SITE LOCATION

welcome

Thank you for taking the time to visit this public consultation event on our initial proposals for the relocation of Rugby Farmers Mart to the north of Stoneleigh Park.

The proposed site for the relocation of Rugby Farmers Mart is a field to the north of Stoneleigh Park, adjacent to the intersection of Stoneleigh Road with the A46.



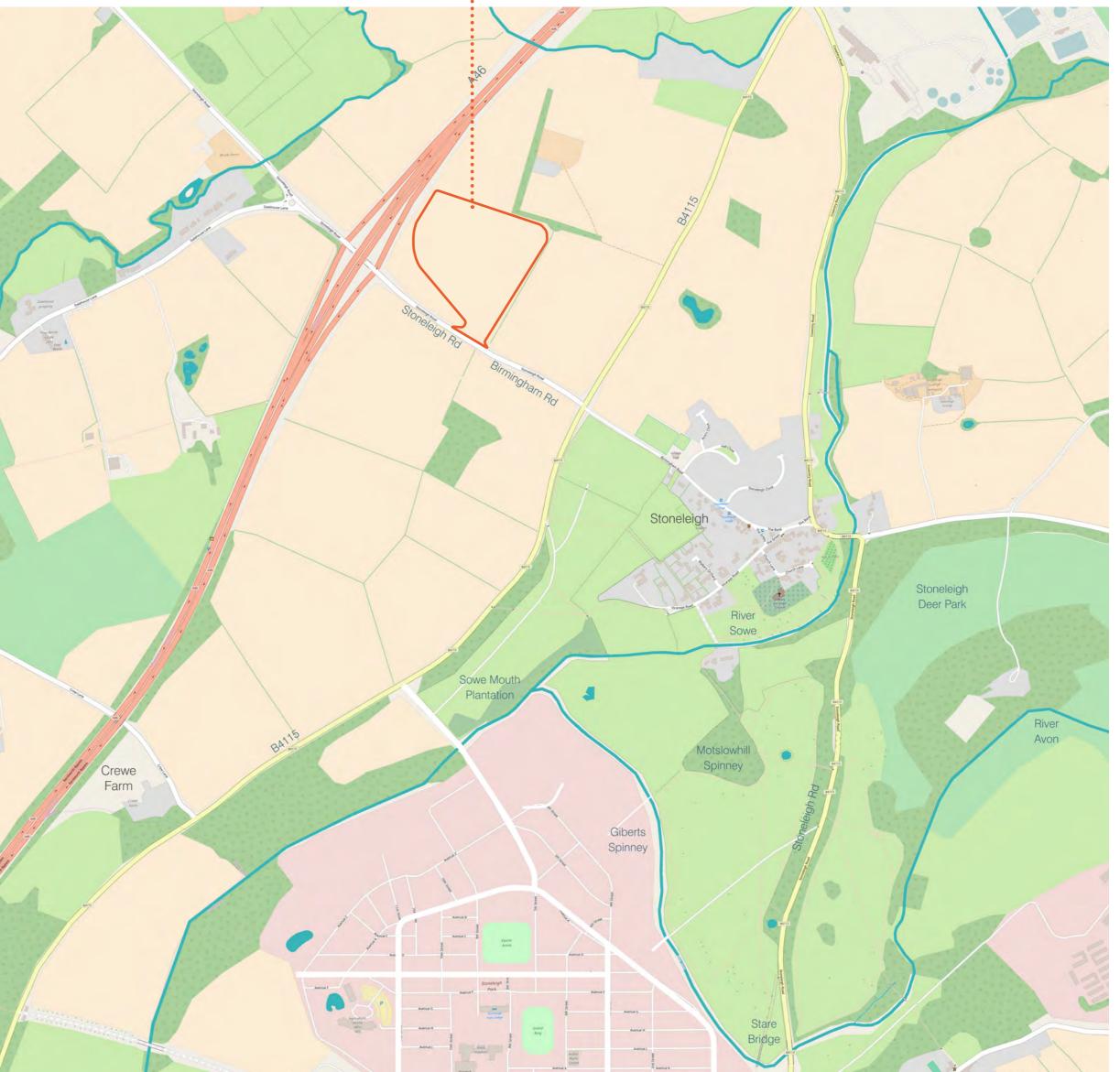
proposed location

The extent of the proposed boundary, in which the relocated Rugby Farmers Mart facility would be sited, is shown in the map.

