellings. Therefore, it is urged that Policy S6 is sufficiently flexible to enable an increased level of development so as to maximise the potential of this important resource.

It is also urged that the treatment of the site, on the Council's emerging proposals map, be carefully considered. With the site removed from the Green Belt and allocated for residential development purposes, there is perhaps logic in amending the village boundary to encapsulate the site to reflect that area which is to be allocated for residential development.

In terms of the content of the Annex within the consultation document, and its guiding principles relating to the development the site, this is duly noted. To confirm, any future outline or full planning application prepared by our client will seek to provide a built frontage on to School Lane, maintain the existing rights of way within the allocated land and ensure that development fronts on to that new development to the southwest off Squires Road.

The landowner will also be exploring active travel connections to the south through the utilisation of existing rights of way and newly provided public highways within the site which would provide heightened connectivity to the recreation ground at Plott Lane to the south.

Those detailed policies contained within the consultation document have also been fully considered. It is urged that the Council reserve the right to amend Policy EN5:

Biodiversity Net Gain, and its supporting text, to reflect anticipated legislative changes.

In regard to the content of Policy H1: Housing Mix, it is urged that this policy be flexibly reworded to allow for the utilisation of the most up to date evidence to inform housing mix. Similarly, the table at 6.1 could be removed as it presents a snapshot in time that could even be out of date at the point the plan is adopted.

In response to Policy H2: Affordable Housing, the rationale behind the requirement for 40% affordable housing on Green Belt sites is unclear. Such sites will present the same characteristics as a site 'elsewhere in the Borough' whereby the target for affordable housing is set at 30%. Land released from the Green Belt will be fundamental to the realisation of the aims and objectives of the plan. Therefore, it is urged that the 40% requirement be reduced to 30% or alternatively, subject to viability considerations, a 35% affordable requirement could be apportioned to 'elsewhere in the Borough' / released Green Belt sites.

In respect of the Council's evidence base, our client has carried out a wholesale review and there are no comments on large swathes of the proposed submission package.

Our client is buoyed to learn of the pragmatic approach taken to the review of a smaller element of the previously submitted wider landholding at The Croft.

The Stage 2 Site Options Assessment (December 2025) provides an assessment for Site ID 348 (The Croft), which is a smaller parcel of the wider originally submitted landholding.

The Croft, as assessed, presents a parcel which is well related to the existing settlement and primary school. With a gross site area in excess of 3.57ha, and with an appreciation of technical matters, it is considered that the site may be able to contribute in excess of 70 dwellings to the Council's housing trajectory.

Therefore, it is once again urged that the 70-unit figure presented within Policy S6 is highlighted as guidance figure in order to encourage the prudent use of land.

The site remains immediately available and under the control of a single landowner who has an appetite to develop the site in the near term.

The Council's assessment suggests that the site is 'slightly removed' from the village boundary. This is incorrect, the site is directly connected to the Squires Road development to the southwest which will fall within the village boundary when the emerging plan is adopted. The site is also directly connected to the curtilage of the village primary school.

The presence of a footpath along the site's School Lane frontage is confirmation of direct non-car access opportunities to local services and facilities. In addition, a public right of way runs along the northern boundary of the site which provides alternative connectivity to the Plott Lane recreation ground to the south along with the footpath network to the east.

Nonetheless, the outcome of the assessment is clear. The site is well located for access to village amenities such as the primary school, the site is separated from the Stretton on Dunsmore Conservation Area and there are medium / low

landscape constraints.

The Council's findings also confirm that there are low ecological constraints at the site, and these conclusions align with historic assessments of the wider area and adjacent land.

It is the landowner's intention to retain all field boundaries as part of their future master planning of the site, this will assist with the Council's ecology and biodiversity aspirations. There are also opportunities for the realisation of a net gain in biodiversity outside of the allocated site but within land under the ownership of our client. Such an approach would maximise the development potential of the proposed allocation.

Undoubtedly, the development of this site, when compared to others at the settlement, will reduce traffic routing through the village itself and therefore minimise any such impacts.

However, points of clarity are offered herein. The December 2025 assessment states that the nearest bus stop is 500m away, this is incorrect. The nearest bus stop to the site is on School Lane directly outside of the existing site entrance. Additional stops, at the School Lane / Hill Crescent junction are 250m to the south of the site.

Our client has consulted the Government's Connectivity Tool, and an extract is shown below. This demonstrates that at the sites access, the connectivity rating is 35 rather than the 33 quoted within the Council's evidence base. This tool also confirms the location of that aforementioned public transport stop. Therefore, whilst the Council's rating of 33 is extremely high, the correct assessment figure should

be 35.

Figure 1: Connectivity Tool Extract



In respect of heritage matters, our client considers the assessment to be a true account. The site lies at a significant distance from both listed buildings and the settlement's Conservation Area. However, the site does present a significant opportunity to enhance the School Lane 'gateway' into the settlement and as such would provide an enhancement to the approach to the setting of the Conservation Area. In addition, there are not considered to be any subterranean artifacts that would prevent development at the site.

A Highways Technical Note prepared by JPP (March 2026) and provides an evidence-based overview of the site's accessibility and deliverability. The Note identifies that vehicular access can be achieved via a simple priority T-junction onto School Lane, with visibility splays capable of being delivered within the site red line or land under the control of Warwickshire County Council, alongside footway tie-ins and potential bus stop infrastructure. It also confirms the on-site public right of way would be retained with scope for enhanced pedestrian connectivity, and notes that collision data (2020–2024) does not indicate a significant highway safety issue

in the vicinity.

Using TRICS data, the enclosed provides an estimate of peak person trip generation and concludes the site is in a sustainable location and can be accessed “without any constraints” via the proposed priority junction.

A Flood Risk & Drainage Technical Note (March 2026) has also been prepared by JPP (March 2026). It confirms that there are no in-principle flood risk or drainage constraints. The site lies entirely within Flood Zone 1 and concludes surface water flood risk is generally very low with any mapped higher-risk pockets considered isolated/anomalous on national datasets.

Yet further, the note finds groundwater emergence to be unlikely (subject to refinement through site investigations) and confirms there are no adopted sewers within the site boundary, with existing sewer infrastructure located along School Lane. A very indicative SuDS-led strategy is set out in accordance with the drainage hierarchy. In a worst-case scenario, surface water can be attenuated on-site (including a detention basin) and discharged at a controlled rate (2.0 l/s) with storage provision sized for the 1 in 100-year event plus 40% climate change allowance and urban creep, demonstrating a technically feasible and deliverable drainage solution subject to detailed design and approvals.

Please note that whilst the JPP submissions include an indicative area for attenuation purposes, this indication does not adversely impact on the site’s ability to deliver at least 70 dwellings and all associated, necessary infrastructure.

The Council also highlight that the site could be considered Grey Belt, this acknowledgement is welcomed and any future development at the site will align with the thrust of Section 13 of the NPPF. However, even if the site were to be considered Green Belt, the Green Belt Exceptional Circumstances Topic Paper (December 2025) provides absolute confirmation that the approach contained within Policy S6 is sound and justified on the basis of robust evidence. That document is clear that the most sustainable sites, including The Croft, have been allocated after an assessment of all reasonable alternative sites.

It is considered that the Proposed Submission Local Plan presents a clear and logical approach to development and Stretton on Dunsmore when compared to previous draft strategies. The Croft site has a better access than potential alternative sites, Para 5.4.79 of the Sustainability Appraisal (December 2025) requires amendment refer to the alternative site to which the document is signposting the reader towards. However, the conclusions therein ring true.

Our client's site will ensure a comprehensive approach to residential growth at the settlement and reduce passing traffic through the village centre and its existing field boundaries provide a suitable opportunity to round off the village. The delivery of a minimum of 70 units from the site would assist in achieving those sustainable strategic development objectives which the emerging development plan ambitiously sets.

It is acknowledged that whilst there may be a case for testing a higher growth scenario at Stretton on Dunsmore, it is considered that the current approach is soundly justified and legally compliant.

As previously stated, there is an appetite to deliver residential properties at the site in the near term, and our client is open to discussing this opportunity at the Council's convenience. Their current timescales include the submission of a pre-application inquiry in H1 of 2026 with a view to submitting a planning application subject to officer advice.

In respect of the emerging local plan, the effort of Officer's is commended and on review the document is legally compliant, sound and compliant with the duty to co-operate. Save for those minor points raised above, there are no additional comments, and this is reflected on the enclosed forms.

On behalf of our client, we would appreciate being kept abreast of the plan's progress. We would be interested in participating in the hearing sessions, once the Inspector has identified those matters and issues for examination, either through the submission of written statement(s) or appearance at the examination.

Should you require any additional information or wish to discuss any of those points raised above then please do not hesitate to contact us via those channels listed above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ross Middleton', written in a cursive style.

Ross Middleton BA(Hons) MA MRTPI
Associate

Source: OpenStreetMap, obtained 12/02/2026

3.0 Access to Local Facilities

3.1 The IHT document ‘Providing Journeys for Foot, 2000’ provides preferred maximum walk distances to local facilities, as follows:

- Town Centre: 800m;
- Commuting/School/Sight Seeing: 2,000m; and,
- Elsewhere: 1,200m.

3.2 Table 3.1 below summarises the walk / cycle distances to a selection of local facilities, amenities and school opportunities all within a 1.0km distance from the site. Figure 3-1 provides a visual representation and based on a 15-minute walking distance.

Walking and Cycling Distance to Local Facilities, Amenities and Schools			
Destination	Distance (metres)	Walking (minutes)	Cycling (minutes)
Knightlow C. of E. Primary School	410	<5	>5
The Oak and Black Dog (Public House)	755	<10	>5
Stretton-On-Dunsmore Village Hall	790	<10	>5
Brookside Surgery	910	>10	>5

Table 3.1 Local Facilities with Stretton-on-Dunsmore

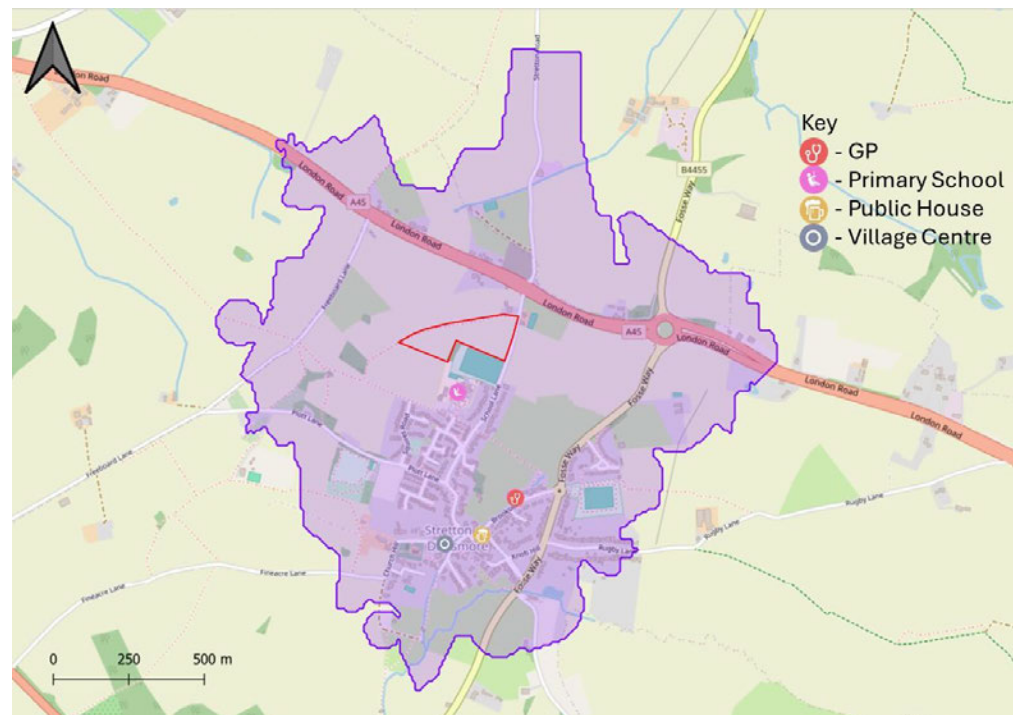


Figure 3-1 15-Minute Walking Accessibility Isochrone

4.0 Access to Public Transport

- 4.1 Access to both Coventry and Rugby from Stretton-on-Dunsmore is provided by the 25, 25A and 25X bus service. This bus service provides bi-hourly daytime service to the above destinations and can be accessed via two bus stops. The first serving Coventry, and located directly 100m north of the proposed site access and the other, serving Rugby located approximately 350m south from the site.

