



RUGBY BOROUGH COUNCIL LOCAL PLAN (2025 – 2042)

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

APRIL 2026

1. Organisations

- Rugby Borough Council (RBC)
- Warwickshire County Council (WCC)

2. Introduction

- 2.1. This Statement of Common Ground (SoCG) identifies areas of agreement and disagreement between RBC and WCC in relation to the Rugby Borough Proposed Submission Local Plan (2025-2042) and supporting evidence base. This statement has been prepared to assist the examination of RBC's local plan and covers the administrative area of RBC.
- 2.2. RBC is a lower tier local authority within Warwickshire. WCC is the upper tier local authority and is the local highways authority and local education authority.
- 2.4 RBC and WCC have fully engaged with each other on the development of the local plan from the outset. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, WCC has been formally consulted at every stage of consultation on RBC's Local Plan together with its accompanying Sustainability Appraisal and the Habitat Regulations Assessment. WCC made representations to the Regulation 18 and Regulation 19 stages of consultation on RBC's local plan.
- 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

That RBC has worked collaboratively with WCC to maximise the effectiveness of plan-making in relation to strategic issues that relate to WCC's remit. Effective and ongoing joint working will continue to be undertaken.

- 3.1 The key strategic matters addressed in this SoCG are:
- Transport
 - Education
 - Infrastructure delivery
 - Town centre regeneration
 - Landscape policy for Rainsbrook Valley
 - Minerals and waste

Transport

- 3.2 The Strategic Transport Assessment (STA) was jointly commissioned by WCC as Local Highways Authority and RBC. The STA sets out the LHA's position on RBC's local plan.

- 3.3 The STA identifies the strategic level infrastructure requirements necessary to support the Local Plan and has been used to inform the assumptions to be adopted within the Infrastructure Delivery Schedule.
- 3.4 The development requirements for individual proposed site allocations within the Proposed Submission Local Plan will require contributions towards the active and sustainable transport measures which have been identified as necessary within the STA to support the Plan. Contributions to the highway schemes listed within the STA will also be required. The STA suggests a framework for these contributions, but WCC and RBC will work together to refine these. There is an expectation that there may also be development specific infrastructure requirements necessary to manage impacts arising from specific sites, but that these would be dealt with as these sites come forward through planning via their own Transport Assessments.
- 3.5 It is agreed that it is justified in RBC's Proposed Submission Local Plan to safeguard land for the delivery of Nuneaton Parkway and Rugby Parkway railway stations.

Education

- 3.6 WCC has provided RBC with advice on the education implications of proposed housing allocations.
- 3.7 WCC has also provided RBC's consultants, Edge Analytics, with data about existing and planned future schools, published admission numbers and school census data to enable it to run its Edgeucate Mainstream school place planning model.
- 3.8 It is agreed that the following new/expanded schools are planned:
- A new 6FE secondary school is required at South West Rugby
 - A primary school phase at Houlton School which is expected to open in 2026
 - The Avon Valley School expansion by up to an additional two forms of entry
 - Three 2FE primary schools within the South West Rugby urban extension, in the north of the site close to Coventry Road, as part of the Ashlawn Gardens development on Ashlawn Road, and alongside the secondary school in the district centre.
 - One further 2FE primary school as part of the Houlton development.
- 3.9 RBC's local plan allocates sites for 2,886 new homes over the period 2025 to 2042 beyond existing commitments. In addition, small site windfalls (on sites of 4 or fewer homes) are expected to deliver 850 homes in the period 2025-2042.

