

Main Modifications

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Para	Main Modification	Reason										
MM1	7	Table	<table><tr><td>Provision of employment land</td><td>~~S2~~ <u>S3</u>, S7, Development site allocation annex</td></tr></table>	Provision of employment land	~~S2~~ <u>S3</u> , S7, Development site allocation annex	Correction of typographical error. Modification proposed in document CD20.								
Provision of employment land	~~S2~~ <u>S3</u> , S7, Development site allocation annex													
MM2	12	S1 A iii	iii. Only limited development <u>within settlement boundaries (except rural exception sites in accordance with Policy H4, development which accords with Policy S5, and neighbourhood plan allocations)</u> will be permitted at the other rural settlements of...	Provides greater clarity over what “limited development” comprises and how this is different from “small scale” development in paragraph S1Aii. Modification proposed in council’s Matter 3 Strategy Hearing Statement (p.23) and now amended to cross refer to Policy S5.										
MM3	13	S2 table	<table><tr><td>Source</td><td>Number of homes 2025-2042</td></tr><tr><td><u>2025-26 completions</u></td><td><u>505</u></td></tr><tr><td>South West Rugby S8 & S9</td><td>3,505</td></tr><tr><td>Houlton remainder deliverable by 2042</td><td>~~3,060~~ <u>2,937</u></td></tr><tr><td>Eden Park, Rugby</td><td>~~602~~ <u>550</u></td></tr></table>	Source	Number of homes 2025-2042	<u>2025-26 completions</u>	<u>505</u>	South West Rugby S8 & S9	3,505	Houlton remainder deliverable by 2042	~~3,060~~ <u>2,937</u>	Eden Park, Rugby	~~602~~ <u>550</u>	To reflect up to date information in document RBC6A.
Source	Number of homes 2025-2042													
<u>2025-26 completions</u>	<u>505</u>													
South West Rugby S8 & S9	3,505													
Houlton remainder deliverable by 2042	~~3,060~~ <u>2,937</u>													
Eden Park, Rugby	~~602~~ <u>550</u>													

Ref	Page	Policy/ Para	Main Modification		Reason													
			<table><tr><td>Other allocations under Local Plan 2011-2031</td><td>~~205~~ <u>103</u></td></tr><tr><td>Other sites with planning permission</td><td>~~621~~ <u>518</u></td></tr><tr><td>Allocations under Policy S6</td><td>~~2,886~~ <u>2,850</u></td></tr><tr><td>Small site windfalls (fewer than 5 homes)</td><td>800</td></tr><tr><td>Total</td><td>~~11,729~~ <u>11,768</u></td></tr></table>	Other allocations under Local Plan 2011-2031	~~205~~ <u>103</u>	Other sites with planning permission	~~621~~ <u>518</u>	Allocations under Policy S6	~~2,886~~ <u>2,850</u>	Small site windfalls (fewer than 5 homes)	800	Total	~~11,729~~ <u>11,768</u>					
Other allocations under Local Plan 2011-2031	~~205~~ <u>103</u>																	
Other sites with planning permission	~~621~~ <u>518</u>																	
Allocations under Policy S6	~~2,886~~ <u>2,850</u>																	
Small site windfalls (fewer than 5 homes)	800																	
Total	~~11,729~~ <u>11,768</u>																	
MM4	14	S3 table	<table><tr><td>Source</td><td>Approximate square metres of floorspace 2025-2042</td></tr><tr><td><u>2025/26 completions</u></td><td><u>5,742.4</u></td></tr><tr><td>Prospero Ansty and Ansty Park</td><td>~~26,663~~ <u>33,258</u></td></tr><tr><td>Coton Park east of Castle Mound Wy</td><td>26,421</td></tr><tr><td>Padge Hall Farm</td><td>~~137,730~~ <u>117,489.5</u></td></tr><tr><td>Houlton remaining employment land</td><td>15,000</td></tr><tr><td>Employment planning permissions on small sites as at 1 April ~~2025~~ <u>2026</u></td><td>~~13,429.4~~ <u>11,843</u></td></tr></table>	Source	Approximate square metres of floorspace 2025-2042	<u>2025/26 completions</u>	<u>5,742.4</u>	Prospero Ansty and Ansty Park	~~26,663~~ <u>33,258</u>	Coton Park east of Castle Mound Wy	26,421	Padge Hall Farm	~~137,730~~ <u>117,489.5</u>	Houlton remaining employment land	15,000	Employment planning permissions on small sites as at 1 April ~~2025~~ <u>2026</u>	~~13,429.4~~ <u>11,843</u>	Modification proposed in council’s Matter 3 Strategy Hearing Statement (p.48) and amended in September 2026 to reflect updated monitoring information in the 2025/26 Authority Monitoring Report (RBC10) and information about the capacity of Prospero Ansty and Ansty Park from the site owners.
Source	Approximate square metres of floorspace 2025-2042																	
<u>2025/26 completions</u>	<u>5,742.4</u>																	
Prospero Ansty and Ansty Park	~~26,663~~ <u>33,258</u>																	
Coton Park east of Castle Mound Wy	26,421																	
Padge Hall Farm	~~137,730~~ <u>117,489.5</u>																	
Houlton remaining employment land	15,000																	
Employment planning permissions on small sites as at 1 April ~~2025~~ <u>2026</u>	~~13,429.4~~ <u>11,843</u>																	

