

Infrastructure Delivery Schedule – Proposed Submission Rugby Borough Local Plan December 2025

Item	Description	Delivery Responsibility	Source	Scheme status	Total cost	Funding source	Is the plan dependent on this being delivered
South West Rugby urban extension							
SW Rugby Secondary School	6 form entry secondary school (to be co-located with one of the primary schools) Possible inclusion of Specialist Resource Provision)	Warwickshire County Council	South West Rugby Masterplan SPD	Outline planning application awaiting determination	£40,000,000 (2023)	S106	Yes, critical to South West Rugby development
SW Rugby primary school (Coventry Road)	A 2 form entry primary school with the potential to increase to 3 form entry (includes nursery provision) Possible inclusion of Specialist Resource Provision)	Warwickshire County Council	South West Rugby Masterplan SPD	School site has outline planning application	£14,000,0000 (2023)	S106	Yes, critical to South West Rugby development
SW Rugby primary school (Homes England land)	A 2 form entry primary school (includes nursery provision)	Warwickshire County Council	South West Rugby Masterplan SPD	Outline planning application awaiting determination	£14,000,0000 (2023)	S106	Yes, critical to South West Rugby development
SW Rugby GP surgery	Land to accommodate and financial contributions to provide 3GP surgery rising to 7GP upon completion of site	NHS Coventry and Warwickshire Integrated Care Board but potentially developer delivery	South West Rugby Masterplan SPD	Outline planning application awaiting determination	£5,123,077 (2023)	S106	Yes, critical to South West Rugby development
Hospital of St Cross	South West Rugby contribution towards the following projects at the Hospital of St Cross: <ul style="list-style-type: none"> - 2 additional cubicles at the Walk in Centre - One theatre - Provision of 55 additional parking spaces And at University Hospital Coventry <ul style="list-style-type: none"> - Expansion of A&E footprint to increase number of bays - 1 CT scanner, 1 MRI scanner, 1 endoscopy room 	University Hospitals Coventry and Warwickshire NHS Trust	South West Rugby Masterplan SPD		£1,144,144 (2023)	S106	Yes, critical to South West Rugby development
SW Rugby cycling improvements	See South West Rugby Masterplan SPD Appendix K for detail	Warwickshire County Council/developer delivery	South West Rugby Masterplan SPD		£6,202,212 (2023)	S106	Yes, critical to South West Rugby development
SW Rugby public transport	See South West Rugby Masterplan SPD Appendix K for detail	Warwickshire County Council	South West Rugby Masterplan SPD		£4,887,500 (2023)	S106	Yes, critical to South West Rugby development

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Homestead Link Road	As referred to in policy S9. Indicative alignment shown on the policies map	Homes England	South West Rugby Masterplan SPD	Planning permission granted	£22,000,000 (2023)	S106. Homes England forward funding	Yes, critical to South West Rugby development
Community Spine Road	As referred to in policy S9. Indicative alignment shown on the policies map	Developer delivery	South West Rugby Masterplan SPD		£13,255,533 (2023)	S106	Yes, critical to South West Rugby development
Potsford Dam Link road	Northern section of road only. As referred to in policy S9. Indicative alignment shown on the policies map	Developer delivery	South West Rugby Masterplan SPD	Planning application submitted	£9,508,200 (2023)	S106/ direct delivery by Tritax Symmetry	Yes, critical to South West Rugby development
Other SW Rugby off-site highways	See South West Rugby Masterplan SPD Appendix K for detail	Warwickshire County Council	South West Rugby Masterplan SPD		£5,173,115 (2023)	S106	Yes, critical to South West Rugby development
Fire and Rescue Station	New fire and rescue station to serve the south of Rugby currently anticipated to be located at Somers Lane	Warwickshire County Council	South West Rugby Masterplan SPD		£1,500,000 (2023)	S106 Forward funded by WCC in advance of S106 receipts.	Yes, critical to South West Rugby development
SW Rugby open space	Contributions to open space and sports pitches and facilities provision and maintenance as detailed in the South West Rugby Masterplan SPD	Rugby Borough Council/ Warwickshire County Council/ developer delivery	South West Rugby Masterplan SPD		£ 9,999,172 (2023)	S106	Yes, critical to South West Rugby development
Houlton							
Houlton School primary phase	Creation of a primary phase at Houlton School (initially 1FE)	Warwickshire County Council	Houlton s106 agreement	Consultation undertaken on creation of primary phase by Warwickshire County Council		S106 to be delivered as a payment in kind by Urban & Civic	Yes, critical to Houlton development
Third Houlton primary school	This would be the third and final new primary school at Houlton	Warwickshire County Council/developer delivery	Houlton s106 agreement	Trigger for delivery of school in s106 agreement is 3,600 homes are occupied (that's for 1FE with that increasing to 2FE by 4,500 occupations)		S106	Yes, critical to Houlton development

