

20 August 2025

Our ref: RBC3

Dear Sir/Madam,

Rugby Local Plan Preferred Options

Thank you for the opportunity to comment on your consultation, we have some specific comments to make on your plan. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments on the impacts of future developments and to provide advice regarding policy wording on other relevant areas such as water efficiency, Sustainable Drainage Systems (SuDS), biodiversity, and blue green infrastructure. Where more detail is provided on site allocations, we will provide specific comments on the suitability of the site with respect to the water and sewerage network. In the instances where there may be a concern over the capacity of the network, we may look to undertake modelling to better understand the potential risk. For most developments there is unlikely to be an issue connecting. However, where an issue is identified, we will look to discuss in further detail with the Local Planning Authority. Where there is sufficient confidence that a development will go ahead, we will look to complete any necessary improvements to provide additional capacity.

Section 6: Residential Allocations

Please see attached spreadsheet for more detailed comments on development sites.

Section 7: Employment Allocations

Please see attached spreadsheet for more detailed comments on development sites.

For your information we have set out some general guidelines and relevant policy wording that may be useful to you.

Wastewater Strategy

We have a duty to provide capacity for new development in the sewerage network and at our Wastewater Treatment Works (WwTW) and to ensure that we protect the environment. On a company level we have produced a Drainage and Wastewater Management Plan (DWMP) covering

the next 25 years, which assesses the future pressures on our catchments including the impacts of climate change, new development growth and impermeable area creep. This plan supports future investment in our wastewater infrastructure and encourages collaborative working with other Risk Management Authorities to best manage current and future risks. More information on our DWMP can be found on our website <https://www.severntrent.com/about-us/our-plans/drainage-wastewater-management-plan/>.

Where site allocations are available, we can provide a high-level assessment of the impact on the existing network. Where issues are identified, we will look to undertake hydraulic sewer modelling to better understand the risk and where there is sufficient confidence that a development will be built, we will look to undertake an improvement scheme to provide capacity.

Surface Water

Management of surface water is an important feature of new development as the increased coverage of impermeable area on a site can increase the rainwater flowing off the site. The introduction of these flows to the public sewerage system can increase the risk of flooding for existing residents. It is therefore vital that surface water flows are managed sustainably, avoiding connections into the foul or combined sewerage system and where possible directed back into the natural water systems. We recommend that the following policy wording is included in your plan to ensure that surface water discharges are connected in accordance with the drainage hierarchy:

Drainage Hierarchy Policy

New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.

Supporting Text:

Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states:

“Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.”

Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems (SuDS) represent the most effective way of managing surface water flows whilst being adaptable to the impact of climate change and providing wider benefits around water quality, biodiversity, and amenity. We therefore recommend that the following policy wording is included within your plan regarding SuDS:

Sustainable Drainage Systems (SuDS) Policy

All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are included, unless proved to be inappropriate.

All schemes with the inclusion of SuDS should demonstrate they have considered all four areas of good SuDS design: quantity, quality, amenity and biodiversity.

Completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure the SuDS are managed in perpetuity.

Supporting Text:

Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.

Blue Green Infrastructure

We are supportive of the principles of blue green infrastructure and plans that aim to improve biodiversity across our area. Looking after water means looking after nature and the environment too. As a water company we have launched a Great Big Nature Boost Campaign which aims to revive 12,000 acres of land, plant 1.3 million trees and restore 2,000km of rivers across our region by 2027. We also have ambitious plans to revive peat bogs and moorland, to plant wildflower meadows working with the RSPB, National Trust, Moors for the Future Partnership, the Rivers Trust, National Forest and regional Wildlife Trusts and conservation groups.

We want to encourage new development to continue this theme, enhancing biodiversity and ecology links through new development so there is appropriate space for water. To enable planning policy to support the principles of blue green Infrastructure, biodiversity and protecting local green open spaces we recommend the inclusion of the following policies:

Blue and Green Infrastructure Policy

Development should where possible create and enhance blue green corridors to protect watercourses and their associated habitats from harm.

Supporting Text:

The incorporation of Sustainable Drainage Systems (SuDS) into blue green corridors can help to improve biodiversity, assisting with the wider benefits of utilising SuDS. National Planning Policy Framework (2021) paragraph 174 States:

“Planning policies and Decisions should contribute to and enhance the natural and local environment by:

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their Statutory Status or identified quality in the development plan);*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”*

Green Open Spaces Policy

Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.

