

Rugby Borough Local Plan
Preferred Option Draft
March 2025



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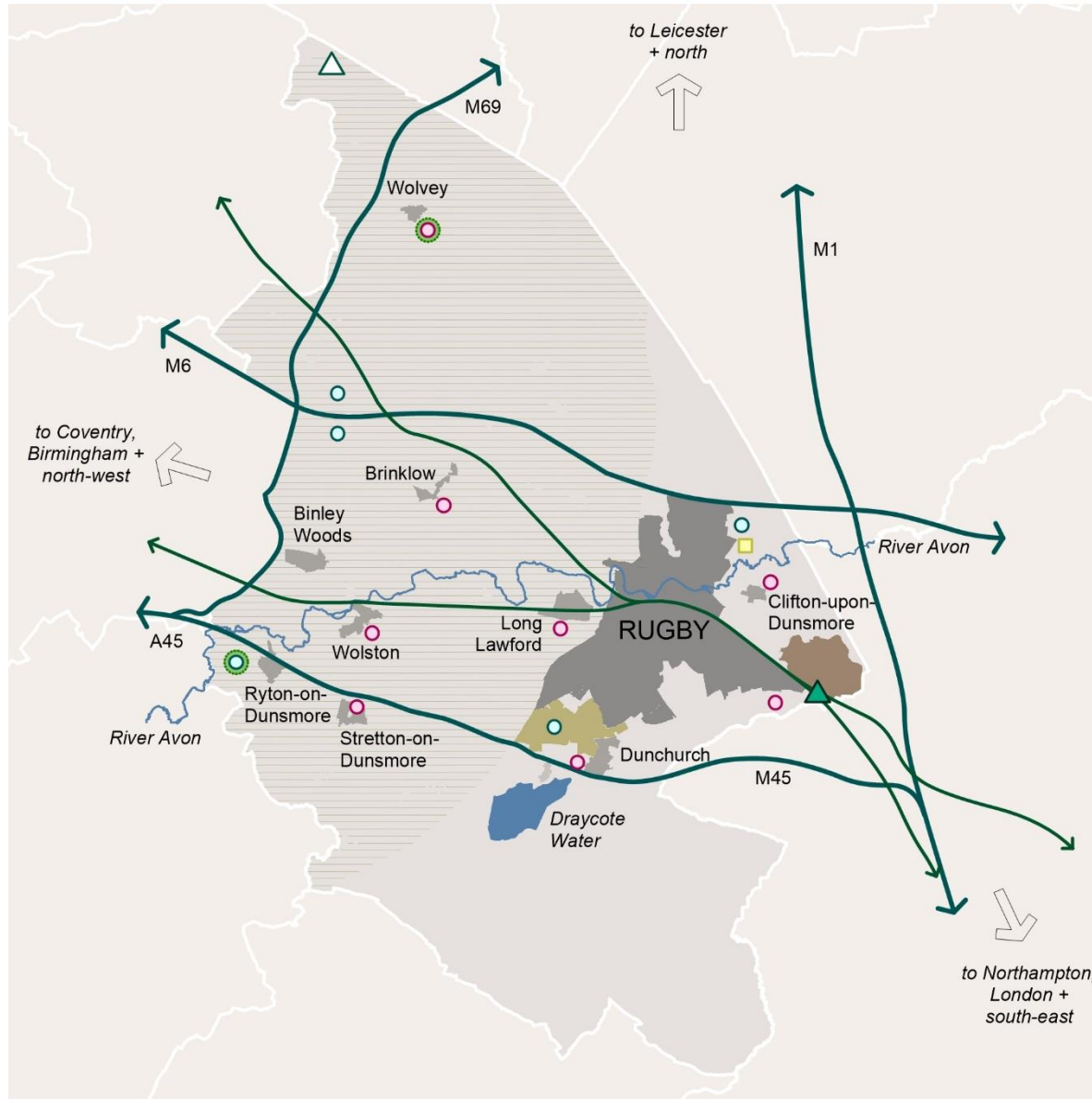
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Objectives & key diagram

- 1 Support the diversification and growth in sustainable locations of Rugby Borough's economy in line with the Economic Strategy
- 2 Support the revival of Rugby town centre
- 3 Reduce emissions and adapt to climate change
- 4 Raise design standards
- 5 Deliver infrastructure-led growth
- 6 Facilitate a greener, more biodiverse borough and deliver new country parks

Rugby Borough Local Plan Preferred Option



Key

- Rugby Urban Area
- Rugby Borough boundary
- Neighbouring local authorities
- Transport infrastructure [road]
- Transport infrastructure [rail]
- Green belt
- Houlton development
- South West Rugby allocation
- Proposed residential allocation
- Proposed employment allocation
- Proposed country park
- Proposed secondary school
- Proposed rail station - Rugby Parkway
- Proposed rail station - Nuneaton Parkway

Strategy

S1 Settlement hierarchy

- A. New development will be of a scale commensurate with the services and facilities of the settlement in which it is located and in accordance with the following hierarchy:
- i. Rugby urban area (as shown on the policies map) will be the main focus for new homes and employment.
 - ii. Main rural settlements of Binley Woods, Brinklow, Clifton upon Dunsmore, Long Lawford, Ryton on Dunsmore, Stretton on Dunsmore, Wolston and Wolvey will accommodate development, including development allocated through neighbourhood plans.
 - iii. Other rural settlements of Ansty, Barnacle, Birdingbury, Bourton on Dunsmore, Brandon, Bretford, Broadwell, Burton Hastings, Church Lawford, Churchover, Coton House, Draycote, Easenhall, Flecknoe, Frankton, Grandborough, Harborough Magna, Lawford Heath, Leamington Hastings, Marton, Monks Kirby, Newton, Pailton, Princethorpe, Shilton, Thurlaston, Wibtoft, Willey, Willoughby, Withybrook. Only limited development will be permitted.

- 1.1 The settlement strategy seeks to direct development to those locations with services and facilities.
- 1.2 This policy shall be read alongside Policy S5 (Countryside protection) which restricts development outside of settlement boundaries.

S2 Strategy for homes

A. To meet our future need for housing, 12,978 new homes will be delivered in the period 2024-2045 (618 each year).

B. New homes will be delivered in the locations set out in the table below:

Source	Number of homes 2024-2045
South West Rugby	3,990
Houlton remainder deliverable by 2045	3,780
Eden Park, Rugby	664
Other allocations under Local Plan 2011-2031	633
Other sites with planning permission (less 10% non-implementation rate on sites that are not under construction)	679
Allocations under Policy S6	3,358

Small site windfalls (fewer than 5 homes at 50 homes per year)	1,050
Total	14,154

- 1.4 Rugby Borough’s housing target based on the government’s standard method is 618 additional new homes each year.
- 1.5 Much of the housing growth to meet this need is already committed through the Houlton, South West Rugby and Eden Park sites which will continue to be built out during the plan period. The South West Rugby strategic site is carried forward through policies S8 and S9.
- 1.6 Supply is allocated for 9% more than the minimum requirement as a buffer to increase the likelihood of the council being able to continually demonstrate a five-year housing land supply.
- 1.7 Additional sources of supply will be windfalls on sites of fewer than 5 dwellings, non-allocated sites within settlement boundaries, estate regeneration and new allocations made through neighbourhood plans.

S3 Strategy for employment land

A. To meet Rugby Borough’s need for employment land in the period 2024-2045 the following levels of new employment development will be delivered:

- i. 22,013m² of use class E(g)(i) office floorspace (approx. 4.4 hectares)
- ii. 1,026,546m² (approx. 284 hectares) of floorspace for use classes B2, E(g)(ii) and (iii), and B8

B. New floorspace in use classes B2, B8, E(g)(ii) and (iii) will be delivered in the locations set out in the table below:

Source	Approximate square metres of floorspace 2024-2045
Prospero Ansty and Ansty Park	26,663
Symmetry Park, Thurlaston	83,541
Coton Park east	26,421
Padge Hall Farm	136,350
Employment planning permissions on small sites as at 1 April 2024	14,012
New allocations under Policy S7:	

Crowner Fields Farm, Ansty	275,000
Coton Park east	115,000
South West Rugby employment phase 2	130,000
Ansty Park north	75,000
Prologis Park west and Mountpark, Ryton-on-Dunsmore	350,000
Total	1,231,987

- 1.8 Delivery in recent years has skewed towards large units for national businesses reducing supply available to local businesses that wish to expand. To address this, some site allocations under Policy S7 require smaller units.
- 1.9 To support the diversification of Rugby Borough’s economy and the continued expansion of its regionally significant manufacturing and R&D clusters, the Ansty Park north allocation under Policy S7 is ring-fenced for these uses.
- 1.10 Existing supply of office floorspace considerably exceeds the identified requirement. Therefore, the only new allocation for office use is at Crowner Fields Farm, Ansty.

S4 Sites for Gypsies and Travellers

A. To assist in meeting the need for pitches, new Gypsy and Traveller sites are allocated as shown on the policies map as follows:

- i. As part of the Coton Park East employment land allocation under Policy S7 for 8 pitches
- ii. As part of the Prologis Park west and Mountpark employment allocation under Policy S7 for 8 pitches
- iii. At land adjacent Rosefields, Hickley Road, Wolvey for 1 pitch
- iv. At Top Park, Top Road, Barnacle for 15 pitches
- v. At Wilsher Ranch/Nethergreen, Shilton Lane, Shilton for 4 pitches
- vi. At Bryants Bungalow, Brandon Lane for 10 pitches

B. Planning applications for Gypsy or Traveller pitches must accord with national policy and other policies of this plan. Additionally:

- i. there must be adequate provision of on-site services for water supply, power, drainage, sewage and waste disposal; and

- ii. the site must be of sufficient size to allow adequate outdoor amenity space and privacy for residents and accommodate necessary on-site facilities.

C. Both existing and new permanent Gypsy and Traveller sites will be safeguarded for Gypsy and Traveller use.

1.11 The Gypsy and Traveller Accommodation Assessment 2025 identifies a need for 94 pitches (1 April 2024 to 31 March 2042). Since completion of the assessment, planning permission has been granted for one further pitch, reducing the requirement to 93 pitches. New allocations for 46 pitches are made.

1.12 The policy identifies criteria against which windfall applications will be assessed. Other important policies of this plan in assessing applications will be (amongst others): I1 Transport, D1 Well-designed places, D3 Landscaping, EN2 Landscape protection, EN7 Environmental protection and amenity.

S5 Countryside protection

- A. Outside of the settlement boundaries shown on the policies map, new development will only be permitted where it is in accordance with a policy of this plan which supports development in such locations.
- B. The extent of the Green Belt in the borough is delineated on the policies map. National Green Belt policy will be applied in these areas.
- C. Within settlement boundaries, development will generally be permitted subject to compliance with other policies of this plan.

1.13 Under paragraph A, policies of this plan which, in principle, support specific types of development in rural locations are:

- CL2 Renewable energy and low carbon technology
- E2 Employment development
- E3 Rural economy
- C2 Main town centre uses
- H3 Rural worker dwellings
- H4 Rural exception sites
- H5 Replacement dwellings

1.14 Additionally, development of essential infrastructure for transport, telecommunications, power supply, security, waste management, water supply, wastewater, flood risk,

and the extraction of minerals in rural locations will be supported in line with national policy.

1.15 Paragraph B of this policy gives effect to national Green Belt policy.

S6 Residential allocations

- A. The sites shown on the policies map and set out in the development site allocations annex to this plan are allocated for development, as detailed below.
- B. The development of the sites shall accord with the development principles set out in the development site allocations annex and with other policies of this plan.

Ref.	Site name	Dwellings
62	Morgan Sindall House, Rugby	90
332	Albert Street, Rugby	25
122	Fenley Fields, Cawston, Rugby	80
40	East of Kilsby Lane, Hillmorton, Rugby	125
334	Land off Barby Lane, Hillmorton, Rugby	400
338	Land south of Crick Road, Houlton	250
75	Lea Crescent, Newbold on Avon	20
59	Newton Manor Lane, Brownsover	240
87	Hillcrest Farm, Newton	25
129	Land north of Lilbourne Road, Clifton upon Dunsmore	60
202	Newton Road, Clifton upon Dunsmore	80
307	North Road, Clifton upon Dunsmore	10
341	Land south of Coventry Rd, Dunchurch	180
90	Homestead Farm, Dunchurch	30
316	Land at Long Lawford	400
100	Land at High St., Ryton-on-Dunsmore	35

6	Fosse Way, Stretton-on-Dunsmore	3
81	Land west of Fosse Way, Stretton-on-Dunsmore	40
134	Land north of Plott Lane, Stretton-on-Dunsmore	125
39	Dyers Lane, Wolston	15
337	West Farm and Home Farm, Brinklow	75
315	Land south of Rugby Road, Brinklow	340
84	Land south of Leicester Road, Wolvey	60
96	Land at Coventry Road, Wolvey	500
309	Land north of B4109, Wolvey	150
Total		3,358

- 1.16 The site allocations under this policy will contribute to delivering the new homes required over the plan period. The development site allocations annex provides more detailed development principles for the sites.
- 1.17 New homes are focused on Rugby town, which, including existing commitments, will accommodate at least 75% of new housing 2024-2045. Within the rural areas new homes are planned at the main rural settlements, with the largest number of new homes planned at Wolvey, Brinklow and Long Lawford.

S7 Employment allocations

- A. The sites shown on the policies map and set out in the development site allocations annex to this plan are allocated for development as detailed below.
- B. The development of the sites shall accord with the development principles set out in the development site allocations annex and with other policies of this plan.

Site ref.	Site name	Floorspace
64	Coton Park East	Circa 115,000m ²
17	South West Rugby employment phase 2	Circa 130,000m ²
14	North of Ansty Park	Circa 75,000m ²
95	Crowner Fields Farm and Home Farm, Ansty	Circa 275,000m ²
328	Prologis Park West and Mountpark, Ryton-on-Dunsmore	Circa 350,000m ²
Total		945,000m ²

1.18 New employment allocations are proposed as shown in the table above. The floorspace figures identified in the table above are for non-office employment uses (see glossary). Office use is a main town centre use and, unless ancillary or specifically allocated through this plan, would need to accord with Policy C2.

- 1.19 Alongside sites that already have planning permission, the sites allocated through this policy will deliver the additional floorspace needed over the plan period.
- 1.20 The development site allocations annex provides more detailed development principles for the sites.

S8 South West Rugby

- A. South West Rugby as delineated on the policies map will be a new neighbourhood of around 4,000 dwellings together with employment land on land allocated by Policy S7.
- B. The district centre will comprise:
 - i. a convenience store, other Class E uses with residential or office uses on upper floors; and
 - ii. a 7 GP surgery.
- C. Development of the site shall deliver:
 - i. a 6FE secondary school and two 2FE primary schools, one of which will be co-located with the secondary;
 - ii. the spine road network detailed in Policy S9;
 - iii. a comprehensive walking and cycling network;
 - iv. high quality public transport services to Rugby town centre;
 - v. public open space and sport provision including a continuous green and blue infrastructure corridor incorporating Cawston Spinney and Cock Robin Wood;

- vi. the protection of the woodland within the site including appropriate buffers (in line with a woodland management plan); and
- vii. other strategic infrastructure as detailed in the South West Rugby Masterplan SPD.

- D. Development shall be informed by the South West Rugby Masterplan SPD. Ad hoc or piecemeal development that is inconsistent with this policy or the Masterplan SPD will not be permitted.
- E. Development shall accord with the South West Rugby Design Code SPD.
- F. Physical and visual separation from the Dunchurch settlement boundary shall be maintained by a significant green buffer to prevent coalescence.
- G. The employment land shall deliver landscaping to mitigate its impact on the landscape and heritage assets.

- 1.21 South West Rugby was allocated under the Local Plan 2011-2031 and will continue to be developed over the plan period.
- 1.22 The policy sets the framework for delivering a high-quality development and necessary mitigation. This is also detailed in the South West Rugby Masterplan SPD and the South West Rugby Design Code SPD.

S9 South West Rugby spine road network

- A. South West Rugby shall deliver the full spine road network in accordance with the indicative alignment shown on the policies map, although the detailed alignment of the spine road network will be determined through planning applications.
- B. Development proposals which would prejudice the delivery of the spine road network will not be permitted.

1.23 The spine road network comprises:

- the Homestead Link between the A426 south of Cock Robin Wood and the B4429;
- the Potsford Dam Link between the A45/M45 roundabout and the A4071 at Potsford Dam Farm;
- Cawston Lane and the community spine road between the B4642 and Alwyn Road; and
- The sustainable transport corridor (with a bus gate) between the Homestead Link and the Potsford Dam Link.

1.24 The spine road network is essential highways mitigation for the South West Rugby development.

Climate

CL1 Net zero buildings

- 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,
 - ii. be fossil fuel free, and
 - 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
 - iv. if iii is not technically feasible, on-site renewable energy generation should equal 120kWh per square metre of building footprint per year.
- 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.

- 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.
- 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.

- 2.1 Building Regulations (specifically Part L) set minimum standards for the energy efficiency of buildings. The Future Homes and Future Buildings Standards are expected in 2025, but it is anticipated that these

standards will not result in buildings which are net zero carbon. Instead, they will make new buildings net zero carbon 'ready', so that they can become net zero as the national energy grid decarbonizes. In Rugby Borough we want to go further and faster, to achieve net zero carbon development at the earliest opportunity.

- 2.2 A net zero building essentially produces at least as much energy as it uses over the course of a year. This is achieved through a combination of measures to generate renewable energy on site whilst reducing the overall energy demand of the building, for example energy for heating and cooling the building, for generating hot water and for lighting.
- 2.3 To demonstrate how development proposals meet the requirements of this policy they must be accompanied by an energy statement. The energy statement must include details of assured performance arrangements. As a minimum, this will require:
- 2.3.1. The submission of pre-built estimates of energy performance including the building specifications on which these are based (within which the predicted EUI and space heat demand must be calculated using an energy modelling method that is demonstrably accurate in its predictions of those metrics); and

2.3.2. Prior to each dwelling being occupied, the submission of updated, accurate and verified 'as built' calculations of energy performance.

2.3.3. In-use energy monitoring for the first 5 years of operation is required on a minimum of 10% of dwellings for development proposals of 100 dwellings or more, or a 10% representative sample of premises for non-residential development of 10,000m² (gross internal area) or more.

- 2.4 The energy statement should employ accurate calculation methods. The methods PHPP and CIBSE TM54 will be considered acceptable. SAP and SBEM do not provide sufficiently accurate outputs, but there are free tools online that can adapt SAP outputs to be sufficiently accurate, such as Cornwall Council's "[Energy Summary Tool SAP v2](#)". Other methods may be considered on a case-by-case basis by the council in light of the available evidence on the accuracy of the proposed method.

CL2 Renewable energy and low carbon technology

- A. Proposals for renewable energy and low carbon energy development will be permitted where they accord with the following paragraphs of this policy and other relevant policies of this plan.
- B. Proposals which constitute inappropriate development in the Green Belt need to demonstrate very special circumstances which outweigh the harm to the Green Belt. In assessing whether very special circumstances exist, regard will be had to:
 - i. the wider environmental benefits associated with increased production of energy from renewable sources;
 - ii. the potential to mitigate visual impacts on openness;
 - iii. the permanence of the development, including proposals for decommissioning and restoration post-development; and
 - iv. community benefits of the proposal (which pursue a planning purpose and are reasonably related to the development), including local community ownership.
- C. Wind turbine development will, subject to compliance with other policies of this plan, be permitted within the

areas shown as suitable on the policies map. Additionally, small or medium wind turbines will be permitted within Strategic Employment Sites and employment allocations.