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Houlton GP surgery	To be located within the Houlton District Centre	University Hospitals Coventry and Warwickshire NHS Trust/ developer delivery	Houlton s106 agreement			S106 Think the S106 only provides for land although U&C are likely to offer to build something not sure who would own provision longer term.	Yes critical to Houlton development
Other education							
The Avon Valley School expansion	Additional 1-2 forms of entry at The Avon Valley School & Performing Arts College	Warwickshire County Council	Warwickshire County Council cabinet reports	Public consultation held summer 2025. Next step will be presentation of feasibility report to WCC cabinet.	tbc	S106 already collected and Education Capital Investment Funding as required	Yes critical to meeting needs for secondary school places
Ashlawn Road Primary School	Ashlawn Primary School is a proposed new 2 Form Entry (2FE) primary school including an Early Years (EY) facility and Specialist Resourced Provision (SRP).	Warwickshire County Council	Ashlawn Gardens s106 agreement	Outline planning permission granted for school site. Warwickshire County Council has exercised option to obtain the school site but at the time of writing the site hasn't yet been transferred to the county council.	Tbc but estimate £14m	S106 already collected	Yes, critical to provision of primary places in southern Rugby

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Additional secondary and (if required) primary forms of entry	Education modelling undertaken to support preparation of the Local Plan establishes that there is not a need for new schools beyond those planned at South West Rugby, Ashlawn Road and Houlton. Instead, mitigation would comprise school expansion. Current modelling indicates that primary school expansion is unlikely to be required, but this will be kept under review. Up to three additional secondary forms of entry may be required and the potential to expand three schools has been identified. Again, the need for this will be kept under review.	Warwickshire County Council	Education topic paper	Warwickshire County Council has indicated that it is technically feasible to expand up to three secondary schools in the borough by an additional form of entry. Specific projects have not yet been developed and will be when required.	tbc	S106	Potentially. Long-term forecasting of the need for school places is inherently uncertain. This will be kept under review.
Early year and SEND contributions	Contributions to provision of early years places and provision for those with special educational needs and disabilities (SEND)	Warwickshire County Council	Education Services Developers' Guide to Contributions for Education and Early Years Provision April 2025 https://www.warwickshire.gov.uk/obligations-service-area/education-early-years-provision/1	Assessed on a planning application by planning application basis	tbc	S106	Potentially. Warwickshire County Council will assess the need for contributions on a scheme by scheme basis.
Other strategic transport infrastructure							
A426/A4071 Avon Mill and Hunters Lane Improvement Scheme	Scheme consists of the delivery of widening the existing circulatory at the A426/A4071 roundabout, along with all entry arms to the roundabout to three lanes. Additionally, the A426 Newbold Road eastern exit is widened to two lanes and the two lane section on the A4071 western exit arm extended.	Warwickshire County Council	Warwickshire Local Transport Plan 4	Business case prepared by WCC	£40,000,000	Currently unfunded assumed Department for Transport, however, STA states there is potential for s106 contributions to be sought from future development to mitigate any prospective funding gap	Yes. This scheme is needed to address existing issues. Strategic Transport Assessment reference case (i.e. without new local plan growth) identified need for this scheme for the future operation of the network.

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A426/A5 Gibbet Hill junction	Improvement scheme options in development. Detail currently unconfirmed.	National Highways	Strategic Transport Assessment. Scheme promoted by Midlands Connect	National Highways undertaking a stage 0 options appraisal at time of writing	tbc	Developer contributions have been agreed or received by Rugby Borough Council, Harborough District Council and West Northamptonshire Councils. However s106 funding unlikely to prove sufficient. STA states: "The relatively small increases in traffic flows arising from the local plan sites would be unlikely to trigger a step change in the conditions and/or justify individual mitigations."	Yes. Strategic Transport Assessment reference case (i.e. without new local plan growth) identified need for this scheme for future operation of the network. This scheme is needed due to existing issues. The need and scale of the proposed scheme is unlikely to be materially affected by the additional traffic growth through the local plan which does not plan significant development in this location. Required by 2032.
A426/Boughton Road Roundabout	The scheme proposals consist of widening the roundabout along with fully signalling the junction.	Warwickshire County Council	Strategic Transport Assessment	tbc	Tbc	Tbc. The STA states there is potential for s106 contributions to be sought from future development to mitigate any prospective funding gap	Yes. Need for scheme is principally to address existing issues. Any contributions from new development would need to be proportionate.

