

Rugby Borough Local Plan 2025-2042 schedule of suggested modifications April 2026

This schedule includes two parts:

Part A: These are proposed additional modifications These are considered by the council to be non-material changes that are not necessary to address issues of soundness.

Part B: These are proposed modifications which may affect soundness.

Both Part A and B are modifications identified in response to representations made to the Regulation 19 consultation or statement of common ground negotiations with prescribed bodies. As such, these modifications have not been subject to public consultation.

Part A: additional modifications

Reference	Correction	Explanation
Page 7. Strategic priorities and policies	In the first sentence on the page, correct to Planning and Compulsory Purchase Act <u>2004</u> not 2024	Typo
Page 7. Strategic priorities and policies	In the table, in the list of strategic policies under the heading “Provision of employment land” correct S2 to <u>S3</u>	Typo
Page 32. Policy C1 B.i. Rugby town centre	“support the town centre’s role as a <u>retail</u> , leisure and entertainment destination including a wide ranging food and beverage offering;	Additional underlined word proposed by Warwickshire County Council. This minor change to policy wording is not considered by the council necessary to address an issue of soundness and is therefore an additional modification.
Page 32. Policy C1 B.vii. Rugby town centre	“support the <u>conservation and</u> enhancement of heritage buildings <u>and their settings</u> .”	Additional underlined text proposed by Historic England. This minor change to policy wording is not considered by the council to be necessary to address an issue of soundness and is therefore an additional modification.
Page 43. Policy EN6 Canopy Cover	Change title of policy to 'EN6 <u>Tree</u> canopy cover' and change all instances of 'canopy cover' to ' <u>tree</u> canopy cover' within the policy and explanatory text.	To clarify that the policy is regarding tree canopy cover not man-made canopy cover.
Page 44 paragraph 5.21	Delete duplicate full stop at end of paragraph.	Typo.

Reference	Correction	Explanation
Page 71. Policy I4 Infrastructure and planning obligations, reasoned justification after paragraph 9.13	Add new text " <u>The need for a new recycling centre and waste transfer station has been identified by Warwickshire County Council</u> ".	Additional text requested by Warwickshire County Council. This change is not considered by the council to be necessary to address an issue of soundness. This is clarificatory text in the reasoned justification and therefore an additional modification.
Page 77 table of parking standards for Use Class B and Use Class C1 – Hotels and hostels	Replace under the heading “Cycle parking” the word “stand” with “space”	For consistency.
Page 115. Development site allocation annex for site 353 Town Hall, rugby	Correct allocation from "circa 124 dwellings" to "circa <u>114</u> dwellings"	Typo. Correction needed for consistency with Policy S6.
Page 134 Site ID: 348 The Croft, Stretton-on-Dunsmore	Remove bold formatting from site ID number	Formatting correction for consistency with other sites.
Policies map, residential allocations layer	Minor alterations to the policies map polygon for site 338 Land south of Crick Road, Houlton to make it consistent with the red line boundary shown in the plan in the Development site allocations annex (p130).	Correction of a cartographic error. To ensure consistency.

Part B: modifications which may affect soundness

Reference	Change	Explanation
Page 45. Policy EN7 Flood risk.	Additional policy paragraph: “ <u>D. Development should, where opportunities exist, restore and enhance watercourses. This includes measures such as de-culverting, removal of redundant structures and channel naturalisation to improve flood conveyance, biodiversity and amenity.</u> ”	Additional text requested by The Environment Agency through statement of common ground negotiations.
Page 133. Development site allocations annex for site 81 Land West of Fosse Way, Stretton-on-Dunsmore	Add underlined text: “Proactive archaeological investigation should be undertaken to inform the mitigation strategy. <u>Archaeological investigation to inform preservation by design if Roman Road, Roman buildings and/or evidence are present.</u> ”	Additional text requested by Historic England through Regulation 19 consultation response. This text is clarificatory and adds further detail about the archaeological investigation needed.

Reference	Change	Explanation
Page 136. Development site allocations annex for site 136 land north of Warwick Road, Wolston	Add requirement " <u>Development should not come forward until extraction of minerals and restoration at nearby Wolston Quarry has been completed</u> ".	This text is proposed to be added based on a request from Warwickshire County Council in Statement of Common Ground negotiations.
Page 146. Development site allocations annex for site 121 Land at Walsgrave Hill. First bullet point.	Add the following text to the first bullet point: "Creation of a continuous circa 75ha publicly accessible country park adjoining Combe Abbey County Park. <u>The planning application shall include a detailed country park masterplan for approval.</u> "	To provide additional details of the country park to be secured through the site allocation.
Page 146. Development site allocations annex for site 121 Land at Walsgrave Hill. Eleventh bullet point.	Amend the eleventh bullet point as follows: "Planted boundaries are to be reinforced <u>and woodland planting introduced alongside topographical reprofiling</u> to screen or filters views in and out of the site, particularly <u>in relation to from</u> the registered park and garden and nearby historic farmsteads. <u>This shall be set out in a comprehensive landscape strategy.</u> "	To provide additional detail on the mitigation strategy for the site.
Policies map, areas of separation layer	Minor alterations to the northern boundary of the Area of Separation at Dunchurch to exclude South West Rugby development areas in line with the latest South West Rugby planning applications.	To ensure that the Area of Separation does not include land that is to be developed as part of South West Rugby.