Ref	Page	Policy/ Para	Main Modification		Reason												
			<table><tr><td>Crowner Fields Farm, Ansty</td><td>275,000</td></tr><tr><td>Coton Park east</td><td>115,000</td></tr><tr><td>South West Rugby phase 2</td><td>60,000</td></tr><tr><td>Ansty Park north</td><td>75,000</td></tr><tr><td>Land at Walsgrave Hill</td><td>290,000</td></tr><tr><td>Total</td><td>~~1,034,243~~ 1,024,754</td></tr></table>	Crowner Fields Farm, Ansty	275,000	Coton Park east	115,000	South West Rugby phase 2	60,000	Ansty Park north	75,000	Land at Walsgrave Hill	290,000	Total	~~1,034,243~~ 1,024,754		
Crowner Fields Farm, Ansty	275,000																
Coton Park east	115,000																
South West Rugby phase 2	60,000																
Ansty Park north	75,000																
Land at Walsgrave Hill	290,000																
Total	~~1,034,243~~ 1,024,754																
MM5	14	S3 After 1.28	<u>1.29 The requirements for new employment development in paragraph A of this policy are for gross additional floorspace. They are “gross” in that they are the total requirement for new floorspace over the plan period. Planning permissions as of April 2026 and 2025-26 completions have not been deducted in calculating these requirements. As the policy expresses requirements for additional new floorspace, future losses of floorspace would need to be deducted in measuring delivery against the policy’s requirements. The glossary identifies what is meant by “floorspace”. The policy requirements are expressed in square metres of floorspace rather than hectares of site area because this is a more accurate measure given the different densities at which sites may be developed. The approximate site areas in hectares given in the policy are gross developable areas which include internal roads and landscaping but exclude external access roads and country parks. These gross developable areas have been calculated from the floorspace requirements using plot ratios of 0.35 for larger sites (of 25ha+ in area) and 0.4 for smaller sites. Monitoring of the policy will be reported in square metres of floorspace.</u>		This modification provides definitional clarity about the requirements for employment land.												

Ref	Page	Policy/ Para	Main Modification	Reason
MM6	15	S4 B	B. Planning applications for Gypsy or Traveller pitches must accord with national policies and other policies of this plan, <u>including but not limited to I1 Transport, D1 Well-designed places, D3 Landscaping, EN2 Landscape protection and EN8 Environmental protection and amenity.</u> Additionally:	To include references to the most important policies for assessing applications within the policy text itself rather than just in the reasoned justification. Proposed in council's Matter 6 Residential Allocations Hearing Statement (p.5-6).
MM7	15	1.30	1.30 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, and EN8 Environmental protection and amenity	To ensure applications for both allocated and non-allocated sites have regard for the policies referenced in 1.30. Modification proposed in the council's Matter 6 Residential Allocations Hearing Statement (p.5).
MM8	16	S5 A	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 <u>or national policy</u> which supports development in such locations.	For consistency with NPPF 2026 to ensure the policy can be effective. NPPF 2024 36c) describes the “effectiveness” test as including policies being “deliverable over the plan period”. Section 15CA(6) Planning and Compulsory Purchase Act 2004 (as it stood prior to amendment by the Levelling Up and Regeneration Act 2023 as implemented on 25/03/2026 by The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) (Amendment) Regulations 2026) stated: “In preparing their local plan, a local planning authority must have regard to— ...(c)national development management policies,

Ref	Page	Policy/ Para	Main Modification	Reason
				(d)other national policies and advice contained in guidance issued by the Secretary of State,” Other national policies and advice contained in guidance issued by the Secretary of State would include the 2026 NPPF published on 17 August 2026 which is therefore a matter to which the council “must have regard”. This applies even though under Annex A para 8 of the 2026 NPPF the 2024 version of the Framework applies to the examination of the submission local plan. The importance of having regard to the NPPF 2026 is emphasised by the wording of that framework, which at paragraph 1 describes itself as a “material consideration of critical importance” for decisions on development proposals in England. It further states at Annex A paragraph 2 “Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight.”. The uncertainty over the effectiveness of this policy arises from changes to national policy, however this is not in principle different from other sources of deliverability uncertainty, such as those arising from funding gaps. The council considers that to be effective the policy should be future proofed against being given “very limited weight” immediately on adoption.

Ref	Page	Policy/ Para	Main Modification	Reason
MM9	16	S5 C	C. Within settlement boundaries, development will generally be ~~permitted~~ <u>supported</u> subject to compliance with other policies of this plan.	Avoids potential that the policy could be construed as predetermining the outcome of planning applications. Modification proposed in council's Matter 3 Strategy Hearing Statement (p.27).
MM10	22	CL1	To be advised.	As explained in the council's Matter 12 Climate Hearing Statement, Policy CL1 is not consistent with 2026 NPPF Policy PM13b.iii, because it is not expressed as a percentage uplift to the building's TER. On the face of it, NPPF 2026 Policy DM7 would direct decision makers not to apply Policy CL1 because it is not an application of optional technical standards. There would be a material risk that decision makers would interpret the 2026 NPPF as directing them to give policy CL1 very limited weight. That being the case, there must be serious doubts as to whether the policy would be sound.
MM11	24	CL2 B	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~~ <u>considerations will include</u> , but are not limited to:	Provides clarity that the considerations in B i-iv are not exhaustive. Modification proposed in council's Matter 12 Climate Hearing Statement (p.6).
MM12	24	CL2 B iii	iii. the ~~permanence, duration and reversibility~~ of the development; ~~including proposals for decommissioning and restoration post-development~~ ; and	Provides greater clarity on what is meant by B iii to ensure correct interpretation. Modification proposed in council's Matter 12 Climate Hearing Statement (p.6).

Ref	Page	Policy/ Para	Main Modification	Reason
MM1 3	24	CL2 D & E	~~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.~~	Modification proposed in council's Matter 12 Climate Hearing Statement (p.7). Paragraph D requires an explicit weighting of need vs loss of BMV agricultural land which goes considerably further than and is not supported by the NPPF. All NPPF para 187b) requires is for planning policies to "recognise the economic and other benefits of best and most versatile agricultural land". In relation to paragraph E, 2024 NPPF para 168 states that "When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy". The Planning Practice Guidance section titled "Renewable and low carbon energy" includes sections on Battery Energy Storage Systems, strongly implying that these fall within the definition of renewable and low carbon energy and associated infrastructure. Paragraph E requires demonstration of need and so is not consistent with 2024 NPPF paragraph 168.
MM1 4	24	2.5	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), EN8	Provides greater clarity on how the size of a wind turbine is to be measured. Proposed in council's Matter 12 Climate Hearing Statement (p.7).

