

Representation Form for Local Plans



Local Plan Publication Stage Representation Form

Ref:

(For
official
use only)

**Name of the Local Plan to which
this representation relates:**

Rugby Borough Council Proposed
Submission Local Plan

Please return to Rugby Borough Council by 5:00pm Friday 13th March 2026
By email to: localplan@rugby.gov.uk with **Proposed Submission Consultation**
in the subject line, OR by post to: Development Strategy, Town Hall, Evreux
Way, Rugby, CV21 2RR.

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each
representation you wish to make.

Part A

1. Personal Details*

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below (if applicable) but complete the full contact details of the agent in 2.*

Title

Mr

First Name

Tony

Last Name

Gallagher

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone Number

E-mail Address

(where relevant)

Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation:

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

Local Plan Paragraph		Local Plan Policy	CL1	Policies Map	
Site ID	95				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No	
(2) is Sound	Yes		No	No
(3) complies with the Duty to co-operate	Yes		No	

5. 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.

Please see the representation letter attached. However, in summary:

Site 95 proforma is overly prescriptive regarding delivery of specific quantum of open space corridors.

Draft Policy CL1 as currently drafted does not meet the soundness tests at Para 39 of the National Planning Policy Framework and needs to be amended accordingly or the plan risks being found unsound

(Continue on a separate sheet /expand box if necessary)

6. 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.

The Site 95 proforma should be updated and Draft Policy CL1 should be amended as requested.

Please see attached representation letter for details.

(Continue on a separate sheet /expand box if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

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

Yes

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

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

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

The matters raised are key to the soundness of the plan.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

9. If you have used AI to produce or substantially alter your representation, please declare which tool you have used, how it was used, and what checks you have undertaken to ensure the AI-produced material is accurate.

No AI used.

All representations received will be submitted to the Planning Inspectorate alongside the Proposed Submission Local Plan and published on the council's website. Personal addresses and email addresses (as distinct from businesses addresses), but not names, will be redacted before representations are published.

The Rugby Borough Council Privacy Notice for Development Strategy is available here:

<https://www.rugby.gov.uk/w/privacy#development-strategy>

The Planning Inspectorate's privacy notice can be accessed here:

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Our ref: Q220039
Your ref:
Email: [REDACTED]
Date: 13 March 2026



Proposed Submission Consultation
Development Strategy Team
Town Hall
Evreux Way
Rugby
CV21 2RR

Dear Madam/Sir

Rugby Borough Council Regulation 19 Draft Local Plan Proposed Submission Consultation

We write on behalf of our client, Frasers Group, to submit representations to the Rugby Borough Council Regulation 19 Draft Local Plan (hereafter the “Draft Local Plan”).

Originating as a small sport and ski shop in Maidenhead in 1982, Frasers Group is now a major UK high street retailer, with over 1,000 stores in the UK, around half of which are in town/city centres and a large number of those are in priority centres.

The Frasers Group received planning permission Ref No 23/1027 for an employment led campus development at Crowner Fields Farm and Home Farm, Ansty, Warwickshire in May 2025.

The Frasers Group submitted representations on the Regulation 18 Draft Local Plan in May 2025.

Site 95 Proforma

It is very encouraging to see that the land at Crowner Fields Farm and Home Farm, Ansty (Site 95) continues to be identified as a potential employment allocation.

Site 95 is located at the junction of the M6, M69 and A46 which are part of the Strategic Road Network. Although some distance from Rugby town centre, the site is adjacent to the boundary of Coventry. Site 95 is also near Ansty Business Park which currently has sustainable transport links to Coventry and the surrounding area. The site is in a strategic and sustainable location that offers a genuine choice of transport modes.

We have reviewed the draft proforma. We note that the following text remains as previously drafted:

“Provision of a 20ha open space buffer to Ansty together with a further 28 ha of open space in corridors through the development”



We agree that green corridors should be provided through the development. However, the provision of such green corridors can be provided for through amended text – which does not require specific hectareage to be identified. We had requested as part of the Regulation 18 consultation that the draft text is amended as follows:

“Provision of a 20ha open space buffer to Ansty together with sufficient open space in corridors through the development”.

