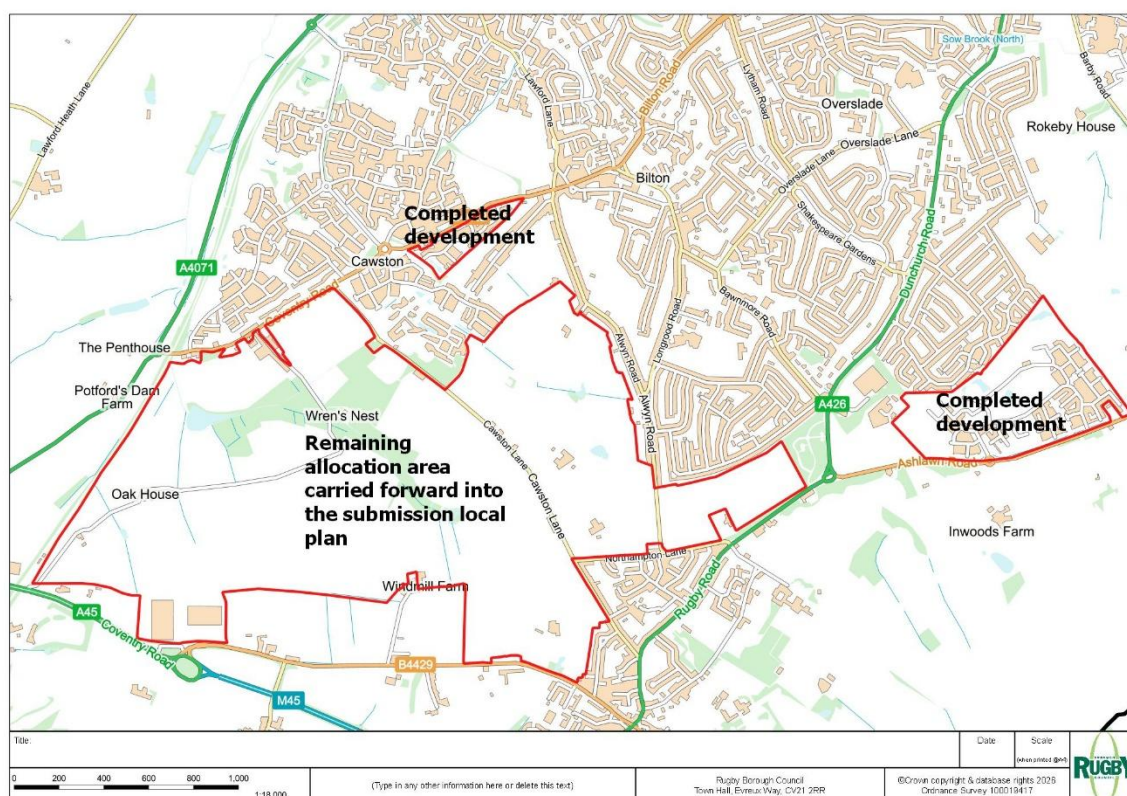


South West Rugby explanatory note – July 2026

South West Rugby is an area of land to the south of the Rugby suburb of Cawston and north of the village of Dunchurch which was allocated for development in the Rugby Borough Local Plan 2011-2031 adopted June 2019. The full allocation from the 2019 plan is shown ringed red on the map below:



The 2019 Local Plan allocated South West Rugby for 5,000 dwellings. This included two separate areas which were detached from the main allocation, both of which are now completed:

- To the east, “land north of Ashlawn Road” which was developed as Ashlawn Gardens by Barratt/David Wilston Homes under planning permission R13/2102 for 860 dwellings; and
- To the north, the triangle of land alongside Coventry Road which was developed by Miller Homes under planning permission R18/0262 as Poets Meadow for 150 dwellings.

As they are completed, these areas are not carried forward as part of the allocation in the submission local plan.

The remaining area of the allocation comprises 312 hectares. This area has a residential capacity of 3,900 dwellings and is the subject of policies S8 (South West Rugby) and S9 (South West Rugby spine road network) of the submission local plan. These policies closely reflect the wording of policies DS8 (South West Rugby) and DS9 (South West Rugby Spine Road Network) of the Local Plan 2011-2031 adopted 2019.