Supporting Text:

We understand the need for protecting Green Spaces, however open spaces can provide suitable locations for schemes such as flood alleviation schemes to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space through biodiversity and amenity benefits.

Water Quality and Resources

Good quality watercourses and groundwater is vital for the provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that the water quality of our supplies are not impacted by our operations or those of others. Any new developments need to ensure that the Environment Agency’s Source Protection Zones (SPZ) and Safeguarding Zone policies which have been adopted by Natural Resources Wales are adhered to. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan as prepared by the Environment Agency.

Every five years we produce a Water Resources Management Plan (WRMP) which focuses on how we plan to ensure there is sufficient supply of water to meet the needs of our customers whilst protecting our environment over the next 25 years. We use housing target data from Local Planning Authorities to plan according to the projected growth rates. New development results in the need for an increase in the amount of water that needs to be supplied across our region. We are committed to doing the right thing and finding new sustainable sources of water, along with removing unsustainable abstractions, reducing leakage from the network and encouraging the uptake of water meters to promote a change in water usage to reduce demand.

New developments have a role to play in protecting water resources, we encourage you to include the following policies:

Protection of Water Resources Policy

New developments must demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water, will not prevent waterbodies and groundwater from achieving a good status in the future and contribute positively to the environment and ecology. Where development has the potential to directly or indirectly pollute groundwater, a groundwater risk assessment will be needed to support a planning application.

Supporting Text:

National Planning Policy Framework (July 2021) Paragraph 174 states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by: ...

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;”

Water Efficiency Policy

We are supportive of the use of water efficient design of new developments fittings and appliances and encourage the optional higher water efficiency target of 110 litres per person per day within part G of building regulations. Delivering against the optional higher target or better provides wider benefits to the water cycle and environment as a whole. This approach is not only the most sustainable but the most appropriate direction to deliver water efficiency. We would therefore recommend that the following wording is included for the optional higher water efficiency standard:

New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day.

Supporting Text:

National Planning Policy Framework (July 2021) Paragraph 153 states:

“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

This need for lower water consumption standards for new developments is supported by Government. In December 2018, the Government stated the need to a reduction in Per Capita Consumption (PCC) and issued a call for evidence on future PCC targets in January 2019, with an intention of setting a long term national target. The National Infrastructure Commission (NIC) has already presented a report including recommendations for an average PCC of 118 l/p/d. In Wales,

the 110 l/p/d design standard was made mandatory in November 2018. In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed – [link](#).

We recommend that all new developments consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres per minute or less.
- Water butts for external use in properties with gardens.

Water Supply

For the majority of new developments, we do not anticipate issues connecting new development, particularly within urban areas of our water supply network. When specific detail of planned development location and sizes are available a site-specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. If significant development in rural areas is planned, this is more likely to have an impact and require network reinforcements to accommodate greater demands.

Developer Enquiries

When there is more detail available on site-specific developments, we encourage developers to get in contact with Severn Trent at an early stage in planning to ensure that there is sufficient time for a development site to be assessed and if network reinforcements are required that there is time to develop an appropriate scheme to address the issues. We therefore encourage developers to contact us, details of how to submit a Developer Enquiry can be found here -

<https://www.stwater.co.uk/building-and-developing/new-site-developments/developer-enquiries/>

We hope that this information has been useful to you and we look forward to hearing from you in the near future.

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Rugby Borough Council Local Plan Comments