Currently the site comprises one arable field, which is part of the wider Stoneleigh Park agricultural land holding and farm business. The site is bounded to the north west by the A46 Kenilworth Bypass, to the south by Stoneleigh Road, and to the south east by the B4115. The existing main access to the field is currently off Stoneleigh Road.









IMPACT OF HS2

Stoneleigh Park relocations

The proposed HS2 line will cut through Stoneleigh Park. As a consequence, it is necessary to re-organize parts of the Park to relocate existing buildings, businesses and facilities as they are directly affected by HS2.

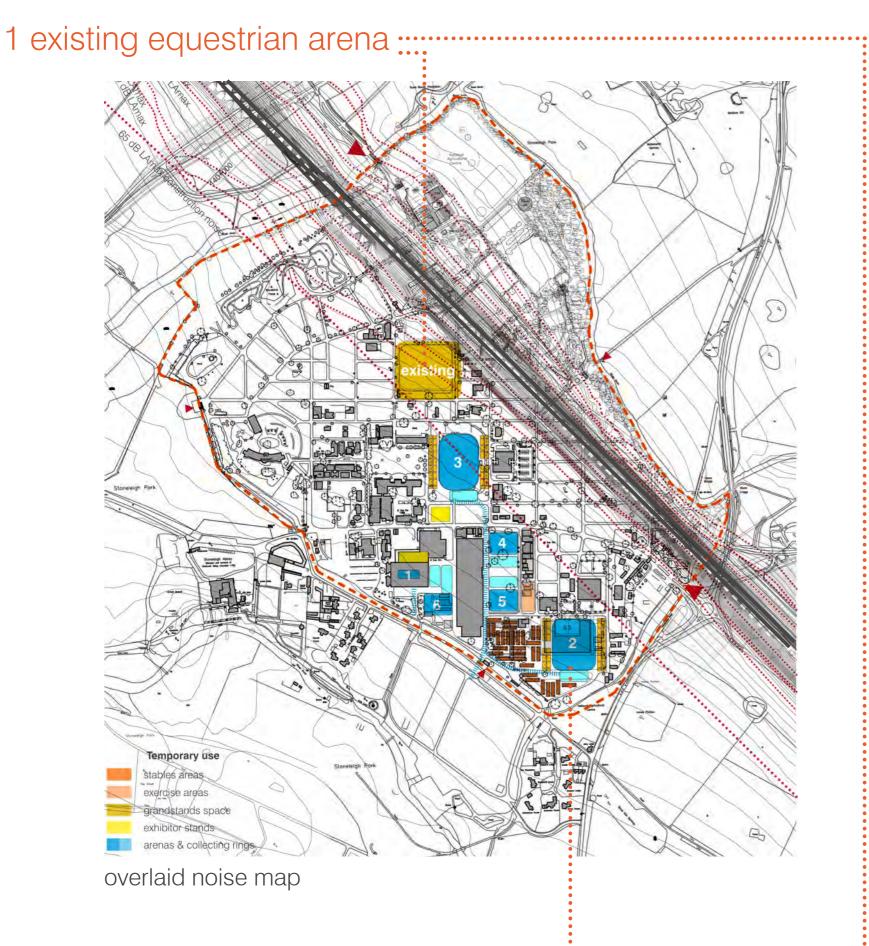
As part the process of relocating affected businesses, it has been established that the Rugby Farmers Mart will need to be relocated outside of the Park due to a lack of suitable sites within the Park.