Ref	Page	Policy/ Para	Main Modification	Reason
			(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 EN8. A small or medium wind turbine means a turbine that ~~is not~~ <u>has a tip height of no more than 40 metres in height.</u>	
MM1 5	29	E2 C	C. Office proposals on Strategic Employment Sites or employment ~~locations~~ <u>allocations</u> 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.	Correction of typographical error. As proposed in council's Matter 7 Economy Hearing Statement (p.4).
MM1 6	29	E2 E	E. Outside of settlement boundaries, development for employment uses will only be permitted where <u>consistent with national policy on such development.</u> ~~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.~~	As currently drafted paragraph (E) of the policy, which only permits the development of employment uses outside of settlement boundaries when this involves the conversion or redevelopment of an existing building or the infilling/expansion of an existing employment site, is materially inconsistent with NPPF 2026 policies S5.1.b and S5.1.j which allow for employment development in other circumstances. As explained for MM8 above, this material inconsistency with NPPF 2026 would render the policy ineffective and unable to be applied.
MM1 7	30	E3 D	~~D. Conversion of visitor accommodation outside of settlement boundaries to permanent residential use will not be supported.~~	To avoid material inconsistency with NPPF 2026 policy S5.1c. Policy S5.1c allows the “reuse” of existing buildings outside settlement boundaries. “Reuse” on its ordinary meaning doesn’t require the building to be vacant or the previous use to be abandoned, so this

Ref	Page	Policy/ Para	Main Modification	Reason
				would cover conversion of visitor accommodation to permanent residential use.
MM1 8	34	C2 A ii.	ii. where the proposal is for <u>retail and leisure uses</u> of 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	Paragraph 94 NPPF 2024 only applies the impact test to retail and leisure uses, not to all main town centre uses.
MM1 9	35	C3 B	B. New developments in local <u>and district</u> centres shall provide active ground floor frontages.	Policy should apply equally to district centres.
MM2 0	35	C3 C	~~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.~~	To avoid inconsistency with national policy. The policy could be interpreted as requiring impact assessment of proposals within district and local centres. This would not be consistent with NPPF 2024 para 94 which does not require impact assessment of in-centre developments.
MM2 1	39	EN2 B	B. Development proposals must be located and designed to respect scenic quality and <u>landscape character</u> ~~maintain a distinctive sense of place.~~	The term “distinctive sense of place” is unclear and so would not be effective.
MM2 2	40	EN3 D	D. Protect and where possible enhance the landscapes and settings of: ‘Bilton Grange’ and ‘Dunchurch Lodge’ registered park and gardens; ~~Rugby Diamond Jubilee Wood Country Park; and Rainsbrook Cemetery and Crematorium.~~	The deleted places are not designated heritage assets and so the rationale for protecting their settings is not established.
MM2 3	41	EN4	~~B C.~~ Development will only be permitted in these areas when it will not have a significant adverse impact, either alone or in combination with other existing or proposed development, on the effectiveness of an Area	This modification to reorder the paragraphs of the policy will ensure that the provisions of the policy appear in a logical order, first defining the areas, then

Ref	Page	Policy/ Para	Main Modification	Reason
			of Separation in protecting the identity and distinctiveness of settlements and preventing their coalescence. ~~€ D.~~ Developments that diminish physical and visual separation, have an urbanising influence, or which adversely impact settlement identity should be deemed as having an adverse impact on the effectiveness of an Area of Separation. ~~Đ B.~~ Applicants proposing development that may have an adverse impact on an Area of Separation must demonstrate that they have considered this impact and have incorporated appropriate mitigatory measures into their proposal.	setting the requirement for applicants, then informing decision-takers how to apply the policy. As explained in council's Matter 13 Environment Hearing Statement (p.12).
MM2 4	43	EN6	EN 6 ~~Tree~~ <u>canopy</u> cover A. All major development, excluding change of use and development in Rugby town centre, shall increase the post-development <u>tree</u> canopy cover to at least 20% of the site area (excluding areas of the site that are high or very high distinctiveness habitats) unless such requirement is demonstrated to be incompatible with delivering biodiversity net gain requirements on site. B. Where the <u>tree</u> canopy cover of the site exceeds 20% before development, the proposal should ensure retention of at least the existing level of <u>tree</u> canopy cover. C. In meeting the requirements of this policy, existing <u>tree</u> 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 <u>tree</u> canopy cover and other green infrastructure including green roofs.	To clarify that the policy is regarding tree canopy cover not man-made canopy cover. Modification proposed in document CD20.

Ref	Page	Policy/ Para	Main Modification	Reason
MM2 5	44	EN7 C	C. ~~As a starting point and subject to national policy, 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. It will be for applicants to demonstrate if development within those areas is acceptable.~~	For consistency with national policy. This policy, although sought by The Environment Agency, goes further than national policy given that not all areas within 8 metres of a watercourse are at risk of flooding, and, in line with the flood zone compatibility table, less vulnerable and water compatible uses are permissible within Zones 3a and 3b.
MM2 6	44	EN7	D. ~~Development should, where opportunities exist, restore and enhance watercourses. This includes measures such as de-culverting, removal of redundant structures and channel naturalisation to improve flood conveyance, biodiversity and amenity.~~	Additional text requested by The Environment Agency through statement of common ground negotiations. Modification put forward in document CD20.
MM2 7	54	H6 C	C. ~~The housing allocations at South West Rugby; land south of Rugby Road, Brinklow; and Dyers Lane, Wolston; and land at Coventry Road, Wolvey shall provide serviced self-build and/or custom build plots as part of the development.~~	Reference to land at Coventry Road, Wolvey should be deleted as the delivery of self-build housing is not a requirement for this site. Modification put forward in Council's Matter 5 Residential Policies Hearing Statement (p.9).
MM2 8	59	W1 B	~~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.~~	NPPF 2026 has separate policies for "key community facilities and public service infrastructure" in policy HC6 and "recreational land and facilities" in policy HC7. This distinction did not exist in NPPF 2024, which defined community facilities as including sports venues and open space (paras 88d and 98a). By contrast, NPPF 2026 policy HC6 para 2 excludes "recreational land and facilities" from the community facilities to which that policy applies. As explained above for MM8, material inconsistency with NPPF 2026 would render a policy ineffective.

