Planning Inspectorate

Rugby Local Plan Examination

Hearings Programme v5

This document sets out the programme of hearing sessions for the examination of the Rugby Local Plan. Further information about the examination, hearings and submission of written statements in response to Matters, Issues and Questions have been published alongside this programme.

Only people who are seeking to change the Local Plan and have made duly made representations have a right to participate in the hearing sessions. However, anyone will be able to observe the hearings.

Any changes to the programme will be publicised in advance of the relevant session. Interested parties are advised to check the examination website for updates.

With the exception of the residential allocation sessions which are geographically based, the hearing sessions will be topic based, not necessarily by policy number. Participants should check that they have been assigned to the correct session(s). Please contact the Programme Officer if you have any queries regarding the sessions to which you have been assigned.

Please also note that the Matter 6 session scheduled for the morning of Day 9 will focus solely on the residential site selection process, methodology and evidence base. Attempts to introduce specific sites will not be permitted during that session. Matter 8 Centres will be dealt with through the written representations procedure.

C Dillon, J Glasin and K Ford

INSPECTORS

20 November 2026

Week 1: Virtual			
Day	**Date**	**9:30-12:30**	**13:30-17:00**
1.	8.12.26	Opening and Introductions Matter 2: Maintaining Effective Co-operation **Participants** Rugby Borough Council Barker Parry for GLP Europe et al (534) Delta Planning for Prologis (396) Hillmorton Voice (223) Stoford Properties (488) Matter 1: Legal Compliance **Participants** Rugby Borough Council Barker Parry for GLP Europe et al (534) Delta Planning for Prologis (396) DLP for Persimmon Homes (440) Marrons for Allesley Investments & Boveton Estates (432) Nexus Planning for Mackenzie Miller Homes (536) Oxalis Planning for Mountpark Logistics EU Sarl (397) Savills for Miller Homes (512) Stoford Properties (488) Tetra Tech for Miller Homes (426) Turley for Rosconn Group (524)	Matter 1: Legal Compliance contd.

2.	9.12.26	Matter 3: Strategy (session b): - Employment related aspects of vision, objectives and employment land strategy (Policy S3) **Participants** Rugby Borough Council Allanach, R. (627) Barker Parry for GLP Europe et al (534) Delta Planning for Prologis (396) David Lock Associates for Manse Opus & Sir Thomas White Charity (313) Dunchurch & Thurlaston Parish Councils with Action for Dunchurch (487) Framptons for Tritax Big Box Developments (563) Harris Lamb for Barberry (345) Hillmorton Voice (223) Lambert Smith Hampton for Richborough Commercial (551) Marrons for Warwickshire Property & Development Group (554 / 558) NWS Planning for Swanvale Developments Ltd (544) Oxalis Planning for Mountpark Logistics EU Sarl (397) Quod for Barjane (447) Stoford Properties (488) Sworders for Williams (393) Twenty5 for Segro (566)	Matter 3b contd.
3.	10.12.26	Matter 3: Strategy (session a): - Housing related aspects of vision, objectives, settlement hierarchy (Policy S1) and Housing Strategy (Policy S2) **Participants** Rugby Borough Council Allanach, R. (627)	Matter 3a contd.

		Barker Parry for GLP Europe et al (534) Brinklow Parish Council (298) Cerda Planning for Davidsons Homes (518) CPRE Warwickshire (434) Delta Planning for Prologis (396) DLP for Persimmon Homes (440) DPP for Brandon Estates (556) Dunchurch & Thurlaston Parish Councils with Action for Dunchurch (487) Evolve Planning for Ashberry Strategic Land (253) Framptons for Tritax Big Box Developments (563) Harris Lamb for Vistry (492) Hillmorton Voice (223) Johnson, L & G. (508) Marrons for Allesley Investments & Boveton Estates (432) Marrons for Richborough (532) Nexus Planning for Mackenzie Miller Homes (536) RG+P for Midlands Land Portfolio Ltd (533) Savills for Archdiocese of Birmingham & Bonigale Homes (511) Savills for Miller Homes (512) Stoford Properties (488) Sworders for Various Clients (324 / 335 / 393 / 498) Tetra Tech for Miller Homes (426) TOR & Co for William Davis Homes (485) Turley for Rosconn Group (524) University Hospitals Coventry and Warwickshire NHS Trust (506) Wolvey Parish Council (142)	