- 3.10 In relation to new secondary school provision in the plan period to 2042, it is agreed that the scale of new housing under RBC's local plan is likely to require 2 to 3 additional secondary forms of entry beyond existing planned school expansions/opening.
- 3.11 It is agreed that there are up to three secondary schools in Rugby Borough that could in principle be expanded by an additional form of entry.
- 3.12 In relation to primary school places, it is agreed that the scale of additional growth planned under RBC's local plan is unlikely to lead to a need to build a new primary school or expand existing primary schools. There may, however, be the need for funding to support bulge classes to meet in year pressures as development comes forward. Contributions may also be required to enable internal adaptations to support an increase in the number of pupils on roll as well as re-providing space if classrooms have been utilised for other provision.
- 3.13 The delivery of new housing will require an increase in the level of early years places and WCC will continue to seek financial contributions to support this.
- 3.14 Growth in housing is also likely to see an increase in the number of children requiring SEND provision. This could potentially be delivered through adaptations to existing schools. Development will be required to contribute towards the costs of additional SEND provision.
- 3.15 It is further agreed that:
- There is likely to be sufficient capacity at Long Lawford Primary School to accommodate pupil demand from the proposed RBC Local Plan allocations at that village (totalling 650 homes).
 - There is anticipated to be very limited capacity at Wolston St Margarets CofE Primary School to accommodate further growth at the village. Therefore the restriction of the Local Plan allocation north of Warwick Road to specialist older persons accommodation or bungalows is justified. There is no ability to expand Wolston St Margaret's CofE Primary School. Given the limits of school capacity, it is appropriate to limit the number of non-age restricted housing allocations at the village to 15 dwellings.
 - There is no capacity to expand Clifton Upon Dunsmore CofE Primary School and limited future capacity is expected at the school. In these circumstances limiting new homes allocated in the Local Plan in the village to 150 is justified.
 - The scale of new housing proposed in RBC's Local Plan in Stretton-on-Dunsmore (113 homes) is likely to be able to be accommodated at Knightlow CofE Primary School as, although that school is currently at

capacity, this is due to the school drawing children from beyond its priority area.

- The scale of new housing proposed in RBC's Local Plan at Wolvey (210 homes) is likely to be able to be accommodated at Wolvey CofE Primary School without that school being expanded.
- The scale of new housing proposed in RBC's Local Plan at Brinklow (250 non-age-restricted homes) is likely to be able to be accommodated at The Revel CofE Primary School without that school being expanded. This is partly the case because at present the school draws circa 45% of its children from beyond its priority area. Brinklow is by far the largest village in the school's priority area. This means that children from new homes in Brinklow are likely to displace children from outside the priority area at the school. This is likely to reduce distances children travel to the school overall. However, it must be noted that this will likely mean that the County Council will have to pay additional home to school transport costs. This is because children travelling from outside of the school's priority area are unlikely to be eligible for free home to school transport because they are not attending their closest school, whereas children coming from Brinklow as the largest village the school serves would be eligible. There were in 2024 only 141 dwellings in Monks Kirby where the school is located meaning that walking to school is not an option for most of the school population. As there is no safe walking route between the school and the village, WCC will expect development at Brinklow to contribute towards home to school transport costs.
- Within the Rugby urban area there is likely to be sufficient primary school capacity to accommodate pupil demand from proposed allocations in the plan.
- Developer contributions will be required to support the cost of home to school transport where appropriate.
- All discussions between RBC and WCC have been based on existing pupil yields and pupil forecast data. It must be noted that changes to the birthrate as well as changes to housing policy could mean that there is a need for new schools within the life of the plan period and that this will be kept under review.

Infrastructure delivery

3.16 WCC has reviewed the infrastructure schedule prepared by RBC and agrees that schedule sets out the principal infrastructure needed to deliver RBC's Proposed Submission Local Plan although as detailed below, reference to the need for a household waste recycling centre and waste transfer station should be added.

Town centre regeneration

3.17 The two authorities are working collaboratively on regeneration of Rugby town centre.

Landscape policy

3.18 At Regulation 18 stage WCC responded to the consultation arguing against development of housing south of Hillmorton in the Rainsbrook Valley on grounds of landscape sensitivity.

3.19 It is agreed that the removal of these allocations and the designation of the Rainsbrook Valley as an area of enhanced landscape sensitivity is justified.

Minerals and waste

3.20 In its response to the Regulation 19 consultation on RBC's Proposed Submission local Plan WCC raised several detailed comments on policy wording which were not issues of soundness and which RBC is reviewing and will, where it considers appropriate, identify as potential additional modifications to the plan.

3.21 Alongside those issues, WCC also raised two issues of soundness related to minerals and waste planning:

3.21.1 The failure in the infrastructure section of the plan to identify a requirement for a household waste recycling centre and waste transfer station; and

3.21.2 An objection to site 136 (Warwick Road, Wolston) on grounds that it would prejudice the future working and restoration of the existing Wolston sand and gravel quarry, and the site lies in a Mineral Safeguarding Area for sand and gravel, and the potential for sterilisation of valuable mineral resources needs to be addressed.

Waste recycling centre and waste transfer station

3.21.3 In relation to the first of those issues, RBC proposes an additional modification to the Proposed Submission Plan to introduce reference to the need for the waste recycling centre and waste transfer station and additionally to amend the infrastructure schedule to include this. RBC is of the view that this modification to the plan to refer to this is not necessary to address an issue of soundness and can therefore be made as an additional modification.