train approaching at speed creates startling noise

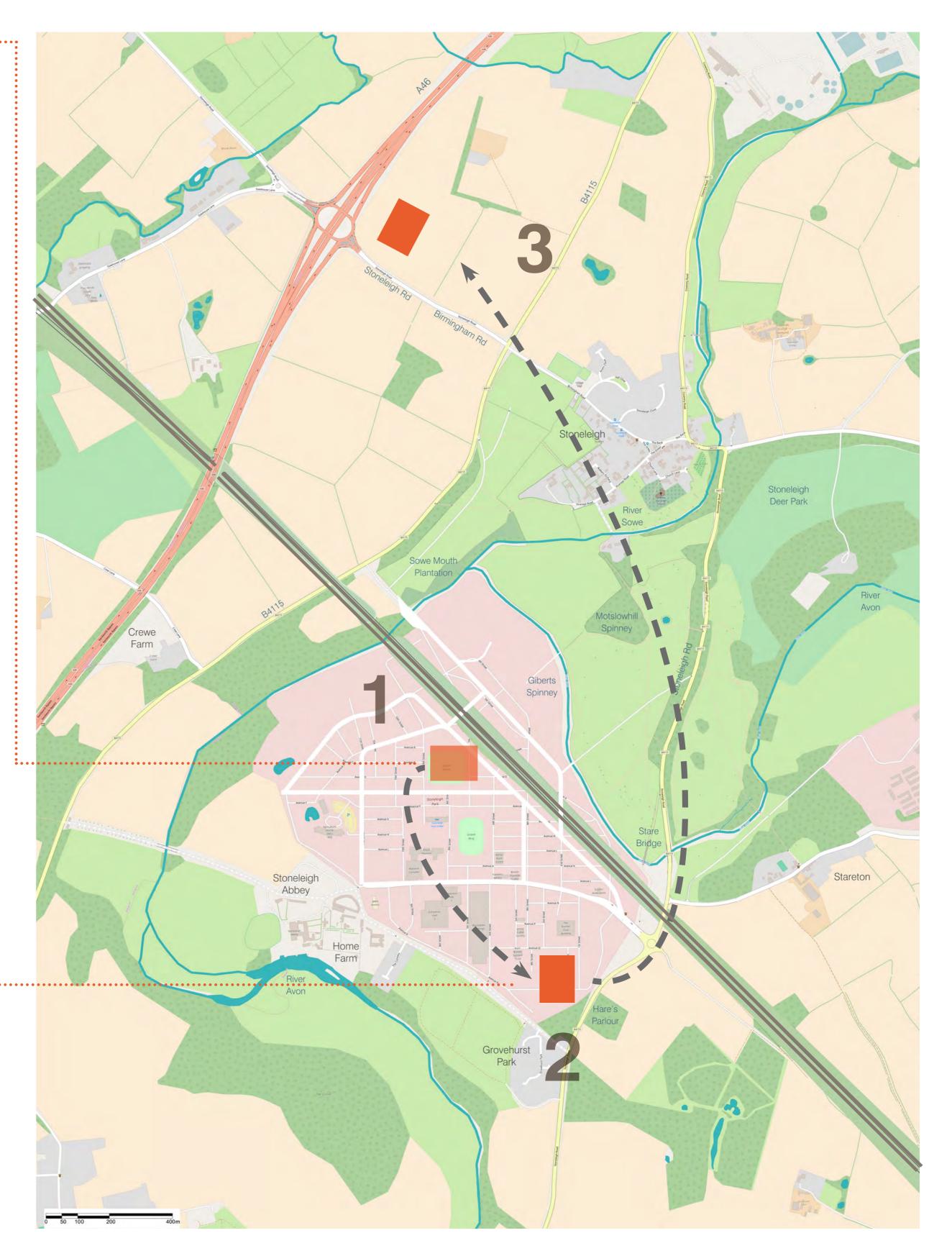


national show jumping & dressage events affected



2 relocated equestrian arena

The equestrian arena and its associated facilities are directly affected by the HS2 line and the effect of the noise dispersal on the horses. The only suitable site for the relocation of the arena and its associated



facilities is the site at the existing Rugby Farmers Mart. Therefore, it is necessary to find an alternative location for the Rugby Farmers Mart.

3 relocated RFM

The proposed site for the relocation of Rugby Farmers Mart is a field to the north of Stoneleigh Park, adjacent to the intersection of Stoneleigh Road with the A46

The County Council are proposing to upgrade this junction in the near future to a roundabout (illustrated).