Ref	Page	Policy/ Para	Main Modification	Reason
				Therefore, the local plan should reflect the NPPF 2026 distinction, and this paragraph needs to be moved to Policy W2.
MM2 9	59	7.1	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	NPPF 2026 does not include sports facilities in the definition of community facilities to which policy HC6 applies. Applying paragraph W1.A.ii. of the policy to sports facilities would therefore be materially inconsistent with NPPF policy HC6 and so would render the policy ineffective.
MM3 0	59	7.2	~~7.2 Sports facilities include (without limitation) the following sports facilities of borough-wide significance: Coventry Stadium, Brandon; The Queen's Diamond Jubilee Centre and Rugby & Northampton Athletic Club; The Rugby Football Club and Rugby Cricket Club; Rugby Town FC, Butlin Road; Rugby Borough Football Club.~~	NPPF 2026 does not include sports facilities in the definition of community facilities to which policy HC6 applies. For consistency with NPPF 2026 the local plan should reflect this distinction, and this paragraph needs to be moved to Policy W2.
MM3 1	60	W2	~~G. 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.~~	See MM28. This paragraph is moved from policy W1, to avoid material inconsistency with NPPF 2026.
MM3 2	60	After 7.7	~~7.8 Sports facilities and recreational buildings and land include (without limitation) the following sports facilities of borough-wide significance: Coventry Stadium, Brandon; The Queen's Diamond Jubilee Centre and Rugby & Northampton Athletic Club; The Rugby Football Club and Rugby Cricket Club; Rugby Town FC, Butlin Road; Rugby Borough Football Club.~~	This paragraph is moved (with minor amendment) from the supporting text to policy W1, to avoid material inconsistency with NPPF 2026.
MM3 3	63	D2 B	iv. ensure that adequate outdoor amenity space is retained for the use of occupiers of the enlarged property ~~in line with policy H7;~~	Requiring extensions to comply with the outdoor amenity space standards set by policy H7 is

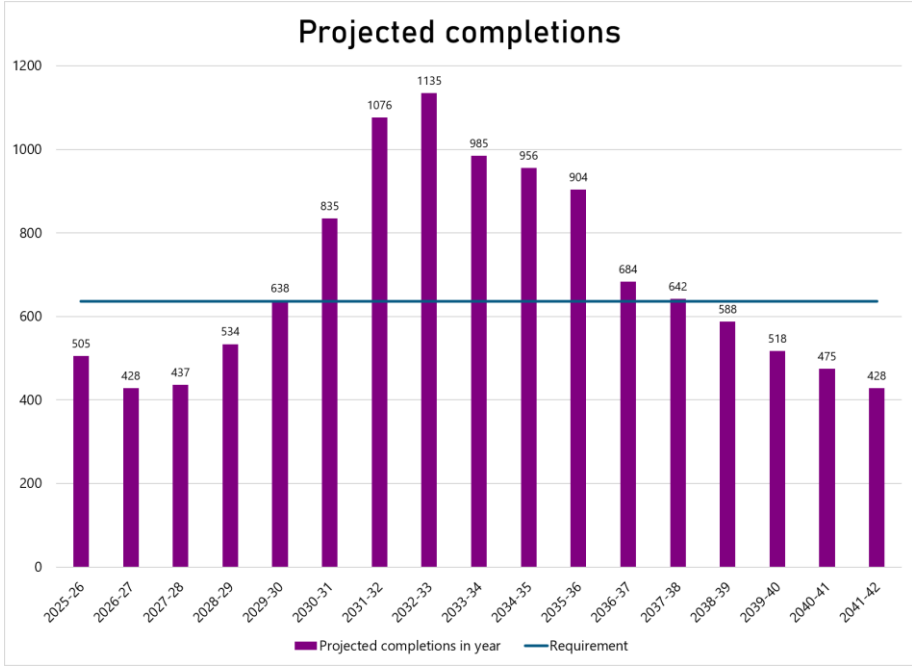
Ref	Page	Policy/ Para	Main Modification	Reason
				inconsistent with the NPPF policy L2.d.iii which specifies that substantial weight should be given to the benefits of creating floorspace within settlements through additional development within existing plots, and that such proposals should retain at least 50% of the non-developed area.
MM3 4	74	Appendix 1	See below for modification	Updated housing trajectory to reflect the trajectory shown in document RBC 6A Housing Land Supply and Trajectory Workbook. This reflects the latest supply position.

Site	Units to deliver	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	2030 -31	2031 -32	2032 -33	2033 -34	2034 -35	2035 -36	2036 -37	2037 -38	2038 -39	2039 -40	2040 -41	2041 -42
South West Rugby	3900 (3050 in plan period)	-	35	65	170	242	283	338	338	338	288	253	238	208	203	198	178	130
Eden Park	602	52	10	55	55	55	55	55	55	55	55	50	50	-	-	-	-	-
Houltton	4297 (3060 in plan period)	124	197	219	265	240	241	220	160	154	155	155	155	155	155	155	155	155

	plan period)																	
Other 2019 Local Plan Allocations	205	82	28	20	20	15	25	15	-	-	-	-	-	-	-	-	-	-
Extant permissions as of 1 April 2025	621	259	102	70	40	28	40	82	-	-	-	-	-	-	-	-	-	-
Windfalls for sites <5 dwellings	850	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
New allocations	2886	-	-	-	25	264	378	255	345	345	300	225	255	210	114	80	50	40
Total Trajectory		567	422	479	625	894	1072	1015	948	942	848	733	748	623	522	483	433	375

Site	Units to deliver	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	2030 -31	2031 -32	2032 -33	2033 -34	2034 -35	2035 -36	2036 -37	2037 -38	2038 -39	2039 -40	2040 -41	2041 -42
South West Rugby	3900 (3505 in plan period)		20	40	40	80	120	368	338	338	313	298	268	248	263	278	255	238

