

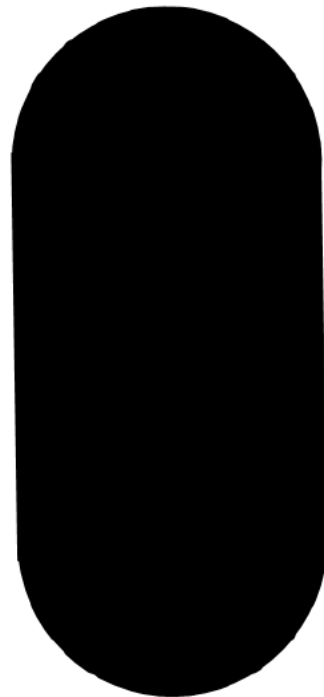
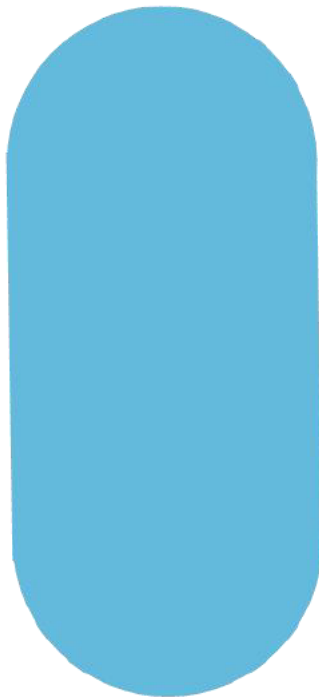
**Bellway Homes Limited**

**Land at Fenley Field, Cawston, Rugby (Site ID 122)**

**Rugby Local Plan**

**Proposed Submission Local Plan Consultation (Regulation 19)**

**March 2026**



## 1. Introduction

1. The following representations are made in response to the Rugby Proposed Submission Plan Consultation (Regulation 19) on behalf of Bellway Homes Limited, in respect of their land interest at Land at Fenley Field, Cawston, Rugby (Site ID 122).

## S6 Residential Allocations

**To which part of the Local Plan does this representation relate?**

Paragraph	
Policy	S6
Policies Map	
Site ID	

**Do you consider the Local Plan:**

(1) is Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

**Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.**

**If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.**

- Bellway Homes Limited object to draft Policy S6 due to the omission of Land at Fenley Field, Cawston, Rugby (Site ID 122) as an allocation.
- Land at Fenley Field, Cawston was included in the Local Plan Preferred Options as a draft allocation. The supporting Housing and Economic Land Availability Assessment (HELAA; March 2025) identified the Site as being available, achievable and suitable.
- However, the Site has now been removed as a draft allocation in the Submission Version of the Local Plan. The supporting Stage 2 Site Options Assessment (December 2025) advises that this is because the Site is no longer considered available, on the basis of a new lease signed between the land owners the Laurentian Charitable Trust (LCT) and the tenant the Old Laurentians Rugby Football Club in the interim period, and funding which has been raised to improve existing facilities.

5. Whilst it is accurate that a new lease has been signed by the LCT, the terms of the lease allow for vacant position of the Site during its lifetime. Therefore, an assumption that the Site due to the new lease is no longer available is incorrect. Indeed, the LCT have identified an alternative location at Land East of Popehill Lane, as submitted to the HELAA (Site ID 123), and are in the process of making appropriate arrangements for relocation.
6. The Site is in a highly sustainable location in the urban area. It is within close proximity to Bilton's Local Centre (approx. 2 minute walk), as shown on the Policies Map. A range of services and facilities such as Bilton Infant School, Bilton Post Office, Bilton Pharmacy, and multiple food convenience stores, public houses, cafes, restaurants, are all available within walking distance of the site, making it a prime candidate for sustainable development. Furthermore, Bilton School and Rugby High School are also both within walking and cycling distance of the Site.
7. The Site is also in close proximity to the South West of Rugby allocation (adopted in the current Local Plan; Policy DS8). As per the adopted South West Rugby Masterplan SPD (adopted December 2024), land to the immediate south of Land at Fenley Field, Cawston, Rugby (Site ID 122) will include the provision of new healthcare, retail, and education facilities and significant open space and sports provision. All of this will benefit the residents and complement development of Land at Fenley Field, Cawston, Rugby (Site ID 122), and ensure local residents have sufficient access to sports facilities following the potential relocation of Old Laurentians Rugby Football Club.
8. Bellway Homes Limited consider draft Policy S6 is not justified and there unsound, in line with Paragraph 36 of the NPPF. To remedy this, Land at Fenley Field, Cawston (Site ID 122) should be included as an allocation in Policy S6.

**Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

9. Land at Fenley Field, Cawston (Site ID 122) should be included as an allocation in Policy S6.

**No**, I do not wish to participate in hearing session(s)

**Yes**, I wish to participate in hearing session(s)

**If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

10. To respond to the Inspector's questions, elaborate on the points raised, and respond to any further information the Council submits.