- D. Renewable energy proposals that would result in the loss of 20 or more hectares of best and most versatile agricultural land will only be permitted if the need for the development clearly outweighs the loss.
- E. Energy storage infrastructure will be permitted where it is co-located with renewable energy development; or it alleviates grid constraints and contributes to delivery of renewable energy.
- F. Significant positive weight will be given to renewable and low carbon energy development which has clear evidence of local community involvement and leadership.

- 2.5 Renewable energy development proposals will be considered against other relevant policies of this plan including EN1 (Biodiversity and geodiversity protection), EN2 (Landscape protection), EN7 (Environmental protection and amenity), and D4 (Historic environment). Impacts on the amenity of neighbouring uses must be assessed to be acceptable in line with policy EN7. A small or medium wind turbine means a turbine that is not more than 40 metres in height.

CL3 Water supply, quality and efficiency

- A. New development shall minimise the need for new infrastructure by being located where there is a guaranteed and adequate water supply.
- B. New development must not either directly or indirectly through overloading wastewater treatment works result in adverse impacts on the quality of waterbodies, groundwater or surface water, nor prevent waterbodies from achieving a good ecological and chemical status in the future. Any required upgrades to wastewater infrastructure will need to be completed before the development is occupied.
- C. New dwellings shall demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling, as calculated in accordance with the methodology in the water efficiency calculator, does not exceed 110 litres per person per day in line with regulation 36(2)(b) of the Building Regulations 2010 (as amended).
- D. New non-residential development that is major development shall achieve full credits for category Wat 01 of BREEAM, unless demonstrated impracticable.

- 2.6 Proposals should take into account Severn Trent’s Water Resource Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study and the River Basin Management Plan prepared by the Environment Agency (or updated versions of the same).
- 2.7 Good quality watercourses and groundwater are vital for the provision of drinking water. Where development has the potential to directly or indirectly pollute groundwater, a groundwater risk assessment will be required to support the planning application.
- 2.8 Rugby Borough falls within an area of ‘serious water stress’. Additional water demands must therefore be carefully managed, and measures implemented to minimise water demand through efficiency. The latest Water Cycle Study (2024) suggests that there is justification to require the highest possible water efficiency standards, and this has been corroborated by Seven Trent Water.
- 2.9 BREEAM WAT 01 is the Building Research Establishment Environmental Assessment Method for calculating the efficiency of a building’s water consumption compared to a baseline standard. This is calculated using the BREEAM UK New Construction 2018 Wat 01 calculator tool (or as updated from time to time). A completed calculator will need to be submitted in support of an applicable planning application.

CL4 Climate adaptation

- A. All development shall be resilient to, and adapt to the future impacts of, climate change. To achieve this:
- i. development shall be designed to minimise overheating and reduce the demand for air conditioning systems. This should be achieved through (amongst other things) building layout, orientation, and choice of materials; and
 - ii. the design of green space shall be optimised to provide urban cooling and manage local flood risk; and
 - iii. vulnerability of the development to flood risk shall be minimised, in accordance with Policy EN6, and Sustainable Drainage Systems (SuDS) provided, in accordance with Policy D5
- 2.10 Ensuring new development is adapted to the future climate is an objective of this plan. Climate change adaptation is a cross-cutting issue and important consideration for all new development.
- 2.11 Other policies of this plan are also relevant, particularly Policy CL3 on water use.

Economy

E1 Employment land protection

- A. Land within Strategic Employment Sites and employment allocations (in both cases as shown on the policies map) or designated for employment use in a made neighbourhood plan will be retained in or developed for employment uses as defined in the glossary.
- B. Applications for non-employment uses of land to which paragraph A of this policy applies will only be permitted where:
 - i. the site has been unsuccessfully marketed for a continuous period of at least 24 months ending with the date of the application. Such marketing has been undertaken by a commercial agent with a local or sub-regional practice connected to Rugby Borough at a price or rent that a professional valuation demonstrates genuinely reflects its market value taking account of its condition and location; and
 - ii. a robust development appraisal demonstrates that the redevelopment or refurbishment of the site for employment use would not be viable.
- C. Planning permission granted for the use of land to which paragraph A of this policy applies for a use within

Classes E(g)(i)(ii) or(iii) will be subject to a use-limiting condition preventing change to non-employment uses.

- 3.1 Rugby Borough has a growing economy, and this policy protects existing strategic employment sites and employment allocations for employment use.
- 3.2 Employment use is defined in the glossary.
- 3.3 The Strategic Employment Sites are Ansty Park, Butlers Leap, Central Park, Dunchurch Trading Estate, Europark, Glebe Farm Industrial Estate, Lawford Heath Industrial Estate, Midland Trading Estate, Paynes Lane, Prologis Park Ryton, Rugby Cement Works, Rugby Gateway, Shilton Industrial Estate, Stepnell Park, Somers Road Industrial Estate, Swift Park, Swift Valley, and Symmetry Park Rugby.

E2 Employment development

- A. Within settlement boundaries but outside of Strategic Employment Sites and employment allocations the development of employment uses will be permitted, subject to compliance with other policies of this plan.
- B. Subject to compliance with other policies of this plan, the infilling and partial or complete redevelopment of buildings within Strategic Employment Sites or employment allocations for employment use will be permitted.
- C. Office proposals on Strategic Employment Sites or employment locations will be permitted where there are (in accordance with Policy C2) no sequentially preferable sites available or where it can be demonstrated that the office would be genuinely ancillary in size and function to an existing employment use.
- D. Proposals for offices not exceeding 100m² in gross internal floor area will not be subject to the sequential test.
- E. Outside of settlement boundaries, development for employment uses will only be permitted where:
 - i. It would not undermine the continuance of an existing viable agricultural use; and

- ii. It would comprise the conversion or redevelopment at a similar scale of a building that has been in existence for at least ten years; or
 - iii. It would comprise a proportionate expansion of an existing building in employment use; or
 - iv. It would comprise the infilling of a vacant area within a site in employment use.
- 3.4 Paragraph A of the policy supports the delivery of units for small and medium sized businesses in line with the Rugby Borough Economic Strategy.
 - 3.5 Paragraph D supports national policy which states that the retail sequential test should not be applied to small scale rural offices. The council considers that the test should equally not be applied to small scale offices in the urban area. The policy provides certainty as to what will be regarded as small scale.
 - 3.6 The support conferred by this policy is subject to compliance with other policies of the plan in particular policies on Green Belt, design, landscape, environmental protection and transport (amongst others).

E3 Rural economy

- A. The following forms of development are acceptable in principle both in and outside of rural settlement boundaries, subject to their compliance with other policies of this plan (including Green Belt policy):
- i. small-scale tourism, visitor accommodation and leisure-based uses including sport and recreation;
 - ii. small-scale expansion of existing holiday caravan/chalet sites;
 - iii. garden centres and nurseries;
 - iv. equine and equestrian development;
 - v. agricultural and forestry buildings;
 - vi. new canal-based facilities, but, where such facilities are outside of settlement boundaries, not including permanent residential moorings.
- B. Proposals within paragraph A of this policy must be of an appropriate scale and type for their location.
- C. New visitor accommodation outside settlement boundaries must be demonstrated to be viable through a credible business case.
- D. Conversion of visitor accommodation outside of settlement boundaries to permanent residential use will

not be supported.

- E. Diversification of farms will be permitted where:
- i. best and most versatile agricultural land is avoided;
 - ii. new uses are subservient in scale to the main agricultural use; and
 - iii. existing buildings are used if possible.
- 3.7 Tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) is a main town centre use and should, except where in accordance with this policy, be located in town, district or local centres in accordance with Policy C2.
- 3.8 The reference to leisure-based uses in paragraph A and farm diversification in paragraph E does not include uses within Class E to the Town and Country Planning (Use Classes) Order 1987 (as amended), or use as a hot food takeaway, public house or drinking establishment.
- 3.9 The council supports improved canal-based facilities but not the creation of new residential moorings in remote rural locations.
- 3.10 New visitor accommodation, which may be permitted in locations where ordinary residential accommodation would not be, will need to demonstrate that it is viable.

Centres

C1 Rugby town centre

- A. Development up to 2045 in Rugby town centre (as shown on the policies map) will include:
 - i. the redevelopment of Rugby Central Shopping Centre to restore street-based, mixed-use development;
 - ii. the downgrading for traffic of North Street and part of Church Street and a refreshed Market Place public square;
 - iii. a new mixed-use hub with a public square at Old Market Place as part of a cultural quarter; and
 - iv. a new apartment living quarter in the Station Gateway character area surrounding Rugby Station.
- B. Development in Rugby town centre shall accord with the following placemaking principles:
 - i. support the town centre’s role as a leisure and entertainment destination;
 - ii. support a wide-ranging food and beverage offering;
 - iii. create new and improved cycle and pedestrian links, both within the town centre and to surrounding neighbourhoods;

- iv. avoid prejudicing the delivery of the comprehensive redevelopment opportunities which are set out in the Delivery Plan for the Town Centre;
- v. front onto and provide active ground floor frontages to the town’s street network;
- vi. deliver public realm improvements that accord with the Town Centre Public Realm Masterplan;
- vii. deliver high quality urban living; and
- viii. support the enhancement of heritage buildings

- 4.1 The Town Centre Uses Study (Nexus Planning, 2024) highlights the challenges facing Rugby Town Centre. The Rugby Regeneration Strategy (November 2022) set out the council’s approach to regenerating the centre. This will be expanded in the Town Centre Public Realm Masterplan (2025) and Town Centre Delivery Plan.
- 4.2 Policy C1 sets out the council’s priorities for the physical development of the town centre over the plan period, it also identifies placemaking principles with which all development in the centre shall accord.

C2 Main town centre uses

- A. Except for small rural units in accordance with paragraph B of this policy and proposals that are in accordance with a policy of this plan or a made neighbourhood plan, applications for main town centre uses (including proposals for the subdivision, expansion, creation of mezzanine floors within and removal of restrictions on existing units) outside of defined centres (as listed in the retail hierarchy below and identified on the policies map) and outside of Neighbourhood hubs to which Policy C4 applies will not be permitted unless:
 - i. the sequential test set out in national planning policy is satisfied. In applying the sequential test, flexibility on store format and (where the proposal comprises more than one unit) disaggregation shall be shown; and
 - ii. where the proposal is for more than 500m² in gross internal floor area, an impact test, prepared in accordance with national policy and guidance, demonstrates that the proposal would not have a significant adverse impact on existing, committed and planned public and private investment in a defined centre nor on the vitality and viability of a defined centre; and

- iii. The proposal would be accessible by foot and bicycle and within 400m of a public transport stop.

- B. Within the settlement boundary of the main rural settlements applications for single units in main town centre use with a gross internal area of no greater than 200m² will be permitted subject to their compliance with other policies of this plan.

4.3 Main town centre use is defined in the glossary. The policy gives effect to national 'town centre first policy'. In view of the vulnerability of Rugby town centre, a lower threshold of 500m² for impact testing is retained.

4.4 The retail hierarchy is:

Town/city centre	Rugby	Coventry, Hinckley, Nuneaton, Lutterworth, Daventry
District Centres	Houlton, South West Rugby	
Local centres	Benn, Bilton, Brownsover, Dunchurch, Hillmorton, Houlton, Eden Park	

C3 Local and district centres

- A. Within local and district centres as shown on the policies map, the loss of ground floor units which are or were last in main town centre use will not be permitted unless:
 - i. replacement units will be provided as part of the development, or
 - ii. there is demonstrated to be no reasonable prospect of retention of the unit in main town centre use, because it is unviable as demonstrated by a robust viability assessment and all reasonable efforts to secure re-use have been made through marketing of the property for a minimum of 12 months prior to application submission at a valuation reflecting retention or re-provision of main town centre use.
- B. New developments in local centres shall provide active ground floor frontages.
- C. Within and immediately adjacent to district and local centres, new development for main town centre uses will be supported provided it would not have a significant adverse impact on the vitality and viability of Rugby Town Centre.
- D. New centres are allocated at Eden Park, Houlton and South West Rugby as shown on the policies map. These

centres shall be developed with ground floor main town centre uses, with residential or offices above. Once developed, the main town centre units in these centres will be protected in accordance with this policy.

- 4.5 Local centres provide vital services nearby to residents, are important social spaces and are home to many local businesses. This policy supports the retention and continued success of the borough’s district and local centres. Design in district and local centres should accord with the Shopfronts SPD.
- 4.6 It is recognised that deemed permission under The Town and Country Planning (General Permitted Development) Order 2015 means that many conversions of units in district and local centres to residential use can take place without a requirement to apply for planning permission. Nonetheless, it is important that planning policy seeks to protect such units in main town centre use, when planning permission is required.
- 4.7 The policy also seeks to ensure the delivery of new local and district centres at Eden Park and Houlton. A new district centre will also be delivered at South West Rugby as detailed in Policy S8. Once developed, these centres will be protected in accordance with this policy.

C4 Neighbourhood hubs

- A. Within the neighbourhood hubs shown on the policies map the following uses shall be supported:
- i. commercial, business and service uses (Use Class E);
 - ii. learning and non-residential institutions (Class F.1);
 - iii. local community uses (Class F.2); and
 - iv. other community facilities within the meaning given in Policy W1 of this plan.
- B. Within neighbourhood hubs, the loss of ground floor units which are or were last in use as one of the above uses will not be permitted unless:
- i. replacement units will be provided as part of the development, or
 - ii. there is demonstrated to be no reasonable prospect of retention of the unit in its current or last prior use, because it is unviable as demonstrated by a robust viability assessment and all reasonable efforts to secure re-use have been made through marketing of the property for a minimum of 12 months prior to application

submission at a valuation reflecting retention or reprovision of the current or last prior use.

- 4.8 Under the retail hierarchy set out in Policy C2 there are 19 neighbourhood hubs. These are locations with small concentrations of units with retail, leisure and community uses that are of importance to a neighbourhood, but which are not fully capable of meeting all essential day-to-day needs. They complement the retail hierarchy by giving people access to local shops and services within walking distance.
- 4.9 The 19 neighbourhood hubs, as shown on the policies map, are: Bilton Road, Brinklow, Cawston, Clifton Road (Central), Clifton Road (Outer), Clifton Upon Dunsmore, Coton Park, Frobisher Road, Hillmorton Road, Kingsway, Long Lawford, Lower Hillmorton Road, New Bilton Outer, Newbold on Avon, Ryton-on-Dunsmore, Stretton-on-Dunsmore, Wolston, Wolvey, and Woodlands.

Environment

EN1 Biodiversity and geodiversity protection

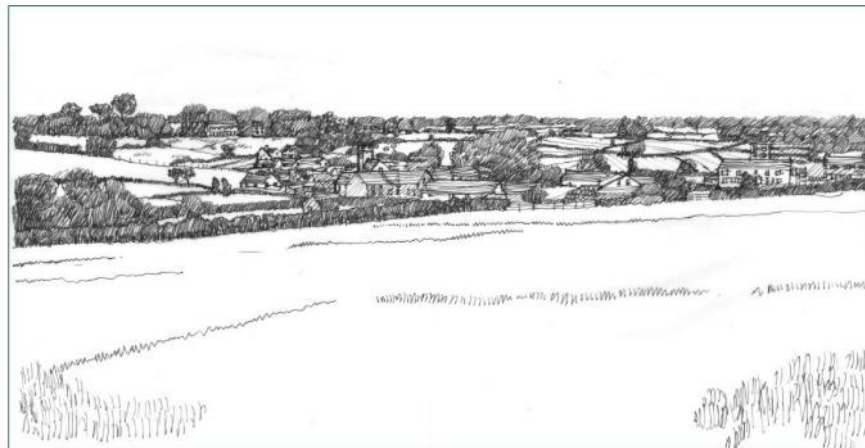
- A. National policy and legislation will be applied in determining planning applications that have potential to harm biodiversity. The mitigation hierarchy in national policy of avoid, mitigate, compensate will be applied.
- B. National policy and legislation will be applied to development that affects a Site of Special Scientific Interest (SSSI), protected species or irreplaceable habitat (such as ancient woodland and ancient or veteran trees).
- C. Development likely to result in harm to or the loss of a Local Wildlife Site, Local Nature Reserve or Local Geological Site will not be permitted unless:
 - i. the need for or benefits of the development demonstrably outweigh the harm to the ecological/geological interest of the site; and
 - ii. it can be demonstrated that the development could not reasonably be located on an alternative site that would cause less harm; and
 - iii. the harm is minimised and mitigated or compensated for in accordance with the mitigation hierarchy.

- 5.1 Detailed legislation, policy and guidance on protecting biodiversity in the determination of planning applications is provided at a national level. It is not necessary to repeat that in this local plan.
- 5.2 There are currently no habitats sites (sites defined in regulation 8 of the Conservation of Habitats and Species Regulations 2017) within or in close proximity to Rugby Borough.
- 5.3 The following SSSIs are located within the borough: Brandon Marsh, Coombe Pool, Ryton Wood, Draycote Meadows, Stockton Railway Cutting and Quarry, Brandon Gravel Pits and Wolston Gravel Pits. There are also SSSIs close to the borough boundary in neighbouring authorities including Herald Way March, Calcutt Locks Meadows and Cave's Inn Pits.
- 5.4 Local Wildlife Sites, Local Nature Reserves and Local Geological Sites identified at the time of plan submission are shown on the policies map. A live map of Local Wildlife Sites is maintained by Warwickshire County Council:
<https://maps.warwickshire.gov.uk/greeninfrastructure/>

EN2 Landscape protection

- A. Development shall avoid significant adverse impacts on landscape character and significant adverse visual impacts.
- B. Development proposals must be located and designed to respect scenic quality and maintain a distinctive sense of place.
- C. Development proposals must avoid detrimental impacts on landscape features which make a significant contribution to the character of the area or to the setting of a heritage asset or settlement.

- 5.6 Landscape character is the distinct, recognisable and consistent elements in the landscape that make one landscape different to another. These elements could include for example habitats (woodland etc), trees and veteran trees, and hedgerows.
- 5.7 There are significant links between this policy and policy D3 (landscaping) which considers the integration of landscape into new development, and D1 which relates to the design of new places.



Source: Landscape Assessment (2006)

EN3 Ironstone Fringe Area of High Landscape Value

A. Within the Ironstone Fringe Area of High Landscape Value as defined on the policies map, development proposals shall:

- i. protect and where possible enhance the character and quality of the landscape;
- ii. protect the scenic quality of the landscape;
- iii. safeguard important views and minimise adverse visual impacts; and
- iv. maintain the tranquility of the landscape.

5.8 The Ironstone Fringe is designated as a high-quality landscape based on the findings of the Rugby Borough Landscape Character Assessment (2025). This justifies affording this area a higher degree of protection in decision making.

EN4 Biodiversity net gain

A. Biodiversity net gain under Part 6 of the Environment Act 2021 shall be delivered:

- i. on site; or, if the required gain cannot all be delivered on-site
- ii. off-site in a location as close as feasible to the site that would contribute to habitat connectivity and the biodiversity priorities identified in the Local Nature Recovery Strategy; or if that is not possible
- iii. off-site but within Rugby Borough in a location that would contribute to habitat connectivity and the biodiversity priorities in the Local Nature Recovery Strategy; or
- iv. if it is demonstrated that there are no opportunities to deliver the gain within the borough, through off-site credits elsewhere or as a last resort statutory biodiversity credits.

5.9 The Environment Act 2021 and regulations made thereunder require most developments to deliver a minimum 10% gain on the pre-development biodiversity value of the site. This is calculated using the statutory biodiversity metric published by DEFRA ('the DEFRA metric').