Eden Park	602	52		25	55	55	55	55	55	50	50	50	50	50				
Houlton	4298 (3061 in plan period)	124	121	168	160	230	250	229	210	210	199	170	170	170	170	170	170	140
Other 2019 Local Plan Allocation s	205	102	63							25	15							
Extant permissio ns as of 1 April 2026	723	205	174	154	40	28		24	98									
Windfalls for sites <5 dwellings	822	22	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
New allocation s	2850				189	195	360	350	384	312	329	336	146	124	105	20		
Total Trajectory		505	428	437	534	638	835	1076	1135	985	956	904	684	642	588	518	475	428

Ref	Page	Policy/Para	Main Modification	Reason																																																						
MM3 5	74	Appendix 1 after housing trajectory	Insert as below: Projected completions <table><thead><tr><th>Year</th><th>Projected completions in year</th><th>Requirement</th></tr></thead><tbody><tr><td>2025-26</td><td>505</td><td>640</td></tr><tr><td>2026-27</td><td>428</td><td>640</td></tr><tr><td>2027-28</td><td>437</td><td>640</td></tr><tr><td>2028-29</td><td>534</td><td>640</td></tr><tr><td>2029-30</td><td>638</td><td>640</td></tr><tr><td>2030-31</td><td>835</td><td>640</td></tr><tr><td>2031-32</td><td>1076</td><td>640</td></tr><tr><td>2032-33</td><td>1135</td><td>640</td></tr><tr><td>2033-34</td><td>985</td><td>640</td></tr><tr><td>2034-35</td><td>956</td><td>640</td></tr><tr><td>2035-36</td><td>904</td><td>640</td></tr><tr><td>2036-37</td><td>684</td><td>640</td></tr><tr><td>2037-38</td><td>642</td><td>640</td></tr><tr><td>2038-39</td><td>588</td><td>640</td></tr><tr><td>2039-40</td><td>518</td><td>640</td></tr><tr><td>2040-41</td><td>475</td><td>640</td></tr><tr><td>2041-42</td><td>428</td><td>640</td></tr></tbody></table>	Year	Projected completions in year	Requirement	2025-26	505	640	2026-27	428	640	2027-28	437	640	2028-29	534	640	2029-30	638	640	2030-31	835	640	2031-32	1076	640	2032-33	1135	640	2033-34	985	640	2034-35	956	640	2035-36	904	640	2036-37	684	640	2037-38	642	640	2038-39	588	640	2039-40	518	640	2040-41	475	640	2041-42	428	640	Provide additional clarity on the projected delivery of housing throughout the plan period and predicted surplus/deficit against annualised requirement. As proposed in Council’s Matter 6 Residential Allocations Hearing Statement (p.17). Bar chart provided in document RBC 6A.
Year	Projected completions in year	Requirement																																																								
2025-26	505	640																																																								
2026-27	428	640																																																								
2027-28	437	640																																																								
2028-29	534	640																																																								
2029-30	638	640																																																								
2030-31	835	640																																																								
2031-32	1076	640																																																								
2032-33	1135	640																																																								
2033-34	985	640																																																								
2034-35	956	640																																																								
2035-36	904	640																																																								
2036-37	684	640																																																								
2037-38	642	640																																																								
2038-39	588	640																																																								
2039-40	518	640																																																								
2040-41	475	640																																																								
2041-42	428	640																																																								
MM3 6	77	Appendix 2	<table><tr><th colspan="4">Use Class B</th></tr><tr><th rowspan="2">Type</th><th rowspan="2">Car parking</th><th colspan="2">Cycle parking</th><th rowspan="2">Notes/other considerations</th></tr><tr><th>Long stay - staff</th><th>Short stay - visitors</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Use Class B				Type	Car parking	Cycle parking		Notes/other considerations	Long stay - staff	Short stay - visitors						For ‘B8 Storage and Distribution’ change the cycle parking standards to 1 space per 500sq.m for long stay, and 1 space per 1000sq.m for short stay. This is necessary because the standards are currently the wrong way around and therefore don’t align with the suggestions of LTN 1/20 as is intended.																																						
Use Class B																																																										
Type	Car parking	Cycle parking		Notes/other considerations																																																						
		Long stay - staff	Short stay - visitors																																																							

Ref	Page	Policy/Para	Main Modification					Reason																						
			B2 General Industrial B8 Storage and Distribution	1 space/90 sq.m 1 space/120 sq.m	~~1 stand~~space/500 sq.m ~~1 space/100~~ 500sq.m	~~1 stand~~space/ 1000 sq.m ~~1 space/50~~ 1000sq.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.	It is also necessary to amend “stand” to “space” for consistency and clarity.																						
MM37	77	Appendix 2	<table><tr><th colspan="6">Use Class C1 – Hotels and hostels</th></tr><tr><th rowspan="2">Type</th><th colspan="2">Car parking</th><th colspan="2">Cycle parking</th><th rowspan="2">Notes/other considerations</th></tr><tr><th>Low access</th><th>High access</th><th>Long stay - staff</th><th>Short stay - visitors</th></tr><tr><td>Hotels/ motels/ guest houses/ boarding houses</td><td>1 space/ bedroom</td><td>0.5 spaces/bed room</td><td>1 ~~stand~~space/6 full-time staff</td><td>1 ~~stand~~space/10 beds</td><td>Facilities within such developments that could be available to non-</td></tr></table>					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/bed room	1 ~~stand~~ space/6 full-time staff	1 ~~stand~~ space/10 beds	Facilities within such developments that could be available to non-	For ‘C1 Hotels/motels/guest houses/boarding houses’ change the long stay cycle parking standard from 1 space per full-time staff member to 1 space per 6 full-time staff members. This is a typo which requires correction. 1 space per 6 full-time staff members is the adopted standard which is intended to be carried over. It is also necessary to amend “stand” to “space” for consistency and clarity.
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/bed room	1 ~~stand~~ space/6 full-time staff	1 ~~stand~~ space/10 beds	Facilities within such developments that could be available to non-																									