4.	11.12.26	Matter 3 (session c): Strategy - Countryside Protection (objectives and Policy S5) **Participants** Rugby Borough Council Allanach, R. (627) Barker Parry for GLP Europe et al (534) Brinklow Parish Council (298) Cerda Planning for Davidsons Homes (518) CPRE Warwickshire (434) DPP for Brandon Estates (556) Dunchurch & Thurlaston Parish Councils with Action for Dunchurch (487) Framptons for Tritax Big Box Developments (563) Harris Lamb for Vistry (492) Larkin, T. (469) Marrons for Richborough (532) Nexus Planning for Mackenzie Miller Homes (536) NWS Planning for Swanvale Developments Ltd (544) Savills for Miller Homes (512) Stoford Properties (488) Sworders for John Tarrant (324) Sworders for Various Clients (393 / 498) Thompson, I & A. (525) TOR & Co for William Davis Homes (485) Twenty5 for Segro (566)	Reserve

Week 2: Virtual			
Day	**Date**	**9:30-12:30**	**13:30-17:00**
5.	14.12.26	Matter 7: Employment/ Economy (excluding Site 17 Southwest Rugby employment phase 2) **Participants** Rugby Borough Council Allanach, R. (627) Barker Parry for GLP Europe et al (534) Cllr H. Timms (471) CPRE Warwickshire (434) David Lock Associates for Manse Opus & Sir Thomas White Charity (313) Delta Planning for Prologis (396) Dixon, C. (323) Dunchurch & Thurlaston Parish Councils with Action for Dunchurch (487) Framptons for Tritax Big Box Developments (563) Gupta, V. (501) Harris Lamb for Barberry (345) Lambert Smith Hampton for Richborough Commercial (551) NWS Planning for Swanvale Developments Ltd (544) Oxalis Planning for Mountpark Logistics EU Sarl (397) Planning Prospects for Panattoni & AC Lloyd (545) QUOD for Barjane (447) RBC Conservative Group (553) Stoford Properties (488) Sworders for Williams (393) Taylor, J (529) Twenty5 for Segro (566)	Matter 7 contd.

6.	15.12.26	Matter 13: Environment **Participants** Rugby Borough Council Allanach, R. (627) Claremont Planning for J Marine Ltd (528) David Lock Associates for SUE GP LLP (467) Dixon, C. (323) DLP for Persimmon Homes (440) Dunchurch & Thurlaston Parish Councils with Action for Dunchurch (487) Gupta, V. (501) Hillmorton Voice (223) Lambert Smith Hampton for Richborough Commercial (551) Marrons for Richborough (532) Marrons for Warwickshire Property & Development Group (549 / 554) Newton & Biggin Parish Council (233) PMV Planning for Dunchurch Park Estates (514) RG+P for Midlands Land Portfolio Ltd (533) Savills for Archdiocese of Birmingham & Bonigale Homes (511) Savills for Miller Homes (512) Sworders for John Tarrant (324) Twenty5 for Segro (566) Wolvey Wetland Trust (241)	Matter 13 contd.

7.	16.12.26	Matter 9: Infrastructure **Participants** Rugby Borough Council CPRE Warwickshire (434) DLP for Persimmon Homes (440) Hillmorton Voice (223) Savills for Miller Homes (512) Stoford Properties (488)	Matter 10: Wellbeing **Participants** Rugby Borough Council Carter, D. (543) DPP for Brandon Estates (556) Marks, O. (55) Matter 11: Design **Participants** Rugby Borough Council Dunchurch & Thurlaston Parish Councils with Action for Dunchurch (487) Savills for Miller Homes (512)
8.	17.12.26	Matter 5: Residential Policies **Participants** Rugby Borough Council Cerda Planning for Davidsons Homes (518) Asteer Planning for Places for People (481) SLR for Tritax Park (464) Turley for Rosconn Group (524) Savills for Miller Homes (512)	Reserve