MARKET FUNCTIONS

move to a custom facility

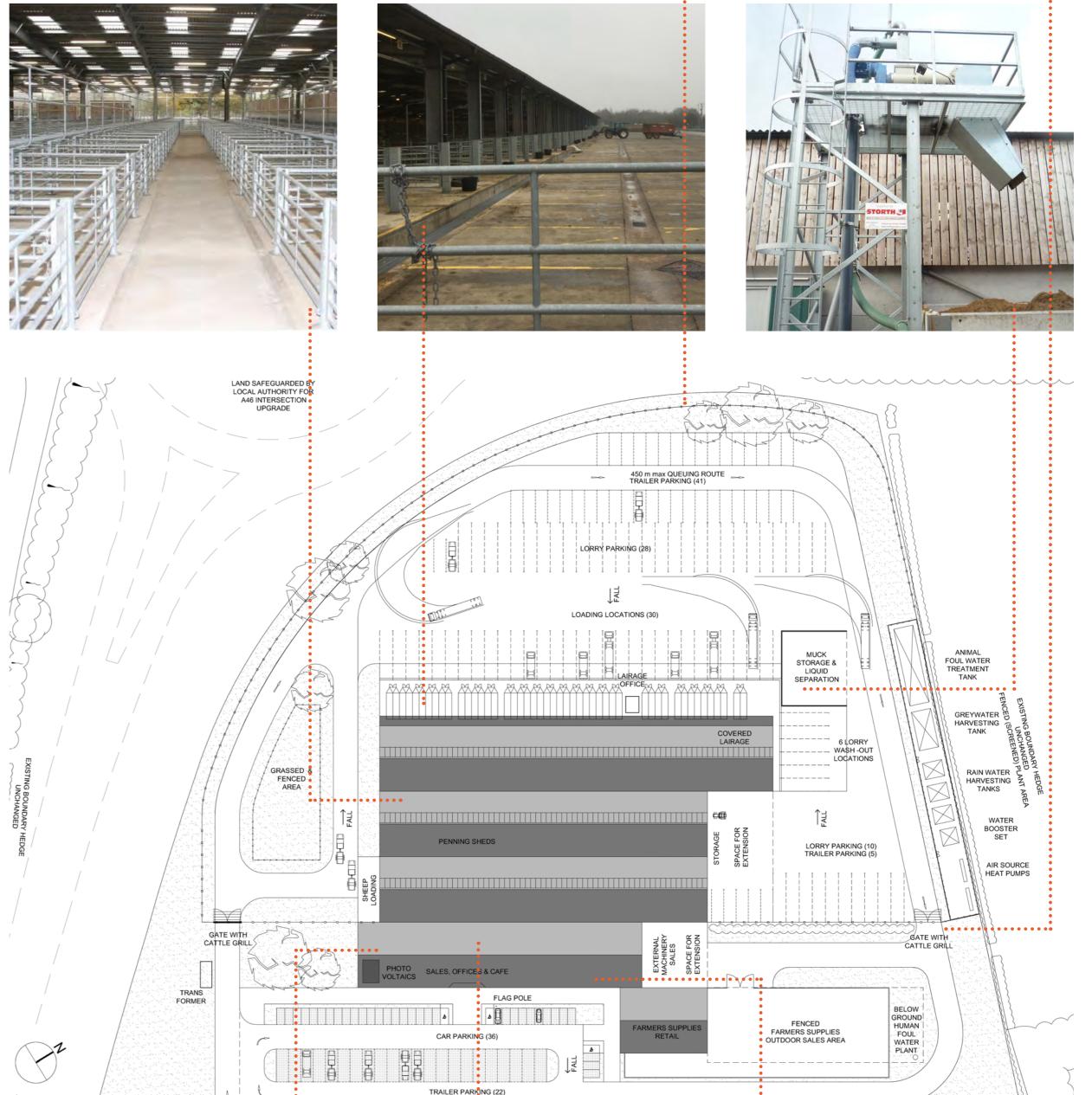
The proposed scheme is a relocated, modernised livestock sales facility with ancillary infrastructure, for use by Rugby Farmers Mart, which is currently operating a short distance from the site within Stoneleigh Park.