Ref	Page	Policy/Para	Main Modification						Reason																												
								residents (e.g. conference facilities and eating and drinking) should be treated separately.																													
MM38	82	Appendix 2	<table><tr><th colspan="6">Commercial, business and services (Class E)</th></tr><tr><th rowspan="2">Type</th><th colspan="2">Car parking</th><th colspan="2">Cycle parking</th><th rowspan="2">Notes/other considerations</th></tr><tr><th>Low access</th><th>High access</th><th>Long stay - staff</th><th>Short stay - visitors</th></tr><tr><td colspan="6">...rows (a) to (g)(ii) omitted for brevity...</td></tr><tr><td>(g) (iii) any industrial process which can be carried</td><td>1 space/40sq.m</td><td>1 space/80sq.m</td><td>1 standspace/150sq.m</td><td>1 standspace/250sq.m</td><td></td></tr></table>						Commercial, business and services (Class E)						Type	Car parking		Cycle parking		Notes/other considerations	Low access	High access	Long stay - staff	Short stay - visitors	...rows (a) to (g)(ii) omitted for brevity...						(g) (iii) any industrial process which can be carried	1 space/40sq.m	1 space/80sq.m	1 standspace/150sq.m	1 standspace/250sq.m		For ‘E(g)(iii) any industrial process which can be carried out in a residential area’, change the long stay cycle parking standard from 1 space per 150 sq.m to 1 space per 250 sq.m. This is a typo which requires correction. 1 space per 250 sq.m is the adopted standard which is intended to be carried over. It is also necessary to amend “stand” to “space” for consistency and clarity.
Commercial, business and services (Class E)																																					
Type	Car parking		Cycle parking		Notes/other considerations																																
	Low access	High access	Long stay - staff	Short stay - visitors																																	
...rows (a) to (g)(ii) omitted for brevity...																																					
(g) (iii) any industrial process which can be carried	1 space/40sq.m	1 space/80sq.m	1 standspace/150sq.m	1 standspace/250sq.m																																	

Ref	Page	Policy/ Para	Main Modification						Reason																						
			out in a residential area without causing detriment to the area																												
MM39	83	Appendix 2	<table><tr><th colspan="6">Use Class F2 – Local community</th></tr><tr><th rowspan="2">Type</th><th colspan="2">Car parking standard</th><th colspan="2">Cycle parking standard</th><th rowspan="2">Notes/other considerations</th></tr><tr><th>Low access</th><th>High access</th><th>Long stay - staff</th><th>Short stay - visitors</th></tr><tr><td>(1) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed</td><td colspan="2">1 space/FTE staff + 1 space/30sq.m</td><td>1 space/30sq.m</td><td>1 space/30sq.m</td><td>This use is a local shop by nature so vehicle parking standard should be considered</td></tr></table>						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 do not exceed	1 space/FTE staff + 1 space/30sq.m		1 space/30sq.m	1 space/30sq.m	This use is a local shop by nature so vehicle parking standard should be considered	For 'F2(1) Shops (mostly) selling essential goods...', change the cycle parking standards from 1 space per 30 sq.m for both long and short stay, to 1 space per 100 sq.m for both long and short stay. This will make the standard the same as that for small retail shops (less than 200sq.m) which are comparable.
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 do not exceed	1 space/FTE staff + 1 space/30sq.m		1 space/30sq.m	1 space/30sq.m	This use is a local shop by nature so vehicle parking standard should be considered																										

Ref	Page	Policy/ Para	Main Modification						Reason																									
			280sq.m and there is no other such facility within 1000m				ed flexibly.																											
MM40	87	Appendix 2	Insert at top of page: <u>Cycle parking for adapted cycles for disabled people should be provided for all land uses. This provision should equate to 5% of total cycle parking capacity, and these spaces should be co-located with disabled car parking where possible.</u>						This is needed to address the concern of the Highways Authority and bring the plan’s cycle parking standards into accordance with the guidance of LTN 1/20.																									
MM41	89	Appendix 3	<table><tr><th>Typology</th><th>Capital cost per square metre</th><th>Maintenance cost per square metre</th><th>Maintenance period</th><th>Total cost per square metre</th></tr><tr><td>Allotments</td><td>7.59</td><td>0.44</td><td>10 years</td><td>~~8.03~~ 11.99</td></tr><tr><td>Amenity Greenspace</td><td>3.84</td><td>0.69</td><td>10 years</td><td>~~4.53~~ 10.74</td></tr><tr><td>Natural & Semi-Natural Space</td><td>7.34</td><td>0.73</td><td>10 years</td><td>~~8.07~~ 14.64</td></tr><tr><td>Parks & Recreation Grounds</td><td>48.39</td><td>1.22</td><td>10 years</td><td>~~49.61~~ 60.59</td></tr></table>						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~~ 11.99	Amenity Greenspace	3.84	0.69	10 years	~~4.53~~ 10.74	Natural & Semi-Natural Space	7.34	0.73	10 years	~~8.07~~ 14.64	Parks & Recreation Grounds	48.39	1.22	10 years	~~49.61~~ 60.59	This is needed to correct an error in the calculation of total costs per square metre. They have been calculated as capital cost + maintenance cost, whereas they should be calculated as capital cost + (maintenance cost x maintenance period).
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~~ 11.99																														
Amenity Greenspace	3.84	0.69	10 years	~~4.53~~ 10.74																														
Natural & Semi-Natural Space	7.34	0.73	10 years	~~8.07~~ 14.64																														
Parks & Recreation Grounds	48.39	1.22	10 years	~~49.61~~ 60.59																														