5.0 Proposed Development Parameters

5.1 Site Parameters

- 5.1.1 The proposed residential site will consist of circa 70 residential dwellings spanning over a gross internal area of 3.57ha. **Appendix B** contains a copy of the indicative layout for the site.

5.2 Vehicle Access Point

- 5.2.1 As part of the proposed site, a vehicle access point will be constructed onto School Lane to serve the development. The proposed vehicle access point will be a priority T junction. Further details can be found within drawing 31311 - SK01, enclosed in **Appendix C**. SK01 demonstrates that the geometric components of the proposed site access (visibility splays) can be delivered within the redline boundary of the site or land under the control of Warwickshire County Council. Further, as part of the site access proposals includes the potential opportunity for new bus stop infrastructure for both Coventry and Rugby bound destinations.

- 5.2.2 In addition, the proposed footways associated with the site access will tie-in directly with the existing pedestrian infrastructure on School Lane, as Figure 5-1 refers.



Figure 5-1 School Lane - Existing Pedestrian Infrastructure

5.3 Pedestrian Connectivity

- 5.3.1 The site's northern boundary contains a Public Right of Way (PROW) and this will be retained as part of the development proposals. In addition, the proposed site layout will provide the opportunity to provide additional points of pedestrian connectivity into Stretton-on-Dunsmore beyond the existing footpath provision along School Lane, including the potential to provide a direct into the adjacent Knightlow C. of E. Primary School.

6.0 Personal Injury Collision (PIC) data

- 6.1 Recorded collision data was obtained from Crashmap.co.uk for the five-year period of 2020 to 2024. Figure 6-1 below provides an overview of the collision data.

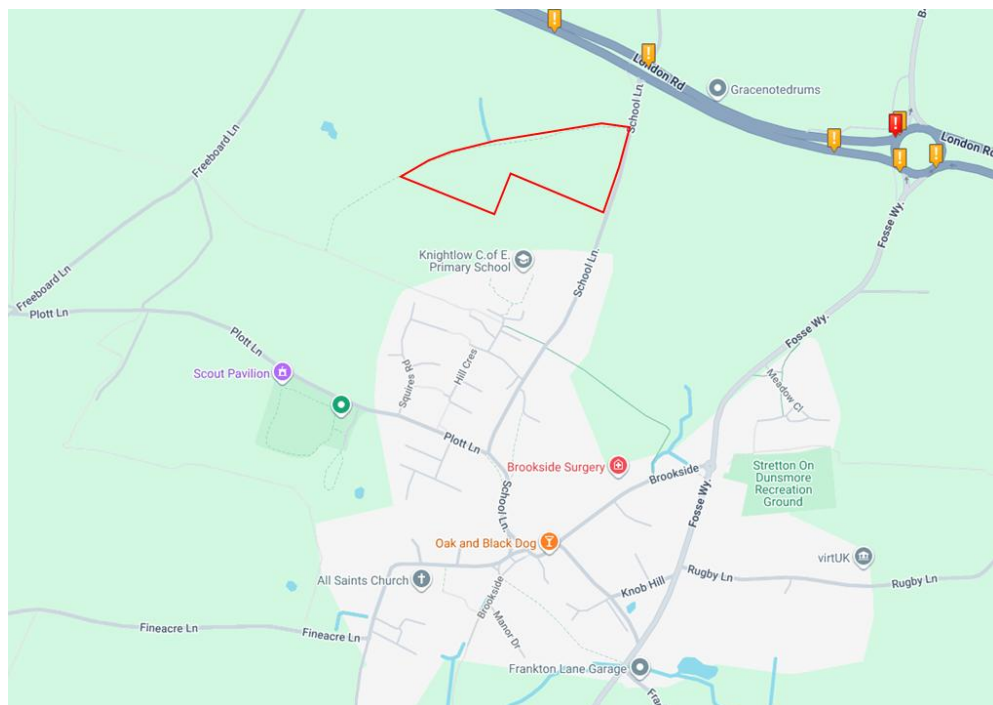


Figure 6-1 Collision Map
Source: Crashmaps.co.uk, obtained 12/02/2026

- 6.2 Six collisions have been recorded within the vicinity of the site, all located upon the A45 to the north. From the reported accident data there does not appear to be a significant accident problem on the surrounding highway infrastructure. It is therefore suggested that the proposed development will not result in conditions which is detrimental to highway safety.

7.0 Vehicle Trip generation

- 7.1 The proposed development will comprise circa 70 residential dwellings. Person trip generation rates have been obtained from the TRICS database version 8.25.11. The TRICS data is enclosed in **Appendix D**. The parameters selected to obtain the TRICS data are detailed in Table 7.1 below.

TRICS Parameters	
Parameter	Selection
Main Land Use	03 – Residential
Sub Land Use	A – Houses Privately Owned
Locations	Edge of Town
Quantum of Development	Number of Dwellings

Table 7.1 TRICS Parameters

7.2 Person trip rates are shown in Table 7.2 below.

Proposed Person Trip Generation Rate – 85 th %ile / MEAN						
Use	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Residential per dwelling	0.235	0.814	1.049	0.580	0.301	0.881

Source – TRICS database version 8.25.11 – 19/01/2025

Table 7.2 Proposed Person Trip Generation Rate

7.3 From the above person trip rates, the number of person trips for the proposed development can be calculated based on a development size of up to 70 dwellings. The predicted person trips from the proposed development are set out in Table 7.3 below.

Proposed Person Trips						
Use	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Residential	16	57	73	41	21	62

Table 7.3 Proposed Person Trips

8.0 Conclusions

8.1 This Highways Technical Note has been prepared as supporting information associated with the promotion of a residential development on land to the north of Stretton-on-Dunsmore.

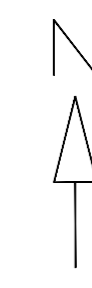
8.2 The evidence presented in this Note demonstrates the location of the site is within a sustainable location within the village with convenient access to local facilities, plus public transport providing wider connectivity to Coventry and Rugby. In addition, this Note has demonstrated that the site can be accessed, without any constraints, via the construction of simple priority junction.



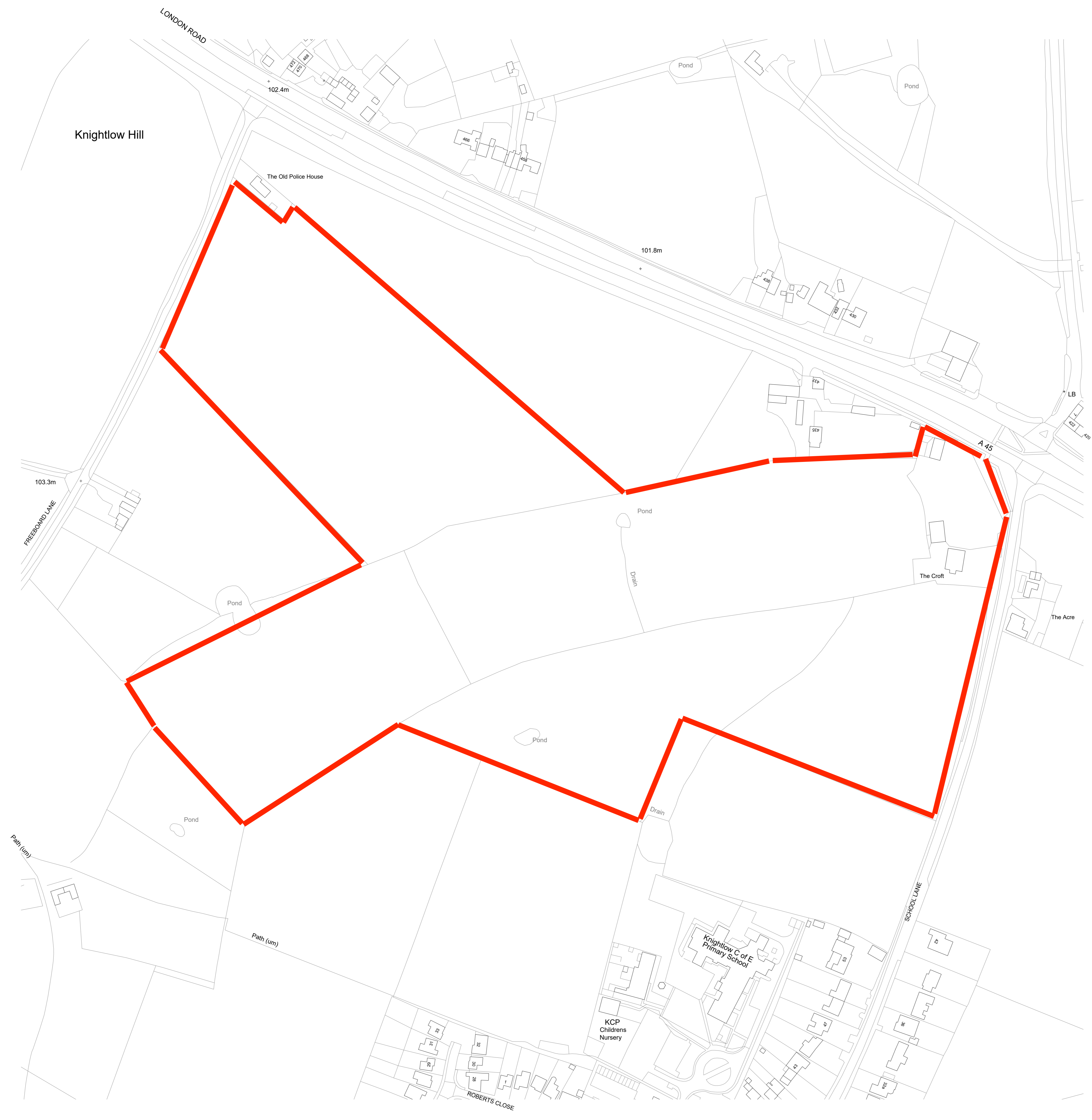
Document Issue Record				
Technical Note No	Rev	Date	Prepared by	Reviewed by
01	0	11/03/2026	AJA	IMG



**Appendix A
Extent of Ownership**



Extent of
Land
Ownership
School Lane
Shretton on
Dunsmore



Site: Land at School Lane, Shretton on
Dunsmore, Rugby, Warwickshire
Client: Avon Timber Builders Ltd
Scale: 1:1250 @ A0



Appendix B
Indicative Site Layout



SITE LOCATION - 1:1250 @A0

INDICATIVE MASTERPLAN - 1:500 @ A0

rev.	detail	by	date



RANWOOD DESIGNS LTD

15 Doves Close, Hinton Park
Northampton, NN3 6NF
T: 01604 451100 | 01604 330417
E: info@ranwooddesigns.co.uk
W: www.ranwooddesigns.co.uk