In the current setting of the RFM facilities are shared and dispersed across Stoneleigh Park. The new livestock market will be a custom-built facility.

agricultural sheds



animal penning



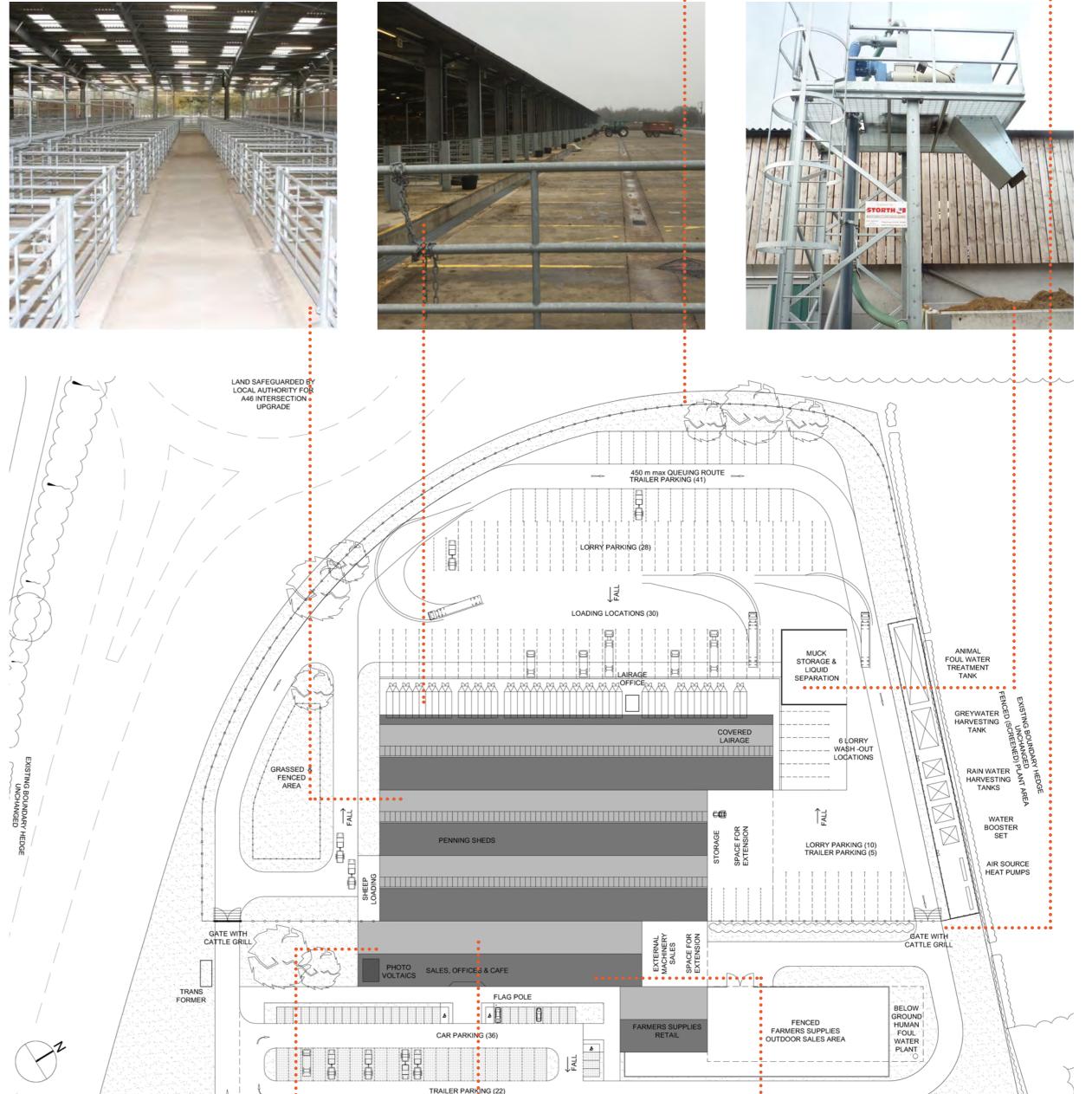
planted security fence



loading & parking

bio-security





modern market facilities

It is envisaged the new Rugby Farmers Mart will include the following areas at the back:

