

## **PRESS RELEASE**

*FINAL / Thursday 22 May 2014*

### **PERMISSION ISSUED FOR TRANSFORMATION OF RUGBY RADIO STATION Rugby Borough Council issues planning consent for new Urban Extension to Rugby**

The transformation of a large part of the former Rugby Radio Station site into a new Sustainable Urban Extension for Rugby is set to begin this autumn following the formal issue of outline planning permission by the Borough Council today (Thursday 22 May).

Building upon BT's legacy of global communications, over the last 15 years the Rugby Radio Station Limited Partnership (RRSLP) has promoted a high-quality, sustainable and deliverable plan for the Radio Station land west of the A5. Comprehensive consultation directly shaped the proposals for the site and the Borough Council embraced the Radio Station as a cornerstone of its strategy for properly-planned expansion.

The Planning Committee members voted in January (8 January) to support the plans for the Radio Station, subject to satisfactory planning conditions and completion of a Section 106 agreement. The conditions and obligations, which have now been agreed by both the Borough Council and Warwickshire County Council, secure a comprehensive package of measures including the delivery of 3 primary schools, 1 secondary school, a new health centre, the strategic link road on site as well as a series of highway improvements off site.

Following the grant of outline planning permission, RRSLP's development partner Urban&Civic will take forward the proposals and anticipates initial ecological work starting on site later this autumn. The build out of the scheme will be phased over 20 years with specific thresholds determining the triggers for delivering essential infrastructure, such as schools and transport connections.

Neil McLeod of Aviva Investors, said: "Rugby has always been ahead of the game in planning for and shaping its growth and future success. We are really pleased that outline planning consent has been granted for the Sustainable Urban Extension. Alongside Urban&Civic we can't wait to get going and strengthen our close working relationship with all those who have an interest in this unique site."

Graeme Paton of BT, said: "The Radio Station site has been a big part of BT's history. It has played a leading role in global communications and we are delighted that it will continue to signal the growth of Rugby in its new guise as a Strategic Urban Extension. With Urban&Civic involved we know it will be in good hands and that the site's proud history will be reflected in its exciting future."

The outline planning permission includes up to 6,200 new homes together with commercial space, schools, green space, heritage and the full range of supportive development set out in the submitted

Masterplan. All matters relating to the detail of design have been reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane.

Rugby Radio Station Limited Partnership (RRSLP) is a joint venture including BT and Aviva Investors. Urban&Civic was selected as preferred development partner following a competitive tender process last year and has promoted the outline planning application since then. Urban&Civic will acquire an equal interest in the Sustainable Urban Extension.

The SUE site occupies an area of approximately 473 hectares on land previously used as part of the BT Radio Station.

As part of the 'opening up' of the site via the proposals, RRSLP estimates that approximately 5 miles of existing perimeter fencing will be removed and that approximately 30% of the site will become open space for existing and new residents of Rugby to enjoy.

Information on Key Phase 1 and reserved matters application for green and grey infrastructure will shortly be submitted to the Borough Council in accordance with the outline planning permission. Following approval, work is expected to begin on site preparation and ecological works later this autumn. It is anticipated that the first new homes will become available during 2015.

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Any media enquiries for RRSLP should be made to Ben Copithorne or Philip Armstrong at Camargue on 020 7636 7366 / [bcopithorne@camarguepr.com](mailto:bcopithorne@camarguepr.com) / [parmstrong@camarguepr.com](mailto:parmstrong@camarguepr.com)

**Notes to editors:**

1. Rugby Radio Station Limited Partnership is a joint venture involving BT and Aviva Investors to develop the BT Rugby Radio Station site and deliver: 1) a Sustainable Urban Extension for Rugby, incorporating approximately 6,200 high-quality new homes; and 2) the expansion of DIRFT and creation of thousands of new jobs locally.
2. Urban & Civic (U&C) are a strategic land development business. U&C were selected as Preferred Development Partner for the SUE by RRSLP in early 2013 following an extensive competition. Over the last year, U&C have been leading the professional team, on behalf of RRSLP, through the planning application process. U&C will be managing the delivery of the project going forward and will acquire a 50% interest. U&C have recently announced a capital raise of £170m in combination with a reverse takeover and public listing. More information at [www.urbandcivic.com](http://www.urbandcivic.com)
3. More information on the Sustainable Urban Extension is available at [www.radiostationvision.com](http://www.radiostationvision.com) and on the proposals for DIRFT III at [www.dirftiii.com](http://www.dirftiii.com)
4. This planning permission from Rugby Borough Council is for the Sustainable Urban Extension for Rugby covering the part of the overall Radio Station site west of the A5 and within Rugby Borough. A separate application for the regeneration of the Radio Station Site to the east of the A5 on land

within Daventry District is currently being assessed by the Planning Inspectorate under a separate planning regime. That application is for an extension to the highly-successful Daventry International Rail Freight Terminal (DIRFT) and known as 'DIRFT III'

#### 5. Sustainable Urban Extension site and planning application summary:

Rugby Radio Station is the major development site in the Local Development Framework Core Strategy adopted by the Borough Council in June 2011. The consented application is compliant with the Core Strategy and seeks to deliver growth that is locally endorsed. The Radio Station proposal has been the subject of extensive consultation during the various stages in the evolution of the project. Due to the scale and complexity of this mixed use proposal it is intended that development on the site will be delivered over a 20 year period using a phased approach which provides both flexibility and certainty of control at regular stages of the project. Delivery of housing on the application site is an important component of the Borough Council's housing trajectory and will significantly contribute to the maintenance of the required 5 year supply of housing land.

The outline planning application was submitted in 2011. It was subject to a formal consultation period following which requests for additional information were made including a formal Regulation 22 request in respect of the Environmental Statement. An Additional Information submission in August 2013 addressed the comments received and took account of the re-assessment of amendments made to the proposals. This subsequent package of information, including an Environmental Statement addendum, was subject to a further round of formal consultation with statutory consultees, the public and other interested parties. The process undertaken and changes made are all explained in the Additional Information Guide submitted with the additional information package.

**The Outline application for an urban extension to Rugby includes:** up to 6,200 dwellings together with up to 12,000sq.m retail (A1), up to 3,500sq.m financial services (A2) and restaurants (A3 - A5), up to 3,500sq.m for a hotel (C1), up to 2,900sq.m of community uses (D1), up to 3,100sq.m assembly and leisure uses (D2), 31 hectares (up to 106,000sq.m) of commercial and employment space (B1, B2 and B8), and ancillary facilities; a mixed use district centre and 3 subsidiary local centres including retention and re-use of the existing buildings known as 'C' Station (Grade II listed), 'A' Station and some existing agricultural buildings; a secondary school and 3 primary schools; public art; green infrastructure including formal and informal open space and amenity space; retention of existing hedgerows, areas of ridge and furrow and grassland; new woodland areas, allotments and areas for food production, wildlife corridors; supporting infrastructure (comprising utilities including gas, electricity, water, sewerage, telecommunications, and diversions as necessary); sustainable drainage systems including ponds, lakes and water courses; a link road connecting the development to Butlers Leap, estate roads and connections to the surrounding highway, cycleway and pedestrian network; ground remodelling; any necessary demolition and any ground works associated with the removal of any residual copper matting, with all matters reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane.

#### Images:

Are available on request – please contact Camargue on 020 7636 7366