In addition, policy S7 (Employment allocations) of the submission local plan proposes allocation of site 17 South West Rugby employment phase 2. This comprises an area within the 2011-2031 Local Plan allocation which, under that plan, was not allocated for development but was instead identified on the policies map as safeguarded to assist in meeting the Borough's development needs beyond 2031.

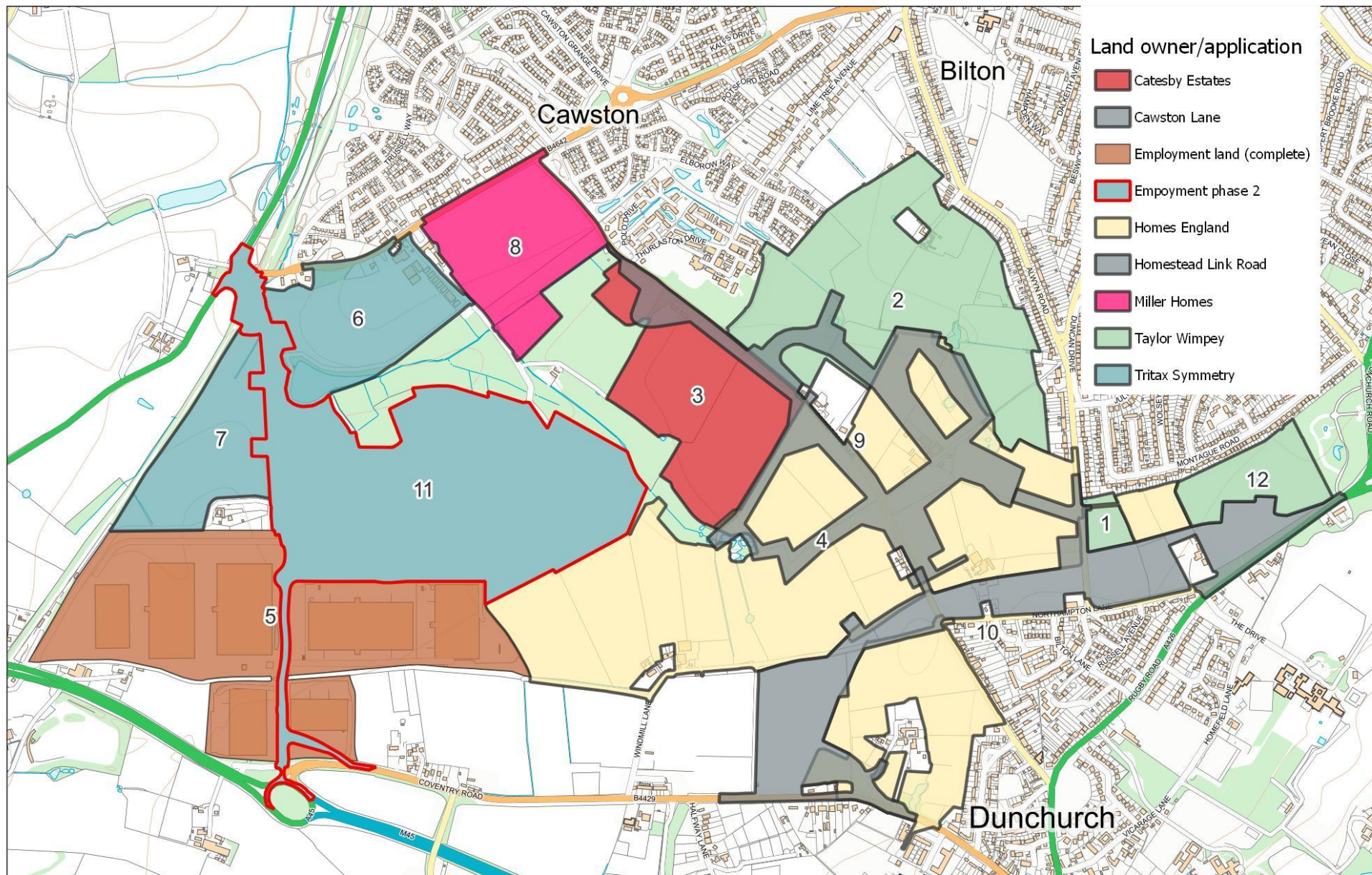
The infrastructure requirements for the site in both the current 2011-2031 plan and the submission local plan include amongst other things a 6FE secondary school, two primary schools (a third primary school is planned as part of the Barratt north of Ashlawn Road development) and a GP surgery. The infrastructure also includes new roads as detailed in Policy S9.