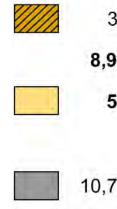
- sheds for livestock penning, lairage shed
- weigh bridge and isolation pen within penning area
- loading area, lairage office
- lorry and trailer parking at the back of site
- animal waste separator and slurry storage
- lorry washout and wheel disinfecting
- water storage and treatment infrastructure

The front-facing building element will house the following functions:

- landscaped visitor parking and trailer parking
- sales ring and rostrum
- payment office at ground floor
- administrative office at first floor
- boardroom at first floor overlooking penning
- concession stalls around auction rings
- chattel auction room with outside area
- café, kitchen, toilets
- drovers and cleaners welfare facilities

6,880 m² penning & storage sheds

1,735 m² GF sales,cafe & support spaces



375 m² FF office & plant spaces

8,990 m² RFM OCCUPIED AREAS

535 m² FARMERS SUPPLIES BLDG

10,700 m² asphalt roads & car parking 3,010 m² concrete (apron & lorry wash)

13,400 m² other hard standing

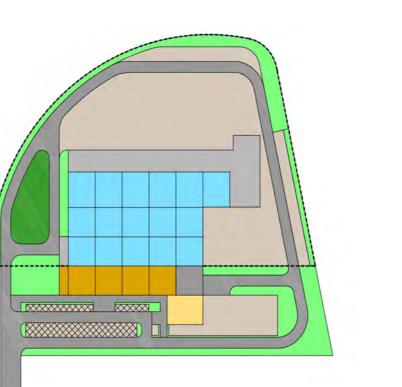
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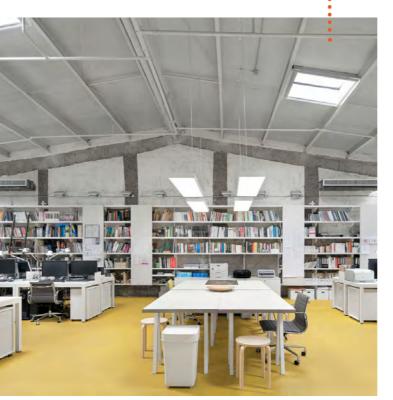
6,895 m² planting / verges