- 5.10 A minimum 10% biodiversity net gain can be delivered on-site, through off-site credits or through statutory biodiversity credits in accordance with the hierarchy.
- 5.11 While the DEFRA metric affords greater weight to gains on site to incentivise local improvements, this policy sets out Rugby Borough Council's policy to ensure that gains are delivered locally and in a way that contributes to habitat connectivity and delivery of the Local Nature Recovery Strategy.
- 5.12 Habitat connectivity is important to deliver nature recovery and avoid the fragmentation of gains at too small a scale.
- 5.13 The Local Nature Recovery Strategy is a document published by Warwickshire County Council as the responsible authority. It maps habitats and identifies local biodiversity priorities.

EN5 Canopy cover

- A. All major development, excluding development in Rugby town centre, shall increase the post-development canopy cover to at least 20% of the site area (excluding areas of the site that are high or very high distinctiveness habitats).
- B. Where the canopy cover of the site exceeds 20% before development, the proposal should ensure retention of at least the existing level of canopy cover.
- C. In meeting the requirements of this policy, existing canopy should be retained first, before considering new planting.
- D. Within Rugby town centre (as defined on the policies map) development shall maximise opportunities for canopy cover and other green infrastructure including green roofs.
- 5.14 Existing canopy cover shall be assessed using a BS5837:2012 tree report. Post-development canopy cover will be calculated based on the projected canopy spread at 25 years post-development using the council's approved calculator.
- 5.15 The council will apply a suitably worded planning condition to require maintenance of the canopy cover post-development.
- 5.16 It is recognised that there may be sites for which achieving 20% canopy is not possible or desirable. In such circumstances the council may negotiate an alternative level of canopy cover.
- 5.17 Increasing canopy cover will have benefits for urban cooling, biodiversity, climate change mitigation and the attractiveness of the area.
- 5.18 In 2023 Friends of the Earth estimated, based on National Forest Inventory data, that just 4.5% of Rugby Borough is woodland. This places Rugby Borough in the bottom 20% of English local authorities for woodland cover. The policy seeks to address that shortfall.
- 5.19 Doick, K.J., Davies, H.J., Moss, J., Coventry, R., Handley, P., VazMonteiro, M., Rogers, K., Simpkin, P. and Council, W.D., 2017, April. *The Canopy Cover of England's Towns and Cities: Baseline and setting targets to improve human health and well-being*. In: Proceedings of the Trees, People and the Built Environment III, International Urban Trees Research Conference, University of, Birmingham, UK (pp. 5-6) recommended a minimum tree canopy cover target of 20%. The same study found, in 2016, that the canopy cover in the town of Rugby was 13.2%.

EN6 Flood risk

- A. The sequential and, if necessary, exception tests set out in national policy and guidance will be applied to all applications for development in areas at a high or medium risk of flooding. This will steer new development to areas with the lowest probability of flooding.
- B. Where development is permitted in areas at risk of flooding it will need, in accordance with national policy and guidance, to be safe for its lifetime without increasing flood risk elsewhere and, where possible, reduce flood risk overall.
- C. The functional floodplain, other areas needed for current or future flood risk management, and areas within 8 metres from the edge of a watercourse or Main River will be safeguarded from built development.

- 5.20 This policy gives effect to national policy and guidance on planning and flood risk. The risk from all sources of flooding will need to be considered.
- 5.21 Site specific flood risk assessments must be undertaken and submitted where required in line with national policy and guidance.
- 5.22 All development should be informed by the information and recommendations in the Rugby Borough Council

level 1 Strategic Flood Risk Assessment (October 2022) or any successor that may be published.

- 5.23 In preparing site specific flood risk assessments developers must use the most up to date flood risk data and guidance.

EN7 Environmental protection and amenity

- A. Development shall not cause or be affected by unacceptable harm to human health, living conditions or the natural environment through air (including odour), water, noise, or light pollution, vibration, insects, vermin, land contamination or instability.
- B. New development shall not have unacceptable impact on the amenity of existing or proposed users or occupants of neighbouring buildings or land and shall provide adequate amenity for the occupants and users of the proposed development in relation to ventilation, daylight, sunlight, privacy, security and avoiding an overbearing impact.

5.24 This policy seeks to avoid unacceptable impacts from pollution. In applying this policy, it will not be the role of planning to duplicate matters that are dealt with by other environmental regulations and permitting regimes.

5.25 The policy also seeks to ensure adequate levels of amenity for building occupiers and users.

EN8 Air quality

- A. Development throughout the borough of more than 1,000m² of floorspace or 10 or more dwellings and development within the Air Quality Management Area that would generate any new floorspace must:
 - i. achieve or exceed air quality neutral standards, or
 - ii. address the impacts of poor air quality due to traffic on building occupiers, and public realm or amenity space users by reducing exposure to and mitigating their effects, proportionate to the scale of the development.
- B. The impacts of poor air quality can be reduced through:
 - i. the orientation and layout of buildings;
 - ii. abatement technologies; and
 - iii. urban greening.
- C. Where air quality neutral standards are not met, measures to offset any shortfall will be required, according to the following hierarchy:
 - i. on-site measures; then
 - ii. off-site measures; then
 - iii. financial contributions.

- 5.26 This policy accords with national policy which states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas, and the cumulative impacts from individual sites in local areas.
- 5.27 The Air Quality Management Area in Rugby Borough is shown on the policies map.
- 5.28 The council's Air Quality Supplementary Planning Document provides guidance on the application of this policy.

Housing

H1 Housing mix

- A. New housing developments shall contribute to meeting the housing needs of the borough as identified in the latest Housing and Economic Development Needs Assessment (HEDNA) and any other appropriate local evidence. This means new residential development shall maintain, provide or contribute to a mix of housing tenures, types and sizes to support the creation of mixed, balanced and inclusive communities.
- B. Development sites that are major development will accommodate a range of dwelling sizes on site.

6.1 The Coventry and Warwickshire HEDNA 2022 identifies a mix of different dwelling sizes by tenure needed across the borough as set out in the table below:

	1 bed	2 bed	3 bed	4+ bed
Market housing	10%	30%	45%	15%
Affordable home ownership	20%	40%	30%	10%

Social rent	35%	30%	20%	15%
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- 6.2 Proposals for major development will be expected to have regard to this evidence and accommodate a range of unit sizes on site.
- 6.3 Other appropriate local evidence which should inform housing mix would include local housing needs surveys (where they have been prepared), local market factors, and the location and other characteristics of the site.

H2 Affordable housing

- A. Developments that result in ten or more new homes (including conversions and subdivisions) shall provide at least the following proportion of new homes as affordable homes:
 - i. Within the Rugby urban area: 20%
 - ii. Elsewhere in the borough: 30%
- B. The tenure mix of affordable homes should be as follows:
 - i. Social rent 82%
 - ii. Affordable home ownership 18%
- C. Development shall integrate affordable housing and market housing to achieve an inclusive and mixed community.
- D. Affordable housing should be provided on-site unless off-site provision or a financial contribution calculated in accordance with paragraph E can be justified. For developments of build to rent homes an off-site financial contribution will be accepted.
- E. Off-site financial contributions will be calculated based on the build cost plus the land cost of the affordable homes minus the value that a registered provider would pay for those homes.

- 6.4 Where sites have been artificially or purposefully split to comprise fewer than 10 homes, they will be treated as a single site for the purposes of calculating affordable housing requirements.
- 6.5 It is recognised that there may be developments that are unable viably to support policy-compliant levels of affordable housing. In such circumstances a robust open-book viability assessment shall be provided and independently reviewed on behalf the council. The appraisal should consider whether adjustments to unit size and mix or tenure mix, or reductions in other s106 contributions can increase affordable housing provision.
- 6.6 Where, based on viability, a level of affordable housing is agreed that is below policy-compliant levels, a viability review mechanism in accordance with Policy I4 (Infrastructure and planning obligations) will be applied.
- 6.7 It is recognised that build to rent housing operates a different financial model to build to sell housing which makes on-site delivery of s106 affordable housing challenging.
- 6.8 The tenure mix of affordable housing will be subject to input from the council’s Housing team. The mix stated in paragraph B is the council’s usual starting point based on HEDNA evidence, but there will be cases where a different mix is more appropriate.

H3 Rural worker dwellings

- A. A permanent dwelling for occupation by a person engaged in an agricultural or other land based rural business within the countryside will only be permitted if:
 - i. there is an essential need for the worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside; and
 - ii. the worker would be engaged in a viable rural business; and
 - iii. there is not existing accommodation available locally which could meet the need or be readily adapted to meet that need; and
 - iv. the size of the dwelling is commensurate with the needs of the rural business.
- B. Permissions granted under this policy will be subject to a planning condition or obligation restricting occupancy to rural workers.
- C. Proposals for the removal of rural worker occupancy restrictions will only be permitted where the long-term functional need for the dwelling has ceased and it has been marketed by an independent, reputable land agent for a period of at least 12 months at a realistic price reflecting the occupancy restriction and it can be

evidenced that it has not been possible to dispose of it to a rural worker.

- 6.9 In line with national policy this policy allows rural worker dwellings in countryside locations where there is a demonstrated functional need.
- 6.10 This policy is designed to support the staffing needs of land based rural businesses.

H4 Rural exception sites

- A. Subject to compliance with other policies of this plan and the demonstration of local need for affordable housing, small sites for affordable housing in perpetuity will be permitted on sites adjacent to the edge of an existing settlement, including in the Green Belt.
- B. Where a viability assessment prepared in accordance with the Planning Practice Guidance demonstrates this is necessary to make the scheme viable, up to 20% of the homes on a rural affordable housing exception site may be delivered as market housing.
- C. Proposals for community-led development exception sites and First Homes exception sites (in each case as defined in national policy) will be permitted in locations adjacent to the edge of existing settlements (not including in Green Belt locations) where the relevant requirements of national policy and guidance are satisfied.

support the viability of affordable housing on rural exception sites.

6.11 This policy gives effect to national planning policy on rural exception sites, First Homes exception sites and exception sites for community-led development.

6.12 The policy defines what the local authority considers to be an appropriate proportion of market homes to

H5 Replacement dwellings

- A. The replacement of dwellings outside of settlement boundaries (including in the Green Belt) will only be permitted where:
- i. in the Green Belt, the new dwelling would not be materially larger than the original building (as it existed on 1 July 1948 or, if constructed after that date, as it was originally built); or
 - ii. in non-Green Belt locations, the new dwelling would not be more than 50% larger in volume than the dwelling it replaces; and
 - iii. the existing dwelling has a lawful residential use that has not been abandoned; and
 - iv. if the dwelling is a designated or non-designated heritage asset, the proposal accords with national policy on the total loss of heritage assets; and
 - v. the new dwelling has substantially the same siting as the dwelling it replaces, unless it is demonstrated on design, residential amenity, landscape or other environmental grounds that an alternative siting is more appropriate.
- B. Permitted development rights may be removed from replacement dwellings.

- 6.13 The policy restricts the size of replacement dwellings in the Green Belt in line with national policy. In non-Green Belt locations, a less restrictive approach is justified, but the policy still restricts disproportionate enlargement through replacement due to the negative impact this may have on the countryside.
- 6.14 National policy and legislation on heritage assets will be applied. Landscape impact may be important in the consideration of replacement dwellings in rural areas.
- 6.15 The council's starting point is that a replacement dwelling in the Green Belt would be materially larger than the original building if it exceeds the volume of that dwelling by more than 25%.
- 6.16 Proposals for replacement dwellings will need to comply with other relevant policies of this plan. Of particular relevance are policies H7 (Housing standards), EN7 (Environmental protection and amenity), D1 (Well-designed places), D3 (Landscaping) and D4 (Historic Environment).

H6 Specialist housing

- A. The council will support the provision of housing to maximise the independence and choice of older people and those members of the community with specific housing needs, subject to its compliance with other policies of this plan.
- B. Planning conditions or obligations will be applied to ensure future occupation remains for the specialist housing need it was intended.
- C. The housing allocations at South West Rugby; land south of Rugby Road, Brinklow; and land at Coventry Road, Wolvey shall provide serviced self-build and/or custom build plots as part of the development.
- D. The loss of specialist housing for older people or those with disabilities will not be permitted unless it can be demonstrated that there is no longer a need for the homes.

6.18 The proportion of the population aged over 65 is growing, and according to a trends-based projection in the HEDNA is likely to increase by 18.4% by 2032. The Planning Practice Guidance considers housing for older people and those with disabilities together; as does the HEDNA due to a clear link between age and disability. Based on census data, the HEDNA identifies that 49.3%

of over 65s in the borough have a long-term health problem or disability.

- 6.19 The housing needs of older people and those with disabilities vary considerably, and definitions of different types of housing are set out in the Planning Practice Guidance. Different typologies may fall within use class C2 or C3, and the HEDNA identifies an existing and projected shortfall of different types of specialist accommodation in both market and affordable tenures.
- 6.20 The HEDNA estimates that 6.5% of housing need should be delivered as older persons' housing.
- 6.21 On average, over the 3 years 2020-2023, 23 entries per year have been added to the borough's self and custom build register. This shows a continued level of demand for self and custom build.

H7 Housing standards

- A. All new dwellings shall, as a minimum, meet the Nationally Described Space Standards.
- B. All new dwellings shall meet the requirements for Category 2 – accessible and adaptable dwellings set out in Part M4(2) of Schedule 1 to the Building Regulations 2010 (as amended).
- C. On developments of 10 or more homes, ten per cent of dwellings shall meet the requirements for Category 3 – wheelchair user dwellings set out in Part M4(3) of Schedule 1 to the Building Regulation 2010 (as amended).
- D. For houses, a rear or side garden shall be provided of at least 7 metres in depth and of at least the following sizes:
 - i. for a 2 bedroom house 60m²;
 - ii. for a 3 bedroom or larger house 80m².
- E. For apartments and houses in multiple occupation a minimum of 5m² of private outdoor space must be provided per bedroom.

6.23 The standards set out in this policy apply to Use Class C3 dwelling houses and to Use Class C4 and sui generis houses in multiple occupation. The standards apply

equally to new homes created through change of use, sub-division and amalgamation as they do to new build homes.

6.24 The application of space standards ensures that new homes are of an adequate minimum size for their future residents.

6.25 The Coventry and Warwickshire Housing and Economic Development Needs Assessment (2022) recommends that, in view of the borough’s ageing population, all new dwellings meet the M4(2) standard and ten per cent of new dwellings meet the Part M4(3) standard. Building to these standards will ensure that new dwellings meet the needs of the borough’s ageing population and those living with long-term ill health and disability.

6.26 The requirement for private outdoor space for apartments and HMOs can be provided in part or in full as communal areas and/or private balconies. Minimum garden and shared communal areas do not include parking areas and must benefit from a reasonable level of privacy.

6.27 In calculating rear garden depths, an important consideration will be ensuring adequate separation distances between properties in line with published council guidance.

H8 Houses in multiple occupation

- A. Where 10% or more of dwellings within a 100 metre radius of the centre point of the application site are houses in multiple occupation (HMOs), an application for the creation of a HMO on the application site will not be permitted. Where fewer than 10% of dwellings within a 100 metres radius of the centre point of the application site are HMOs, an application for creation of a HMO on the application site will be considered against the criteria in paragraph B.
- B. The development of a HMO must not result in a non-HMO dwelling being sandwiched between two HMOs and must not lead to a continuous frontage of three or more HMOs. Sandwiching includes:
 - i. three or fewer dwellings in a street located between two single HMO properties; or
 - ii. a residential flat within a sub-divided building where the majority of flats are HMOs; or
 - iii. a residential flat within a sub-divided building in a street located between two other subdivided buildings with at least one HMO flat in each building;

- iv. a residential flat within a sub-divided building located between two HMO flats above and below; or
- v. a residential flat within a sub-divided building located between two HMO flats on both sides.

- 6.28 Rugby town has experienced growth in the number and concentration of Houses in Multiple Occupation (HMOs), particularly within areas of central Rugby. In contrast to other parts of the country where HMOs are often student housing, it seems that most residents of HMOs in Rugby Borough are adults in work, and this may be linked to the growth of major employment sites near to the town.
- 6.29 Policy H8 is designed to avoid or limit concentrations of HMOs which may be considered harmful, whether small HMOs (use class C4), or larger HMOs (use class sui generis). It should be applied when considering any planning proposal for the conversion to or construction of HMO accommodation within the borough, including in the area of central Rugby which is subject to an Article 4 Direction. In calculating concentrations of HMOs, the location of existing HMOs will be based on best available evidence.

Wellbeing

W1 Protection of community facilities

- A. A proposal that would result in the loss of a community facility or other service that contributes to the sustainability of the local area will not be permitted except where the applicant demonstrates that:
- i. alternative provision of equivalent or better quality, that is easily accessible to that local community, is available or will be provided prior to commencement of redevelopment; or
 - ii. there is no reasonable prospect of retention of the existing use as it is unviable as demonstrated by a robust viability assessment and all reasonable efforts to secure suitable alternative business or community re-use been made through independent marketing of the property at a valuation reflecting its current use for a minimum of 12 months prior to application submission.
- B. The council supports the restoration of Coventry Stadium, Brandon for speedway and stock car racing and other motor sports together with other community uses. Planning permission will not be granted for development proposals which would conflict with these objectives.

- 7.1 Community facilities covered by this policy include public houses, post offices, libraries, play areas, places of worship, local food shops, community halls and centres, indoor and outdoor sports facilities and cultural buildings.
- 7.2 Outdoor sports facilities include (without limitation) the following sports facilities of borough-wide significance: Coventry Stadium, Brandon; The Queen's Diamond Jubilee Centre; The Rugby Football Club and Rugby Cricket Club; Rugby Town FC, Butlins Road; Rugby Borough Football Club.
- 7.3 The policy gives local effect to national policy on the protection of community facilities.
- 7.4 The provision of new community facilities is supported subject to compliance with other policies of this plan.
- 7.5 Many community facilities, with the exception of public houses, shops and cultural buildings, are not main town centre uses. Town centre first policy would not apply to the provision of such uses.
- 7.6 This policy will also be applied to community facilities required to be delivered by other policies of this plan.

W2 Open space and sports provision

A. Residential development of 10 or more dwellings shall, through on-site provision or contributions, meet the open space standards set out below:

Typology	Area per 1,000 residents	Access distance (straight line)
Provision for Children & Young People	0.2ha	400m (LEAP) 1,000m (NEAP) 1,000m (Young People)
Natural & semi natural green spaces	2.5ha	700m
Parks & recreation grounds	1.25ha	700m
Amenity green spaces	1.27ha	300m
Allotments	0.65ha	800m
Rugby union	0.24 pitches	N/A
Adult football	0.22 pitches	N/A
Youth football	0.45 pitches	N/A
Mini soccer	0.37 pitches	N/A
Hockey	0.02 pitches	N/A
3G	0.05 pitches	N/A
Cricket	0.1 pitches	N/A

B. Provision/contributions will not be required for a

typology where both:

- i. existing open space provision in the ward in which the site is located exceeds the relevant standard and will continue to do so after the proposed development; and
- ii. the existing provision is within the applicable access distance of the site and is of satisfactory quality.

- C. On site provision is preferred. Where off-site provision is justified due to site constraints, contributions to provision and maintenance will be calculated in accordance with Appendix 2 and will be spent in a location accessible to the site.
- D. Where public open space is provided on site and is to be adopted by the council, contributions towards maintenance calculated in accordance with Appendix 2 will be required.
- E. National policy on the protection of existing open space, sports and recreational buildings and land, including playing fields, will be applied.

7.7 Contributions to children’s play and youth/mini soccer will not be required from age-restricted retirement housing or for 1-bedroom homes. Open space can contribute to on-site delivery of biodiversity net gain.