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A4071 Potsford Dam Roundabout	The mitigation derived through this testing consists of further widening of the circulatory, plus widening of the entry and exit arms of the A4071 North approach, widening the exit arm on A4071 South arm and widening the Potsford Dam Link entry arm.	Warwickshire County Council	Strategic Transport Assessment	Preliminary scheme drawings prepared by SLR as part of Strategic Transport Assessment	£3,820,000	S106. The STA assesses that £2.9m should be paid by SW Rugby employment phase 2, £0.36m by Lawford Fields Farm and £0.5m by Land at Long Lawford	Yes, per Strategic Transport Assessment. Strategic Transport Assessment indicates scheme required in 2038.
A426 Leicester Road/Newton Manor Lane Roundabout	The partial signalisation of the A426/Newton Manor Lane roundabout. Signals are added to the A426 North and A426 South approach arms and adjacent circulatory. Pedestrian crossings are also introduced on each arm A426 arm as part of the scheme.	Warwickshire County Council	Strategic Transport Assessment	Preliminary scheme drawings prepared by SLR as part of Strategic Transport Assessment	£1,960,000	S106. The STA assesses that £0.36m should be paid by development of Newton Manot Lane, £1.38m by Coton Park East and £0.2m by Lane at Long Lawford	Yes, per Strategic Transport Assessment. Strategic Transport Assessment indicates scheme required in 2042.
A5/A428 Halfway House Roundabout	The scheme at this location involves the widening the circulatory to two lanes, along with widening the A428 West exit arm to two lanes (to allow two lanes for the movement East-West through the junction). The scheme also widens the A5 North and A5 South entry arms to two lanes.	Warwickshire County Council	Strategic Transport Assessment	Preliminary scheme drawings prepared by SLR as part of Strategic Transport Assessment	£1,910,000	S106, the STA identifies that cumulative contributions from development under the new local plan would be needed	Yes, per Strategic Transport Assessment. Strategic Transport Assessment indicates scheme required in 2032.
A4071/B4112 Newbold Road Roundabout	The scheme at this location consists of widening the circulatory on the northern/eastern section of the roundabout, and updating the road markings, to separate out the ahead and right turn movements from the B4112 Newbold Road approach.	Warwickshire County Council	Strategic Transport Assessment	Preliminary scheme drawings prepared by SLR as part of Strategic Transport Assessment	£744,000	S106 The STA assesses that £0.17m should be paid by SW Rugby Employment Phase 2, £0.24m by Coton Park East, £0.06m by Lawford Fields Farm, and £0.27m by Land at Long Lawford	Yes, per Strategic Transport Assessment. Strategic Transport Assessment indicates scheme required in 2042.

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Princethorpe Crossroads	At this stage, capacity enhancements are unlikely to be desirable as improving access across the A423 may encourage more traffic to use these routes over the A45 and other more suitable road. Therefore interventions to the junctions within Princethorpe which represent safety improvements (such as signage and improved demarcation of lane useage) may be more desirable. Signalisation could be considered but limited highway space and the property frontages (including the Petrol Filling Station) may preclude delivery of such a scheme.	Warwickshire County Council	Strategic Transport Assessment	Potential requirement for a scheme identified in the Strategic Transport Assessment	tbc	S106	May be required, per the Strategic Transport Assessment, for site allocations in Stretton-on-Dunsmore, Ryton-on-Dunsmore and Wolston
Bretford Bridge	This would likely comprise an upgrade to the existing signal control equipment, ideally in combination with the delivery of adaptive signal control (i.e. MOVA) which can be designed to optimise the performance of the traffic lights to be more responsive to the demand across the bridge and adapt to ensure queueing is minimised.	Warwickshire County Council	Strategic Transport Assessment	Potential requirement for a scheme identified in the Strategic Transport Assessment	tbc	S106	May be required, per the Strategic Transport Assessment, for site allocations in Stretton-on-Dunsmore, Ryton-on-Dunsmore and Wolston
Local Cycling and Walking Infrastructure Plan (LCWIP) schemes	Details of the LCWIP can be found on the Warwickshire County Council website. It comprises a number of schemes across Rugby Borough. See: https://www.warwickshire.gov.uk/cycling-warwickshire/developing-warwickshires-cycle-network/3	Warwickshire County Council	Warwickshire County Council	This varies by scheme in the LCWIP. Some have been part or completely implemented, others are at concept stage.	Tbc	This is a mix of capital/grant funding from government and Warwickshire County Council and developer contributions. S106 contributions from sites to nearby schemes identified in the LCWIP are likely to be justified on an individual site basis. Potentially applicable schemes to each site are identified in Strategic Transport Assessment Appendix TN007_A.	Yes, the identified LCWIP and BSIP schemes form a key part of the mitigation package associated with the delivery of the Regulation 19 Local Plan