This proposed amendment allows for a degree of flexibility in design while ensuring that the key development requirements – open space corridors – are to be provided for. The design would need to demonstrate that such corridors are sufficient to mitigate impacts arising. We would request that the Council reconsider and amend the text as proposed.

We have reviewed the additional text within the draft proforma and have no issue with it.

Stage 2 Assessment

We note that the Stage 2 Assessment Proforma has been updated for the site. However, the following text has been added which we strongly disagree with:

“The Strategic Transport Assessment also identified significant queue impacts at the M6 Junction 2 which are not alleviated by reasonable mitigations.”

Traffic impacts on M6 Junction 2 arising from development on the site can be appropriately mitigated, and with a travel plan in place it can be demonstrated that the junction will operate within capacity during the AM peak as was the case for planning permission Ref No 23/1027.

Also, M6 Junction 2 has been consistently identified in the Draft Local Plan evidence base as the optimum location for employment development.

Draft Policy CL1

Frasers Group are committed to delivering developments that achieve best practice limits for both operational and embodied carbon in buildings and are delivering an exemplar scheme.

With this in mind, we made comments on Draft Policy CL1 as part of the Regulation 18 consultation. In our view Draft Policy CL1 as drafted did not meet the soundness tests within Paragraph 36 of the National Planning Policy Framework (NPPF) (2025) and needed to be amended accordingly or the plan risks being found unsound.



We have reviewed the slightly updated Draft Policy CL1 which sets out the Council's proposed policy to deliver net zero carbon buildings.

Our review takes account of the most recent best practices in the industry aligned with the UK Net Zero Building Standard ("UKNZBS") which was released on 10th March 2026. The standards, which set limits relevant to the objectives of Draft Policy CL1 were subject to extensive industry wide consultation and therefore represent a sound evidence base for comparison against the specific metrics given in Draft Policy CL1.

Draft Policy CL1 Net zero buildings. FG comment: No reference is made to embodied carbon in this policy. As previously raised, this is an omission and therefore this policy cannot reasonably be noted as 'Net-Zero Buildings' without embodied carbon being addressed.

A. New buildings comprising one or more dwellings and new non-residential buildings of 100m² gross internal area or more must be designed and built to be net zero carbon in operation. To achieve this, new buildings must:

- i. be ultra-low energy,* FG comment: Noted no comment
- ii. be fossil fuel free, and* FG Comment: The Council should align with the exclusions allowed under fossil fuel use in the UK Net-Zero Carbon Buildings Standard (released 10 March 2026) as follows:
 - Emergency and life safety systems (e.g., for firefighting, evacuation, back-up power in healthcare settings);
 - Essential back-up systems serving buildings with functions of critical importance, defined as Class IV buildings within BS EN 1998;
 - Essential back-up systems serving data centres or critical server infrastructure in areas of floor classified as Offices where it can be shown that no other options are viable;
 - Scientific processes in Science & Technology buildings and areas (e.g. Bunsen burners, cleaning activities) where there is no available alternative;
 - Fossil fuels used in construction process (typically reported under module A5.2);
 - Use of biofuels is allowed where they are:
 - o Second-generation or waste-derived and
 - o Derived from feedstocks in the United Kingdom or European Economic Area; and
 - o Shown to not have high indirect land use change risk under relevant certification or regulation from a scheme approved under the EU Renewable Energy Directive.
- iii. generate at least the same amount of renewable electricity on-site as the electricity they demand over the course of a year, such demand including all regulated and unregulated energy use, or* FG Comment: As previously raised this is very onerous and no such limits are set by the UKNZBS, which sets renewable energy generation targets (see iv comment below) and requires procurement of electricity from certified renewable sources to make up the balance.