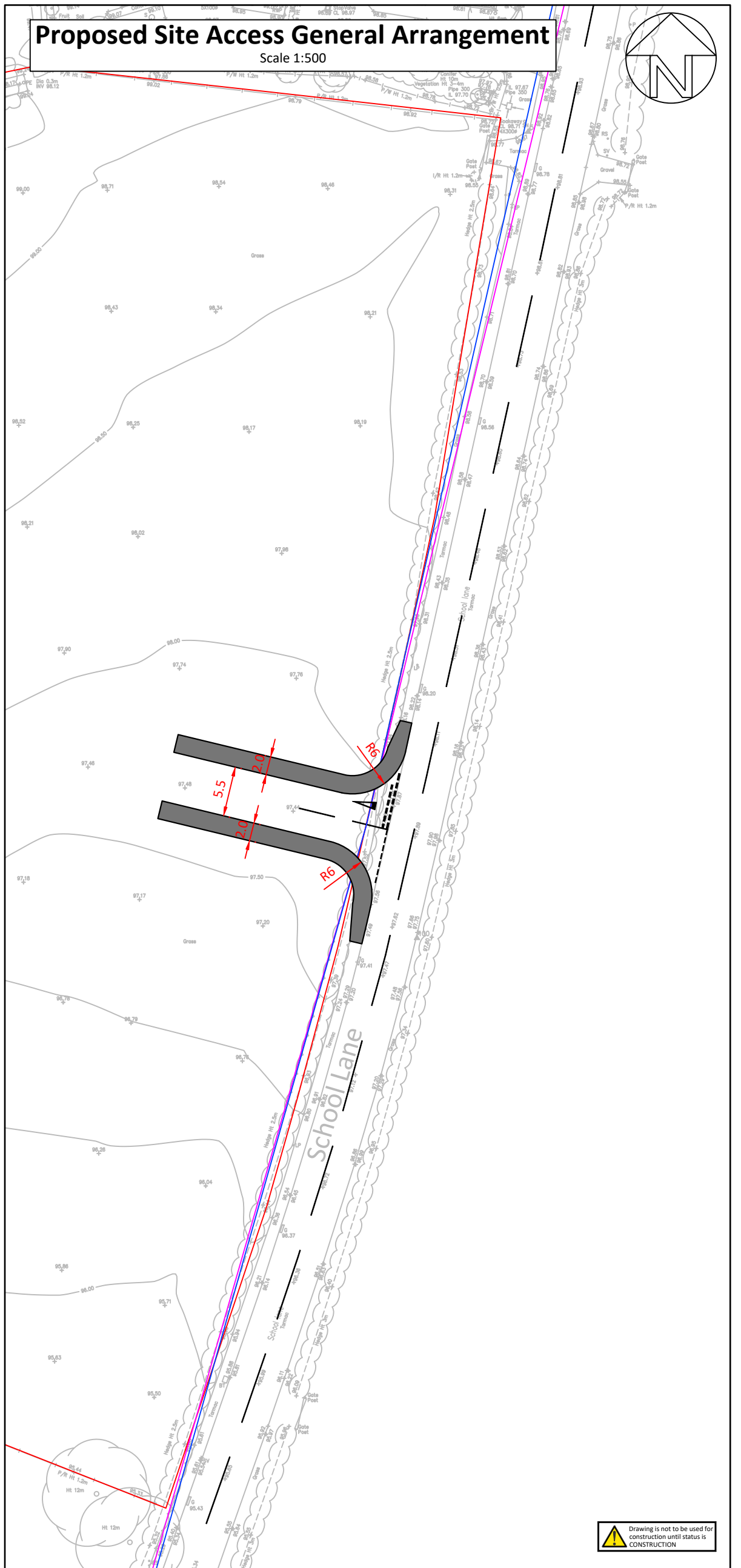
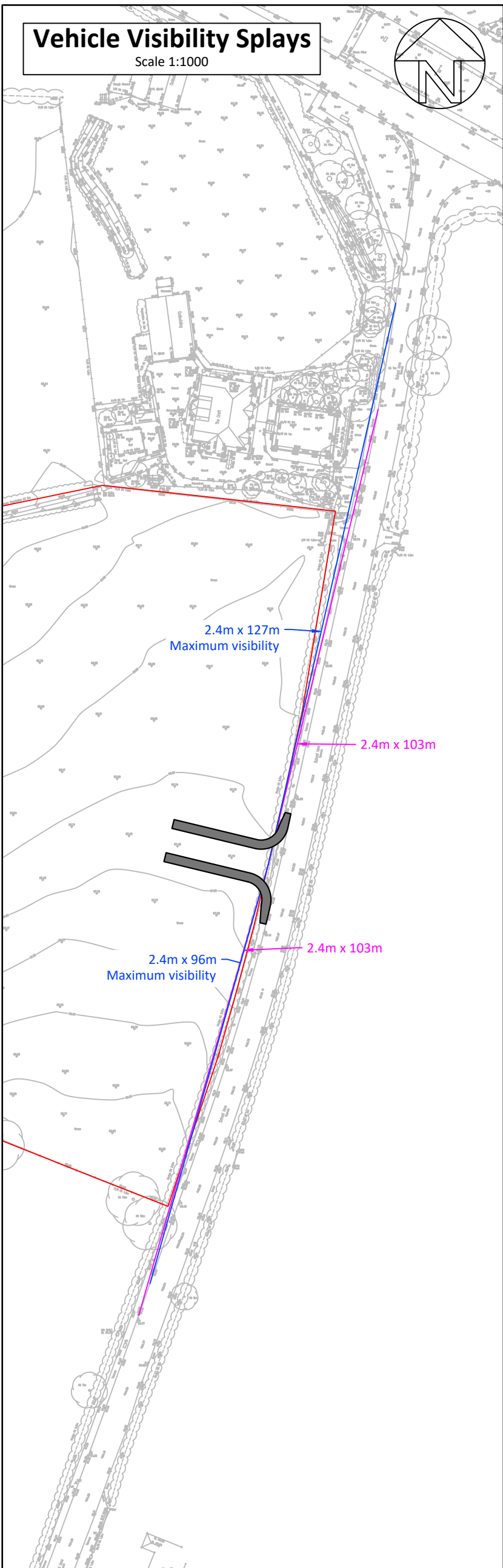


client	CCTP		
site	THE CROFT, STRETTON ON DUNSMORE		
drawing title	PROPOSED MASTERPLAN		
scale	date	drawing number	revision
Varies	May 2025	025 - 013 - 001	

1:2000	0	5000	1000
1:1500	0	2500	500
1:1000	0	1000	200
1:750	0	750	150
1:500	0	500	100
1:250	0	250	50
1:100	0	100	20



Appendix C
Proposed Site Access JPP Drawing 31311 - SK01



Drawing is not to be used for construction until status is CONSTRUCTION

General Notes

1. All dimensions are in metres unless otherwise stated.
2. All levels are in metres.
3. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
4. Do not scale from this drawing.

Drawing Key

- Vehicle Visibility Splays
- Proposed Kerbing

<p>Northampton T: 01604 781811 Poole, Milton Keynes & Kettering</p> <p>E: mail@jppuk.net W: jppuk.net</p>	<ul style="list-style-type: none"> • Infrastructure Design • Structural Engineering • Development Planning • Professional Advice • Geotechnical & Environmental • Surveying 	<p>Client CC Town Planning Ltd</p> <p>Project Proposed Residential Development School Lane Stretton-on-Dunsmore, Rugby</p> <p>Title Site Access Design</p>
	<p>Scale at A3 As Shown</p> <p>Status FOR INFORMATION</p>	<p>Drawn by AIA</p> <p>Project ref 31311</p>
<p>Date 18/02/2026</p>		<p>Revision -</p>



Appendix D
TRICS Data

Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 03 - RESIDENTIAL

Category: A - HOUSES PRIVATELY OWNED

Selected Vehicle Type: Total Vehicles

Selected regions and areas:

02	SOUTH EAST		
	CT	CENTRAL BEDFORDSHIRE	1 day
	ES	EAST SUSSEX	9 days
	HC	HAMPSHIRE	7 days
	HF	HERTFORDSHIRE	3 days
	KC	KENT	3 days
	MW	MEDWAY	1 day
	SC	SURREY	2 days
	WB	WEST BERKSHIRE	1 day
	WS	WEST SUSSEX	6 days
03	SOUTH WEST		
	DC	DORSET	2 days
	SM	SOMERSET	1 day
	WL	WILTSHIRE	1 day
04	EAST ANGLIA		
	CA	CAMBRIDGESHIRE	1 day
	NF	NORFOLK	6 days
	SF	SUFFOLK	3 days
05	EAST MIDLANDS		
	LE	LEICESTERSHIRE	1 day
	LN	LINCOLNSHIRE	1 day
	NT	NOTTINGHAMSHIRE	1 day
06	WEST MIDLANDS		
	SH	SHROPSHIRE	1 day
	TE	TELFORD & WREKIN	1 day
07	YORKSHIRE & NORTH LINCOLNSHIRE		
	NY	NORTH YORKSHIRE	5 days
08	NORTH WEST		
	EC	CHESHIRE EAST	2 days
	LC	LANCASHIRE	1 day
09	NORTH		
	CU	CUMBERLAND	1 day
	DH	DURHAM	1 day
	FU	WESTMORLAND & FURNESS	1 day
	IM	ISLE OF MAN	2 days
	TW	TYNE & WEAR	1 day
10	WALES		
	PS	POWYS	1 day
	VG	VALE OF GLAMORGAN	1 day
11	SCOTLAND		
	AS	ABERDEENSHIRE	1 day
	EA	EAST AYRSHIRE	1 day
	FI	FIFE	1 day
	HI	HIGHLAND	1 day
12	CONNAUGHT		
	GA	GALWAY	1 day
14	LEINSTER		
	KK	KILKENNY	2 days
	ME	MEATH	1 day
	WC	WICKLOW	1 day
15	GREATER DUBLIN		
	DL	DUBLIN	2 days
16	ULSTER (REPUBLIC OF IRELAND)		
	DN	DONEGAL	3 days
	MG	MONAGHAN	1 day
17	ULSTER (NORTHERN IRELAND)		



Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

AN	ANTRIM	1 day
AR	ARMAGH	1 day
DE	DERRY	1 day
DO	DOWN	1 day

This section displays the number of survey days per TRICS® sub-region in the selected set.

Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

Primary Filtering Selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter:	DWELLS
Actual Range:	6 to 160 (units:DWELLS)
Range Selected by User:	4 to 160 (units:DWELLS)
Parking Spaces Range:	6 - 2824

Public Transport Provision:	
Selection by:	All Surveys Included
Date Range:	05/05/87 to 30/06/25

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:	
Friday	7 days
Monday	18 days
Thursday	16 days
Tuesday	24 days
Wednesday	22 days

This data displays the number of selected surveys by day of the week.

Selected survey types:	
Manual count	87
Direction ATC Count	0

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines

Selected Locations:	
Edge of Town	77 days
Edge of Town Centre	10 days

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:	
Residential Zone	86 days
Village	1 days

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicle Counts:	
Servicing vehicles Excluded	4 days
Servicing vehicles Included	12 days
Servicing vehicles Unknown	71 days

Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

Secondary Filtering Selection:

Use Class:

C3 87 surveys

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

300 - 4850

Population within 1 mile:

1,001 to 5,000	13 surveys
10,001 to 15,000	32 surveys
15,001 to 20,000	14 surveys
20,001 to 25,000	7 surveys
5,001 to 10,000	21 surveys

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

100,001 to 125,000	8 surveys
125,001 to 250,000	23 surveys
25,001 to 50,000	15 surveys
5,000 or Less	1 surveys
5,001 to 25,000	17 surveys
50,001 to 75,000	9 surveys
75,001 to 100,000	14 surveys

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	22 surveys
1.1 to 1.5	59 surveys
1.6 to 2.0	6 surveys

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.



Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

Petrol filling station:

This data displays the number of surveys within the selected set that include petrol filling station activity, and the number of surveys that do not.

Travel Plan:

No	51 surveys
Yes	36 surveys

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	87 surveys
-----------------	------------

This data displays the number of surveys within the selected set that include petrol filling station activity, and the number of surveys that do not.