1,420 m² fenced grassed area

1,240 m² reinforced grass

45,815 m² AREA USE













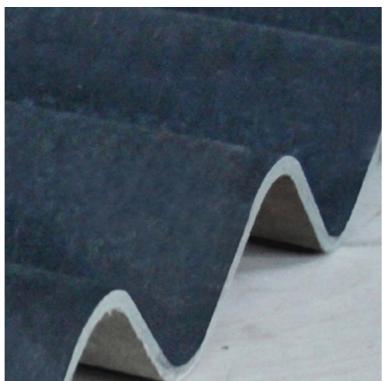
PROPOSED DESIGN

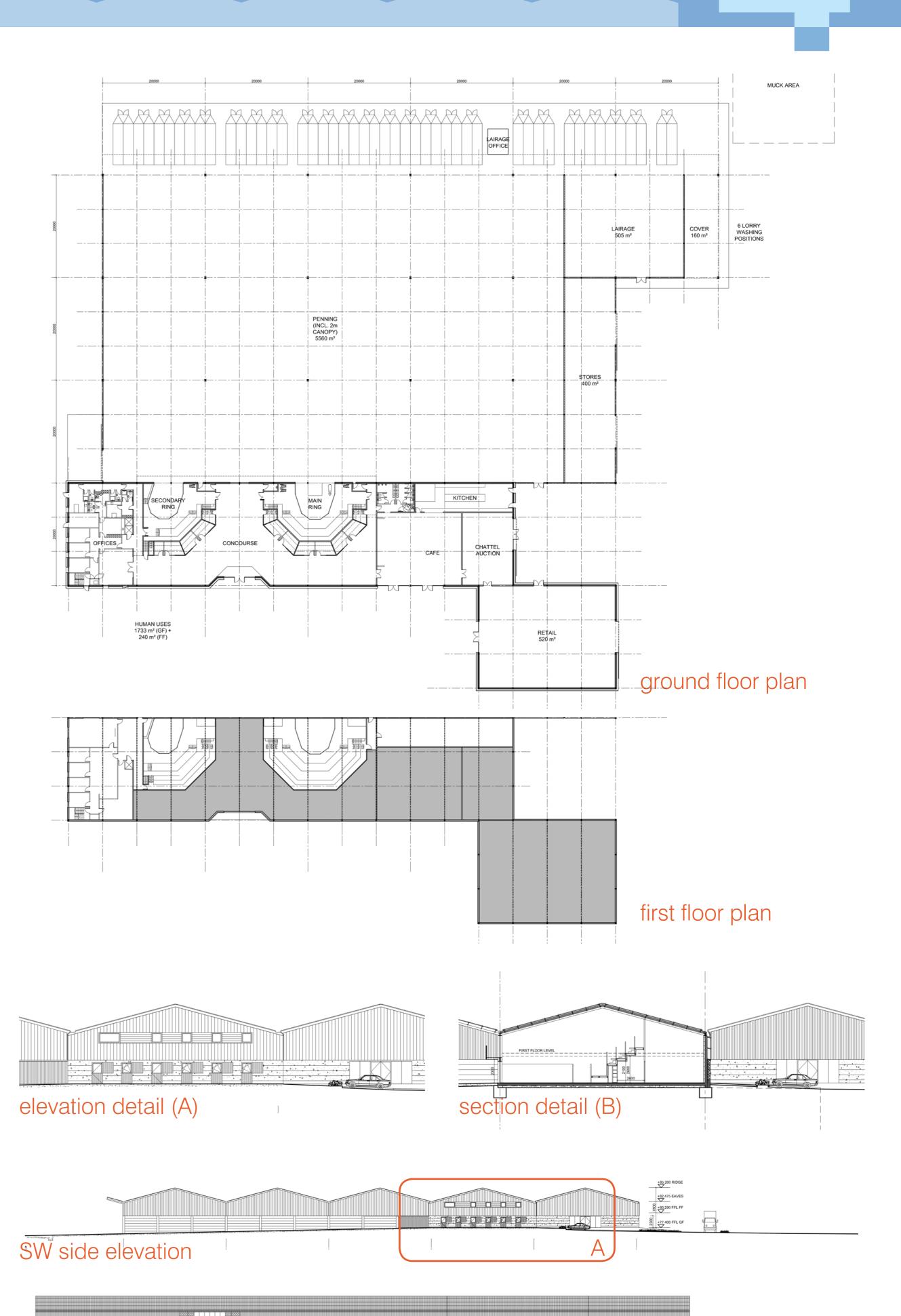
agricultural material palette

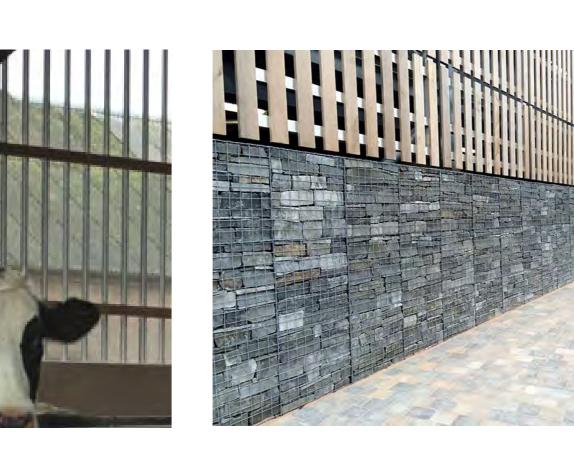








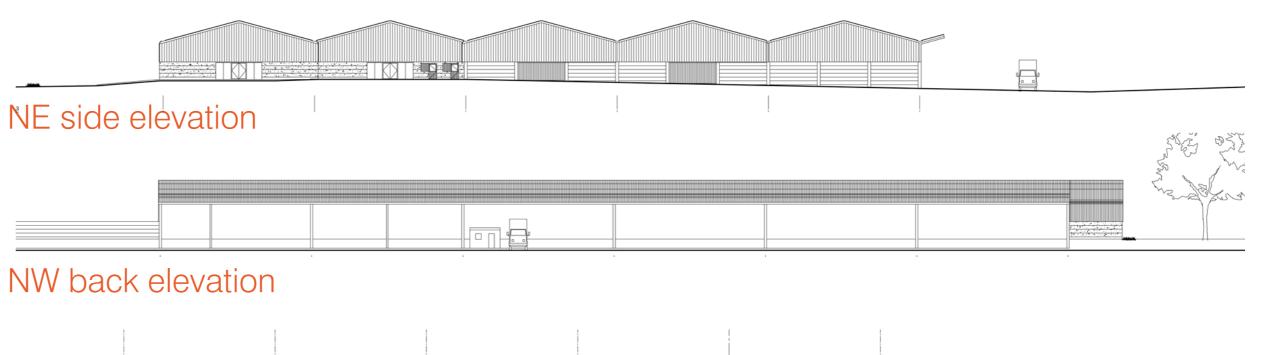


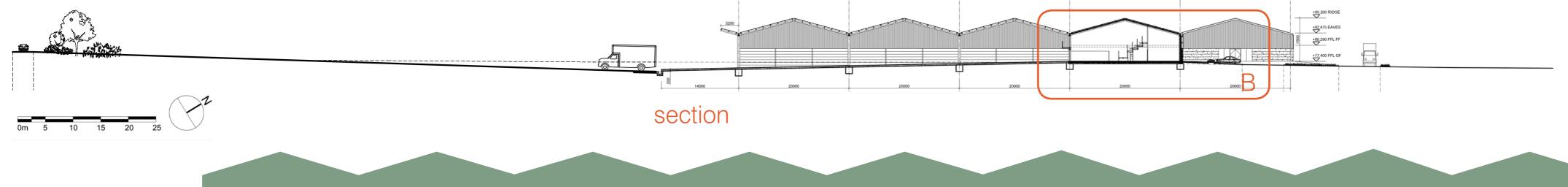






SE front elevation









benefits & sustainability

benefits of the location

The relocation of the existing Rugby Farmers Mart outside Stoneleigh Park is necessitated by the location of the new high-speed railway (HS2) alignment through the Park and its knock-on-effect within the Park.

A suitable site has been identified for the relocation of the Rugby Farmers Mart outside of the Park due to a lack of suitable sites within the Park. The benefits of this location are outlined below:

 At the moment traffic serving the Rugby Farmers Mart from the A46 has to travel through Stoneleigh Village in order to get to Rugby Farmers Mart.



- The new proposed site is located adjacent to the A46; therefore, this traffic will no longer need to go through the village to access it.
- The County Council are proposing to upgrade the A46 junction near the site in the near future; therefore the proposed site already lies in an area where new development appears.
- The new roundabout on the A46 and improvements to transport links will improve access to the site.
- This development site is supported by the Farmers who use Rugby Farmers Mart.
- The site is free of technical constraints
- The site is removed from sensitive uses such as resident properties.

sustainability

The layout has been designed in consultation with environmental specialists to ensure potential impacts to the environment are minimised and the opportunity for environmental benefits maximised. The following environmental measures have been taken:

- Hedgerows will be retained to maintain habitat connectivity for protected species and minimise visual impacts.
- A sensitive landscape planting scheme using native species will enhance the biodiversity of the site and further minimise visual impacts.
- A sustainable drainage system will include rainwater harvesting and water recycling
- Air Source Heat Pumps and Solar panels will be used to reduce energy demand.
- A Construction Environment Management Plan will be implemented during construction to control potential impacts to the environment.



FEEDBACK

views from a distance

To ensure the development's visual impact is minimised within the wider landscape, we have been testing several sensitive views to guide the most effective blending into the landscape. The orientation, height, colours and planting scheme are being informed by these views.

The image to the right shows what is visible when driving along the A46.

The image below shows the view from the new access to the proposed RFM livestock market on Stoneleigh Road.

existing view





proposed development at year 5

view point turning into the site off Stoneleigh Road

view point from A46 (south-bound)





proposed development at year 5

thank you for attending

Your feedback is important and we want to hear your comments. Please complete the comments sheet and leave it in the box if you would like to comment.



Comments received during this public consultation will be considered and, wherever possible, incorporated into the final scheme.

We expect the application to be submitted in late Summer 2017. During the 16 week planning determination period the Council will invite comments from statutory consultees and local residents. You will therefore be able to comment on the final submission in due course.