Design

D1 Well-designed places

- A. New development shall create or contribute to well-designed places. Development that is not well-designed will not be permitted.
- B. All development shall (where applicable):
 - i. respond appropriately to context and character (including historical characteristics as well as physical) in its build form, layout, orientation, density/grain, height, materials and massing;
 - ii. maximise connections beyond the site, for people and nature;
 - iii. create connected, legible and permeable public spaces;
 - iv. integrate and reuse existing natural and built assets within the site as far as possible, and where appropriate respond to natural and built assets beyond the site;
 - v. comprise visually attractive buildings and spaces;
 - vi. have an appropriate relationship with and enclosure to the street;
 - vii. incorporate well-designed parking, cycle and waste storage, servicing and utilities infrastructure;

- viii. demonstrate efficient use of land, energy and water through the design, construction and management of buildings and spaces;
- ix. create robust and adaptable buildings and spaces taking account of future maintenance; and
- x. maintain high quality design integrity through the design and development stages.

8.1 This overarching policy sets out high-level design principles for all new development across the borough. It will be supported by local design codes and guides which will provide further detail on the design requirements for development. Development proposals will need to respond to the 10 characteristics of well-designed places outlined in the National Design Guide, some of which overlap with other policies of this plan.

D2 Infill and householder development

A. Infill and householder development shall incorporate (as appropriate) features and characteristics which are repeated in the street scene (or street scenes in the case of a corner plot), so that the development appears cohesive when viewed in the context of the street or streets. This may include:

- i. plot and building width;
- ii. front building line;
- iii. gaps between buildings;
- iv. height, scale and mass;
- v. proportions;
- vi. size and arrangement of windows;
- vii. materials and details;
- viii. boundary treatments; and
- ix. parking.

B. Extensions and alterations to existing dwellings shall:

- i. be of overall high-quality design;
- ii. be subservient in scale and character to the host building, including its roof-form;

- iii. integrate with the existing property, reflecting its features and characteristics, including (but not limited to) proportions of openings, alignment, materials, detailing;
- iv. ensure that adequate outdoor amenity space is retained for use of occupiers of the enlarged property in line with policy H7;
- v. safeguard the amenity of neighbouring occupiers in line with policy EN7; and
- vi. safeguard access, parking (in accordance with policies I1 and I2) and servicing required for the extended dwelling.

8.2 “Householder” and “infill” development are defined in the glossary.

8.3 Infill development should take cues from the characteristics of the street scene in which it is located.

8.4 In most circumstances, it will be appropriate for extensions and alterations to reflect the characteristics of the existing building. In some instances, more innovative remodelling of the appearance of the existing building may be appropriate. This will be supported where design quality is high and would complement rather than detract from the street context.

D3 Landscaping

- A. Development proposals shall where possible retain and integrate existing natural features and assets.
- B. Retained natural features, new public realm (streets and public spaces) and new soft landscaping must form structuring elements of a cohesive development layout.
- C. Landscaping shall be appropriate to its context.
- D. Landscaping shall use robust materials and native planting.
- E. Opportunities should be taken to reconnect fragmented habitats.
- F. Street trees and soft landscaping shall be incorporated into street design.
- G. Front boundary treatments should reinforce the prevailing character of the street.
- H. Where development borders open landscape, development edges should be predominantly outward facing and avoid a harsh transition to the adjacent space.
- I. Arrangements for the long-term maintenance of landscaped areas must be put in place.

8.5 Landscape design encompasses the design of streets, public spaces (both hard and soft landscaped), and

private external spaces. As such, it is intrinsic to the 10 characteristics of a good place, outlined in the National Design Guide. It is particularly relevant to major development proposals, although its principles may also be applicable to smaller scale schemes.

- 8.6 Existing natural features and assets may contribute to biodiversity and the visual attractiveness and distinctiveness of the place. New hard and soft landscaping contributes to the character and distinctiveness of places.
- 8.7 In addition to policy D1, this policy should be read in conjunction with policies EN1 (Biodiversity and geodiversity protection), EN2 (Landscape protection), EN4 (Biodiversity net gain), D5 (Sustainable drainage), and EN5 (Canopy cover) due to significant links between these topics.
- 8.8 There are multiple benefits associated with high quality landscape design, including greener, more climate resilient spaces, supporting biodiversity, encouraging active travel, and supporting wellbeing.

D4 Historic environment

- A. National policy and legislation will be applied in the consideration of development proposals which have the potential to affect the significance of a heritage asset.
- B. Development that sustains and enhances the significance of the borough’s heritage assets will be supported.
- C. Applications with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) to allow an understanding of the impacts of the proposal on the significance of heritage assets and their setting.

- 8.9 Policy D4 gives effect to national policy and legislation on the historic environment.
- 8.10 The policy seeks to ensure the proper assessment and understanding of the significance of a heritage asset and the contribution of its setting in the development process.
- 8.11 The Warwickshire Historic Environment Record, the borough’s Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, and the Warwickshire Historic Towns Study and Historic Landscape Characterisation Study are

examples of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures.

- 8.12 Design responses to heritage assets need to be sensitive and complimentary to their surroundings. However, this does not require merely replicating existing styles and imitating architectural details; modern interpretation is possible if informed by a full contextual analysis and if it promotes and reinforces local distinctiveness.
- 8.13 The council will take a positive approach to sustaining and enhancing the significance of heritage assets. It will support proposals that make a positive contribution to character and distinctiveness and support viable uses of heritage assets which are consistent with their conservation.
- 8.14 The council will use its available powers and seek to work with landowners and developers to improve the condition of heritage assets that are at risk.

D5 Sustainable drainage

- A. All developments that create a need for surface water drainage shall include Sustainable Drainage Systems (SuDs) for the management of surface water run-off, unless proven to be inappropriate.
- B. SuDs shall:
 - i. be located outside the floodplain;
 - ii. integrate with green infrastructure;
 - iii. be sufficient for the needs of the site;
 - iv. promote enhanced biodiversity;
 - v. improve water quality; and
 - vi. provide good quality open spaces.
- C. Infiltration SuDs are preferred. The developer shall carry out infiltration tests and a groundwater risk assessment to ensure that this is possible without polluting groundwater.
- D. Where it is proven that infiltration is not possible, surface water should be discharged into a watercourse (in agreement with the Lead Local Flood Authority) at pre-development greenfield run off rates or into a surface water sewer if there is no nearby surface water body.

- E. SuDs schemes shall have a maintenance schedule detailing maintenance boundaries, responsible parties, and arrangements to ensure management in perpetuity.
- F. In exceptional circumstances, where a SuDs cannot be provided, it must be demonstrated that:
 - i. an acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems; and
 - ii. if located in an area known to suffer surface water flooding, the development will contribute to an off-site strategic solution.

8.16 SuDS are an approach to managing surface water run-off which mimics natural drainage systems and retains water on or near the site. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SuDS reduce flood risk, promote groundwater recharge, and improving water quality and amenity.

8.17 Sustainable Drainage Systems (SuDS) should be designed in accordance with The SuDS Manual, CIRIA (C753) and Warwickshire County Council’s Flood Risk Guidance for Development.

Infrastructure

I1 Transport

- A. Development shall be designed in accordance with the transport user hierarchy outlined in the Warwickshire Local Transport Plan, prioritising active travel. Where possible development proposals shall contribute to delivery of the Local Transport Plan and Local Cycling and Walking Infrastructure Plan (or their successors).
- B. Development shall:
- i. be located where car travel can be minimised and opportunities for walking, cycling and public transport can be maximised;
 - ii. provide suitable and safe access by all modes;
 - iii. fully mitigate adverse impacts on the operation and safety of the highway network;
 - iv. provide safe and convenient active travel routes within and connecting out from the development, including, if necessary, contributing to upgrading or creating new routes;
 - v. provide convenient access to public transport;
 - vi. for residential development, provide direct, clear, safe and convenient walking links to existing and proposed local facilities; and

- vii. create a permeable, connected street network which 'plugs in' to the existing street network. Street layouts should avoid preventing future connectivity where the potential to develop adjacent land in future exists. Cul-de-sacs should not be used except where a site cannot be serviced any other way. Instead, through traffic should (if necessary) be removed through modal filters like trees or bollards which allow pedestrians and bicycles to pass.

- 9.1 The objective of this policy is to promote active travel and public transport use, while ensuring safe access and mitigating adverse impacts on the highway network. Facilitating alternatives and managing the growth of vehicular traffic resulting from development is important, because of its adverse impacts on air quality, noise, vibration, road safety, greenhouse gas emissions and traffic congestion.
- 9.2 Wherever possible, development must include realistic, safe and convenient alternatives to the private motor vehicle, particularly for local journeys.

I2 Parking

- A. Adequate parking shall be provided for bicycles and vehicles (including motorcycles) in accordance with the parking standards in Appendix 1. This will include the provision of vehicle parking to meet the needs of people with disabilities or impaired mobility.
- B. Development layouts shall ensure that cycle parking is conveniently located close to the entrance(s) of the buildings it serves and is well overlooked, covered and secure.
- C. Development layouts shall ensure that vehicle parking is well related to the building it serves, provides safe access and egress, is adequately sized and is not visually dominant within the street scene.

- 9.3 Cycle parking provision is important to supporting active travel. Provision of adequate cycle storage in convenient locations is therefore a significant component of this policy.
- 9.4 Vehicle parking is often an important component of residential and non-residential development. It is however important to strike a balance. Too much vehicle parking can make inefficient use of land and discourage use of alternative sustainable forms of travel. Too little parking can result in vehicles parked in inappropriate

places, with potential highway safety impacts and neighbour disputes.

- 9.5 In light of the above, cycle parking standards set out in Appendix 1 should be considered as a minimum.
- 9.6 Vehicle parking standards should generally be complied with, though may be applied flexibly where there is appropriate evidence and reasoned justification for more or less vehicle parking, for example where car club provision is secured through a s106 agreement.
- 9.7 Parking provision for people with disabilities should be proportionate to the amount of overall vehicle parking spaces as outlined in Appendix 1.

I3 Communications infrastructure

- A. Communications infrastructure will be permitted where justified and in accordance with national policy and other policies of this plan.
- B. Proposals for new sites for electronic communications infrastructure must demonstrate that no opportunities exist for using or upgrading existing sites.
- C. Proposals for residential and commercial development which are major developments shall include full fibre broadband connections unless this is demonstrated not to be possible.

- 9.8 This policy gives local effect to national planning policy on supporting high quality communications.
- 9.9 The policy seeks to ensure the delivery of high-speed broadband to support the economic success of the borough. This is particularly important with the shift to more home working.

14 Infrastructure and planning obligations

- A. New development that exceeds the capacity of existing infrastructure or causes unacceptable impacts will only be permitted where it can be demonstrated that there is a reliable mechanism in place to deliver the requisite infrastructure upgrades when required and to mitigate the impacts.
- B. Planning obligations may include retrospective contributions towards infrastructure improvements which have been fully or partly delivered at the date the relevant obligation is entered into, but which deliver necessary mitigation for the proposed development.
- C. Where a planning obligation for the delivery of affordable housing would deliver less than the minimum policy requirement for affordable housing the council will include mechanisms for mid development and/or post development viability reviews which may result in the requirement to deliver additional affordable housing.
- D. Developments of 50 or more homes and commercial developments of 10,000m² or more in floorspace will be required to provide employment and skills plans to deliver opportunities for local residents to access employment and training.

- 9.10 It is essential that adequate infrastructure capacity exists to accommodate new development. The policy provides a basis for requiring the delivery of necessary infrastructure upgrades to meet the additional demand generated by new development. Such infrastructure may include (amongst other things) school places, transport, water supply/wastewater, flood defences, health facilities, public open spaces and community facilities.
- 9.11 Reliable mechanisms to deliver infrastructure may include planning conditions, planning obligations or secured public funding.
- 9.12 Where it is not possible to address unacceptable impacts of development through planning conditions, a planning obligation may be required. Paragraphs B and C of the policy make provisions for retrospective contributions towards infrastructure and the viability review of affordable housing planning obligations.
- 9.13 Employment and skills plans will contribute towards the delivery of Rugby Borough Council's Economic Strategy. Employment and skills plans will need to cover the construction of the development and, for commercial development, ongoing employment and training in the operational phase.

15 New railway stations

- A. Land as shown on the policies map is safeguarded to support the delivery of the proposed Nuneaton Parkway railway station.
- B. Planning permission will not be granted for development that would prejudice the construction or operation of Nuneaton Parkway railway station including its proposed car park and access road.
- C. Development of the new Rugby Parkway station as shown on the policies map will be supported.

9.14 National policy states that planning policies should identify and protect sites and routes which could be critical in developing infrastructure to widen transport choice.

9.15 Nuneaton Parkway Station is being promoted by Warwickshire County Council. It is also identified as a priority scheme by Midlands Connect and is identified in the West Midlands Rail Executive Rail Investment Strategy for delivery between 2031 and 2040.

9.16 A feasibility study and site selection exercise has been undertaken by Warwickshire County Council.

9.17 The proposals for Rugby Parkway station are more advanced with a planning application having been submitted.

16 Secondary education

- A. Land as shown on the policies map is allocated for the provision of a new 6FE plus sixth form secondary school at St Thomas Cross north east of Rugby.
- B. All new residential development in the borough which is major development shall contribute £X,XXXX per dwelling (or such updated amount as may be identified through an SPD) to the cost of delivery of expanded secondary education provision in the borough to meet future need.

- 9.18 The local education authority has identified a need for an additional six forms-of-entry secondary school with sixth form in north Rugby. Land is allocated for this purpose within this plan at St Thomas Cross, Newton Manor Lane/Newton Road.
- 9.19 To deliver this school through the more dispersed spatial strategy in this plan s106 contributions will need to be combined from all new residential development, wherever located. This is justified even where the development would not be within the catchment of the new school, because the new school will help alleviate pressure on other schools in the borough.
- 9.20 Expansions of existing schools are also likely to be necessary to accommodate planned growth.
- 9.21 The contribution per dwelling is calculated based on the estimated cost of new school provision and school expansion needed to deliver the plan as detailed in the Infrastructure Delivery Plan, divided by the total number of dwellings planned.
- 9.22 Any developments which come forward that are not detailed within this plan will also need to make contributions of the same amount per dwelling.

Appendices

Appendix 1 Parking standards

Standards for vehicle and cycle parking are defined by use class. Where no standard is specified for the type of development proposed, the appropriate parking level will be considered on its own merits.

The parking standards are based on spaces per square meter of Gross Floorspace Area (GFA) unless otherwise stated. The GFA is the total floorspace of a development.

Car parking

New developments will normally be required to provide vehicle parking in compliance with the standards set out in this appendix. Under or over provision must be justified with appropriate evidence. For some uses, different standards are set within the high access zone. This is shown on the policies map and on the map below.

Car parking spaces will need to achieve the minimum dimensions in the table below (or such larger sizes as Warwickshire County Council (WCC) may require). These align with WCC’s design guide and enable sufficient space to park and enter/exit vehicles. Additional width is required for spaces restricted on one or both sides by a fence, wall, or other obstruction, as these allow less flexibility to open car doors.

Single parking space (unrestricted)	Parking space restricted on one side	Parking space restricted on two sides	Garages and car ports
2.5 x 5.5 m	3 x 5.5 m	3.5 x 5.5m	3.5 x 6m

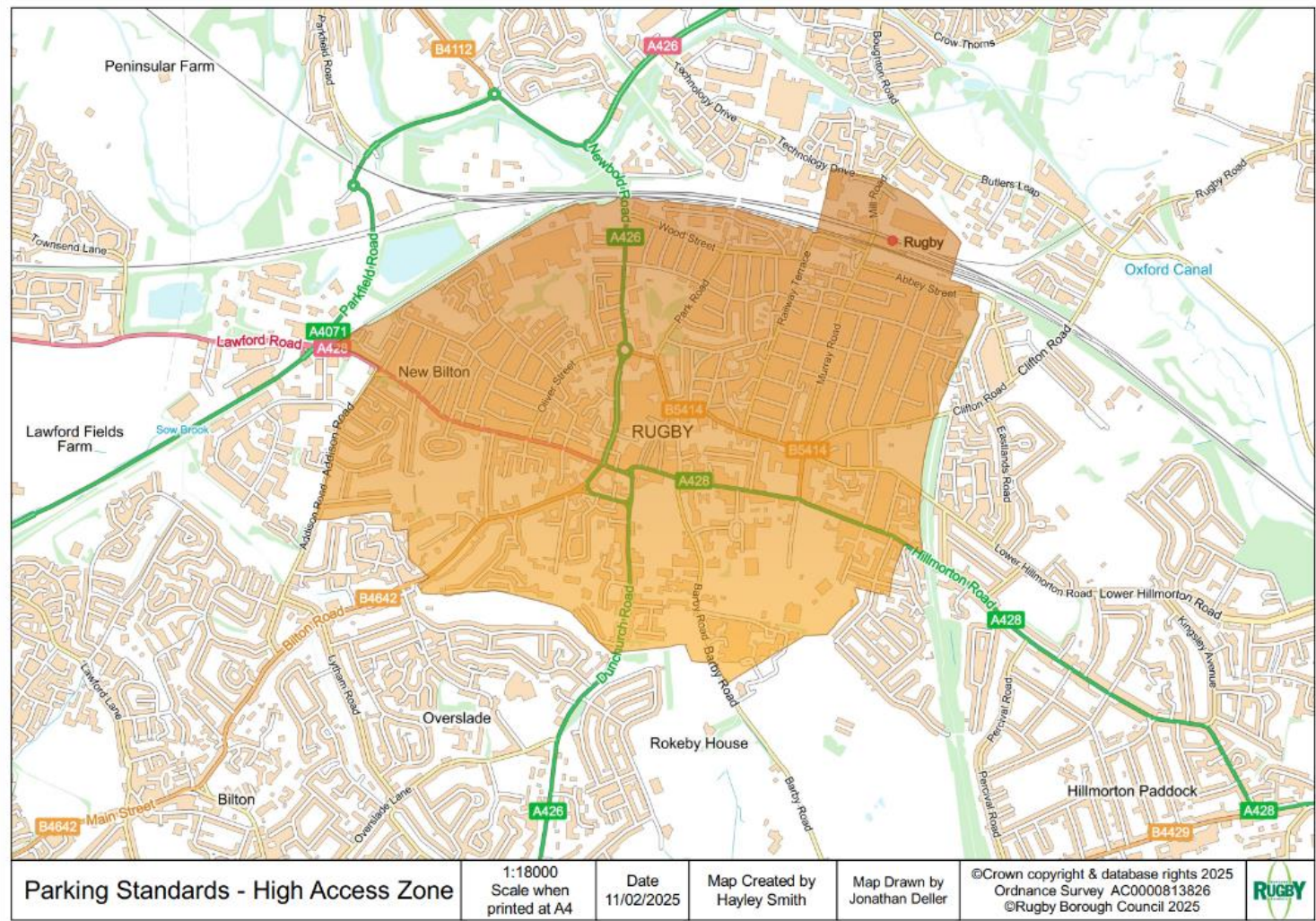
Where residential parking is provided on plot, it may be necessary to ensure there is sufficient space to manoeuvre past a parked car with wheelie bins and bicycles, depending on the location of storage for such items.

Electric Vehicle charging

Electric vehicle charging points shall be provided in accordance with Building Regulations.

Cycle Parking

Cycle parking in compliance with these standards should be provided on new developments as a minimum.



Use Class B				
Type	Car parking	Cycle parking		Notes/other considerations
		Long stay - staff	Short stay - visitors	
B2 General Industrial	1 space/90 sq.m	1 stand/350 sq.m	1 stand/ 500 sq.m	Long stay cycle parking is to be at least the greater of the spaces per GFA identified or 1 space per 8 staff. These standards do not take into account commercial vehicle parking standards, which will be considered on the basis of individual planning applications.
B8 Storage and distribution	1 space/120 sq.m	1 space/500sq.m	1 stand/1000sq.m	

Use Class C1 – Hotels and hostels					
Type	Car parking		Cycle parking		Notes/other considerations
	Low access	High access	Long stay - staff	Short stay - visitors	
Hotels/motels/guest houses/boarding houses	1 space/bedroom	0.5 spaces/bedroom	1 stand/full-time staff	1 stand/10 beds	Facilities within such developments that could be available to non-residents (e.g. conference facilities and eating and drinking) should be treated separately.