COVID-19 Restrictions:

Yes - At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions

Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

1	AN-03-A-03	SEMI DETACHED	ANTRIM
KNOCKMORE ROAD LISBURN Edge of Town Residential Zone Site area: 3.700000047683716 hect Survey date: Thursday 14/11/2002			
			Survey Type: Manual
2	AR-03-A-01	MIXED HOUSES	ARMAGH
BIRCHDALE MANOR LURGAN Edge of Town Residential Zone Site area: 4.039999961853027 hect Survey date: Tuesday 15/06/2010			
			Survey Type: Manual
3	AS-03-A-02	MIXED HOUSES	ABERDEENSHIRE
FARROCHIE ROAD STONEHAVEN Edge of Town Residential Zone Site area: 5.300000190734863 hect Survey date: Wednesday 20/04/2022			
			Survey Type: Manual
4	CA-03-A-01	SEMI D./TERRACED	CAMBRIDGESHIRE
FALLOWFIELD CAMBRIDGE CHESTERTON Edge of Town Residential Zone Site area: 5 hect Survey date: Tuesday 06/02/2001			
			Survey Type: Manual
5	CT-03-A-03	MIXED HOUSES	CENTRAL BEDFORDSHIRE
ARLESEY ROAD STOTFOLD Edge of Town Residential Zone Site area: 3.690000057220459 hect Survey date: Tuesday 27/06/2023			
			Survey Type: Manual
6	CU-03-A-02	SEMI DETACHED	CUMBERLAND
HAWKSHEAD AVENUE WORKINGTON Edge of Town Residential Zone Site area: 1.7999999523162842 hect Survey date: Thursday 20/11/2008			
			Survey Type: Manual
7	DC-03-A-10	MIXED HOUSES	DORSET
ADDISON CLOSE GILLINGHAM Edge of Town Residential Zone Site area: 1.399999976158142 hect Survey date: Wednesday 09/11/2022			
			Survey Type: Manual
8	DC-03-A-13	MIXED HOUSES	DORSET
ADDISON CLOSE GILLINGHAM Edge of Town Residential Zone Site area: 4 hect			



Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

Survey date: Tuesday 10/06/2025

Survey Type: Manual

9 DE-03-A-04 SEMI-DETACHED & TERRACED DERRY
 GREENHALL HIGHWAY
 COLERAINE
 Edge of Town
 Residential Zone
 Site area: 1.600000023841858 hect
 Survey date: Thursday 19/05/2022
 Survey Type: Manual

10 DH-03-A-03 SEMI-DETACHED & TERRACED DURHAM
 PILGRIMS WAY
 DURHAM
 Edge of Town
 Residential Zone
 Site area: 5.603000164031982 hect
 Survey date: Friday 19/10/2018
 Survey Type: Manual

11 DL-03-A-07 SEMI DET./TERRACED DUBLIN
 CASTLE DAWSON
 DUBLIN
 BLACKROCK
 Edge of Town Centre
 Residential Zone
 Site area: 1.7000000476837158 hect
 Survey date:
 Survey Type: Manual

12 DL-03-A-10 SEMI DETACHED & DETACHED DUBLIN
 R124
 MALAHIDE
 SAINT HELENS
 Edge of Town
 Residential Zone
 Site area: 2.9000000953674316 hect
 Survey date: Wednesday 20/06/2018
 Survey Type: Manual

13 DN-03-A-03 DETACHED/SEMI-DETACHED DONEGAL
 THE GRANGE
 LETTERKENNY
 GLENCAR IRISH
 Edge of Town
 Residential Zone
 Site area: 3.200000047683716 hect
 Survey date:
 Survey Type: Manual

14 DN-03-A-04 SEMI-DETACHED DONEGAL
 GORTLEE ROAD
 LETTERKENNY
 GORTLEE
 Edge of Town
 Residential Zone
 Site area: 4.150000095367432 hect
 Survey date: Friday 26/09/2014
 Survey Type: Manual

15 DN-03-A-06 DETACHED HOUSING DONEGAL
 GLENFIN ROAD
 BALLYBOFEY
 Edge of Town
 Residential Zone
 Site area: 1.0199999809265137 hect
 Survey date: Wednesday 10/10/2018
 Survey Type: Manual

16 DO-03-A-03 DETACHED/SEMI DETACHED DOWN



Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

OLD MILL HEIGHTS
BELFAST

DUNDONALD

Edge of Town

Residential Zone

Site area: 4.110000133514404 hect

Survey date: Wednesday 23/10/2013

Survey Type: Manual

17
TALISKER AVENUE
KILMARNOCK

EA-03-A-01

DETACHED

EAST AYRSHIRE

Edge of Town

Residential Zone

Site area: 1.7999999523162842 hect

Survey date: Thursday 05/06/2008

Survey Type: Manual

18
SYDNEY ROAD
CREWE
SYDNEY

EC-03-A-04

DETACHED

CHESHIRE EAST

Edge of Town

Residential Zone

Site area: 0.8399999737739563 hect

Survey date: Tuesday 14/10/2008

Survey Type: Manual

19
GREYSTOKE ROAD
MACCLESFIELD
HURDSFIELD

EC-03-A-06

TERRACED HOUSES

CHESHIRE EAST

Edge of Town

Residential Zone

Site area: 0.7300000190734863 hect

Survey date:

Survey Type: Manual

20
SOUTH COAST ROAD
PEACEHAVEN

ES-03-A-02

PRIVATE HOUSING

EAST SUSSEX

Edge of Town

Residential Zone

Site area: 0.5 hect

Survey date: Friday 18/11/2011

Survey Type: Manual

21
NEW ROAD
HAILSHAM
HELLINGLY

ES-03-A-07

MIXED HOUSES & FLATS

EAST SUSSEX

Edge of Town

Residential Zone

Site area: 3.490000009536743 hect

Survey date: Thursday 07/11/2019

Survey Type: Manual

22
WRESTWOOD ROAD
BEXHILL-ON-SEA

ES-03-A-08

MIXED HOUSES & FLATS

EAST SUSSEX

Edge of Town

Residential Zone

Site area: 3.319999933242798 hect

Survey date: Wednesday 12/10/2022

Survey Type: Manual

23
WATERGATE
BEXHILL-ON-SEA
Edge of Town

ES-03-A-10

MIXED HOUSES & FLATS

EAST SUSSEX



Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

Residential Zone

Site area: 5.409999847412109 hect

Survey date: Thursday 28/09/2023

Survey Type: Manual

24 A265 HEATHFIELD Edge of Town Residential Zone Site area: 1.7000000476837158 hect Survey date:	ES-03-A-13	DETACHED HOUSES	EAST SUSSEX
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Survey Type: Manual

25 RATTLE ROAD NEAR EASTBOURNE STONE CROSS Edge of Town Residential Zone Site area: 3.4000000953674316 hect Survey date: Tuesday 30/04/2024	ES-03-A-14	MIXED HOUSES & FLATS	EAST SUSSEX
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Survey Type: Manual

26 NEW ROAD HAILSHAM HELLINGLY Edge of Town Residential Zone Site area: 0.51 hect Survey date: Wednesday 06/11/2024	ES-03-A-20	DETACHED & SEMI-DETACHED	EAST SUSSEX
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Survey Type: Manual

27 PARK ROAD HAILSHAM HELLINGLY Edge of Town Residential Zone Site area: 8.24 hect Survey date: Wednesday 26/03/2025	ES-03-A-21	MIXED HOUSES & FLATS	EAST SUSSEX
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Survey Type: Manual

28 THE FAIRWAY NEWHAVEN Edge of Town Residential Zone Site area: 2.5 hect Survey date: Tuesday 22/04/2025	ES-03-A-22	MIXED HOUSES	EAST SUSSEX
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Survey Type: Manual

29 WOODMILL ROAD DUNFERMLINE Edge of Town Residential Zone Site area: 7.5 hect Survey date:	FI-03-A-03	MIXED HOUSES	FIFE
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Survey Type: Manual

30 MACADAM WAY PENRITH Edge of Town Centre Residential Zone Site area: 1.5099999904632568 hect Survey date: Tuesday 21/06/2016	FU-03-A-02	DETACHED/TERRACED HOUSING	WESTMORLAND & FURNESS
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Survey Type: Manual



Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

31 R347 CAHEROYN ROAD ATHENRY Edge of Town Centre Residential Zone Site area: 1.0800000429153442 hect Survey date: Tuesday 09/10/2012	GA-03-A-04	SEMI DET. & BUNGALOWS	GALWAY	Survey Type: Manual
32 PRIESTLEY ROAD BASINGSTOKE HOUNDMILLS Edge of Town Residential Zone Site area: 1.2000000476837158 hect Survey date: Tuesday 13/11/2018	HC-03-A-21	TERRACED & SEMI-DETACHED	HAMPSHIRE	Survey Type: Manual
33 BOW LAKE GARDENS NEAR EASTLEIGH BISHOPSTOKE Edge of Town Residential Zone Site area: 1.690000057220459 hect Survey date: Wednesday 31/10/2018	HC-03-A-22	MIXED HOUSES	HAMPSHIRE	Survey Type: Manual
34 DAIRY ROAD ANDOVER Edge of Town Residential Zone Site area: 2.5 hect Survey date: Tuesday 16/11/2021	HC-03-A-27	MIXED HOUSES	HAMPSHIRE	Survey Type: Manual
35 EAGLE AVENUE WATERLOOVILLE LOVEDEAN Edge of Town Residential Zone Site area: 5.96999979019165 hect Survey date:	HC-03-A-28	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
36 HAVANT ROAD EMSWORTH Edge of Town Residential Zone Site area: 6.230000019073486 hect Survey date: Tuesday 12/09/2023	HC-03-A-36	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
37 REDFIELDS LANE FLEET CHURCH CROOKHAM Edge of Town Residential Zone Site area: 3.46 hect Survey date: Wednesday 27/03/2024	HC-03-A-37	MIXED HOUSES	HAMPSHIRE	Survey Type: Manual
38 KILN ROAD	HC-03-A-39	MIXED HOUSES & FLATS	HAMPSHIRE	



Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

LIPHOOK Edge of Town Residential Zone Site area: 6.09 hect Survey date: Thursday 14/11/2024 Survey Type: Manual			
39	HF-03-A-01	MIXED HOUSES	HERTFORDSHIRE
LONGCROFT LANE WELWYN GARDEN CITY Edge of Town Centre Residential Zone Site area: 1.7999999523162842 hect Survey date: Friday 06/09/2002 Survey Type: Manual			
40	HF-03-A-03	MIXED HOUSES	HERTFORDSHIRE
HARE STREET ROAD BUNTINGFORD Edge of Town Residential Zone Site area: 5.670000076293945 hect Survey date: Survey Type: Manual			
41	HF-03-A-05	TERRACED HOUSES	HERTFORDSHIRE
HOLMSIDE RISE WATFORD SOUTH OXHEY Edge of Town Residential Zone Site area: 0.1899999976158142 hect Survey date: Survey Type: Manual			
42	HI-03-A-11	BUNGALOWS	HIGHLAND
STEVENSON ROAD INVERNESS INSHES Edge of Town Residential Zone Site area: 4.5999999904632568 hect Survey date: Survey Type: Manual			
43	IM-03-A-05	MIXED HOUSES	ISLE OF MAN
SCARLETT ROAD CASTLETOWN Edge of Town Residential Zone Site area: 2.190000057220459 hect Survey date: Tuesday 21/05/2024 Survey Type: Manual			
44	IM-03-A-06	MIXED HOUSES	ISLE OF MAN
MOORAGH PROMENADE RAMSEY Edge of Town Residential Zone Site area: 6.900000095367432 hect Survey date: Thursday 23/05/2024 Survey Type: Manual			
45	KC-03-A-04	SEMI-DETACHED & TERRACED	KENT
KILN BARN ROAD AYLESFORD DITTON Edge of Town Residential Zone Site area: 4.309999942779541 hect			



Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

RATOATH Edge of Town Residential Zone Site area: 2.4 hect Survey date: Wednesday 30/10/2024 Survey Type: Manual			
54	MG-03-A-02	MIXED HOUSES	MONAGHAN
GLEN ROAD MONAGHAN Edge of Town Centre Residential Zone Site area: 5.449999809265137 hect Survey date: Tuesday 12/10/2021 Survey Type: Manual			
55	MW-03-A-02	MIXED HOUSES	MEDWAY
OTTERHAM QUAY LANE RAINHAM Edge of Town Residential Zone Site area: 0.699999988079071 hect Survey date: Survey Type: Manual			
56	NF-03-A-03	DETACHED HOUSES	NORFOLK
HALING WAY THETFORD Edge of Town Residential Zone Site area: 0.6299999952316284 hect Survey date: Wednesday 16/09/2015 Survey Type: Manual			
57	NF-03-A-05	MIXED HOUSES	NORFOLK
HEATH DRIVE HOLT Edge of Town Residential Zone Site area: 1.5700000524520874 hect Survey date: Thursday 19/09/2019 Survey Type: Manual			
58	NF-03-A-25	MIXED HOUSES & FLATS	NORFOLK
WOODFARM LANE GORLESTON-ON-SEA Edge of Town Residential Zone Site area: 3.0999999046325684 hect Survey date: Tuesday 21/09/2021 Survey Type: Manual			
59	NF-03-A-33	MIXED HOUSES	NORFOLK
LONDON ROAD ATTLEBOROUGH Edge of Town Residential Zone Site area: 4.78000020980835 hect Survey date: Thursday 29/09/2022 Survey Type: Manual			
60	NF-03-A-35	MIXED HOUSES & FLATS	NORFOLK
REPTON AVENUE NORWICH Edge of Town Residential Zone Site area: 5.340000152587891 hect Survey date: Wednesday 28/09/2022 Survey Type: Manual			
61	NF-03-A-37	MIXED HOUSES	NORFOLK



Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

GREENFIELDS ROAD DEREHAM Edge of Town Residential Zone Site area: 1.6399999856948853 hect Survey date: Tuesday 27/09/2022				Survey Type: Manual
62 WIGHAY ROAD HUCKNALL Edge of Town Residential Zone Site area: 1.6100000143051147 hect Survey date:	NT-03-A-08	DETACHED HOUSES	NOTTINGHAMSHIRE	Survey Type: Manual
63 NEW ROW BOROUGHBRIDGE Edge of Town Centre Residential Zone Site area: 0.3499999940395355 hect Survey date:	NY-03-A-03	PRIVATE HOUSING	NORTH YORKSHIRE	Survey Type: Manual
64 HORSEFAIR BOROUGHBRIDGE Edge of Town Residential Zone Site area: 1.7899999618530273 hect Survey date: Wednesday 18/09/2013	NY-03-A-11	PRIVATE HOUSING	NORTH YORKSHIRE	Survey Type: Manual
65 RACECOURSE LANE NORTHALLERTON Edge of Town Centre Residential Zone Site area: 0.8199999928474426 hect Survey date: Tuesday 27/09/2016	NY-03-A-12	TOWN HOUSES	NORTH YORKSHIRE	Survey Type: Manual
66 PALACE ROAD RIPON Edge of Town Residential Zone Site area: 2.9000000953674316 hect Survey date: Wednesday 18/05/2022	NY-03-A-14	DETACHED & BUNGALOWS	NORTH YORKSHIRE	Survey Type: Manual
67 MILBY ROAD BOROUGHBRIDGE MILBY Edge of Town Residential Zone Site area: 6.8 hect Survey date: Thursday 19/09/2024	NY-03-A-15	DETACHED & SEMI-DETACHED	NORTH YORKSHIRE	Survey Type: Manual
68 BRYN GLAS WELSHPOOL Edge of Town Centre Residential Zone Site area: 1.1200000047683716 hect Survey date:	PS-03-A-01	MIXED HOUSES	POWYS	Survey Type: Manual



Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

69 HIGH ROAD BYFLEET Edge of Town Residential Zone Site area: 3.200000047683716 hect Survey date: Thursday 23/01/2014	SC-03-A-04	DETACHED & TERRACED	SURREY	Survey Type: Manual
70 FOLLY HILL FARNHAM Edge of Town Residential Zone Site area: 5.820000171661377 hect Survey date: Tuesday 14/05/2024	SC-03-A-11	MIXED HOUSES	SURREY	Survey Type: Manual
71 VALE LANE BURY ST EDMUNDS Edge of Town Residential Zone Site area: 1.149999976158142 hect Survey date: Wednesday 09/09/2015	SF-03-A-05	DETACHED HOUSES	SUFFOLK	Survey Type: Manual
72 LOVETOFTS DRIVE IPSWICH WHITEHOUSE Edge of Town Residential Zone Site area: 4.920000076293945 hect Survey date: Tuesday 22/06/2021	SF-03-A-10	TERRACED & SEMI-DETACHED	SUFFOLK	Survey Type: Manual
73 WHITTON CHURCH LANE IPSWICH WHITTON Edge of Town Residential Zone Site area: 1.55 hect Survey date: Wednesday 06/11/2024	SF-03-A-11	BUNGALOWS	SUFFOLK	Survey Type: Manual
74 ELLESMERE ROAD SHREWSBURY Edge of Town Residential Zone Site area: 0.800000011920929 hect Survey date: Thursday 22/05/2014	SH-03-A-06	BUNGALOWS	SHROPSHIRE	Survey Type: Manual
75 WEMBDON ROAD BRIDGWATER NORTHFIELD Edge of Town Residential Zone Site area: 1.399999976158142 hect Survey date: Thursday 24/09/2015	SM-03-A-01	DETACHED & SEMI	SOMERSET	Survey Type: Manual
76 SANDCROFT TELFORD	TE-03-A-03	SEMI-DETACHED/TERRACED	TELFORD & WREKIN	

Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

Total Vehicles

Calculation factor: 1 DWELLS

**BOLD print indicates peak (busiest) period*

Time Range	No. Days	Ave. DWELLS	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	87	74	0.079	0.297	0.376
08:00-09:00	87	74	0.153	0.397	0.550
09:00-10:00	87	74	0.149	0.181	0.330
10:00-11:00	87	74	0.128	0.156	0.284
11:00-12:00	87	74	0.148	0.155	0.303
12:00-13:00	87	74	0.173	0.161	0.334
13:00-14:00	87	74	0.180	0.169	0.349
14:00-15:00	87	74	0.183	0.195	0.378
15:00-16:00	87	74	0.272	0.192	0.464
16:00-17:00	87	74	0.294	0.178	0.472
17:00-18:00	87	74	0.361	0.179	0.540
18:00-19:00	87	74	0.265	0.165	0.430
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			2.385	2.425	4.810

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

Parameter Summary:

Trip rate parameter range selected:	4 - 160 (units: DWELLS)
Survey date date range:	06/02/2001 - 10/06/2025
Number of weekdays (Monday-Friday):	87
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	10
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Audit Code: 2bc9cd3a-057e-4f93-a2ce-fda12447bb5d

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

Total People

Calculation factor: 1 DWELLS

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. DWELLS	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	87	74	0.116	0.478	0.594
08:00-09:00	87	74	0.235	0.814	1.049
09:00-10:00	87	74	0.223	0.289	0.512
10:00-11:00	87	74	0.185	0.240	0.425
11:00-12:00	87	74	0.233	0.245	0.478
12:00-13:00	87	74	0.257	0.242	0.499
13:00-14:00	87	74	0.285	0.265	0.550
14:00-15:00	87	74	0.298	0.297	0.595
15:00-16:00	87	74	0.603	0.337	0.940
16:00-17:00	87	74	0.543	0.298	0.841
17:00-18:00	87	74	0.580	0.301	0.881
18:00-19:00	87	74	0.430	0.270	0.700
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			3.988	4.076	8.064

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.

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Surveys automatically removed from selection:	10
Surveys manually removed from selection:	0

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Job number	31311	Note number	01
Site Address	School Lane, Stretton-on-Dunsmore, Rugby		
Date	March 2026	Prepared by	AJA
Subject	Proposed Residential Site, School Lane, Stretton on Dunsmore, Rugby		

1.0 Introduction

1.1 This Flood Risk & Drainage Technical Note has been prepared as a supporting evidenced-based document associated with a draft site allocation within the Regulation 19 document of the emerging Rugby Borough Council Local Plan, which is currently undergoing consultation. The draft site allocation comprises of a residential site to the north of Stretton-on-Dunsmore. This Note will pay due regard to the following:

- Site location
- Flood risk
- Drainage hierarchy
- Attenuation requirements

1.2 The proposed development relates to a vacant area of land located to the north of Stretton-on-Dunsmore. The site is bordered by School Lane, which acts as a distributor road leading into Stretton on Dunsmore from the A45.

2.0 Site location

2.1 As mentioned above, the proposed residential site is located to the north of Stretton on Dunsmore, at land west of School Lane. The National Grid Reference of the site is E440845 N273245. Figure 2.1 below provides an overview of its location within the wider context of Stretton-on-Dunsmore.

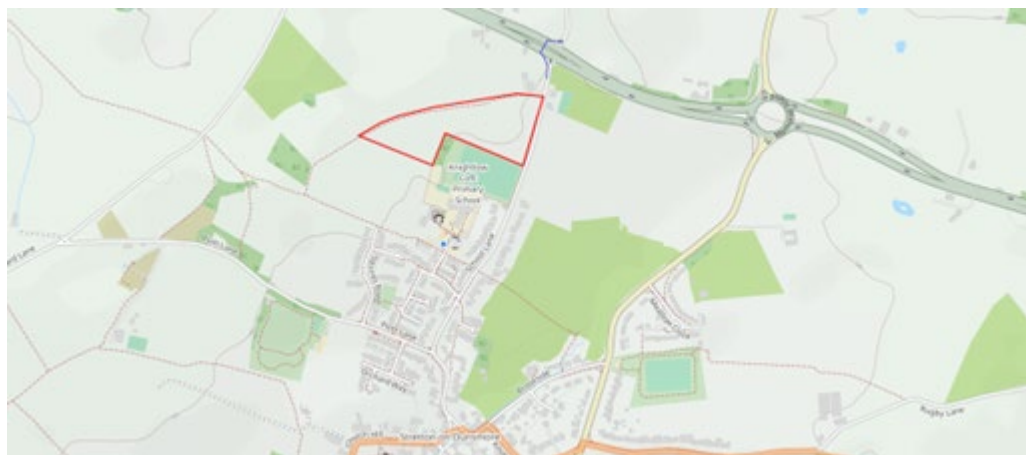


Figure 2.1 Site Location
Source: OpenStreetMap, obtained 13/02/2026

3.0 Flood risk

3.1 Fluvial / Tidal flooding

3.1.1 An extract of the Environmental Agency’s Flood Map for Planning (Flood Zones) is provided below in Figure 3.1. The flood map was extracted from the GOV.UK website on 13th of February 2026. The approximate application site is shown in red. The map indicates that the development site is located within Flood Zone 1 (Low Probability) and, as such, the report considers the development to be in Flood Zone 1 and at a low risk of flooding from rivers or the sea.

