



RUGBY BOROUGH COUNCIL LOCAL PLAN (2025–2042)

**STATEMENT OF COMMON GROUND BETWEEN RUGBY
BOROUGH COUNCIL AND NORTH WARWICKSHIRE BOROUGH
COUNCIL**

MARCH 2026

1. Organisations

- Rugby Borough Council (RBC)
- North Warwickshire Borough Council (NWBC)

2. Introduction

- 2.1. This Statement of Common Ground (SoCG) identifies areas of agreement and disagreement between RBC and NWBC in relation to the Rugby Borough Local Plan (2025-2042) and its supporting evidence base. It has been prepared to assist the examination of the plan.
- 2.2. Under the Duty to Co-operate RBC works with a wide range of local authority partners on a variety of strategic social, economic and environmental issues, primarily via the Coventry, Solihull and Warwickshire Association of Planning Officers (CSWAPO).
- 2.3. Rugby Borough is located to the east of Coventry City on the eastern edge of Warwickshire and borders the counties of Leicestershire and Northamptonshire. Although Rugby Borough and North Warwickshire Borough do not share a border, they are both within the county of Warwickshire, and share a Housing Market Area (HMA) and Functional Economic Market Area (FEMA), albeit that NWBC is also within the Greater Birmingham and Black Country HMA. Appendix 1 shows the geographical relationship of Rugby with its neighbouring authorities.
- 2.4. RBC has fully engaged with NWBC on the development of its local plan from the outset. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, NWBC has been formally consulted at every stage of consultation on the Rugby Borough Local Plan together with its accompanying Sustainability Appraisal and the Habitat Regulations Assessment. NWBC submitted representations to the Regulation 18 Issues and Options consultation, but did not submit representations to the Regulation 18 Preferred Option consultation nor at Regulation 19 stage.
- 2.5. RBC's Duty to Cooperate Compliance Statement outlines in detail the engagement activities and outcomes, together with the joint evidence base studies undertaken during the plan's preparation.

3. Strategic Matters – Areas of Agreement

It is agreed that RBC has worked collaboratively with NWBC to ensure that all cross boundary strategic issues have been properly considered and where appropriate reflected in the Proposed Submission Local Plan. Effective and ongoing joint working will continue to be undertaken.

Housing Needs

- 3.1. NWBC's Local Plan (2011-2033), adopted in September 2021, sets a housing requirement of 479 dwellings per annum and does not identify any unmet housing need.
- 3.2. NWBC have begun the process of making a new plan, with a Regulation 18 Issues and Options consultation concluding in January 2026. The Issues and Options consultation document identified a housing requirement of 364 dwellings per annum based on the standard method, but also presented other options, including retaining the adopted plan's annual housing requirement (479 dpa) or using lower requirements derived from the 2022 HEDNA.
- 3.3. RBC's Local Plan (2011-2031), adopted in September 2019, sets a housing requirement of 540 dwellings per annum for 2011-2018 and 663 dwellings per annum for 2018-2031. It does not identify any unmet housing need.
- 3.4. RBC's Proposed Submission Local Plan (2025-2042) sets a housing requirement of 636 dwellings per annum and does not identify any unmet housing need.
- 3.5. It is agreed that, at present, neither authority has established unmet housing needs. It is further agreed that if such needs are in future established, the mechanism for addressing them will be a plan of the successor unitary authority or authorities for Warwickshire and/or a future spatial development strategy. At the time of writing neither the geography of future unitary authority/ies nor the geography of a future strategic authority and spatial development strategy is known.

Gypsy and Traveller Accommodation

- 3.6. It is agreed that in March 2025 RBC published a Gypsy and Traveller Accommodation Needs Assessment which identifies a need for 94 pitches in the period 2024 to 2042.
- 3.7. RBC has identified supply sufficient to accommodate 64 pitches, including a supply sufficient to provide pitches through the period to 2036 and therefore can identify supply for years 1-5 and 6-10 consistent with Planning Policy for Traveller Sites (PPTS) paragraph 10. There is only a need to identify sites for years 11-15 onwards, "where possible", under PPTS paragraph 10b.
- 3.8. RBC wrote to its neighbouring local authorities in Warwickshire, Leicestershire

and Northamptonshire requesting assistance with accommodating the remaining shortfall in April 2025. However, this did not include North Warwickshire Borough as it is not an immediate neighbour of Rugby Borough and there is little evidence of a cross-boundary relationship between the two areas with regards to this matter.

Employment Needs

- 3.9. The Housing and Economic Development Needs Assessment - West Midlands Strategic Employment Sites Study Alignment Paper and later Addendum (November 2025) are the most up to date jointly prepared evidence documents which set out the employment need for each of the Coventry & Warwickshire Functional Economic Market Area authorities.
- 3.10. It is agreed that RBC has identified sufficient supply of employment land to accommodate all the strategic need associated with Opportunity Area 7 (as identified in the West Midlands Strategic Employment Sites Study 2024) to 2042. Opportunity Area 7 principally includes Rugby Borough and Coventry City's administrative areas, whilst overlapping slightly into Nuneaton and Bedworth Borough and Warwick District. Opportunity Area 7 does not include North Warwickshire.
- 3.11. It is acknowledged that the submission version of the Coventry Local Plan identifies 9ha of unmet employment land need, of which RBC proposes to accommodate 2.5ha in its Proposed Submission Local Plan, leaving 6.5ha. The contribution that other Warwickshire authorities, who are preparing local plans, will be able to make to meet this residual unmet need is not yet established.

The A5 Corridor

- 3.12. The A5 is a strategic east-west corridor that traverses both Rugby Borough and North Warwickshire Borough and is of great importance to their local economies and the economy of the wider region. Both authorities co-operate via the A5 Partnership to seek to understand and address the challenges that the A5 faces.
- 3.13. RBC's strategy for employment land focuses on delivery on the edges of Coventry and Rugby. Large new employment allocations proposed are predominantly located on the western side of the borough, away from the A5 corridor.
- 3.14. It is agreed that Rugby's spatial strategy minimises cumulative impact on the A5 corridor, as outlined in the Strategic Transport Assessment published in December 2025.

4. Areas of disagreement

No areas of disagreement are identified.

5. Further Joint Working


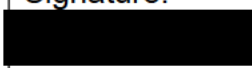

5.1. This Statement of Common Ground will be kept up to date through continuous engagement and cooperation between RBC and NWBC.

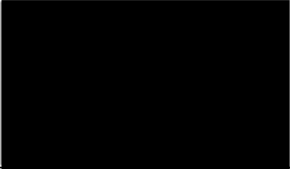
6. Monitoring

6.1. This Statement will be maintained by RBC and updated as necessary with NWBC.

6.2. RBC will continue to work with NWBC beyond the adoption of its new local plan for the monitoring and implementation of the plan.

7. Signatories

Signature: 	Signature: 
Greg Macrdechian – Forward Planning and Economic Development Manager – North Warwickshire Borough Council	 Senior Planning Policy Officer - North Warwickshire Borough Council
Date: 20/04/2026	Date: 20/04/2026

Signature: 
Nicola Smith, Chief Officer – Growth and Investment, Rugby Borough Council
Date: 22/04/2026

Appendix 1 – Map of Rugby and neighbouring authorities



Rugby Borough & Neighbouring Authorities				Date: 15/01/2028	Scale: 1:430,000 <small>(when printed @A4)</small>
0		9,000	18,000	27,000	36,000 m
1:430,000					
Drawn By: Jonathan Deller	Rugby Borough Council Town Hall, Evesley Way CV21 2RR		© Crown copyright & database rights 2025 Ordnance Survey 100019417		
					