Use Class C2 – Residential institutions					
Type	Car parking standard		Cycle parking		Notes/other considerations
	Low access	High access	Long stay - staff	Short stay - visitors	
Residential care home	1 space/4 residents	0.5 spaces /4 residents	1 space/ 6 FTE staff	2 spaces per establishment	Space for an ambulance should be incorporated into the layout. This should be as close as possible to the main entrance of the establishment and not impede site access.
Homes for adults and children with learning or physical disabilities	1 space/resident staff + 0.5 spaces/ non-resident staff + 0.5 spaces/client for visitors		1 space/ 6 FTE staff	2 spaces per establishment	The parking standard for non-residential staff applies to non-residential staff on duty at the busiest time. Due to the nature of this use, a reduction for high accessibility is not appropriate.
Residential schools, colleges or training centres	1 space/4 residents	0.5 spaces /4 residents	Each case considered on its own merits	Each case considered on its own merits	

Use Class C3 – dwellings					
Type	Car parking		Cycle parking		Notes/other considerations
	Low access	High access	Long stay - residents	Short stay - visitors	
Houses (detached, semi-detached, terraced, bungalows)					
1-2 bed dwelling	1.5 spaces/dwelling	0.75 spaces/dwelling	1 space/dwelling secure and under cover	N/a	Where there is a solid wall or boundary structure on one side, the width of the space should increase to a minimum of 3m, and if enclosed on two sides by a wall or boundary treatment it should increase further to 3.5m. This is to ensure that occupiers can park and open car doors on both sides. Garages may only be included as part of the parking space provision where the following minimum internal dimensions specified above.
3 bed dwelling	2 spaces/dwelling	1 space/dwelling	1 space/dwelling secure and under cover	N/a	
4+ bed dwelling	3 spaces/dwelling	1.5 spaces/dwelling	1 space/dwelling secure and under cover	N/a	

Dwelling apartments/flats/maisonettes					
Studio apartments	1 space/dwelling	0.5 spaces/dwelling	1 space/dwelling secure and under cover	1 space/dwelling	Where apartments are provided through the conversion of an existing building or new build apartments are proposed in the Rugby urban area and no on plot parking is possible, the standard will be considered flexibly.
1-2 bed apartments	1.5 spaces/dwelling	0.75 spaces/dwelling	1 space/dwelling secure and under cover	1 space/dwelling	
3+ bed apartments	2 spaces/dwelling	1 space/dwelling	2 spaces/dwelling secure and under cover	1 space/dwelling	
Dwellings for Elderly Persons					
Active elderly: sheltered housing/age restricted housing/retirement housing	1 space/dwelling	0.5 spaces/dwelling	1 space/dwelling secure and under cover	1 space/2 dwellings	
Sheltered housing with resident warden	0.5 spaces/dwelling	0.25 spaces/dwelling	Each case to be considered on own merits	1 space/2 dwellings	

Houses in multiple occupation (C4 or sui generis)					
	Car parking		Cycle parking		Notes/other considerations
	Low access	High access	Low access	High access	
HMO	1 space/bedroom	0.5 spaces per bedroom	1 space/2 bedrooms	1 space/bedroom	Vehicle and cycle parking space should be provided in the curtilage wherever possible. Where a property is proposed to be converted to a HMO and no on plot parking is possible, the standard will be considered flexibly.

Commercial, business and services (Class E)					
Type	Car parking		Cycle parking		Notes/other considerations
	Low access	High access	Long stay - staff	Short stay - visitors	
(a) – Non-food retail and general retail	1 space/20sq.m	1 space/50sq.m	Greater of 1 space per 6 staff or 1 per 300sq.m	1 stand per 200sq.m	In Rugby town centre where there is usually sufficient parking provision for existing and predicted demand from the proposed development, there will be no additional parking required.
(1) Food retail	1 space/14sq.m	1 space/50sq.m	Greater of 1 space per 6 staff or 1 per 300sq.m	1 stand per 200sq.m	
(b) – Food and drink which is mostly consumed on the premises	1 space/5sq.m	1 space/10sq.m	Greater of 1 space per 6 staff or 1 per 40sq.m	1 stand per 20sq.m	

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(c) – financial services, professional services, other services	1 space/30sq.m	1 space/50sq.m	Greater of 1 space per 6 staff or 1 per 300sq.m	1 stand per 200sq.m	
(d) – indoor sport and recreation (excluding swimming pools, skating rinks, motor or firearms)	1 space/ 3 staff + 1 space/30sq.m playing area	0.5 spaces/3 staff + 0.5 spaces/30sq.m playing area	Greater of 1 space/6 staff or 1 space/40sq.m	1 space/20sq.m	
(e) Medical services not attached to the home of the practitioner	4 spaces/consulting room	2 spaces/consulting room	Greater of 1 space/2 consulting rooms or 1 space/6 staff	1 stand/consulting room	
(f) Non-residential creche, day centre or nursery	1 space/staff member (FTE)	0.5 spaces/staff member (FTE)	1 stand/6 FTE staff		
(g) (i) office,	1 space/30sq.m	1 space/60sq.m	1 stand/150sq.m	1 stand/500sq.m	
(g) (ii) research and development	1 space/40sq.m	1 space/80sq.m	1 stand/250sq.m	1 stand/500sq.m	
(g) (iii) any industrial process which can be carried out in a residential area without causing detriment to the area	1 space/40sq.m	1 space/80sq.m	1 stand/150 sq.m	1 stand/500sq.m	

Use Class F1 – Learning and non-residential institutions					
Type	Car parking standard		Cycle parking standard		Notes/other considerations
	Low access	High access	Long stay - staff	Short stay - visitors	
(1) Provision of education (schools, 16+ colleges and further education)	<i>Staff and visitors:</i> 2 spaces/classroom	<i>Staff and visitors:</i> 1 space/classroom	To be considered on a case-by-case basis	To be considered on a case-by-case basis.	Student and parent vehicle parking to be considered on a case-by-case basis. Catchment areas will be taken into account for schools. Facilities for picking up and setting down pupils may be provided or as determined by the Travel Plan.
(2) Public worship or religious instruction	1 space/5 fixed seats or 1 space/10sq.m	0.5 spaces/5 fixed seats or 0.5 spaces/10sq.m	Greater of 1 space/6 staff or 1 space/40sq.m	1 space/20sq.m	

Use Class F2 – Local community					
Type	Car parking standard		Cycle parking standard		Notes/other considerations
	Low access	High access	Long stay - staff	Short stay - visitors	
(1) Shops (mostly) selling essential goods, including food, where the shop's premises	1 space/FTE staff + 1 space/30sq.m		1 space/30sq.m	1 space/30 sq.m	This use is a local shop by nature so vehicle parking standard should be considered flexibly.

do not exceed 280sq.m and there is no other such facility within 1000m					
(2) Halls or meeting places for the principal use of the local community	1 space/FTE staff + 1 space/30sq.m		1 space/30sq.m		In Rugby town centre where there is existing public parking that can accommodate existing and predicted demand, additional parking may not be required.
(3) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)	Playing fields: 12 spaces/ha pitch area	6 spaces /ha pitch area	Greater of 1 space/6 staff or 1 space/5ha pitch area	1 space/ha pitch area	Other on-site facilities such as club house, and eating/drinking establishments are to be treated separately.
	Tennis courts/squash courts: 3 space/court	1.5 spaces/court	Greater of 1 space/6 staff or 1 space/5 courts	1 space/court	
(4) Indoor or outdoor swimming pools or skating rinks	1 space/3 staff + 1 space/10sq.m of the hall or pool area	0.5 space/3 staff + 0.5 space/10sq.m of the hall or pool area	Greater of 1 space/6 staff or 1/40sq.m	1 space/20sq.m	

Sui Generis					
Type	Car parking standard		Cycle parking standard		Notes/other considerations
	Low access	High access	Long stay - staff	Short stay - visitors	
Cinemas, theatres, concert halls, bingo halls	1 space/5 seats	1 space/10 seats	Greater of 1 space/6 staff or 1/40sq.m	1 space/20sq.m	In Rugby town centre where there is usually sufficient parking provision for existing and predicted demand from the proposed development, there will be no additional parking required.
Hot food takeaway	1 space/5sq.m	1 space/10sq.m	Greater of 1 space/6 staff or 1/40sq.m	1 space/20sq.m	Car parking standards may be relaxed or waived where there is public parking readily available nearby.
Public house, wine bar or drinking establishment	1 space/3sq.m	1 space/10sq.m	Greater of 1 space/6 staff or 1/40sq.m	1 space/20sq.m	Car parking standards may be relaxed or waived where there is public parking readily available nearby.
Sale or display of motor vehicles	Car sales – staff: 1 space/FTE staff Car sales – customers: 1 space/10 cars on display		Greater of 1 space/8FTE staff or 1 space/250sq.m	1 space/500sq.m	Due to the nature of this use, a reduction according to

				accessibility is not appropriate.
Motor vehicle workshop	Staff: 1 space/45sq.m Customers: 3 spaces/service bay	Greater of 1 space/8FTE staff or 1 space/250sq.m	1 space/500sq.m	Due to the nature of this use, a reduction according to accessibility is not appropriate.

Parking for people with disabilities

Parking for people with disabilities should be additional to parking standards outlined above. The total number of spaces required by the standards shall include the following proportions:

Employment generating businesses and hotels	
Up to 25 places	1 space
Up to 50 places	2 spaces
Up to 75 places	3 spaces
Up to 100 places	4 spaces
Each subsequent 100 spaces or part of 100	1 extra space
Public buildings and shops	
Up to 25 places	1 space
Up to 50 places	3 spaces
Up to 100 places	5 spaces
Each subsequent 100 spaces or part of 100	3 extra spaces

Access for people with disabilities: vehicle parking provision	
Under 50 spaces	1 space. Remaining provision on its own merits
Over 50 spaces	4%
<p>Reserved spaces should be clearly designated for use by people with disabilities and they should be clearly signposted. The pedestrian route from the parking spaces to the point of entry should be clearly defined and well lit.</p> <p>Pathways should be a minimum width of 1.2m and where possible 1.8m to allow wheelchairs to pass. A greater width may be required if large pedestrian flows are anticipated. Path edges should be clearly defined and slip resistant surfaces should be used. All pathways should be well lit. The use of colour contrasts may assist partially sighted people. The pathway system should where possible be designed to avoid crossing vehicular routes within the site. Where this is not practicable, use should be made of dropped kerbs and textured surfaces so that the crossing point is suitable for both wheelchair users and people with visual impairments.</p> <p>Ramps, where used, should have a gradient of approximately 1:20 (maximum 1:12). Where ramps are steep (greater than 1:20) steps should also be made available. Long ramps require a level landing at 10 m intervals. A level platform of adequate size should be provided at the entrance to the building and at the top and bottom of all ramps. Steps should have a maximum riser of 0.15m, and a minimum tread of 0.28m. Handrails should extend beyond the top and bottom of the steps or ramp and should be provided with a positive, safe end.</p> <p>Street furniture should be located so that it does not obstruct pedestrian pathways. Where possible, such furniture should be at least 1m in height (0.8m minimum), with good colour contrast.</p>	

Appendix 2 Open space standards

Rugby's 2021 average household of 2.4 persons should be applied in calculating provision requirements.

Existing provision table

Ref	Ward	Population 2021	Provision (ha per 1,000)	Allotments	Amenity Greenspace	Natural & Semi-Natural Space	Parks & Recreation Grounds	Provision for Children & Young People
1	Admirals and Cawston	9,847	Current provision	0.01	3.31	1.10	0.85	0.12
			Surplus/deficit	-0.64	2.04	-1.40	-0.40	-0.08
2	Benn	9,343	Current provision	0.01	0.13	0.07	0.54	0.04
			Surplus/deficit	-0.64	-1.14	-2.43	-0.71	-0.16
3	Bilton	6,550	Current provision	0.94	0.71	0.61	0.80	0.03
			Surplus/deficit	0.29	-0.56	-1.89	-0.45	-0.17
4	Clifton, Newton and Churchover	2,946	Current provision	0.61	2.01	12.03	0.79	0.15
			Surplus/deficit	-0.04	0.74	9.53	-0.46	-0.05
5	Coton and Boughton	8,108	Current provision	0.10	2.25	4.79	0.79	0.06
			Surplus/deficit	-0.55	0.98	2.29	-0.46	-0.14
6	Dunsmore	8,591	Current provision	0.45	0.63	46.15	4.67	0.13
			Surplus/deficit	-0.20	-0.64	43.65	3.42	-0.07
7	Eastlands	8,583	Current provision	0.69	0.61	1.65	1.65	0.09
			Surplus/deficit	0.04	-0.66	-0.85	0.40	-0.11
8	Hillmorton	7,748	Current provision	0.05	1.33	1.73	0.78	0.07
			Surplus/deficit	-0.60	0.06	-0.77	-0.47	-0.13
9	Leam Valley	2,445	Current provision	0.55	0.92	1.94	1.03	0.19

			Surplus/deficit	-0.10	-0.35	-0.56	-0.22	-0.01
10	New Bilton	8,166	Current provision	0.34	0.35	0.91	1.12	0.06
			Surplus/deficit	-0.31	-0.92	-1.59	-0.13	-0.14
11	Newbold and Brownsover	9,276	Current provision	0.22	2.14	7.44	0.88	0.09
			Surplus/deficit	-0.43	0.87	4.94	-0.37	-0.11
12	Paddox	7,358	Current provision	0.49	0.42	9.14	1.81	0.08
			Surplus/deficit	-0.16	-0.85	6.64	0.56	-0.12
13	Revel and Binley Woods	6,407	Current provision	0.50	0.38	25.69	32.00	0.08
			Surplus/deficit	-0.15	-0.89	23.19	30.75	-0.12
14	Rokeby and Overslade	7,700	Current provision	0.00	2.02	0.08	0.13	0.07
			Surplus/deficit	-0.65	0.75	-2.42	-1.12	-0.13
15	Wolston and the Lawfords	8,351	Current provision	0.62	0.74	21.76	1.29	0.15
			Surplus/deficit	-0.03	-0.53	19.26	0.04	-0.05
16	Wolvey and Shilton	2,938	Current provision	1.87	3.15	0.00	1.63	0.07
			Surplus/deficit	1.22	1.88	-2.50	0.38	-0.13

Off-site provision and maintenance cost table

Open space contributions calculator (for off-site provision and maintenance of both on an off-site open space) figures will be updated annually using the BCIS tender price index.

Typology	Capital cost per square metre	Maintenance cost per square metre	Maintenance period	Total cost per square metre
Allotments	7.59	0.44	10 years	8.03
Amenity Greenspace	3.84	0.69	10 years	4.53

Typology	Capital cost per square metre	Maintenance cost per square metre	Maintenance period	Total cost per square metre
Natural & Semi-Natural Space	7.34	0.73	10 years	8.07
Parks & Recreation Grounds	48.39	1.22	10 years	49.61
Provision for Children & Young People	16.23	3.73	10 years	19.96

Playing pitch cost table

Typology	Capital cost per pitch	Sinking fund – annual allowance	Maintenance – annual allowance	Maintenance period	Total cost per pitch
Adult football	128,288	5,645	21,424	25 years	805,004
Youth football				25 years	
Mini soccer				25 years	
Rugby union	179,603	8,441	29,994	25 years	1,140,476
Cricket	378,448	18,544	57,903	25 years	2,289,611
Hockey				25 years	
3G					

Glossary

Note on the calculation of percentages: Where a policy of this plan requires a percentage of housing or floorspace or site area to be used for a particular purpose and the application of that percentage results in a fraction of a whole housing unit or unit of area, the council will round the number up.

Active ground floor frontages: buildings and facades that have both doors and windows to inhabited rooms (i.e. not bathrooms, storerooms, corridors, parking areas) at regular intervals along the street to create interest and activity.

Affordable home ownership: means First Homes, shared ownership, rent to buy and other low-cost homes for sale (at a price equivalent to at least 20% below local market value).

Amenity Green Space: public open spaces whose primary purpose is to enhance the local environment and improve the well-being of local residents, employees and visitors. Amenity green spaces are not laid out or managed for a specific function, are not likely to be physically demarcated by walls or fences, and are unlikely to have identifiable entrance points. Examples include the grassed areas within Coton Park and Shakespeare Gardens.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Designated heritage asset: A conservation area, listed building, scheduled monument, registered park and garden or registered battlefield designated under the relevant legislation.

Employment use: A use within Use Classes B2, B8, E(g)(ii) and E(g)(iii) of the Town and Country Planning (Use Classes) order 1987 (as amended). Subject to compliance of the proposed use with Policy C2 (Main town centre uses) use class E(g)(i) will also be an employment use.

First Homes: housing made available to first-time buyers (with incomes of not more than £80,000 a year before tax) to buy with at least 30% of the market value taken off the price. The price of the home after discount cannot cost more than £250,000. When sold, the property must remain as a First Home.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Householder development: means an application for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse but doesn't include an application for change of use or an application to change the number of dwellings in a building.

Housing and Economic Development Needs Assessment (HEDNA): An assessment of the future housing and economic development needs of Coventry and Warwickshire commissioned jointly by Coventry City Council and the Warwickshire districts, including Rugby Borough Council. The HEDNA provides information on future housing needs of different groups, the size of new homes needed and tenure splits.

Infill development: means gap site development within a street frontage and the redevelopment or replacement of a building within a street frontage (but not including the redevelopment of large sites).

Local Geological Site: Akin to Local Wildlife Sites (see below). These sites are selected by the Warwickshire Geological Conservation Group for their geological interest. They may be private land with no public access.

Local Nature Reserve: is a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by a local authority. They are places with wildlife or geological features that are of special interest locally. They will have public access. They may be managed by Warwickshire County Council, Rugby Borough Council, Warwickshire Wildlife Trust, The Woodland Trust, The Royal Society for the Protection of Birds or another organisation.

Local Wildlife Site: an area of land that is designated by the Warwickshire Local Wildlife Sites Panel for its nature conservation value. There may not be public access to the site, and it may be in private ownership. A map of Local Wildlife Sites can be found here: <https://maps.warwickshire.gov.uk/greeninfrastructure/>

Low carbon technology: Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Main River: larger rivers and streams shown on the Main River Map published by the Environment Agency for which the Environment Agency carries out maintenance and improvement work.

Main town centre use: retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development: for housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

National Planning Policy Framework (NPPF): this is the principal statement of national government planning policy for England and can be accessed online: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Nationally Described Space Standard (NDSS): standards for minimum internal space in new dwellings, published by national government.

Natural and semi-natural green space: are areas which have natural characteristics and biodiversity value but which are also open for public use and enjoyment. Examples include the Oxford Canal and Cock Robin Wood.

Parks and Recreation Grounds: provide high quality open space to be enjoyed by all sections of the community and facilitate a range of formal and informal activities. At a minimum they should contain a formal planting area, community growing area, memorial, playing pitch, outdoor sports facility or space that caters to children or young people. As opposed to amenity green space, parks and recreation grounds are likely to be physically demarcated by fences, walls or shrubs and have identifiable entrance points and paths. Examples of parks and recreation grounds include Caldecott Park and Hillmorton Recreation Ground.

Planning Practice Guidance (PPG): an online compendium of the government's planning guidance, arranged by topic. It covers both plan making and decision taking. It can be accessed here: <https://www.gov.uk/government/collections/planning-practice-guidance>

Renewable energy: includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat.

Social rent: housing rented to people on low incomes by Rugby Borough Council or another registered provider at rents that are set through the National Rent Regime at around 50% of market rents.