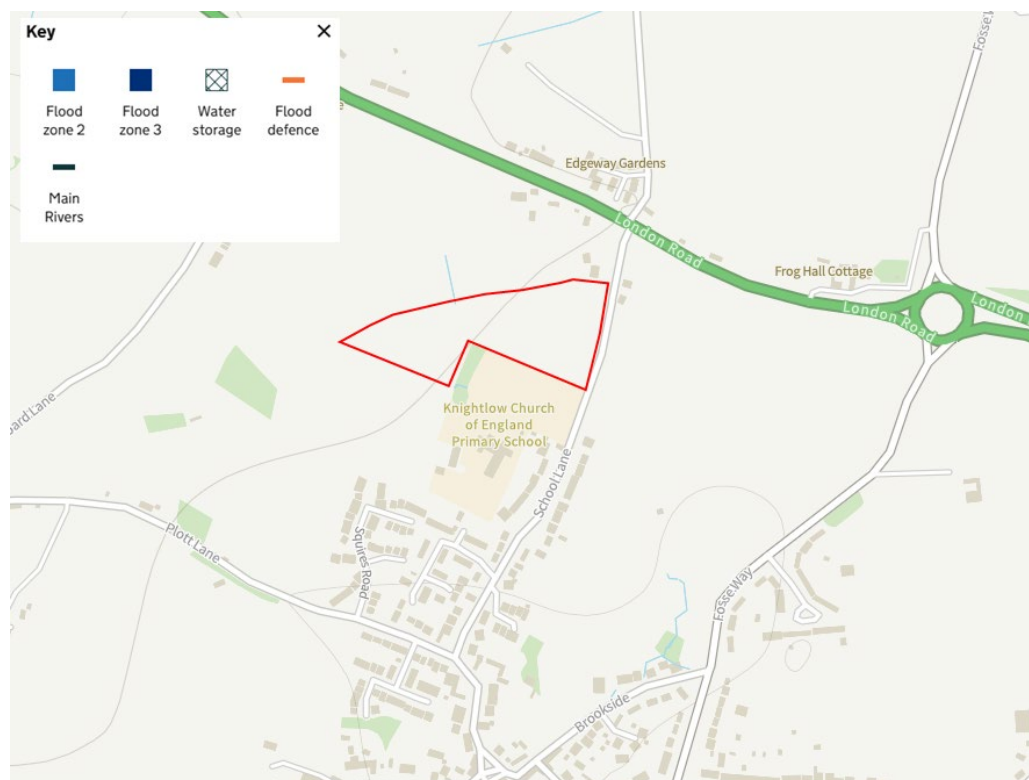


Figure 3.1 Flood Map for Planning (Flood Zones)
Source: GOV.UK website - 13/02/2026

3.1.2 The latest mapping also includes an allowance for climate change (2070 to 2125), as shown in Figure 3.2 below. The extent of the flood zones is comparable to existing, with the site location and surrounding area located in Flood Zone 1 and at a low risk of fluvial flooding.

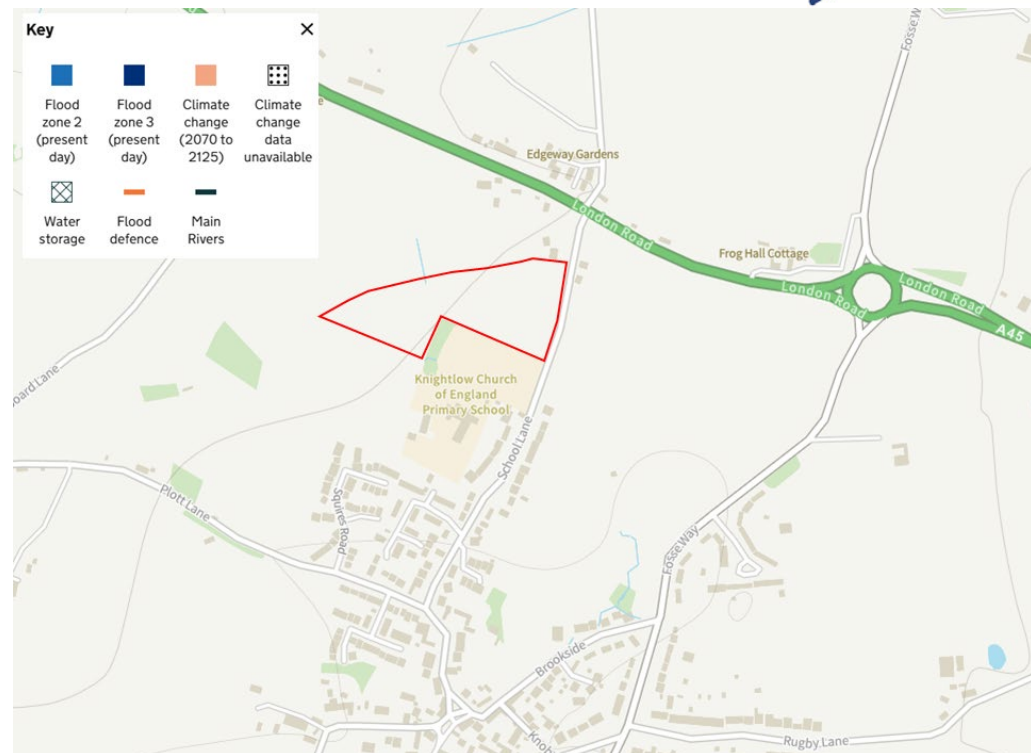


Figure 3.2 Flood Map for Planning (Flood Zones - Climate Change)
 Source: GOV.UK website - 13/02/2026

3.1.3 Table 3.1 below is a copy of Table 1 from Planning Practice Guidance for ‘Flood Risk and Coastal Change’ to the National Planning Policy Framework which defines Flood Zones. The proposed development, which is located within Flood Zone 1, is defined as having a less than 1 in 1,000 annual probability of river or sea flooding in any year.

Flood Zone Definitions	
Flood Zone	Definition
Zone 1: Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding.
Zone 2: Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a: High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
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 Environment Agency.

Source: Planning Practice Guidance - 2022

Table 3.1 Flood Zone Definitions

3.2 Flooding from surface water

3.2.1 An extract of the Environment Agency map 'Chance of Flooding from Surface Water' is provided below in Figure 3.3. The approximate application site boundary is shown in red. The site is shown to be generally located in an area of very low (less than 0.1%) chance of surface water flooding in a given year, with a small area within the site location having a low (0.1% to 1%), medium (1% to 3.3%), and high (more than 3.3%) chance of surface water flooding in a given year.

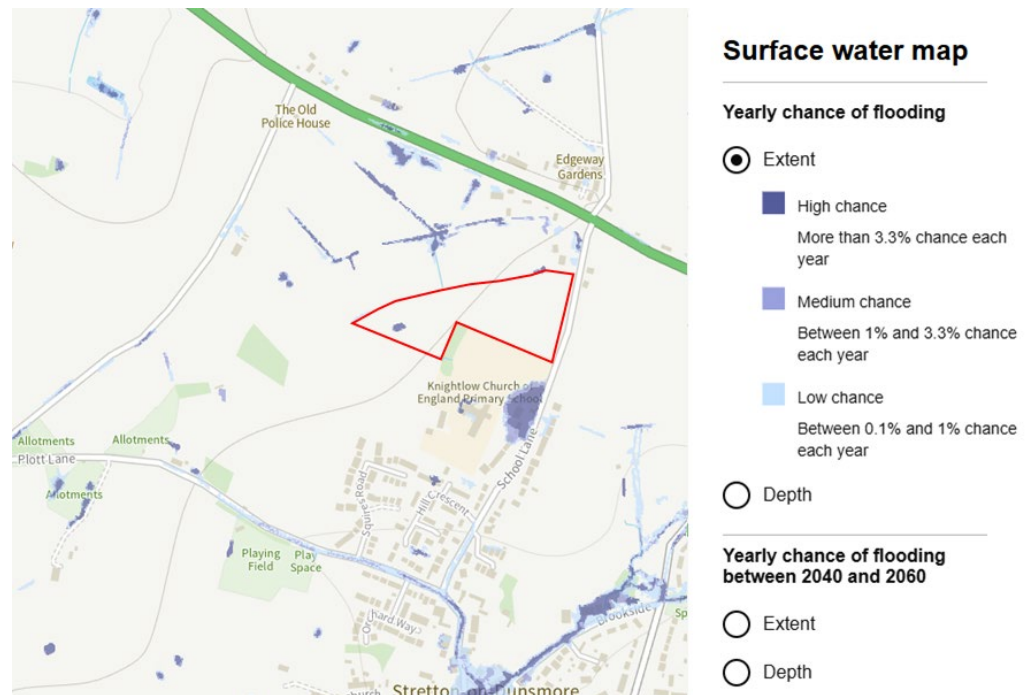


Figure 3.3 Risk of Flooding from Surface Water
Source: GOV.UK website - 13/02/2026

3.2.2 The latest mapping also includes an allowance for climate change (2040 to 2060), as shown in Figure 3.4 below. The extent of the yearly chance of flooding is comparable to the non-climate change scenario.

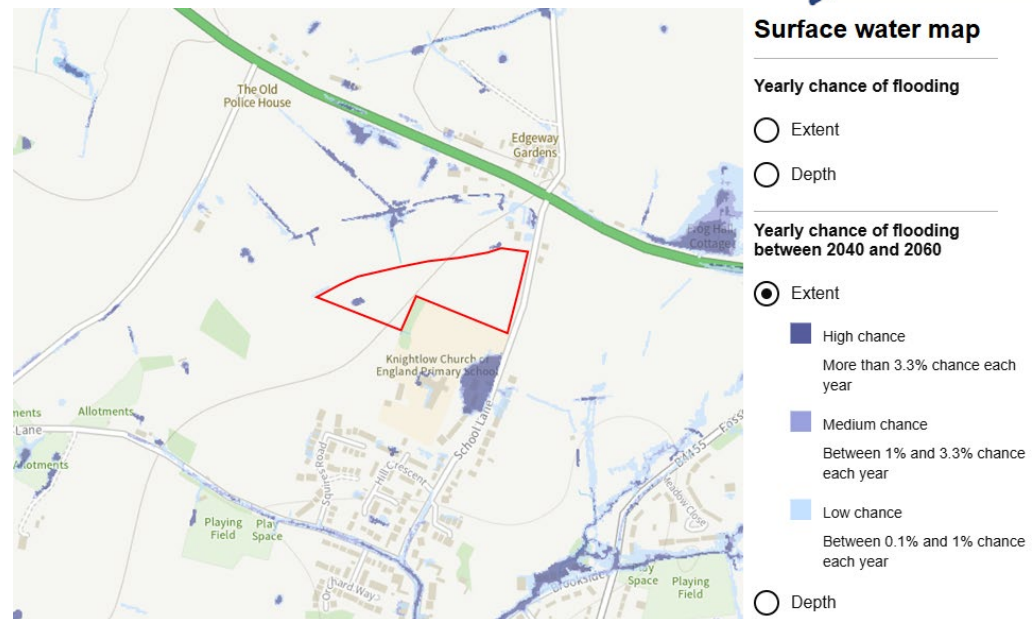


Figure 3.4 Risk of Flooding from Surface Water (Climate Change)
 Source: GOV.UK website - 13/02/2026

3.2.3 The area of medium and high surface water flooding risk is isolated and located entirely within the development site. This area is considered anomalous based on low spots from the ground level data used by the Environment Agency when producing the maps. We therefore consider the risk of surface water flooding to the development to be low.

3.2.4 It should be noted that this map is generated using a broad methodology applied at the national scale. This model utilises generalised information on infiltration, sewerage infrastructure, rainfall events and catchment topography to route rainfall over a ground surface model. As such, the analysis does not take account of site-scale factors / characteristics that may exert an influence upon surface water flood depths and extents. The map therefore only provides a guide regarding the areas that may be vulnerable to this source of flooding.

3.3 Flooding from groundwater

3.3.1 The Rugby Borough Council’s Strategic Flood Risk Assessment has been reviewed regarding groundwater flooding. Accompanying the SFRA is Rugby Borough Council’s GeoPDF mapping, in which page C1 covers the site location. The GeoPDF mapping contains the Areas Susceptible to Groundwater Flooding map for Stretton on Dunsmore. This mapping shows the proportion of each 1km grid square where geological and hydrological conditions show that groundwater might emerge. It should be noted that the map does not indicate the likelihood of groundwater flooding occurring. The site is shown to be in a grid square within the 0 to 25% category.

3.3.2 The information available at the time of preparing this technical note, suggests that groundwater emergence is unlikely, such that groundwater flood risk does not constitute a constraint in this instance. This assessment will be refined in due course subject to site-specific ground investigations.

3.4 Flooding from sewers

3.4.1 Severn Trent’s sewerage asset plan is enclosed in **Appendix A**. The asset plan identifies no adopted sewers within the boundary of the site. A foul water sewer is shown along School Lane to the east of the site.

3.4.2 Within the Rugby Borough Council’s Strategic Flood Risk Assessment, Table 5-1 details the recorded flooding incidents within the county and identifies the type of flooding that occurred. Within the postcode that the site sits in, CV23 9, there have been 2 recorded incidents of flooding from ‘artificial infrastructure’.

