



Hillmorton Warwickshire

Case Study: Residential Sector

The Project

In 2010 Richborough Estates acquired a 13 acre brownfield site located in the popular suburb of Hillmorton, to submit a residential planning application. The site was originally used as a Ballast Pit and later as railyard sidings, however the site became redundant and derelict more than 30 years ago. Past quarrying activity left the site with steep sided wooded banks which separated the site from the existing houses on three sides, with the remaining side defined by the Rugby to London railway line. The site had close proximity to the public transport and road networks serving existing residents in the area.

The Approach

- As the site had been disused for so long, it had become overgrown. It developed its own ecological value and was designated as a Local Wildlife Site following initial discussions with Rugby Borough Council. A careful Ecological Mitigation Strategy was developed to preserve and enhance the site's wildlife as part of its redevelopment for housing

The Result

- An outline planning permission was granted by Rugby Borough Council for the development of 76 residential units, linking to existing community facilities
- Detailed negotiations with both Rugby Borough Council and the Warwickshire County ecologist took place to preserve the site's important wildlife value
- Richborough Estates worked closely with the Warwickshire County ecologist to enter into one of the UK's first biodiversity off-setting schemes, whereby new habitat was created at the nearby Ryton Pools country park. The project was presented to the Secretary of State for Environment, Food and Rural Affairs as an exemplar
- Improvements to an existing children's play area were proposed, benefitting the existing community and new residents
- The provision of new footways and access routes, incorporating traffic calming measures, was secured
- New communal areas of public open space, incorporating a natural children's play area, would form part of the development
- The site was sold to Orbit Homes in 2014



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Key Benefits

- 76 residential units
- Preservation of and improvements to natural habitat
- New footpaths and access routes
- Improvements to children's play area
- Creation of communal areas and public spaces
- Traffic calming measures