LPA Ref	Site Name	Settlement	Size	Units (dw)	Expected planning date	Sewage Treatment Works Catchment	Date of assessment	Local Plan Comment
337	West Farm and Home Farm, Brinklow	Brinklow	4.05	c 75	N/A		08/04/2025	Medium/High Risk - This development will likely require treatment at BRINKLOW (STW) Treatment Works, this treatment works has capacity and low environmental constraints. Due to the size of the development, there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate all development sites connecting to BRINKLOW (STW). It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
						BRINKLOW (STW)		
315	Land south of Rugby Road, Brinklow	Brinklow	16.94	c 340	N/A		08/04/2025	Medium/High Risk - This development will likely require treatment at BRINKLOW (STW) treatment works, this treatment works has capacity and low environmental constraints. Due to the size of the development, there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate the whole development. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
						BRINKLOW (STW)		
129	Land north of Lilbourne Road, Clifton upon Dunsmore	Clifton upon Dunsmore	2.31	c 80	N/A		08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not currently sufficient capacity to accommodate the whole development, however we are progressing a scheme to increase capacity at the works. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
						RUGBY - NEWBOLD (STW)		
202	Newton Road, Clifton upon Dunsmore	Clifton upon Dunsmore	3.58	c 80	N/A		08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate the whole development. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
						RUGBY - NEWBOLD (STW)		
307	North Road, Clifton upon Dunsmore	Clifton upon Dunsmore	0.94	c 10	N/A		08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is currently not sufficient capacity to accommodate the whole development, however we are progressing a scheme to increase capacity at the works. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a low risk location, due to the size of the development, there is some capacity however in order to accommodate growth within the Rugby catchment, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
						RUGBY - NEWBOLD (STW)		
341	Land south of Coventry Road, Dunchurch	Dunchurch	7.65	c 180	N/A		08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, due to the proximity of the Strategic Urban Extension to South Rugby, it is recommended that this site connects into the rugby catchment and drainage plans are aligned with the south west Rugby strategic plan. This treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate the whole development. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
						RUGBY - NEWBOLD (STW)		
90	Homestead Farm, Coventry Road, Dunchurch	Dunchurch	1.07	c 30	N/A		08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, due to the proximity of the Strategic Urban Extension to South Rugby, it is recommended that this site connects into the rugby catchment and drainage plans are aligned with the south west Rugby strategic plan. This treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is currently not sufficient capacity to accommodate the whole development, however we are progressing a scheme to increase capacity at the works. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.

316	Land at Long Lawford	Long Lawford	19.75	c 400	N/A	RUGBY - NEWBOLD (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is currently not sufficient capacity to accommodate the whole development, however we are progressing a scheme to increase capacity at the works. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
75	Lea Crescent, Newbold on Avon	Newbold on Avon	0.78	c 20	N/A	RUGBY - NEWBOLD (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is currently not sufficient capacity to accommodate the whole development. However we are progressing a scheme to increase capacity at the works. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
87	Hillcrest Farm, Newton	Newton	1.04	c 25	N/A	RUGBY - NEWBOLD (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is currently not sufficient capacity to accommodate the whole development. However we are progressing a scheme to increase capacity at the works. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
62	Morgan Sindall House, Rugby town centre	Rugby	0.28	c 90	N/A	RUGBY - NEWBOLD (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate the whole development. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
332	Former Rugby Borough Council depot, Albert Street, Rugby	Rugby	0.28	c 25	N/A	RUGBY - NEWBOLD (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is currently not sufficient capacity to accommodate the whole development, however we are progressing a scheme to increase capacity at the works. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
122	Land at Fenley Field, Old Laurentian Rugby Club, Cawston	Rugby	4.90	c 80	N/A	RUGBY - NEWBOLD (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate the whole development. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
40	Land east of Kilsby Lane, Hillmorton	Rugby	4.85	c 125	N/A	RUGBY - NEWBOLD (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate the whole development. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
334	Land off Barbry Lane, Hillmorton	Rugby	18.13	c 380	N/A	RUGBY - NEWBOLD (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is currently not sufficient capacity to accommodate the whole development, however we are progressing a scheme to increase capacity at the works. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
59	Newton Manor Lane, Brownsover	Rugby	17.03	c 240	N/A	RUGBY - NEWBOLD (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate the whole development. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.