3.4.3 We therefore do not consider the risk of flooding from sewers to be a significant risk to the proposed development.

3.5 Flooding from reservoirs, canals and other artificial watercourses

3.5.1 We are not aware of any canals or artificial water sources that may result in flooding of this site.

3.5.2 The EA provides maps (<https://flood-warning-information.service.gov.uk/long-term-flood-risk/>) showing the area that may be affected by flooding as a result of a breach of a large, raised reservoir (i.e. capable of storing over 25,000 cubic metres of water above the natural level of any part of the surrounding land).

3.5.3 An extract of the Environment Agency map ‘Risk of Flooding from Reservoirs’ is provided in Figure 3.5 below. It can be seen that the proposed development site, shown in red, is not at a risk of flooding from reservoirs.

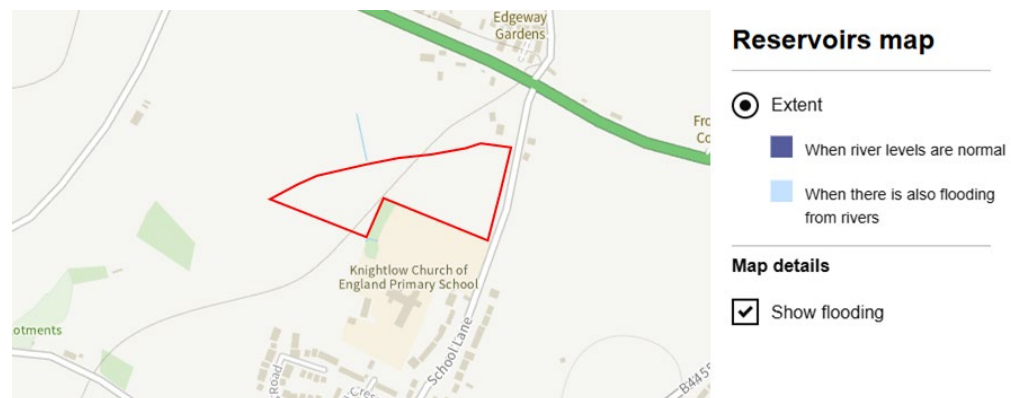


Figure 3.5 Risk of Flooding from Reservoirs
Source: GOV.UK website - 13/02/2026

3.5.4 It can therefore be concluded that the risk of flooding from reservoirs and other artificial sources is low.

4.0 Surface water drainage hierarchy

4.1 It is a requirement of The Building Regulations (2010), Drainage and Waste Disposal, Approved Document H, to dispose of surface water collected by a development in accordance with the following, listed in order of priority:-

1. Infiltration systems where ground condition permit
2. To watercourses
3. To sewers

4.2 Further, Standard 1 of the National standards for SuDS requires runoff to be managed in accordance with the below hierarchy:

- Priority 1: collected for non-potable use
- Priority 2: infiltrated to ground
- Priority 3: discharge to an above ground surface water body
- Priority 4: discharged to a surface water sewer, or another piped surface water drainage system
- Priority 5: discharged to a combined sewer.

4.3 Each of these is considered separately below:

4.4 Non-potable use

4.4.1 Rainwater butts will be implemented for dwellings by a plot-by-plot basis.

4.5 Infiltration systems

4.5.1 The BGS online maps identify the superficial deposits to be Bosworth Clay Member beneath the majority of the site, and Dunsmore Gravel Member beneath the northern strip of the site and wider ownership boundary to the north.

4.5.2 Following this desktop review, the general geology of the site location is considered to have a low permeability. For the northern extent of the site, and wider ownership boundary to the north, infiltration may be viable subject to the nature of the mapped gravel deposits.

4.5.3 A review of the online geological map service LandIS identifies the following:

- The soils within the southern and western extents of the site are described to have slightly impeded drainage, with drainage to a stream network.
- A very small section of the site to the north and the east have soils noted to be naturally wet with high groundwater, with drainage to local shallow groundwater.

4.6 Watercourses / Main river

4.6.1 No watercourses have been identified within or adjacent to the boundary of the proposed development.

4.7 Sewers

4.7.1 Severn Trent's asset plan, enclosed in **Appendix A**, identifies the nearest surface water sewer along School Lane, approximately 190m south of the site location.

5.0 Surface water management

5.1 Existing run-off rates

5.1.1 To reflect the changes in the near surface geology across the site, the greenfield run-off rates have been calculated. The method used to calculate the greenfield run-off rates is the ICP SUDS and the calculations are present in **Appendix B**.

5.1.2 The greenfield run-off rate, for the application site, is:

Soil type	= 0.450 –obtained from the FEH parameters
SAAR	= 690mm - obtained from the FEH parameters
Urban	= 0.000
Region number	= 4
Proposed drained area	= 1.178ha
Q_1	= 0.4 l/s
Q_{bar}	= 0.5 l/s
Q_{30}	= 0.9 l/s
Q_{100}	= 1.2 l/s

5.1.3 The Q_{bar} equivalent rate for the proposed development is 0.5 l/s. A restriction of 0.5 l/s could potentially result in a small aperture at the outfall which could increase the risk of blockage. To reduce the risk of blockage, surface water will be restricted to a run-off rate of 2.0 l/s.

5.2 Attenuation requirements

5.2.1 Based on a worst-case assumption that infiltration techniques are not viable, drainage calculations have been undertaken for a positive surface water outfall from the site, limited to the minimum run-off rate of 2.0 l/s. To achieve this, the proposals is for surface water to be attenuated via an online detention basin within the south-east corner of the site, to accommodate a 1 in 100 year event plus an allowance of 40% for climate change.

5.2.2 The proposed drained area of the development is 1.179ha as shown on the plan enclosed in **Appendix C**. An allowance of 10% for urban creep has been applied to the proposed drained area as per the LLFA requirements. Including an allowance for urban creep, the total drained area is 1.225ha.

5.2.3 Based on the proposed drained area and allowable discharge rate of 2.0 l/s, the storage requirement for the 1 in 100 year plus climate change event has been calculated using the following parameters. Full calculations are enclosed in **Appendix D**.

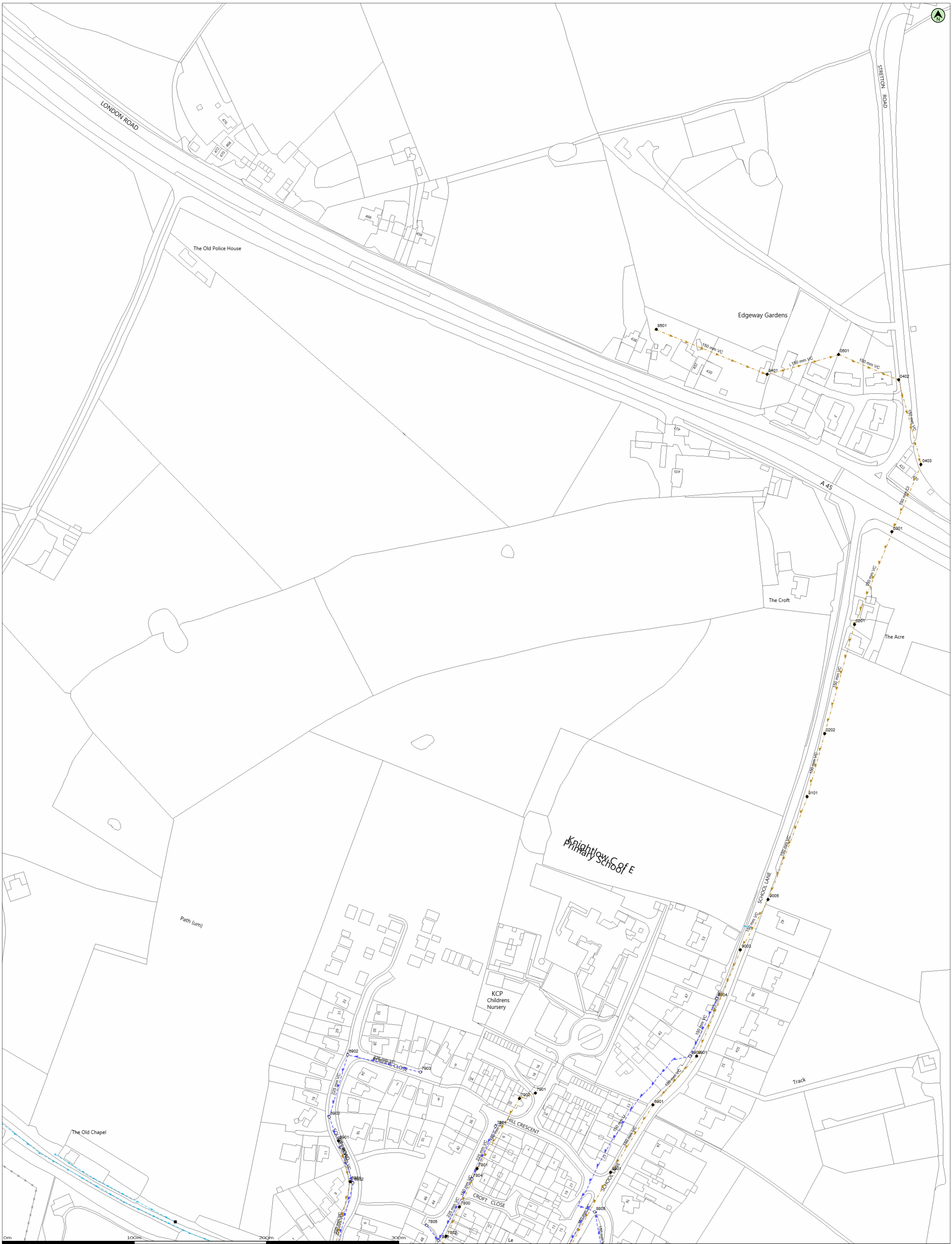
Rainfall profile	= Flood Estimation Handbook
Return period	= 100 year
Climate change	= 40%
Durations	= 60 to 10080 minutes
Drained area	= 1.179 ha
Limiting flow	= 2.0 l/s
Control	= Vortex flow control
Total storage required	= 1,266 m ³

5.2.4 The indicative surface water drainage layout incorporating the detention basin is shown on the plan enclosed in **Appendix B**.

Document Issue Record				
Technical Note No	Rev	Date	Prepared by	Reviewed by
01 DRAFT	0	10/02/2026	AJA	KER
01 FINAL	0	13/02/2026	AJA	KER



Appendix A
Severn Trent Asset Plan



© Crown copyright and database rights 2026 Ordnance Survey AC000080122
 Scale: 1:1250
 Date: 10/03/26
 Map Centre: 440745.273298
 Our Ref: 2503910 - 1
 Wastewater Plan A1
 Powered by digipix

Public Foul Gravity/Lateral Drain	Highway Drain	Manhole Foul
Public Combined Gravity/Lateral Drain	Overflow Pipe	Manhole Surface
Public Surface Water Gravity/Lateral Drain	Disposal Pipe	Abandoned Pipe
Pressure Foul	Curved Water Course	Chamber
Pressure Combined	Pumping Station	Fitting
Pressure Surface Water		

Section 104 sewers are shown in green
 Private sewers are shown in magenta

alex.adams@jppuk.net

31311



1. Do not scale off this Map. 2. This 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. 3. On 1 October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 July 2011, transferred to the ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2012. Private pumping stations, which form part of these sewers or lateral drains, will transfer to ownership of Severn Trent Water on or before 1 October 2016. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on the map. 4. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2026 OS AC000080122. All rights reserved. 5. 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/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 or 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 B
Greenfield Calculations

JPP Consulting Ltd		Page 1
4, Ironstone Way Brixworth Northampton, NN3 9UD		
Date 16/02/2026 12:32 File	Designed by Alex.Adams Checked by	
Innovyze		Source Control 2019.1

ICP SUDS Mean Annual Flood

Input

Return Period (years)	1	Soil	0.150
Area (ha)	1.179	Urban	0.000
SAAR (mm)	690	Region Number	Region 4

