

**Examination of Rugby Borough Local Plan**  
**Stage 2 Hearings – Matters, Issues and Questions**

**Coton House Parkland, CALA Homes**

**Issue 4b Site Specific**

- 1) 4b:
  - a) The allocation at Coton House has no effect on the Green Belt.
  - b) Not relevant.
  - c) The allocation raises issues relating to the impact of development on the significance of heritage assets. All other matters have been satisfactorily addressed. The consultation response from WCC Highways dated 23<sup>rd</sup> February 2018 to planning application R15/1195 confirms that there are no objections (subject to conditions). The response is attached as **APPENDIX 1**.
  - d) The allocation relates well to the adjoining recently constructed housing development at Coton House. Urban facilities, including large scale employment facilities, are available to the south of the M6 junction.
  - e) The site is in the control of CALA Homes, who are undertaking the housing development at Coton House. There is no impediment to the immediate delivery of housing on the allocated site. The submission of the planning application R15/1195 is demonstrative of the commitment by CALA to deliver new homes pursuant to the allocation.
  - f) The application as submitted does not raise issues of viability and a policy compliant provision of affordable housing will be made.
- 2) A Heritage Impact Statement has been prepared to consider the impact of the proposed development on the allocated site upon the significance of Coton House (attached to these submissions as **APPENDIX 2**). The allocation does not have a direct impact upon Coton House, but has an impact upon its setting. Setting is not a heritage asset in itself.

- 3) The HIS follows the four stage process set out in GPA3: Good Practice Advice in Planning Note 3. This approach is maintained in the 2017 Guidance, the conclusion is reached:

*'Following an assessment of heritage significance and application of a stepped assessment as endorsed by Historic England, it is established that the development of the area proposed for allocation has the potential to result in a slight effect on the significance of the Coton House and the Stableblock. As identified any harm incurred would be demonstrably low and at the lowest end of less than substantial in NPPF terms. Where proposals result in less than substantial harm the harm incurred should be considered against the public benefits of the scheme (Paragraph 134 of the NPPF). It is a matter of the Planning Authority to consider whether the public benefits identified within the submission may outweigh the limited harm to the significance of the two listed buildings.*

*...The proposed development is found to entirely preserve the significance of the bowl barrow, a scheduled ancient monument located approximately 470m south west of Coton House.*

*The application site is also located within Coton Park, a non-designated heritage asset, but is in an area of lower sensitivity which possesses a greater capacity for accepting change than other areas of the park and garden. However, the proposed development, due to the provision of residential development onto two currently open fields, will have an effect on the significance of this asset. In accordance with paragraph 135 of the NPPF a balanced judgement is required in regards to the scale of harm and the significance of the heritage asset. In this case the harm incurred will be minimal and the significance of the non-designated parkland is low.'*

- 4) The existence of any level of harm to the significance of heritage asset is not determinative of the merits of an allocation within a development plan, or the determination of a planning application. Rather, *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'* (Framework 134).
- 5) The allocation does not raise issues of the optimum viable use of Coton House or the Stable Block.

- 6) The harm identified to the significance of Coton House and the Stable Black (at the lowest end of the range encompassed by 'less than substantial harm') is outweighed by the need to release the allocation to ensure a 5 year deliverable supply of housing land.
- 7) The allocation is not inconsistent with national planning policy for conserving and enhancing the historic environment.
- 8) The planning application R15/1195 has been accompanied by a Landscape and Visual Assessment prepared in accordance with the guidance issued in GLVIA 3. The summary is attached as **APPENDIX 3**. The consultants conclude:

*'Both the site and its context are heavily influenced by existing urban fringe activity, including the presence of large scale commercial built form in many views; major highways infrastructure, and associated noise. There is also a live planning application for a MSA, in close proximity to junction 1, just south-west of the site. These elements serve to cast great influence; more so than the published characteristics for the local Landscape Character Type that are typically more present and represented in areas much further to the north, away from the urban edge.*

*On the site itself, the parkland structure, whilst evident, is reduced in comparison with areas of the parkland directly north and west, by virtue of reduced tree cover. It does however include a mature Lime avenue. Directly east of the site, modern residential development is now a characteristic of the built core of the Estate.*

*It is considered that the effects on the wider landscape character are likely to be neutral; and that the effects on the local landscape character are likely to be minor adverse'.*

- 9) In meeting a development needs of the Borough, greenfield land is required. The allocation comprises two parcels of land of rough pasture. The loss of this amount of agricultural land is considered not to be in conflict with national planning policy (112) when considered in the context of the need to ensure a deliverable supply of housing land to meet the housing needs of the Borough.

- 10) The attached plan (**APPENDIX 4**) indicates all land on the periphery of Rugby is within Grades 2 and 3 Value. The provision of the land to meet development needs of the periphery of Rugby – the most sustainable location – necessarily will entail the loss of agricultural land that is regarded as being of *'Best and Most Versatile Value'*.