- iv. *if iii is not technically achievable for a particular building typology in its context, on-site renewable energy generation shall be fully maximized as practicable. A reasonably practical maximum PV generation shall be 120kWh per square metre of building footprint per year, or solar PV panels of an area equating to 70% of the building's footprint. Where it is claimed that the fullest practicable extent is less than this, this must be justified by evidence demonstrating why a reduced amount is proposed and what design steps have been taken to strive to achieve this policy's stated target.* FG Comment: As previously raised is an unreasonable policy requirement. To contextualize this, a 5,000sqm footprint logistics building would require 800kWp PV array (c.3,600sqm) and costing £800,000. A 3-bed 2-storey house with a 60sqm footprint would require 9.6 kWp (c.45sqm) and costing £10,000. This poses a significant viability and feasibility challenge for all development types. The UKNZBS sets targets for central England as 65kWh/sqm of building footprint for single storey family homes and industrial uses, and 40kWh/sqm for other building types. The allowable exclusion is welcomed however a specific feasibility or viability constraint should be introduced as follows:

“Where it is claimed that the fullest practicable extent is less than this (due to feasibility or viability constraints), this must be justified by evidence demonstrating why a reduced amount is proposed and what design steps have been taken to strive to achieve this policy's stated target.”

- B. *To help achieve criterion A.i. above, new dwellings shall achieve:*
- i. *a maximum space heating demand of 15kWh/m² /yr or for bungalows 20kWh/m² /yr; and*
 - ii. *total Energy Use Intensity (EUI) of no more than 35kWh/m² /yr.*
 - iii. *On major housing developments, the EUI requirement in (ii) above may be achieved as a site wide average provided that no single dwelling exceeds an EUI of 60kWh/m² /yr.* FG comment: Noted no comment
- C. *To help achieve criterion A.i. above, new build non-residential buildings shall achieve:*
- i. *a maximum space heating demand of 20kWh/m² /yr; and*
 - ii. *a maximum total EUI of 70kWh/m²/yr for schools and offices; or 35kWh/m²/yr for warehouses and light industrial uses (without refrigeration/ conditioning); or a maximum regulated-energy-only EUI of 40kWh/m²/yr for all other uses.*

FG Comment: Given the range of potential operators to warehouses and light industrial uses without refrigeration/conditioning, there can be a significant variance to unregulated energy usages, making the <35kWh/m²/yr unachievable for some tenants, effectively creating a barrier to leasing for landowners. As noted in Section 4 (Policy Options Considered) of Rugby Borough Council Emerging Local Plan: Net Zero Carbon Policy Support Evidence base report (13 November 2025, Rev 3), Uttlesford Local Plan Policy CP22 has a target of <35kWh/m²/yr but notes “... unless exceedance is due to high unregulated energy that is unavoidable for the specific proposed building use”.



The Council should include this and re-word Policy C(ii) as follows

“...or 35kWh/m2/yr for warehouses and light industrial uses (without refrigeration/conditioning unless exceedance is due to high unregulated energy that is unavoidable for the specific proposed building use),”

Furthermore, Policy C(ii) should make clear that warehouses and light industrial uses **with** refrigeration/conditioning comply by achieving just 40kWh/m2 for regulated uses only.

- D. Proposals that are built and certified to Passivhaus Classic or a higher Passivhaus standard will be deemed to meet space heating demand and EUI requirements under paragraph B and/or paragraph C. Demonstration of compliance with the requirements in paragraph A for development to be fossil fuel free and for onsite annual renewable energy generation capacity to at least equal annual energy demand will still be required.* FG
Comment: No comment.

Paragraph 36 of the NPPF is clear that Local Plans are only considered “sound” if they are positively prepared, justified, effective and consistent with national policy. In our view Draft Policy CL1 as currently drafted does not meet these tests and needs to be amended accordingly or the plan risks being found unsound.

We hope the above is clear and look forward to reviewing the next iteration of the Draft Local Plan.

Yours faithfully

Tony Gallagher
Consultant to Quod