Ref	Page	Policy/Para	Main Modification					Reason
			Provision for Children & Young People	16.23	3.73	10 years	~~19.96~~ 53.53	
MM4 2	93	Glossary	Floorspace: references to floorspace in this plan are to gross internal area measured in square metres.					For clarity.
MM4 3	115	Site 353 Town Hall, Rugby	Allocation: circa ~~124~~ 114 dwellings					Typo. Correction needed for consistency with Policy S6. Proposed in document CD20.
MM4 4	118	Site 351 North of Rounds Gardens, Rugby	~~Provide adequate mitigation for existing on-site sport provision.~~					The appeal decision dated 13 March 2026 (PINS ref APP/E3715/W/25/3373251, LPA ref R24/0111) dismissing an application for 115 dwellings on the site concluded that the sport facilities cannot be considered existing/extant. Therefore there is no justification for retaining this requirement. This modification was proposed in council's Matter 6 Residential Allocations Hearing Statement (p.11).
MM4 5	133	Site 81 Land West of Fosse Way, Stretton-on-Dunsmore	Proactive archaeological investigation should be undertaken to inform the mitigation strategy. <u>Archaeological investigation to inform preservation by design if Roman road, Roman buildings and/or evidence are present.</u>					Additional text requested by Historic England through Regulation 19 consultation response. This text is clarificatory and adds further detail about the archaeological investigation needed. Modification proposed in document CD20.

Ref	Page	Policy/Para	Main Modification	Reason
MM4 6	136	Site 136 Land north of Warwick Road, Wolston	Add at end: • <u>Development should not come forward until extraction of minerals and restoration at nearby Wolston Quarry has been completed.</u>	This text is proposed to be added based on a request from Warwickshire County Council in Statement of Common Ground negotiations. This modification was proposed in document CD20.
MM4 7	146	Site 121 Land at Walsgrave Hill	• Creation of a continuous circa 75ha publicly accessible country park adjoining Combe Abbey Country Park. <u>The planning application shall include a detailed country park masterplan for approval.</u>	To require provision of additional details of and secure delivery of the country park through the site allocation given its importance to demonstrating the public benefits of the development and to heritage impact mitigation. This modification was proposed in document CD20.
MM4 8	146	Site 121 Land at Walsgrave Hill	• Planted boundaries are to be reinforced <u>and woodland planting introduced alongside topographical reprofiling</u> to screen or filters views in and out of the site, particularly ~~in relation to~~ from the registered park and garden and nearby historic farmsteads. <u>This shall be set out in a comprehensive landscape strategy.</u>	To secure delivery of the mitigation strategy for the site given its importance in mitigating heritage impacts. This modification was proposed in document CD20.

Additional modifications

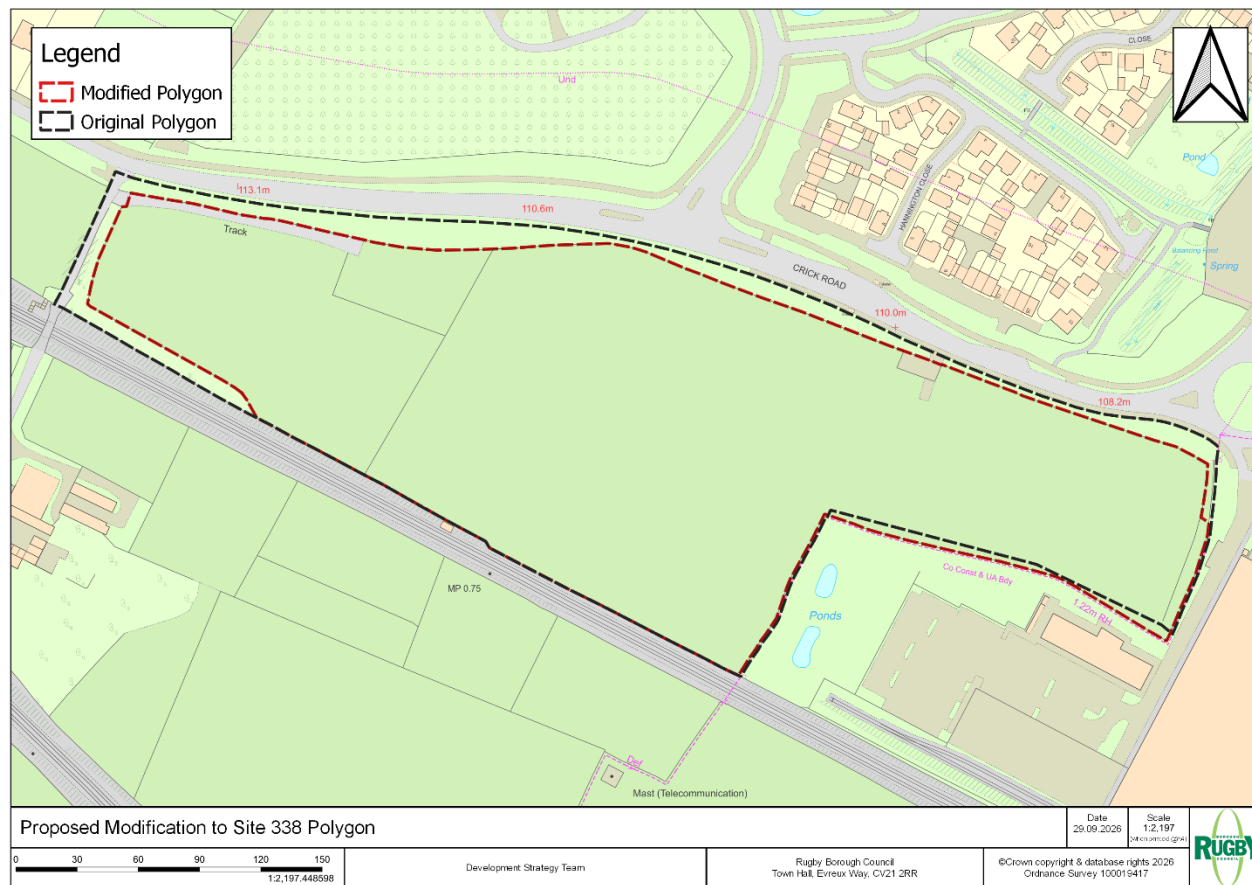
Provided for reference only.

