

Residential Phases at Eden Park

September 2022

Bloor Homes is undertaking pre-application consultation on plans for the final three residential phases of development of land at Rugby Gateway (now known as Eden Park).

We value local knowledge and welcome your input. Please take your time to review these proposals and to fill in the feedback form provided. You can also visit the project website **www.edenpark-bloor.co.uk** for further information, together with the opportunity to provide feedback online.

Planning Background

In August 2013, Rugby Borough Council gave the go ahead for a new sustainable community of up to 1,300 new homes, employment area, community facilities including a primary school, local retail and community hub, open space and associated infrastructure.

Residential Phases R1 and R2 (Bloor Homes, Cala and Bovis) and R4 (Taylor Wimpey) have been built and are now occupied by new residents.

Residential Phase R3 was granted permission in June 2019 and Bloor Homes will commence construction when the approved haul road and associated access has technical approval and is complete. The employment area in the north has been completed and is now in full operation.

 **edenpark-bloor.co.uk**



About The Next Phases

The outline permission requires details of the layout, appearance, landscaping and scale of the new homes (known as the Reserved Matters) to be submitted for approval. Bloor Homes is now preparing the Reserved Matters application for submission to Rugby Borough Council and it is this submission that we are seeking your views on.

This will include the provision of 555 new homes that will sit alongside public open space, a children's play area, two sports pitches and associated car park.

In preparing the proposals, consultation has been undertaken with Rugby Borough Council and the layouts have evolved as a result.

Prior to submitting the Reserved Matters application, Bloor Homes wants to ensure that the local community has been given an opportunity to view the plans and provide feedback. All feedback received will help to inform the final plans to be submitted to the Council.

PROPOSED PLAN



Our Proposals include:

- 555 high-quality new homes
 - » 240 dwellings in Phase R5
 - » 243 dwellings in Phase R6
 - » 72 dwellings in Phase R7
- A variety of house types
- A range of market and affordable homes
- Carefully designed 'character areas'
- Two senior sports pitches for general league use
- A new car park to the north of the playing pitches
- A new children's play area within the public open space

Community Benefits

We believe our proposals for the development of Eden Park carry wider benefits to the community of Rugby beyond the provision of much-needed new homes and leisure facilities, with the delivery of affordable homes and the creation of a wide range of jobs.





Next Steps

The Reserved Matters application is expected to be submitted later this year, after comments from this consultation have been considered. Following the submission of the planning application, Rugby Borough Council will undertake a period of statutory consultation on the proposals. At this stage you will have the opportunity to submit your comments on the application to the Council before a decision is made. It is expected that the application would be determined by Rugby Borough Council in 2023.

Feedback

Thank you for reviewing these proposals. Please take your time to fill in the feedback form and return to us by **7 October 2022** using the Freepost envelope. Alternatively, please visit the website **www.edenpark-bloor.co.uk** for further information, together with the opportunity to provide feedback online.



About Bloor Homes

Bloor Homes has been building quality homes for 50 years and is now the largest privately-owned housebuilder in the UK. We have a proven track record in delivering successful new communities. We take great pride in delivering high quality and energy efficient homes and our designs have evolved over years of customer feedback. Bloor Homes is the highest rated national House Builder on the Trust Pilot review platform. For the third consecutive year, Bloor Homes is also proud to be named 5* Home Builder for Customer Satisfaction by the Home Builders Federation 2021.

Further Information

If you are unable to access the website, you can contact the project team to ask for a hard copy to be posted to you.

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