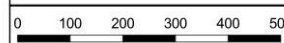
Since adoption of the 2011-2031 Local Plan in June 2019, there has been considerable planning activity on the site. This has included:

- In June 2021 the South West Rugby Masterplan SPD was adopted by the council. Appendix K of this SPD contains a schedule of site-wide infrastructure costs. In December 2024 an updated version of this SPD was adopted, updating the infrastructure schedule to take account of build costs inflation since 2021.
- In July 2025 The South West Rugby Design Code SPD was adopted.
- The employment land allocated in the 2019 plan has been developed by Tritax Symmetry as Symmetry Park and was completed in the 2024-25 monitoring year.
- As part of that employment development, the southern part of the new Potsford Dam link road and A45/M45 junction changes were completed.
- Full planning permission has been granted for the construction of the Homestead Link Road and separately for alterations to Cawston Lane and the construction of the Community Spine Road. These roads will be constructed by Homes England.
- The first residential parcel of 210 homes is currently under construction by Miller Homes.
- Planning permission has resolved to be granted subject to s106 for a further 275 homes, with the s106 agreement nearing agreement.
- Planning applications having been received for all other parcels of the site and are awaiting determination.

The map and table on the next pages show the different land ownership parcels and planning application boundaries and detail their status.

Contributions of the individual parcels to the strategic infrastructure costs detailed in Appendix K of the South West Rugby Masterplan SPD are determined pro-rata on a 'roof tax' basis.



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The status of each of the parcels labelled in the above map is shown in the table below:

Map ref	Site	Description of development	Planning reference	Developer	Status
1 and 2	Land to the north east of Cawston Lane and land to the east of Alwyn Road	Outline application for up to 800 dwellings	R25/0407	Taylor Wimpey	Application submitted 31 July 2025 awaiting determination
3	Land south west of Cawston Lane	Outline application for up to 470 dwellings,	R25/0487	Catesby Estates	Application submitted 2 July 2025 awaiting determination
4	Cawston Lane and land to west and east, Cawston Lane	Full planning application for alterations to Cawston Lane and formation of a single carriageway road (the Community Spine Road),	R24/0733	Homes England	Planning permission granted 2 July 2026
5	Symmetry Park phase 1	Buildings for Use Class B8	R16/2569 R20/1026 R22/0803 R23/0397 R23/0877	Tritax Symmetry	Complete
6	Land adjacent to Cawston Spinney & Brickyard Spinney, south of Coventry Road (Cawston Farm 1)	Outline application for up to 275 dwellings	R18/0995	Tritax Symmetry	Planning application registered 16 May 2019. Resolution to grant subject to s106, 12 February 2025. S106 is nearing agreement.
7	Land north of Station Farm Cottage (Cawston Farm 2)	Outline application for up to 350 dwellings	R22/0853	Tritax Symmetry	Application registered 8 December 2025
8	Land south of Coventry Road and Cawston Lane	210 dwellings and a two form entry primary school	R18/0936 R24/0971	Miller Homes	Under construction

Map ref	Site	Description of development	Planning reference	Developer	Status
9	Land east and west of Cawston Lane north of Coventry Road and land east of Alwyn Road	Outline application for up to 1,600 residential dwellings; a 2FE Primary School; a 6FE Secondary School and Community Sports Hub; a mixed use centre containing residential dwellings, supported living facility, up to 11,200 sqm of community and commercial development which could include retail, office, food and drink, nursery/creche, community/public hall and sui generis uses such as drinking establishments and take aways	R25/0491	Homes England	Application submitted 8 July 2025 awaiting determination
10	Homestead Link Road	Full planning application for the delivery of an all-traffic single carriageway link road	R22/0928	Homes England	Planning permission granted 18 February 2025
11	South West Rugby employment land phase 2 (safeguarded land to the north of Symmetry Park)	Hybrid planning application comprising full planning application for the erection of one Use Class B8 unit and outline application for further units	R25/0896	Tritax Symmetry	Application submitted 31 August 2026
12	Land south of Montague Road	Full application for the erection of 195 dwellings	R25/0979	Taylor Wimpey	Application submitted 3 December 2025