Results 1/s

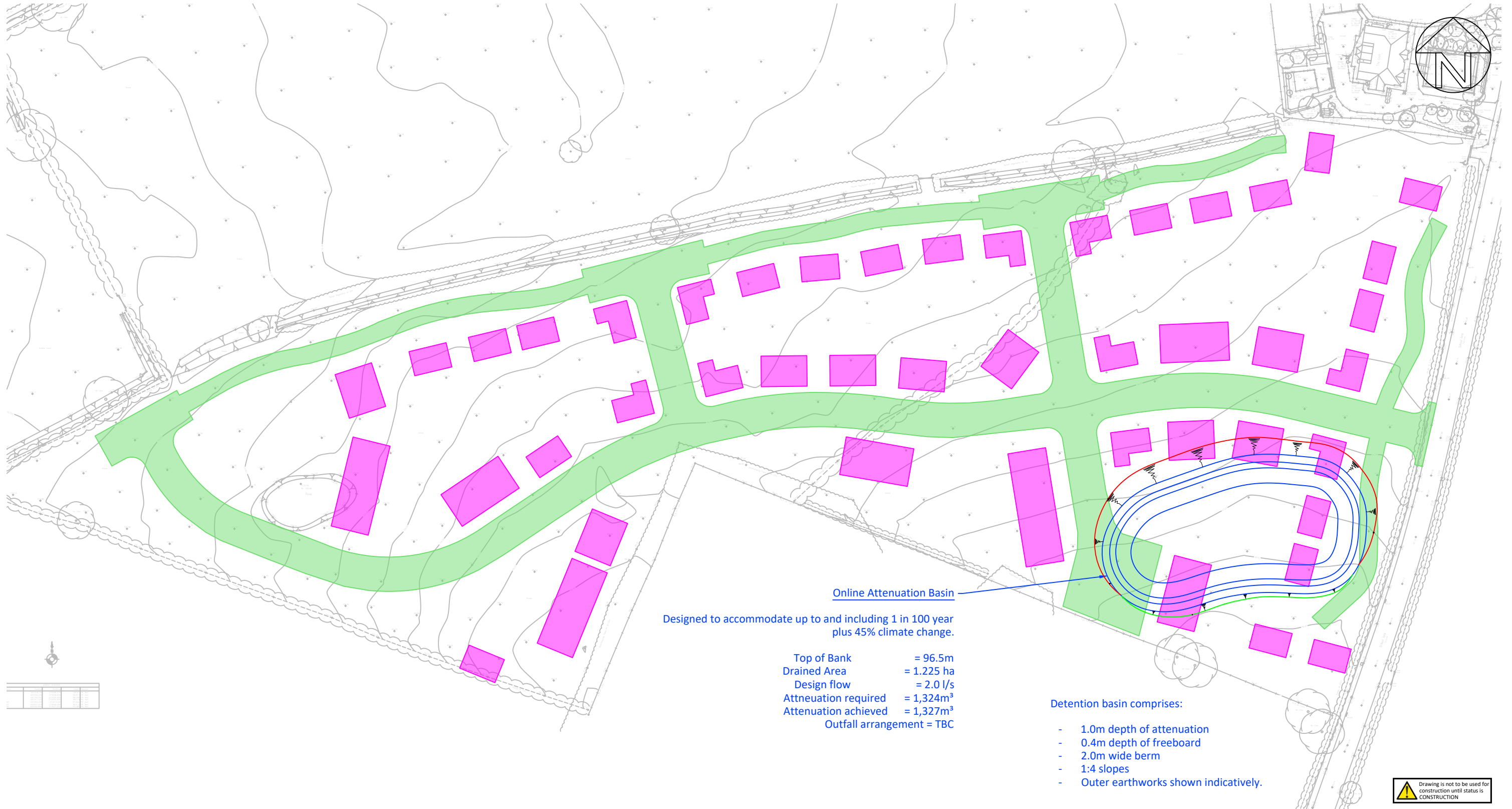
QBAR Rural 0.5
QBAR Urban 0.5

Q1 year 0.4

Q1 year 0.4
Q30 years 0.9
Q100 years 1.2



**Appendix C
Drained Area Plan + Drainage Strategy**



Online Attenuation Basin

Designed to accommodate up to and including 1 in 100 year plus 45% climate change.

Top of Bank = 96.5m
 Drained Area = 1.225 ha
 Design flow = 2.0 l/s
 Attenuation required = 1,324m³
 Attenuation achieved = 1,327m³
 Outfall arrangement = TBC

Detention basin comprises:

- 1.0m depth of attenuation
- 0.4m depth of freeboard
- 2.0m wide berm
- 1:4 slopes
- Outer earthworks shown indicatively.

Drawing is not to be used for construction until status is CONSTRUCTION

General Notes

- All dimensions are in metres unless otherwise stated.
- All levels are in metres.
- This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
- Do not scale from this drawing.

Drawing Key

- Drained Area (Roofs)
- Drained Area (Roads & Paving)
- Proposed Attenuation Basin
- Banking

 Northampton T: 01604 781811 Poole, Milton Keynes & Kettering E: mail@jppuk.net W: jppuk.net	Client CC Town Planning
	Project Proposed Residential Development School Lane Stretton-on-Dunsmore, Rugby
Title Preliminary Drainage Strategy	Status FOR PLANNING
Scale at A3 1:1000 Drawn by AJA Checked by KER Date 13/03/2026	Project ref 31311 Drawing no. SK02 Revision -



**Appendix D
Attenuation Calculations
1 in 100 year + 40% climate change**

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m ³)	Status
15 min Summer	99.262	0.262	1.9	331.5	O K
30 min Summer	99.341	0.341	1.9	432.0	O K
60 min Summer	99.425	0.425	1.9	537.8	O K
120 min Summer	99.522	0.522	1.9	661.3	O K
180 min Summer	99.589	0.589	1.9	745.5	O K
240 min Summer	99.639	0.639	1.9	808.8	O K
360 min Summer	99.709	0.709	1.9	897.5	Flood Risk
480 min Summer	99.756	0.756	1.9	957.3	Flood Risk
600 min Summer	99.790	0.790	1.9	999.8	Flood Risk
720 min Summer	99.815	0.815	1.9	1031.3	Flood Risk
960 min Summer	99.848	0.848	1.9	1073.0	Flood Risk
1440 min Summer	99.877	0.877	1.9	1110.6	Flood Risk
2160 min Summer	99.880	0.880	1.9	1113.9	Flood Risk
2880 min Summer	99.865	0.865	1.9	1094.9	Flood Risk
4320 min Summer	99.814	0.814	1.9	1030.5	Flood Risk
5760 min Summer	99.769	0.769	1.9	973.4	Flood Risk
7200 min Summer	99.738	0.738	1.9	934.5	Flood Risk
8640 min Summer	99.715	0.715	1.9	904.9	Flood Risk
10080 min Summer	99.697	0.697	1.9	882.6	O K
15 min Winter	99.293	0.293	1.9	371.4	O K
30 min Winter	99.382	0.382	1.9	484.1	O K


Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
15 min Summer	150.564	0.0	162.0	19
30 min Summer	98.308	0.0	166.5	34
60 min Summer	61.404	0.0	330.8	64
120 min Summer	37.977	0.0	325.0	124
180 min Summer	28.676	0.0	311.4	184
240 min Summer	23.434	0.0	296.8	244
360 min Summer	17.493	0.0	283.5	364
480 min Summer	14.119	0.0	281.1	484
600 min Summer	11.902	0.0	284.0	604
720 min Summer	10.321	0.0	287.0	724
960 min Summer	8.194	0.0	289.7	962
1440 min Summer	5.852	0.0	288.0	1442
2160 min Summer	4.120	0.0	570.7	2160
2880 min Summer	3.198	0.0	563.6	2880
4320 min Summer	2.226	0.0	538.7	4196
5760 min Summer	1.727	0.0	1123.6	4840
7200 min Summer	1.431	0.0	1076.9	5552
8640 min Summer	1.234	0.0	1028.5	6312
10080 min Summer	1.095	0.0	981.2	7160
15 min Winter	150.564	0.0	164.9	19
30 min Winter	98.308	0.0	166.7	34



Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m ³)	Status
60 min Winter	99.476	0.476	1.9	602.8	O K
120 min Winter	99.586	0.586	1.9	741.9	O K
180 min Winter	99.661	0.661	1.9	836.8	O K
240 min Winter	99.717	0.717	1.9	907.8	Flood Risk
360 min Winter	99.796	0.796	1.9	1007.9	Flood Risk
480 min Winter	99.850	0.850	1.9	1075.7	Flood Risk
600 min Winter	99.888	0.888	1.9	1124.4	Flood Risk
720 min Winter	99.917	0.917	1.9	1160.7	Flood Risk
960 min Winter	99.955	0.955	2.0	1209.5	Flood Risk
1440 min Winter	99.992	0.992	2.0	1255.8	Flood Risk
2160 min Winter	100.000	1.000	2.0	1265.9	Flood Risk
2880 min Winter	99.988	0.988	2.0	1251.0	Flood Risk
4320 min Winter	99.941	0.941	1.9	1191.2	Flood Risk
5760 min Winter	99.889	0.889	1.9	1126.0	Flood Risk
7200 min Winter	99.849	0.849	1.9	1075.4	Flood Risk
8640 min Winter	99.821	0.821	1.9	1039.4	Flood Risk
10080 min Winter	99.798	0.798	1.9	1009.7	Flood Risk

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
60 min Winter	61.404	0.0	330.7	64
120 min Winter	37.977	0.0	314.2	124
180 min Winter	28.676	0.0	294.5	182
240 min Winter	23.434	0.0	286.1	242
360 min Winter	17.493	0.0	287.0	360
480 min Winter	14.119	0.0	294.7	478
600 min Winter	11.902	0.0	299.6	596
720 min Winter	10.321	0.0	302.5	716
960 min Winter	8.194	0.0	305.0	952
1440 min Winter	5.852	0.0	302.6	1426
2160 min Winter	4.120	0.0	602.7	2116
2880 min Winter	3.198	0.0	594.8	2796
4320 min Winter	2.226	0.0	567.8	4148
5760 min Winter	1.727	0.0	1141.5	5368
7200 min Winter	1.431	0.0	1103.0	5832
8640 min Winter	1.234	0.0	1067.3	6664
10080 min Winter	1.095	0.0	1038.9	7656

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Innovyze	Source Control 2019.1	

Rainfall Details


Rainfall Model	FEH
Return Period (years)	100
FEH Rainfall Version	2013
Site Location	GB 440859 273266 SP 40859 73266
Data Type	Point
Summer Storms	Yes
Winter Storms	Yes
Cv (Summer)	0.750
Cv (Winter)	0.840
Shortest Storm (mins)	15
Longest Storm (mins)	10080
Climate Change %	+40

Time Area Diagram

Total Area (ha) 1.179

Time (mins) Area
From: To: (ha)

0 4 1.179

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Model Details

Storage is Online Cover Level (m) 100.000

Tank or Pond Structure

Invert Level (m) 99.000

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	1266.0	1.000	1266.0	1.001	0.0

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0067-2000-1000-2000
Design Head (m)	1.000
Design Flow (l/s)	2.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	67
Invert Level (m)	99.000
Minimum Outlet Pipe Diameter (mm)	100
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.000	2.0
Flush-Flo™	0.296	1.9
Kick-Flo®	0.599	1.6
Mean Flow over Head Range	-	1.7

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	1.6	1.200	2.2	3.000	3.3	7.000	4.9
0.200	1.9	1.400	2.3	3.500	3.5	7.500	5.1
0.300	1.9	1.600	2.5	4.000	3.8	8.000	5.2
0.400	1.9	1.800	2.6	4.500	4.0	8.500	5.4
0.500	1.8	2.000	2.7	5.000	4.2	9.000	5.5
0.600	1.6	2.200	2.9	5.500	4.4	9.500	5.7
0.800	1.8	2.400	3.0	6.000	4.6		
1.000	2.0	2.600	3.1	6.500	4.7		