Site of Special Scientific Interest: sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic Employment Sites: are shown on the policies map. They are: Ansty Park, Prospero Ansty, Butlers Leap, Central Park, Glebe Farm Industrial Estate, Midland Trading Estate, Rugby Cement Works, Somers Road Industrial Estate, Swift Park, Swift Valley, Valley Park, Dunchurch Trading Estate, Europark, Lawford Heath Industrial Estate, Prologis Park Ryton, Symmetry Park Rugby, Shilton Industrial Estate, Paynes Lane, Stepnell Park, and Rugby Gateway.

Annex: Development site allocations

This annex provides details for the development site allocations under Policies S6 (Residential allocations) S7 (Employment allocations). Those policies state that the development of the allocated sites shall accord with the development principles set out in this annex which should be read as if it is incorporated into the policy text.


Residential allocations – Brinklow

<p>Site ID: 337</p>	<p>Site name: West Farm and Home Farm, Brinklow</p>
<p>Site area: 4.05ha</p>	<p>Allocation: circa 75 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Compliance with the Brinklow village expansion design code. • Development will, where possible, retain, restore and re-purpose the historic agricultural buildings. • The existing Public Right of Way (PROW) must be maintained but rerouted. The design of the development must ensure the PROW is pleasant to use and well overlooked. 	 <p>The map shows the development site 337, which includes Home Farm, The Farm, and Fosse Cottages. The site is bounded by a red line. Other features on the map include the Church, War Memorial, Police House, and several ponds. A scale bar at the bottom indicates a distance of 90.5m. The map is titled 'Title: West Farm and Home Farm, Brinklow' and includes a scale of 1:148.</p>

<p>Site ID: 315</p>	<p>Site name: Land south of Rugby Road, Brinklow</p>
<p>Site area: 16.94ha</p>	<p>Allocation: circa 340 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Compliance with the Brinklow village expansion design code. • Provide serviced self-build and custom build plots as part of the development. • Access from Brays Close with a secondary access from Heath Lane. • The existing Public Rights of Way (PROW) must be maintained, and the design of the development must ensure they are pleasant to use. Wherever possible PROW should be routed through public open space, be segregated from roads, and be well overlooked. PROW should be maintained on their existing lines, with diversions only occurring where this is not practicable. PROW should be accessible to as many people as possible, including those who are disabled or less mobile. • Installation of pedestrian crossing on B4455. • Children’s/youth play provision. 	



Residential allocations – Clifton upon Dunsmore

<p>Site ID: 129</p>	<p>Site name: Land north of Lilbourne Road, Clifton upon Dunsmore</p>
<p>Site area: 2.31ha</p>	<p>Allocation: circa 60 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Pedestrian footway required to be constructed to link development site to existing network at junction of Buckwell Lane. • Drop crossing required at proposed access and across Buckwell Lane to join to existing network. • Existing street lighting should be extended to cover site access. • Proposed access should be located away from the junction of Hillmorton Lane, Lilbourn Rd and Buckwell Lane whilst still providing the required visibility splays. • Pedestrian and bicycle connection to Buckwell Lane and Manor Lane would be required. • Traffic calming and speed gateway treatments to be improved and include proposed access. 	 <p>The map displays a large green area labeled '129' which is the subject of the residential allocation. This area is bordered by several existing residential and commercial sites: 'Greenacres' to the north-west, 'Hunters Gate' to the north, 'Courtyard Barns' to the north-east, and 'The Gables' to the east. A road network is visible, including Buckwell Lane and Lilbourne Road. A red line outlines the proposed development boundary. The map includes a scale bar at the bottom left (0 to 50 meters), a title box, and copyright information for Rugby Borough Council and Ordnance Survey.</p>

<p>Site ID: 202</p>	<p>Site name: Newton Road, Clifton upon Dunsmore</p>
<p>Site area: 3.58ha</p>	<p>Allocation: circa 80 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> Existing footway along Newton Road to be extended to join onto existing footway network. Pedestrian crossing required at proposed access. Existing street lighting should be extended to cover proposed site access. White lining to be improved / dragon’s teeth, speed reduction measures such as speed humps, and speed limits to be extended to include proposed access. Pedestrian access should be provided to Buckwell Lane via Manor Lane. Provision of children’s play. The existing Public Right of Way (PROW) must be maintained, and the design of the development must ensure it is pleasant to use. If possible, the PROW should be routed through public open space. The PROW shall be well overlooked. The PROW should be maintained on its existing line if possible. 	

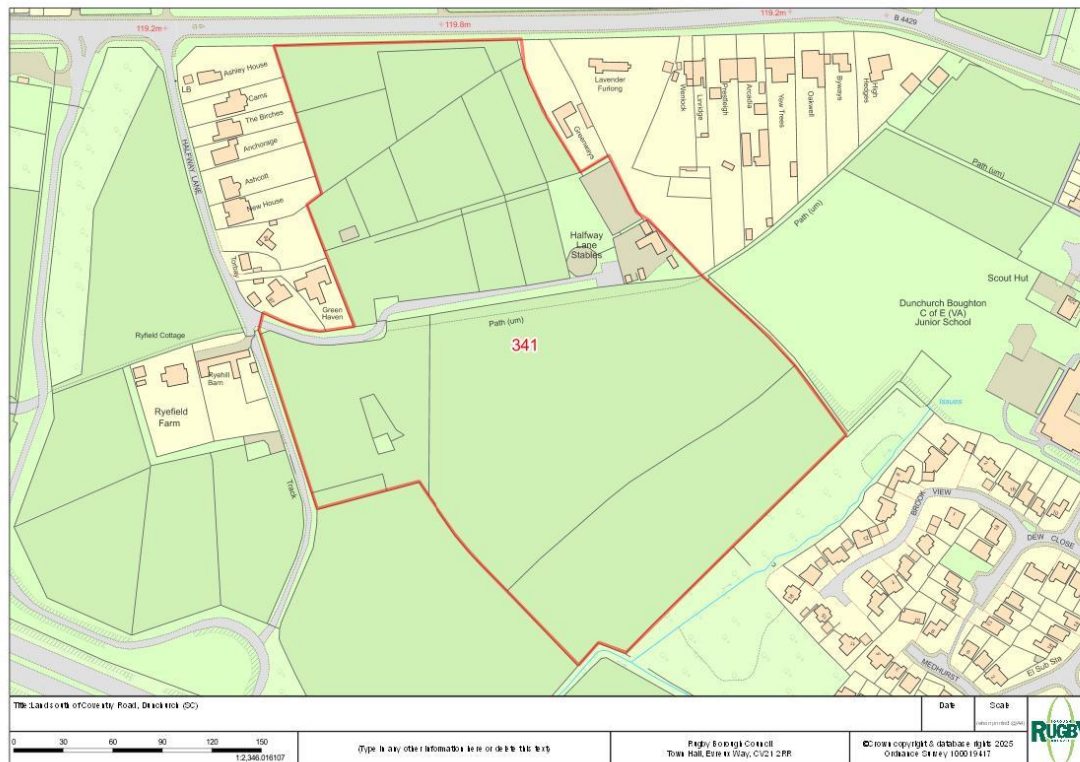


<p>Site ID: 307</p>	<p>Site name: North Road, Clifton upon Dunsmore</p>
<p>Site area: 0.94ha</p>	<p>Allocation: circa 10 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> Solely rear gardens along the western boundary of the site would not be supported to enable a more attractive settlement edge. 	



Residential allocations – Dunchurch

<p>Site ID: 341</p>	<p>Site name: Land south of Coventry Road, Dunchurch</p>
<p>Site area: 7.65ha</p>	<p>Allocation: circa 180 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Vehicular access from Coventry Road. The position of the access will need to be designed taking into account changes to the road through delivery of the Homestead Link Road. • Retention of mature trees. • Cycle and pedestrian access only from Halfway Lane. • The existing Public Right of Way (PROW) must be maintained on its current routing and enhanced for use by as many people as possible, including those who are disabled or less mobile. • Pedestrian and cycle access should be provided to the Public Right of Way and National Cycle Route on the western edge of the site. • Frontage development should be provided to Coventry Road and to the route of the PROW to ensure it is overlooked. • Developer funding for enhanced public transport. • Children’s play provision required. • Pedestrian routes must link with those being provided along Coventry Road as part of the Homestead Link Road scheme and also those to the north being implemented as part of the South West Rugby Development. 	



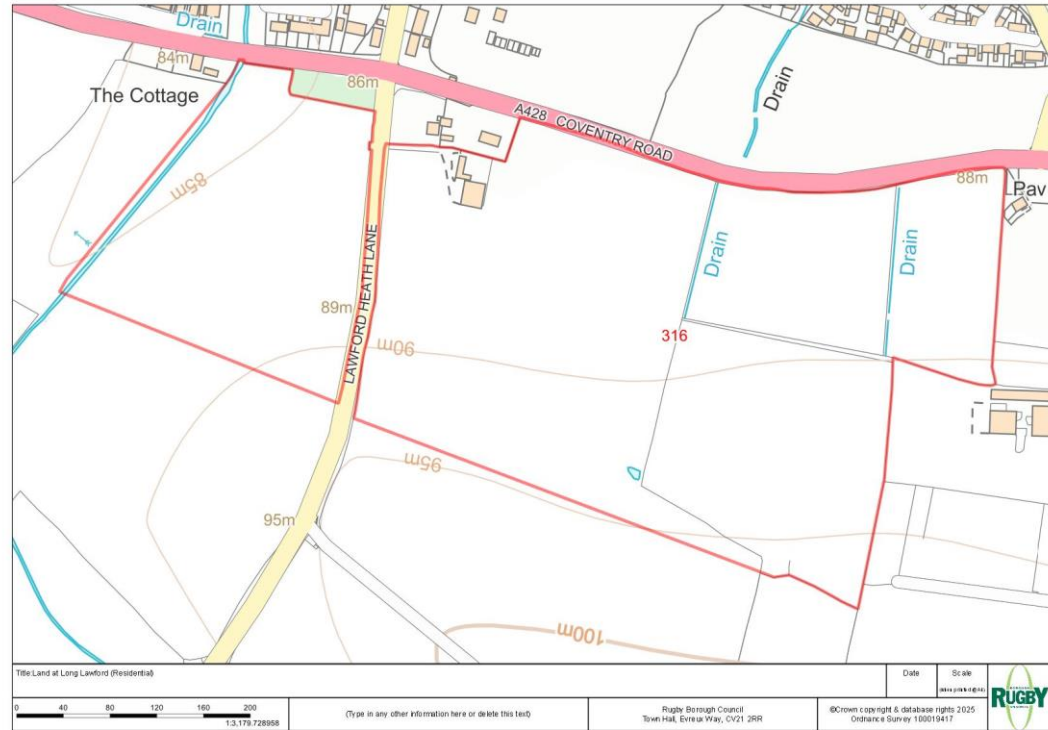
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<p>Site ID: 90</p>	<p>Site name: Homestead Farm, Coventry Road, Dunchurch</p>
<p>Site area: 1.07ha</p>	<p>Allocation: circa 30 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • The position of the access will need to be designed taking into account changes to the road through delivery of the Homestead Link Road. • Access to the site should retain the mature vegetation on the Coventry Road Frontage where possible. • The existing Public Right of Way (PROW) must be maintained on its existing routing, and the design of the development must ensure it is pleasant to use and well overlooked. The PROW should be improved to be accessible to as many people as possible, including those who are disabled or less mobile. • Pedestrian routes must link with those being provided along Coventry Road as part of the Homestead Link Road scheme and also those to the north being implemented as part of the South West Rugby Development. 	



Residential allocations – Long Lawford

<p>Site ID: 316</p>	<p>Site name: Land at Long Lawford</p>
<p>Site area: 19.75ha</p>	<p>Allocation: circa 400 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Frontages to face Coventry Road and Lawford Health Lane. • Pedestrian crossing to be provided on Coventry Road to provide a direct connection to the north-south pedestrian route through the Bloor Homes <i>The Brambles</i> development to linking to Back Lane and the village centre. • Connections with off-site public rights of way to provide a link to Bilton. • If advised to be required by the Integrated Care Board, provision of a GP surgery premises (currently absent in Long Lawford). • Small-scale convenience retail to be provided on-site given the distance of the site from the existing Coop. 	



Residential allocations - Newbold on Avon

Site ID: 75	Site name: Lea Crescent, Newbold on Avon
Site area: 0.78ha	Allocation: circa 20 dwellings
<p>Development requirements:</p> <ul style="list-style-type: none"> • Development to front Lee Crescent and the public right of way which crosses the site. • The existing Public Right of Way (PROW) must be maintained, and the design of the development must ensure it is pleasant to use and well overlooked. The PROW should be accessible to as many people as possible, including those who are disabled or less mobile. 	



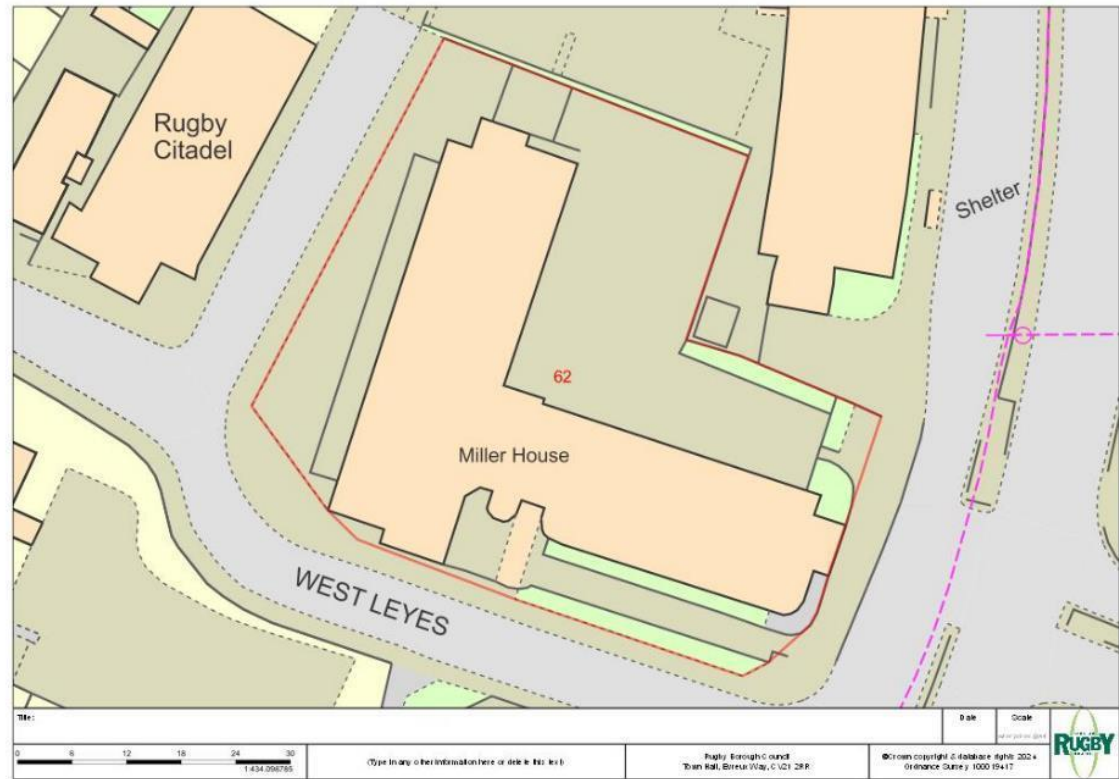
Residential allocations – Newton

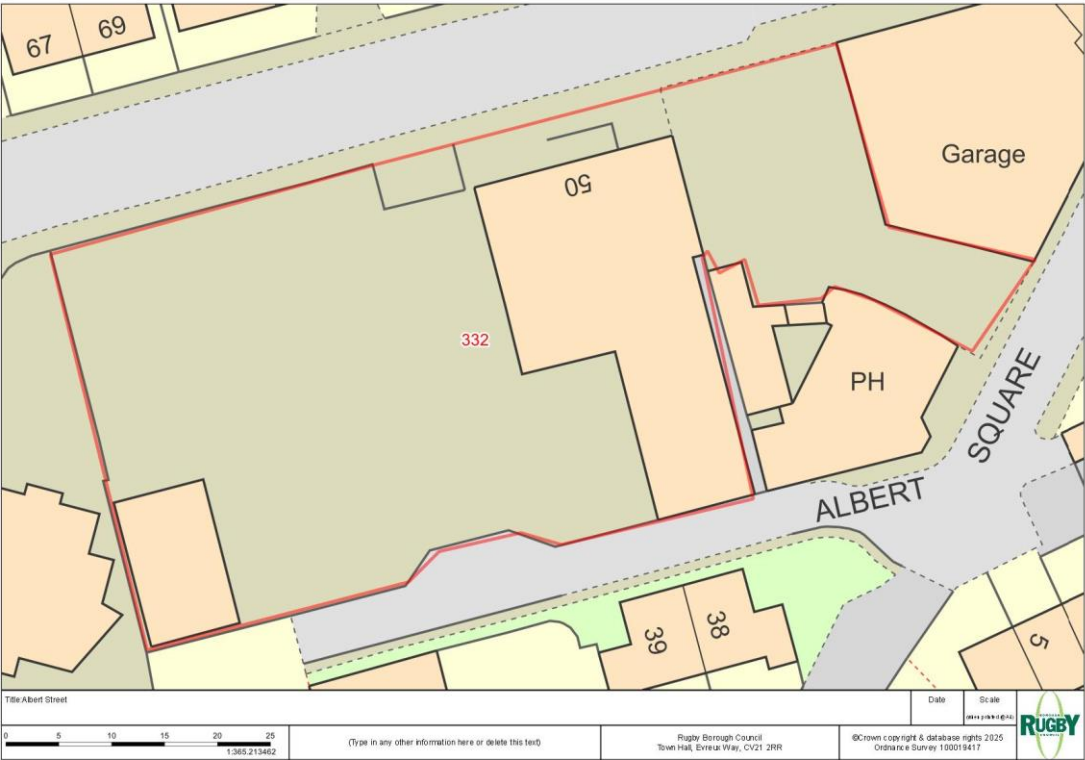
<p>Site ID: 87</p>	<p>Site name: Hillcrest Farm, Newton</p>
<p>Site area: 3.07ha</p>	<p>Allocation: circa 25 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Dwellings to be designed to have frontage to Hollies Land and Newton Lane. • The existing Public Right of Way (PROW) must be maintained, and the design of the development must ensure it is pleasant to use and well overlooked. The PROW should be accessible to as many people as possible, including those who are disabled or less mobile. • Suitable 2m minimum width pedestrian footway adjacent to Newton Lane to tie into any existing pedestrian provision to be provided. • Crossing facilities required to access pedestrian footway on astern side of Newton Lane. 	



Residential allocations – Rugby

Site ID: 62	Site name: Morgan Sindall House, Rugby town centre
Site area: 0.28ha	Allocation: circa 90 dwellings
<p>Development requirements:</p> <ul style="list-style-type: none"> • The design must balance appropriate outlook and amenity of dwellings with a positive frontage to Corporation Street. • The re-use of parts of the existing building, if possible, is supported. • Contributions required towards town centre cycle route network improvements being delivered as part of the Local Cycling and Walking Infrastructure Plan (LCWIP). 	



