

Catesby Estates

South West Rugby Employment Phase 2. (Site ID 17)

Rugby Local Plan

Regulation 18 Consultation – Preferred Options

May 2025



Strategy for Employment Land and Employment Allocations (Policies S3 and S7)

Question 7 – To what extent do you agree with the strategy for employment land?

Disagree

Question 8 - What are the reasons for your answer to question 7? If you disagree, what alternative location(s) would be better and why?

Catesby Estates disagree and object to the proposed allocation of a country park and proposed new leisure route within the South West Rugby employment phase 2 allocation, reference site ID.17. Catesby Estates control the land and do not intend to deliver a country park.

By way of context, Policy DS3 of the adopted Local Plan, (June 2019) allocates land at South West Rugby for around 5000 dwellings with Policy DS4: employment allocations, allocating 35 hectares of employment land. Policy DS8: South West Rugby, is a site specific policy detailing the proposed uses that are required to be delivered on the site, which includes the ancillary uses required to support the sites allocation as a new neighbourhood. These policies are supported by the South West Rugby Masterplan SPD which was adopted as recently as December 2024.

The proposed country park allocation within site ID.17 controlled by Catesby Estates is currently allocated for residential development under policies DS3 and DS8, and the SPD (Figure 2). The land is clearly suitable for housing by virtue of the fact it is allocated both in the Local Plan, and the recently adopted SPD. The land has yet to come forward for development as it is a later phase of development.

No reference is made within the Local Plan relating to the South West Rugby allocation having a requirement for a country park. Furthermore, there is no requirement for a proposed country park within Table 1, the Green & Blue Infrastructure Plan (Figure 4), or Appendix K of the SPD which details the Strategic Infrastructure costs.

Catesby Estates are not aware of any change in circumstances since December 2024 to warrant the need for a country park, and there is no evidence provided to support the

Preferred Options consultation that justifies its allocation. Further, there is no evidence provided as to the implications of removing this land from the residential allocation on dwelling numbers within the South West Rugby policy, or on the overall viability of development.

The land in question is suitable for residential or employment development, as currently allocated within the adopted local plan, and Catesby Estates respectfully request that this allocation should be carried forward into the new local plan with the proposed country park allocation deleted accordingly.