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Bus Service Improvement Plan (BSIP) schemes	Details of the BSIP can be found on the Warwickshire County Council website. It comprises a number of schemes across Rugby Borough. See: https://www.warwickshire.gov.uk/directory-record/6878/warwickshire-bus-service-improvement-plan	Warwickshire County Council	Warwickshire County Council	Capital and revenue projects in the BSIP are at different stages of development.	Tbc	This is a mix of capital/grant funding from government and Warwickshire County Council and developer contributions. S106 contributions from sites to nearby schemes identified in the BSIP are likely to be justified on an individual site basis. Potentially applicable schemes to each site are identified in Strategic Transport Assessment Appendix TN007_A.	Yes, the identified LCWIP and BSIP schemes form a key part of the mitigation package associated with the delivery of the Regulation 19 Local Plan
Rugby Parkway rail station	Land identified under Policy I5 for provision of a new railway station.	Warwickshire County Council	Site promotion	Compulsory purchase order has been confirmed to assemble the site	Tbc	Currently unfunded	Yes – needed to deliver full sustainable transport package for the Houlton development
Nuneaton Parkway rail station	Land safeguarded under Policy I5 for provision of a new railway station.	Warwickshire County Council	Site promotion. Mentioned in West Midlands Rail Executive Rail Investment Strategy 2031-2040	High level feasibility study undertaken. Strategic outline business case being prepared.	tbc	Currently unfunded	No
A46 Walsgrave	Upgrade to Walsgrave junction to create a grade separated junction	National Highways	Development Consent Order	at time of writing DCO examination report awaited.	£112,500,000	Department for Transport	Yes – needed for employment sites close to Coventry

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Rugby town centre public realm							
The Stitch	Clock Tower and Old Market Place, North Street and Church Street public realm improvements (including The Pleasance Garden)	Rugby Borough Council	Local Plan Policy C1/ Rugby Borough Public Realm Masterplan	Detailed design of the scheme progressing	£25,513,990 (2025) order of cost estimate within Public Realm Masterplan	Currently unfunded. Potential Community Infrastructure Levy contribution	Yes – needed to deliver the plan’s objectives for town centre regeneration
Primary health care provision (outside of Houlton and South West Rugby)							
Improvements/expansions to GP surgery provision	The scale of other individual sites proposed in the new local plan do not require provision of a new facility. However, there will be a need for extensions/improvements to individual existing surgeries to accommodate further patients. The needs for such contributions will be assessed by the ICB will be assessed when planning applications are submitted.	NHS Coventry and Warwickshire Integrated Care Board	Advice from NHS Coventry and Warwickshire Integrated Care Board	Schemes will be developed in response to planning application proposals	tbc	S106	Yes – needed to mitigate the impact of individual sites on primary care
Land at Walsgrave Hill (site 121)							
Very Light Rail Route	Safeguarding of extension to very light rail route to Ansty Park	Coventry City Council	Coventry City Council	Concept	tbc	Passive provision and route safeguarding to allow future installation of route required by local plan policy.	Requirement of site allocation policy for Walsgrave Hill
Cycle Route Cy05 Walsgrave to Ansty Park	Creation of new walking and cycling route linking Coventry urban fringe to Walsgrave Hill	Developer	Warwickshire Local Cycling and Walking Infrastructure Plan	Concept	tbc	Developer delivery	Requirement of site allocation policy for Walsgrave Hill
Blue light route to University Hospital Coventry and Warwickshire (UHCW)	New blue light route linking the proposed new A46 Walsgrave and UHCW via site 121	Developer	UHCW representation, developer proposal, site allocation policy	Concept	tbc	Developer delivery	Requirement of site allocation policy for Walsgrave Hill
Water infrastructure							
Upgrade to Bramcote Wolvey Booster Station	An upgrade to the Bramcote Wolvey Booster Station and the installation of several kilometres of new mains is required to support projected demand.	Severn Trent Water	Severn Trent Water, Stage 2 Water Cycle Study	Potential requirement for a scheme identified in the Stage 2 Water Cycle Study	tbc	Assumed Severn Trent Water	Yes – needed to deliver two residential allocations at Wolvey