<p>Site ID: 332</p>	<p>Site name: Former Rugby Borough Council depot, Albert Street, Rugby</p>
<p>Site area: 0.28ha</p>	<p>Allocation: circa 25 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Built form should have multiple entrances to Albert Street to provide visual connectivity to the street. • Minimal setbacks onto Albert Street. • Vehicular access should be provided from Albert Square. • Building heights to match surrounding area with a minimum of three stories and maximum of five stories. Five storeys (if proposed) should be towards the eastern end of the site. • Apartments and terraced dwellings are appropriate for this site. • Pedestrian connection from the site directly onto Albert Square, which would benefit accessibility to other walk routes, should be provided if possible. • Contributions required towards town centre cycle route network improvements being delivered as part of LCWIP. 	 <p>The map shows a site plan for Site 332, outlined in red. The site is located on Albert Street, which runs diagonally from the bottom left towards the top right. To the east of the site is Albert Square. Surrounding buildings are shown in various colors (orange, yellow, green). Specific buildings are labeled with numbers: 67, 69, 50, 39, 38, and 5. A 'Garage' and a 'PH' (Public House) are also labeled. A scale bar at the bottom left indicates distances from 0 to 25 meters. Metadata at the bottom right includes the Rugby Borough Council logo, copyright information for 2025, and the Ordnance Survey ID 100016417.</p>

<p>Site ID: 122</p>	<p>Site name: Land at Fenley Field, Old Laurentian Rugby Club, Cawston</p>
<p>Site area: 4.9ha</p>	<p>Allocation: circa 80 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Vehicular access from Elborow Way. Pedestrian and cycle access and emergency vehicle access from Lime Tree Avenue. • Development of this site is contingent upon securing an alternative location for Old Laurentians RFC. • Retention of mature trees on field boundaries. • Layout should provide clear, legible pedestrian and cycle links with the adjacent South West Rugby development. • The layout for the site should integrate with the layout of the adjacent South West Rugby development. • The development of the site shall accord with the South West Rugby Design Code SPD (including Bilton Parkland Area Type). 	



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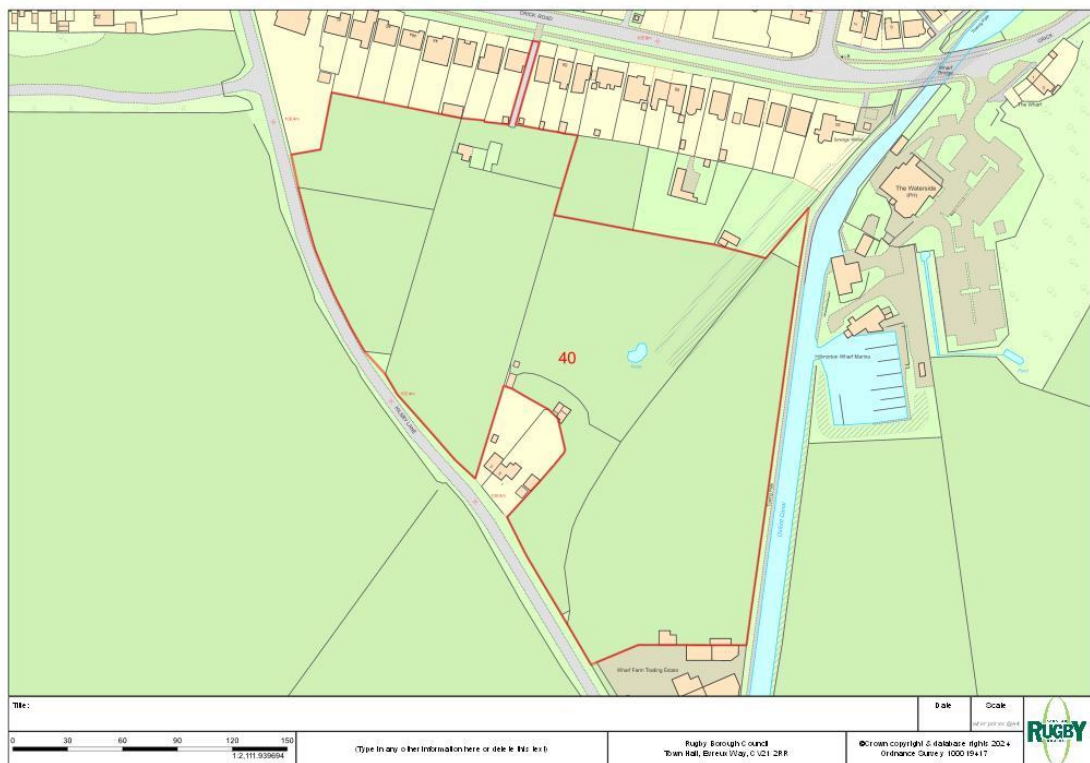
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Rugby Borough Council
Town Hall, Elmwood Way, CV21 2PP

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Ordnance Survey 100019417

RUGBY

<p>Site ID: 40</p>	<p>Site name: Land east of Kilsby Lane, Hillmorton</p>
<p>Site area: 4.85ha</p>	<p>Allocation: circa 125 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Creation of pedestrian access to the canal towpath. • Creation of pedestrian footway on Kilsby Lane to link to site access. • Further pedestrian access between houses to link to Crick Road. • Pedestrian permeability through the site, linking the towpath, Kilsby Lane and Crick Road to be included in the design. • Development should come forward in accordance with a master plan which is produced in consultation with the Canal & River Trust. • Design should ensure dwellings are designed to have frontage to Kilsby Lane and the Canal Towpath. 	



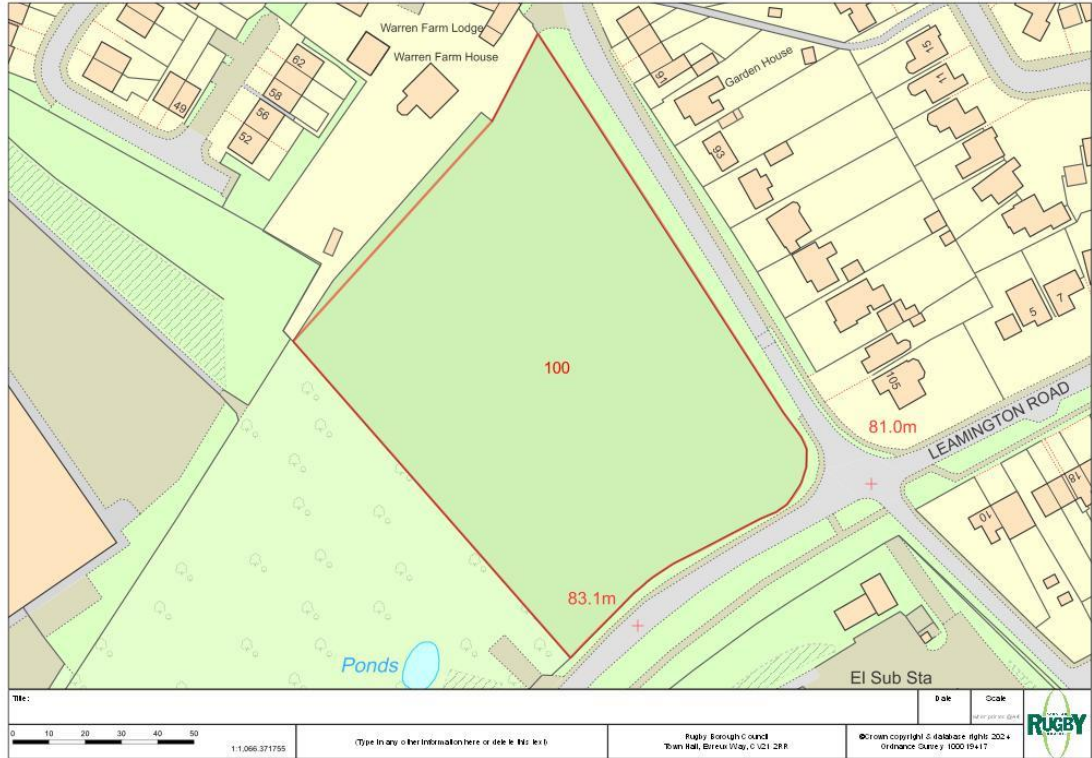
<p>Site ID: 334</p>	<p>Site name: Land off Barby Lane, Hillmorton</p>
<p>Site area: 19.22ha</p>	<p>Allocation: circa 400 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Extension of pedestrian footway on Barby Lane to link to site entrance. • Cycle and pedestrian connection required to Moat Farm Drive, Florin Place and Barley Close. • Retention and reinforcement of existing tree belt on the site’s southern boundary and retention and reinforcement of the hedgerow to Barby Lane. • Creation of footpath to link to the footpath which runs alongside Rugby Borough Football Club. • Development is to take into account the site’s topography and avoid excessive retaining structures. This should be achieved through an east-west street pattern and dwellings facing north and south. • If possible, pedestrian connections into Hillmorton Vale should be created. • Provision of land for expansion of English Martyrs Primary School (if required). 	

<p>Site ID: 59</p>	<p>Site name: Newton Manor Lane, Brownsover</p>
<p>Site area: 17.03ha</p>	<p>Allocation: circa 240 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Pedestrian and bicycle links to connect to and through Great Central Walk to link with Coton Park East. • Provision of pedestrian footway on Newton Manor Lane. • Creation of community orchard and allotments. • The existing Public Rights of Way (PROW) must be maintained, and the design of the development must ensure they are pleasant to use. Wherever possible PROW should be routed through public open space, be segregated from roads, and be well overlooked. PROW should be maintained on their existing lines, with diversions only occurring where this is not practicable. PROW should be accessible to as many people as possible, including those who are disabled or less mobile. 	

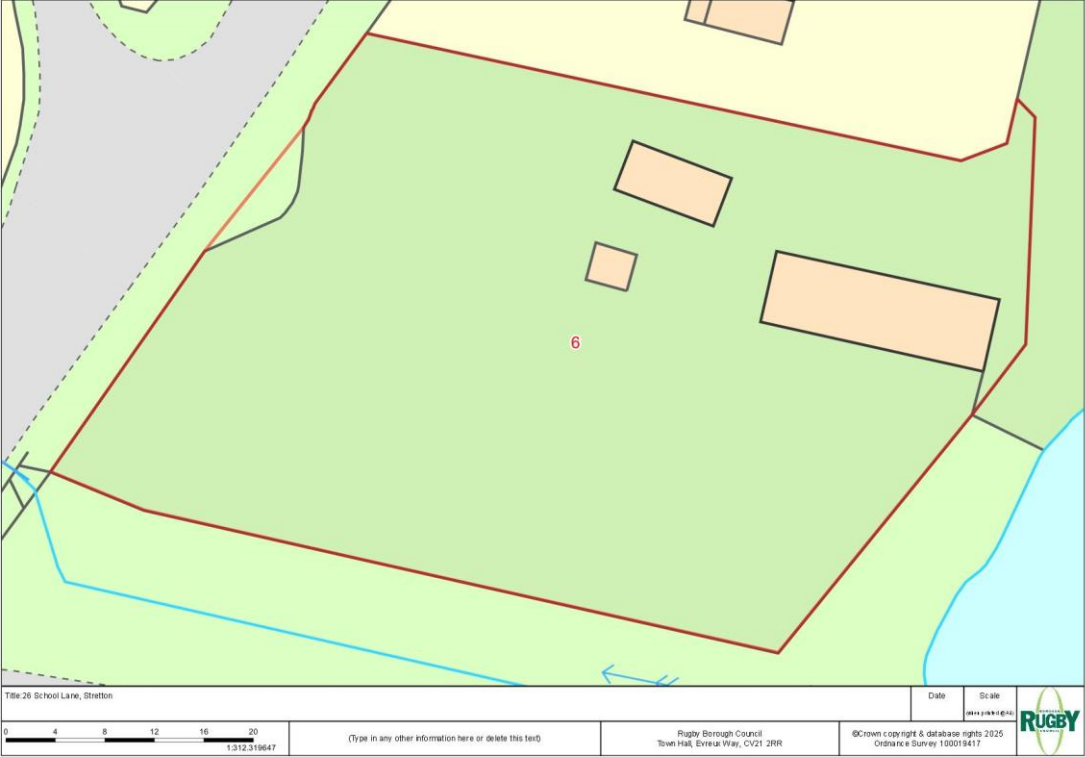
<p>Site ID: 338</p>	<p>Site name: Land south of Crick Road, Houlton</p>
<p>Site area: 6.24ha</p>	<p>Allocation: circa 250 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Creation of pedestrian access to the new Rugby Parkway station. • Improved pedestrian crossing facilities on Crick Road. • Mitigation of noise from the adjacent Eddie Stobart distribution centre and railway line. • Opportunity for higher density development, including taller buildings across the site. • Development shall front Crick Road. 	

Residential allocations – Ryton-on-Dunsmore

<p>Site ID: 100</p>	<p>Site name: Land at High Street, Ryton-on-Dunsmore</p>
<p>Site area: 1.2ha</p>	<p>Allocation: circa 35 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Continuous dwelling frontages to Leamington Road and High Street. • Provision of a footpath along the southern edge of the site. • The existing Public Right of Way (PROW) must be maintained, and the design of the development must ensure it is pleasant to use and well overlooked. If possible the PROW should be routed through public open space. The PROW is likely to need to be diverted but should maintain a direct route and be accessible to as many people as possible, including those who are disabled or less mobile. 	

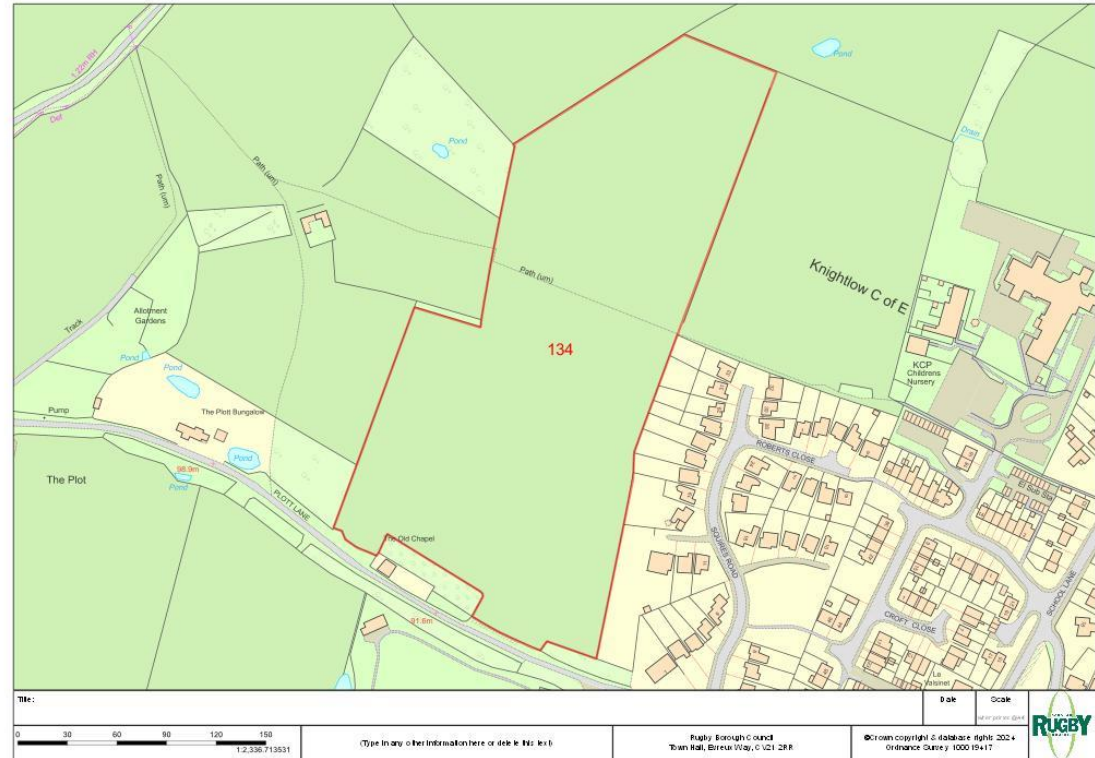


Residential allocations – Stretton-on-Dunsmore

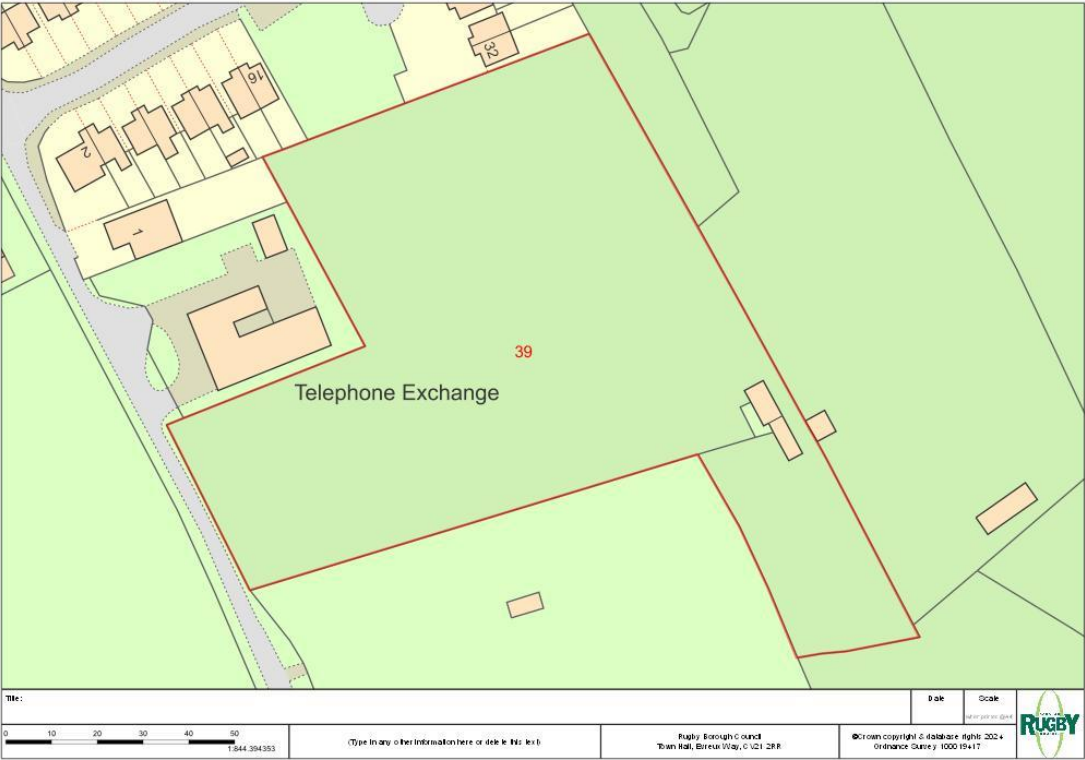
Site ID: 6	Site name: Land east of Fosse Way opposite Knob Hill, Stretton-on-Dunsmore
Site area: 0.26ha	Allocation: circa 3 dwellings
<p>Development requirements:</p> <ul style="list-style-type: none"> • New houses to front Fosse Way. • Retention of mature trees. 	

<p>Site ID: 81</p>	<p>Site name: Land west of Fosse Way, Stretton-on-Dunsmore</p>
<p>Site area: 3.52ha</p>	<p>Allocation: circa 40 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Creation of a new approximately 2.3 hectare public open space on western half of site to the west of existing public right of way. • Retention of existing mature trees and hedgerow on Fosse Way except to allow for creation of access. • Development is to primarily face Fosse Way and secondarily face the public open space. • At the southern edge of the site, create a direct pedestrian access onto Brookside. • The existing Public Right of Way (PROW) must be maintained, and the design of the development must ensure it is pleasant to use and well overlooked. The PROW should be enhanced to be accessible to as many people as possible, including those who are disabled or less mobile. • Contributions to improved public transport provision. 	<p>The map shows a site boundary in red, labeled '81'. It is situated west of Fosse Way. Key features include a 'Track' to the north, a 'Path (1m)' to the west, and a 'Well Head' and 'El Sub Sta' at the southern edge. The map also shows existing buildings, a 'Play Area', and a 'Health Centre'. A scale bar at the bottom left indicates 0 to 100 meters. The map is titled '11.01' in the bottom right corner.</p>

<p>Site ID: 134</p>	<p>Site name: Land north of Plott Lane, Stretton-on-Dunsmore</p>
<p>Site area: 4.82ha</p>	<p>Allocation: circa 125 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Site access from Plott Lane. • Layout to integrate with the approved layout for adjacent land north of Squires Road providing pedestrian and cycle connectivity. • New children’s play area as a central feature within the layout. • The existing Public Right of Way (PROW) must be maintained, and the design of the development must ensure it is pleasant to use, routed through public open space, segregated from roads, and well overlooked. The PROW should be maintained on its existing line. The PROW should be enhanced to be accessible to as many people as possible, including those who are disabled or less mobile. • Contributions to improved public transport provision. 	