338	Land south of Crick Road, Houlton	Rugby	6.24	c 250	N/A	RUGBY - NEWBOLD (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is currently not sufficient capacity to accommodate the whole development, however we are progressing a scheme to increase capacity at the works. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
100	Land at High Street, Ryton-on-Dunsmore	Ryton-on-Dunsmore	1.20	c 35	N/A	WOLSTON (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at WOLSTON (STW) Treatment Works, this treatment works has available capacity and low environmental constraints. Due to the cumulative impact of multiple development sites connecting to WOLSTON (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate all development sites connecting to Wolston. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
6	Land east of Fosse Way opposite Knob Hill, Stretton-on-Dunsmore	Stretton-on-Dunsmore	0.26	c 3	N/A	WOLSTON (STW)	08/04/2025	Low Risk - This development will likely require treatment at WOLSTON (STW) Treatment Works, this treatment works has available capacity and low environmental constraints. Due to the size of the development, this development site is considered a low risk location.
81	Land west of Fosse Way, Stretton-on-Dunsmore	Stretton-on-Dunsmore	3.25	c 40	N/A	WOLSTON (STW)	08/04/2025	Medium Risk - This development will likely require treatment at WOLSTON (STW) Treatment Works, this treatment works has available capacity and low environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to WOLSTON (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate all development sites connecting to Wolston. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
134	Land north of Plott Lane, Stretton-on-Dunsmore	Stretton-on-Dunsmore	4.82	c 125	N/A	WOLSTON (STW)	08/04/2025	Medium Risk - This development will likely require treatment at WOLSTON (STW) Treatment Works, this treatment works has available capacity and low environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to WOLSTON (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate all development sites connecting to Wolston. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
39	Dyers Lane, Wolston	Wolston	1.04	c 15	N/A	WOLSTON (STW)	08/04/2025	Low Risk - This development will likely require treatment at WOLSTON (STW) Treatment Works, this treatment works has available capacity and low environmental constraints. Due to the size of the development, this development site is considered a low risk location.
84	Land south of Leicester Road, Wolvey	Wolvey	5.90	c 60	N/A	WOLSTON (STW)	08/04/2025	Medium - This development will likely require treatment at WOLSTON (STW) Treatment Works, this treatment works has available capacity and low environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to WOLSTON (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate all development sites connecting to Wolston. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
96	Land at Coventry Road, Wolvey	Wolvey	27.20	c 500	N/A	WOLSTON (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at WOLSTON (STW) Treatment Works, this treatment works has available capacity and low environmental constraints. Due to the size of the development, there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate all development sites connecting to Wolston. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
309	Land north of B4109, Wolvey	Wolvey	7.10	c 150	N/A	WOLSTON (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at WOLSTON (STW) Treatment Works, this treatment works has available capacity and low environmental constraints. Due to the size of the development, there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate all development sites connecting to Wolston. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
64	Coton Park east, Rugby	Rugby	35.97	c 115,000m2 of floorspace for employment use	N/A	RUGBY - NEWBOLD (STW)	08/04/2025	Medium/High Risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is currently not sufficient capacity to accommodate the whole development, however we are progressing a scheme to increase capacity at the works. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
17	South West Rugby employment phase 2	Rugby	40.70	circa 130,000m2 of floorspace for employment use	N/A	RUGBY - NEWBOLD (STW)	08/04/2025	Medium/High risk - This development will likely require treatment at RUGBY - NEWBOLD (STW) treatment works, this treatment works has capacity but has high environmental constraints. Due to the size of the development, and cumulative impact of multiple development sites connecting to RUGBY - NEWBOLD (STW) there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is currently not sufficient capacity to accommodate the whole development, however we are progressing a scheme to increase capacity at the works. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.

14	North of Ansty Park	Ansty	38.94	circa 75,000m ² of floorspace for employment use	N/A	COVENTRY - FINHAM (STW)	08/04/2025	Medium/High risk - This development will likely require treatment at Coventry - Finham (STW) Treatment Works, this treatment works has medium capacity and very high environmental constraints. Due to the size of the development, it is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
95	Crowmer Fields Farm and Home Farm, Hinckley Road, Ansty	Ansty	112.18	circa 275,000m ² of floorspace for employment use in use classes B2, B8, E(g)(ii) or E(g)(iii) and circa 18,000m ² of use class E(g)(i) office space	N/A	COVENTRY - FINHAM (STW)	08/04/2025	Medium/High risk - This development will likely require treatment at Coventry - Finham (STW) Treatment Works, this treatment works has medium capacity and very high environmental constraints. Due to the size of the development, it is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.
328	Prologis Park West and Mountpark, Ryton-on-Dunsmore	Ryton-on-Dunsmore	171.88	circa 350,000m ² of floorspace for employment use		WOLSTON (STW)	08/04/2025	Medium/High risk - This development will likely require treatment at WOLSTON (STW) Treatment Works, this treatment works has available capacity and low environmental constraints. Due to the size of the development, there is a requirement to upgrade the WasteWater Treatment Works, whilst there is capacity there is not sufficient capacity to accommodate all development sites connecting to Wolston. It is recommended that network upgrades will be required, alongside hydraulic modelling and engagement with STW. Overall this development site is considered a medium/high risk location, there is some capacity however in order to accommodate growth, infrastructure upgrades will be required and we would need to work closely to understand build timelines, in order to plan accordingly.