3.21.4 WCC's position as the Waste Disposal Authority is that cross referencing this need in the Local Plan and a future Waste Local Plan will aid in the provision of sustainable growth in Rugby and will also help to secure land and planning permission for the provision of this infrastructure in the future. RBC agrees to this.

Wolston quarry

3.21.5 In relation to Wolston quarry, the quarry lies immediately adjacent to Site 136 and in particular Phase 7 one of the last phases to be completed. The Quarry was originally given permission in 2014 with a time limit of 8 years for extraction and restoration to be completed (RBC/12CM018). This time limit was subsequently extended to October 2024 (RBC/19CM005) and then extended again to October 2027 (RBC/23CM004 granted 7 February 2025). There is a currently live planning application RBC/23CM003 which was submitted on 23 March 2023 but has not been determined for a three year extension to the permission to operate the quarry. The current permission requires through Condition 1 for working to cease and the quarry to be fully restored by 21 October 2027. The planning permission also includes statutory aftercare conditions, which state:

“42. At least three months before the completion of the restoration works hereby permitted, a detailed aftercare scheme shall be submitted in writing to the County Planning Authority for approval. The scheme shall specify the steps to be taken, and when in the aftercare period they are to be taken. Following approval in writing by the County Planning Authority the scheme shall be implemented accordingly. Reason: To ensure satisfactory restoration and aftercare of the site.

43. The aftercare period shall extend for a period of 5 years from the date of final topsoil replacement for the area concerned. Reason: To ensure satisfactory restoration and aftercare of the site”

Matter of disagreement

3.21.6 RBC’s position is that the quarry would not be an impediment to the delivery of housing on site 136 which would not in any event be able to come forward before October 2027. Even if the permission for operation of the quarry were to be extended by a further three years to require remediation by October 2030, this would not prevent site 136 coming forward during the plan period which runs until 2042. WCC agree that this is a matter of timing and the how the issues are addressed so the quarry works can be completed and the amenities of future occupants are not adversely affected.

3.21.7 Notwithstanding that, RBC agrees to put forward a proposed modification to the plan stating: “Development should not come forward until extraction of minerals and restoration at nearby Wolston Quarry has been completed”.

3.21.8 Both parties consider that this requirement would be justified. However, WCC would like to see that restriction extended to cover the five year post-restoration aftercare period (currently scheduled to run until October 2032) because of the potential for works on the site during that period close to the housing development.

3.21.9 Because at this time the nature and extent of the works that will take place after the quarry is restored during the aftercare period and the impact this will have on future occupants is not currently known, RBC does not consider that a restriction on the residential development from happening during this period would be justified. RBC is, however, willing to keep this under review once the nature of the aftercare works is established and this can be considered at planning application stage through a Grampian planning condition.

Potential Sterilisation of Mineral Resources

3.21.10 In relation to addressing the potential sterilisation issue the authorities agree that any potential developer should submit a Mineral Assessment Report with any future planning application in line with policy DM10 and para 9.177 of the adopted mineral local plan given that site 136 is in a minerals safeguarding area for sand and gravel.

4. Further Joint Working

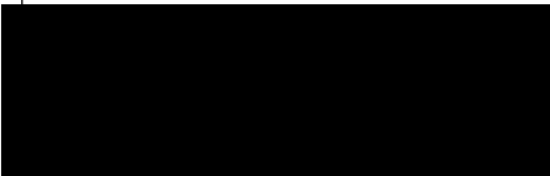
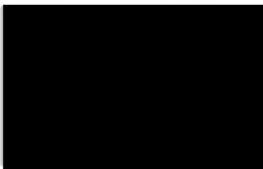
4.1 This Statement of Common Ground will be kept up to date through continuous engagement and cooperation between RBC and WCC. Joint working will also continue to take place through the Coventry, Solihull and Warwickshire Association of Planning Officers (CSWAPO) group of which both RBC and WCC are members.

5. Monitoring

5.1 This statement will be maintained by RBC and updated as necessary with WCC. It may be necessary to update this SOCG after WCC has submitted its consultation response to the Proposed Submission Local Plan.

5.2 RBC will continue to work with WCC beyond the adoption of RBC's local plan for the monitoring and implementation of the plan.

6. Signatories

Signature: 	Signature: 
Steve Smith, Director of Infrastructure, Planning and Environment	Nicola Smith, Strategic Director for Place, Rugby Borough Council
Date: 23 rd April 2026	Date: 22.04.2026