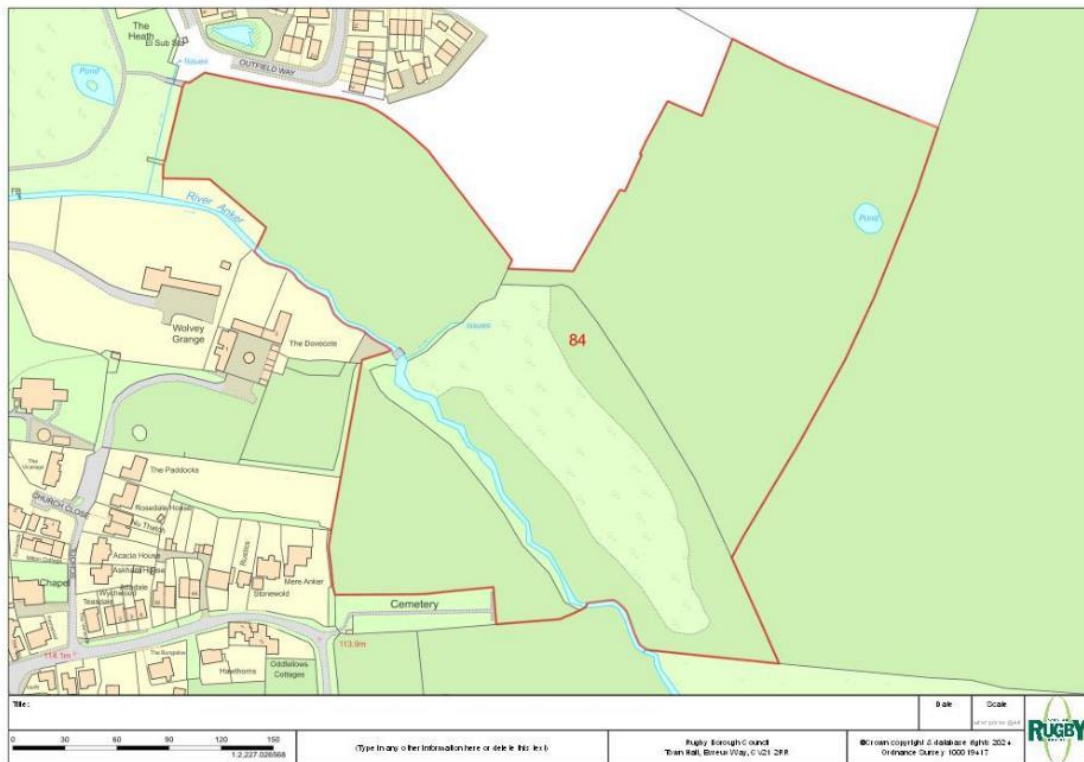


Residential allocations – Wolston

<p>Site ID: 39</p>	<p>Site name: Dyers Lane, Wolston</p>
<p>Site area: 1.04ha</p>	<p>Allocation: circa 15 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Could be appropriate for specialist older people’s housing. • The edge fronting the cemetery is to be carefully designed. 	


Residential allocations – Wolvey

<p>Site ID: 84</p>	<p>Site name: Land south of Leicester Road, Wolvey</p>
<p>Site area: 5.9ha</p>	<p>Allocation: circa 60 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Vehicular access to dwellings from Outfield Way, Kingmakers View. • Creation of a 4ha riverside walk and nature park to link with the Wolvey Wetlands Reserve. • Creation of a children’s play area, community orchard and visitor parking in the southwest corner of the site adjacent Wolvey Cemetery. • Improved pedestrian links to the village centre via Wolds Lane. • Compliance with the Wolvey village expansion design code. • The existing Public Right of Way (PROW) must be maintained, and the design of the development must ensure it is pleasant to use and well overlooked. The PROW should be enhanced to be accessible to as many people as possible, including those who are disabled or less mobile and potentially bicycles. • Contributions to improved public transport provision. 	



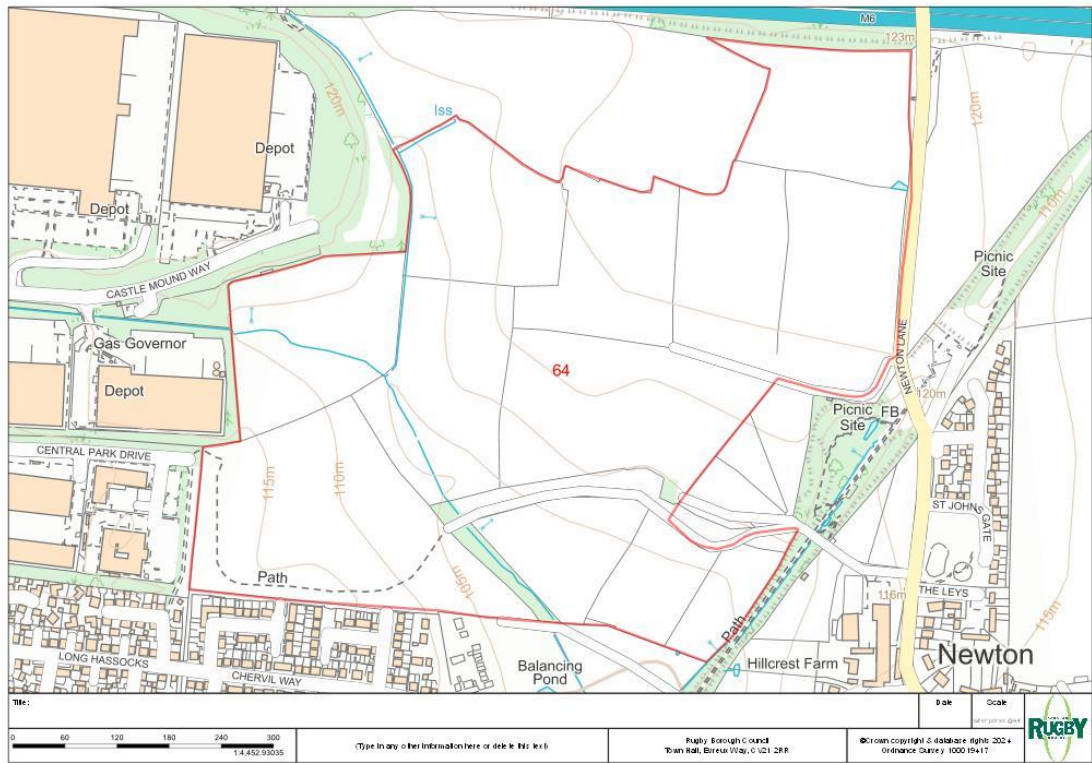
<p>Site ID: 96</p>	<p>Site name: Land at Coventry Road, Wolvey</p>
<p>Site area: 27.2 ha</p>	<p>Allocation: circa 500 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Compliance with the Wolvey village expansion design code. • Access from the B4109 and from Coventry Road (B4065). Pedestrian and cycle connection to Fern Hill Way. • Provide serviced self-build and custom build plots as part of the development. • Land for primary school provision and opportunity to expand existing recreation ground. • Provision, fronting Coventry Rd or Bulkington Rd, of a small-format supermarket with between 250 and 500 square metres of floor space, together with a preschool/nursery and smaller units for Class E or community use. • The existing Public Right of Way (PROW) must be maintained, and the design of the development must ensure it is pleasant to use and well overlooked. The PROW should be maintained on its existing line, with diversions only occurring where this is not practicable. The PROW should be enhanced to be accessible to as many people as possible, including those who are disabled or less mobile. • Contributions to improved public transport provision. 	



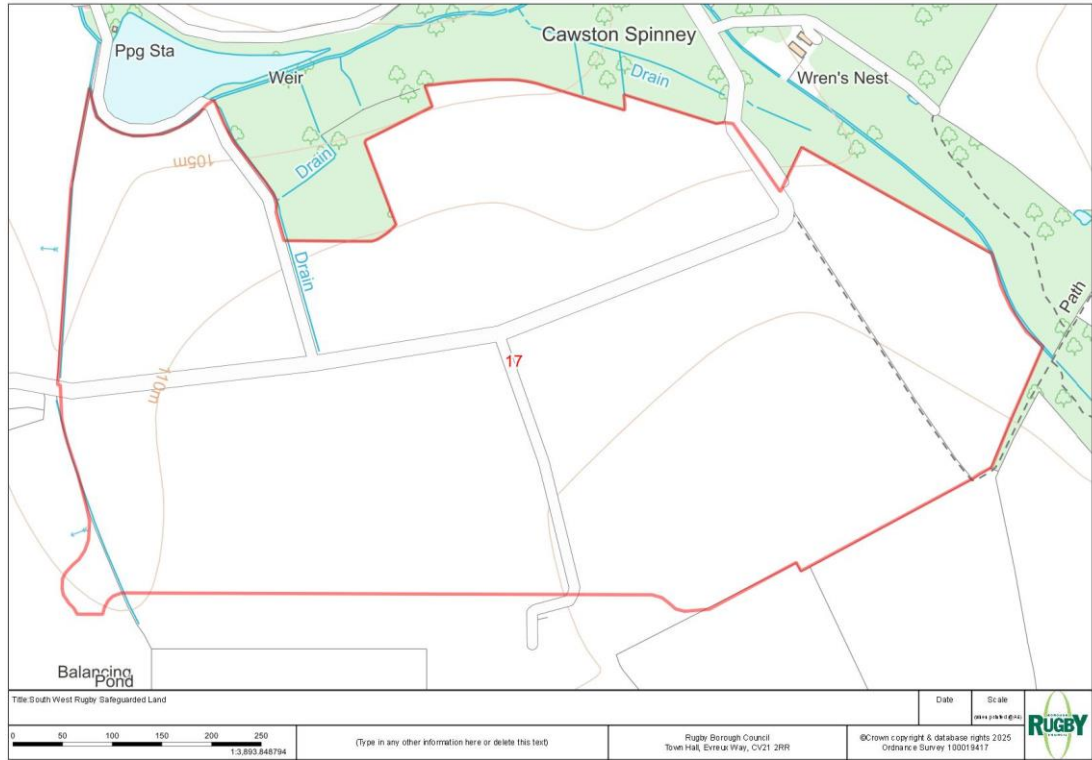
<p>Site ID: 309</p>	<p>Site name: Land north of B4109, Wolvey</p>
<p>Site area: 7.1 ha</p>	<p>Allocation: circa 150 dwellings</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Compliance with the Wolvey village expansion design code. • Vehicular access from the B4109. • Pedestrian and cycle access to Hall Lane. • The existing Public Rights of Way (PROW) must be maintained, and the design of the development must ensure they are pleasant to use. Wherever possible PROW should be routed through public open space, be segregated from roads, and be well overlooked. PROW should be maintained on their existing lines, with diversions only occurring where this is not practicable. PROW should be accessible to as many people as possible, including those who are disabled or less mobile. • Contributions to improved public transport provision. 	 <p>The map shows a large green area outlined in red, labeled '309'. To the north is the River Anker. To the west are Ponds. To the east and south are existing buildings and roads including BULKINGTON ROAD, HALL LANE, and Ash Fell. The map includes a scale bar from 0 to 100 meters and a north arrow. Metadata at the bottom includes the title 'Site 309 - Land North of the B4109, Wolvey', the date, scale, and copyright information for Rugby Borough Council and Ordnance Survey.</p>

Employment allocations

Site ID: 64	Site name: Coton Park east, Rugby
Site area: 35.97ha	Allocation: circa 115,000m ² of floorspace for employment use
<p>Development requirements:</p> <ul style="list-style-type: none"> • Provision of 1.2ha of land adjacent to Rugby Free Primary School to enable expansion of the school. • Provision of 4,000m² of space in smaller units of up to 1,500m² for small and medium sized businesses. • Provision of overnight lorry parking facilities sufficient to cater for the anticipated use of the units. • 1 acre (0.4ha) of land for an up to 8 pitch Gypsy and Traveller site. • The existing Public Rights of Way (PROW) must be maintained, and the design of the development must ensure they are pleasant to use. Wherever possible PROW should be routed through public open space, be segregated from roads, and be well overlooked. PROW should be maintained on their existing lines, with diversions only occurring where this is not practicable. PROW should be accessible to as many people as possible, including those who are disabled or less mobile. 	

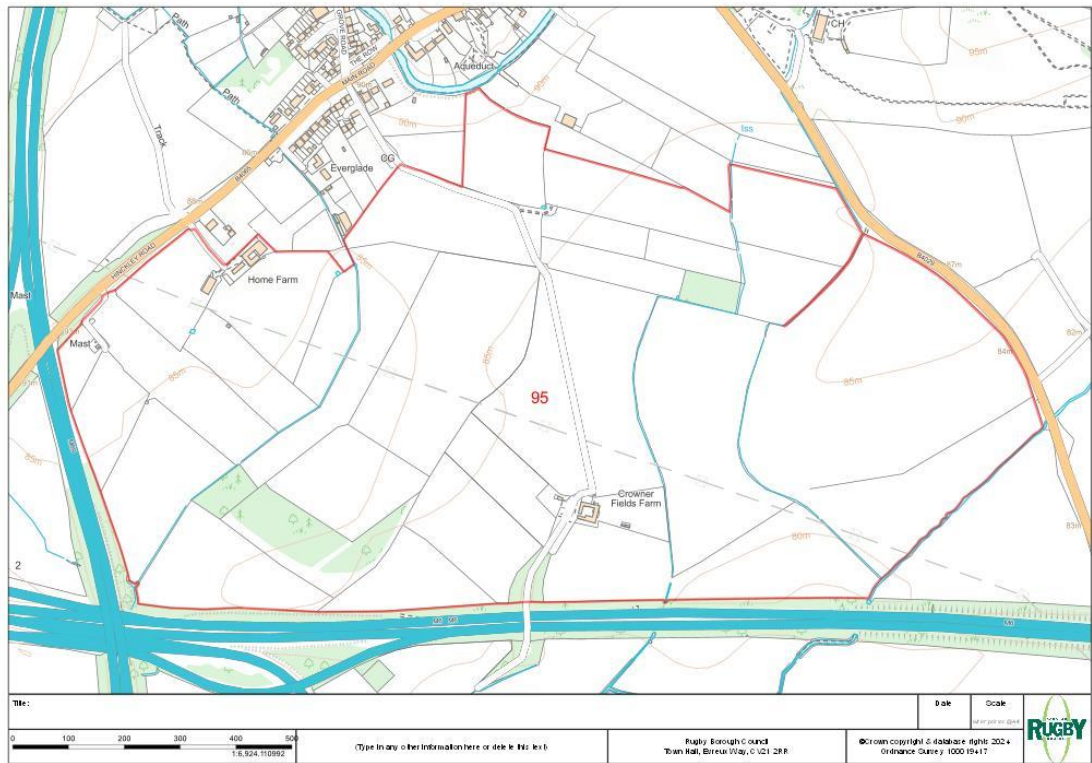


Site ID: 17	Site name: South West Rugby employment phase 2
Site area: 40.70ha	Allocation: circa 130,000m ² of floorspace for employment use
<p>Development requirements:</p> <ul style="list-style-type: none"> • Creation of a wooded circa 8.6ha publicly accessible country park alongside Cawston Spinney to include footpaths linking to existing routes and providing east-west connectivity along the northern site boundary. • Provision of overnight lorry parking facilities sufficient to cater for the anticipated use of the units. • Provision of tree lining to the Potsford Dam Link and Sustainable Transport Corridor. • To accord with the South West Rugby Design Code SPD. • Delivery of the northern section of the Potsford Dam Link (see Policy S9). • The existing Public Rights of Way (PROW) must be maintained, and the design of the development must ensure they are pleasant to use. Wherever possible PROW should be routed through public open space, be segregated from roads, and be well overlooked. PROW should be maintained on their existing lines, with diversions only occurring where this is not practicable. PROW should be accessible to as many people as possible, including those who are disabled or less mobile. 	



<p>Site ID: 14</p>	<p>Site name: North of Ansty Park</p>
<p>Site area: 36.94ha</p>	<p>Allocation: circa 75,000m² of floorspace for employment use</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Vehicular access through Ansty Park. • Employment floorspace to be only for uses within classes B2, E(g)(ii) and E(g)(iii) of the Town and County Planning (Use Classes) Order 1987 (as amended) with ancillary E(g)(i) uses. • Buildings to be set within a managed, high-quality landscaped environment consistent with Ansty Park. • Dedicated bicycle and pedestrian links to be provided which connect with existing routes on Central Boulevard within Ansty Park. 	

<p>Site ID: 95</p>	<p>Site name: Crowner Fields Farm and Home Farm, Hinckley Road, Ansty</p>
<p>Site area: 112.18ha</p>	<p>Allocation: circa 275,000m² of floorspace for employment use in use classes B2, B8, E(g)(ii) or E(g)(iii) and circa 18,000m² of use class E(g)(i) office space</p>
<p>Development requirements:</p> <ul style="list-style-type: none"> • Other main town centre uses would need to demonstrate compliance with the sequential and impact tests in Policy C2. • Site to be developed as a cohesive campus comprising office and warehousing. • Office space to comprise a single building to be occupied in association with the wider campus operations. • Provision of a 20ha open space buffer to Ansty together with a further 28 ha of open space in corridors through the development. • Retention and enhancement of the 12ha Home Farm Grasslands Local Wildlife Site. • Facilitate pedestrian and cycle links to link with existing routes on Central Boulevard (Ansty Park), Ansty Village, Binley Cycleway and M6 Junction 2. • Provision of overnight lorry parking facilities sufficient to cater for the anticipated use of the units. • Facilitate the creation of a training and innovation focused hub in Rugby town centre together with funding for the delivery of training and skills at that hub. 	



- The existing Public Rights of Way (PROW) must be maintained, and the design of the development must ensure they are pleasant to use. Wherever possible PROW should be routed through public open space, be segregated from roads, and be well overlooked. PROW should be maintained on their existing lines, with diversions only occurring where this is not practicable. PROW should be accessible to as many people as possible, including those who are disabled or less mobile.

Site ID: 328	Site name: Prologis Park West and Mountpark, Ryton-on-Dunsmore
Site area: 171.86ha	Allocation: circa 350,000m ² of floorspace for employment use
<p>Development requirements:</p> <ul style="list-style-type: none"> • Creation of a continuous 55ha publicly accessible country park along the western site boundary with the River Avon. • Creation of an on-site logistics training hub. • Provision of 8,000m² of floorspace in small to medium size buildings (with unit sizes ranging from 185m² up to 1,500m²) to provide space for small and medium sized enterprises. • Provision of overnight lorry parking facilities sufficient to cater for the anticipated use of the units. • 1 acre (0.4ha) of land for an 8 pitch Gypsy and Traveller site. • Improvements to public transport and active travel required. Likely to include creation of pedestrian and cycle links to link with existing routes on the Tolbar End Roundabout and to link with Ryton-on-Dunsmore. • The existing Public Rights of Way (PROW) must be maintained, and the design of the development must ensure they are pleasant to use. Wherever possible PROW should be routed through public open space and maintained on their existing lines, with diversions only occurring where this is not practicable. PROW should be accessible to as many people as possible, including those who are disabled or less mobile. 	