Week 3: Virtual			
Day	**Date**	**9:30-12:30**	**13:30-17:00**
9.	12.1.27	Matter 6: Residential Allocations Site Selection Process **Participants** Rugby Borough Council Allanach, R. (627) Brinklow Parish Council (298) DLP for Persimmon Homes (440) Evolve Planning for Ashberry Strategic Land (253) Framptons for Catesby Estates (530) Harris Lamb for Vistry (492) Marrons for Allesley Investments & Boveton Estates (432) SLR for Tritax Park (464) Turley for Rosconn Group (524) University Hospitals Coventry and Warwickshire NHS Trust (506)	Matter 4: New neighbourhood at Southwest Rugby (Policies S8 and S9 and Matter 7, Policy S7 employment allocation Site 17) **Participants** Rugby Borough Council Dunchurch & Thurlaston Parish Councils with Action for Dunchurch (487) Framptons for Tritax Big Box Developments (563) Homes England (422) Taylor Wimpey (495)
10.	13.1.27	Matter 6: Residential Allocations (Rugby, Clifton upon Dunsmore, Ryton on Dunsmore, Newton) **Participants** Rugby Borough Council Allanach, R. (627) Chadwick Town Planning for Messrs Rooney (128) CPRE Warwickshire (434) David Lock Associates for SUE GP LLP (467) Gupta, V. (501) Lichfields for Latimer Developments (521)	Matter 6: Residential Allocations Contd. (Rugby, Clifton upon Dunsmore, Ryton on Dunsmore, Newton) contd.

		Marrons for Richborough – Clifton on Dunsmore (532) RBC Conservative Group (553) Save Rounds Gardens (539) Savills for Archdiocese of Birmingham & Bonigale Homes (511) Thursfield, K. (384) Williams Gallagher for Inside Land Group (269)	
11.	14.1.27	Matter 6: Residential Allocations (Brandon, Brinklow, Long Lawford, Stretton on Dunsmore, Wolston, Wolvey) **Participants** Rugby Borough Council Ainsworth, S. (513) Allanach, R. (627) Asteer Planning for Places for People (481) Brinklow Parish Council (298) CC Town Planning for Avon Timber Builders (557) Cerda Planning for Davidsons Homes (518) Cllr T Gillias (287) Cllr T. Willis (446) CPRE Warwickshire (434) Evolve Planning for Ashberry Strategic Land (253) Framptons for Catesby Estates (530) Handslip, P (229) Harris Lamb for Taylor Wimpey (472) Johnson, L & G. (508) Lavin, M. (476) Marrons for Richborough – Long Lawford (479) RBC Conservative Group (553) SLR for Tritax Park (464)	Matter 6: Residential Allocations Contd. (Brandon, Brinklow, Long Lawford, Stretton on Dunsmore, Wolston, Wolvey)

		Tetra Tech for Miller Homes (426) TOR & Co for William Davis Homes (485) Turley for Rosconn Group (524) Wolston Parish Council (537) Wolvey Parish Council (142) Wolvey Wetland Trust (241)	
12.	15.1.27	Matter 6: Housing Land Supply (including supply of Gypsies, Travellers and Travelling Showpeople pitches) **Participants** Rugby Borough Council DLP for Persimmon Homes (440) Marrons for Richborough – Clifton on Dunsmore (532) Nexus Planning for Mackenzie Miller Homes (536) Savills for Archdiocese of Birmingham & Bonigale Homes (511) Savills for Miller Homes (512) TOR & Co for William Davis Homes (485) Turley for Rosconn Group (524)	Matter 12: Climate **Participants** Rugby Borough Council CPRE Warwickshire (434) QUOD for Frasers Group (462) Residents of Redrow Estate – Houlton (258) Stoford Properties (488)

Week 4: Virtual			
Day	**Date**	**9:30-12:30**	**13:30-17:00**
13.	18.1.27	Reserve	Reserve
14.	19.1.27	Reserve	Reserve
15.	20.1.27	Reserve	Reserve
16.	21.1.27	Reserve	Reserve
17.	22.1.27	Reserve	Reserve