Ref	Page	Policy/ Para	Additional Modification	Reason
AM1	7	First paragraph on page	S19(1B) of the Planning and Compulsory Purchase Act ~~2024~~ 2004 requires local plans to identify strategic priorities for the development and use of land in the authority's area.	Correction of typographical error. Modification proposed in document CD20.
AM2	16	S5 B	B. The extent of the Green Belt in the borough is delineated on the policies map. National Green Belt policy will ~~be applied~~ apply in these areas.	Conciseness. Modification proposed in Council's Matter 3 Strategy Hearing Statement (p.27).
AM3	32	C1 B i.	i. support the town centre's role as a <u>retail</u> , leisure and entertainment destination including a wide ranging food and beverage offering;	Additional underlined word proposed by Warwickshire County Council. This minor change to policy wording is not considered necessary by the council to address an issue of soundness and is therefore an additional modification. This modification was proposed in document CD20.
AM4	32	C1 B vii.	vii. support the <u>conservation and</u> enhancement of heritage buildings <u>and their settings</u> .	Additional underlined text proposed by Historic England. This minor change to policy wording is not considered by the council to be necessary to address an issue of soundness and is therefore an additional

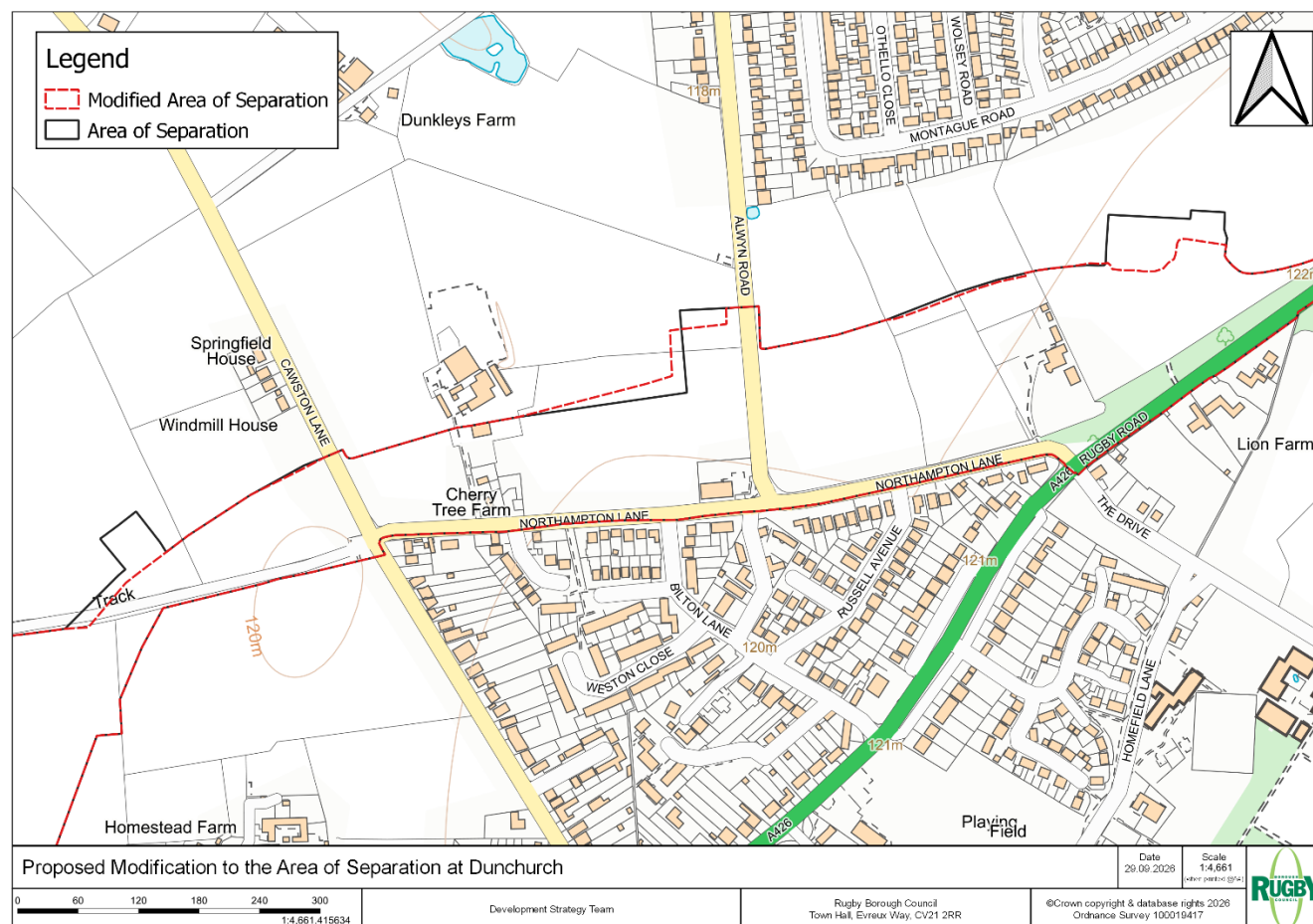
Ref	Page	Policy/ Para	Additional Modification	Reason
				modification. This modification was proposed in document CD20.
AM5	44	5.21	Delete additional full stop at end of paragraph: 5.21 This policy gives effect to national policy and guidance on planning and flood risk. The risk from all sources of flooding will need to be considered taking into account the impact of climate change.:-	Typographical correction proposed in document CD20.
AM6	71	After 9.13	<u>9.14 The need for a new recycling centre and waste transfer station has been identified by Warwickshire County Council.</u>	Additional reasoned justification text requested by Warwickshire County Council. This change is not considered by the council to be necessary to address an issue of soundness. This is clarificatory text in the reasoned justification and therefore an additional modification. This modification was proposed document CD20.
AM7	83	Appendix 2	Replace each reference in the cycle parking part of the table to “stand” with “space”	For consistency.
AM8	134	Annex: Development site allocations	Remove bold formatting from site ID number: Site ID: ~~348~~ 348	Formatting correction for consistency with other sites. This modification was proposed in document CD20.

Policies Map modifications

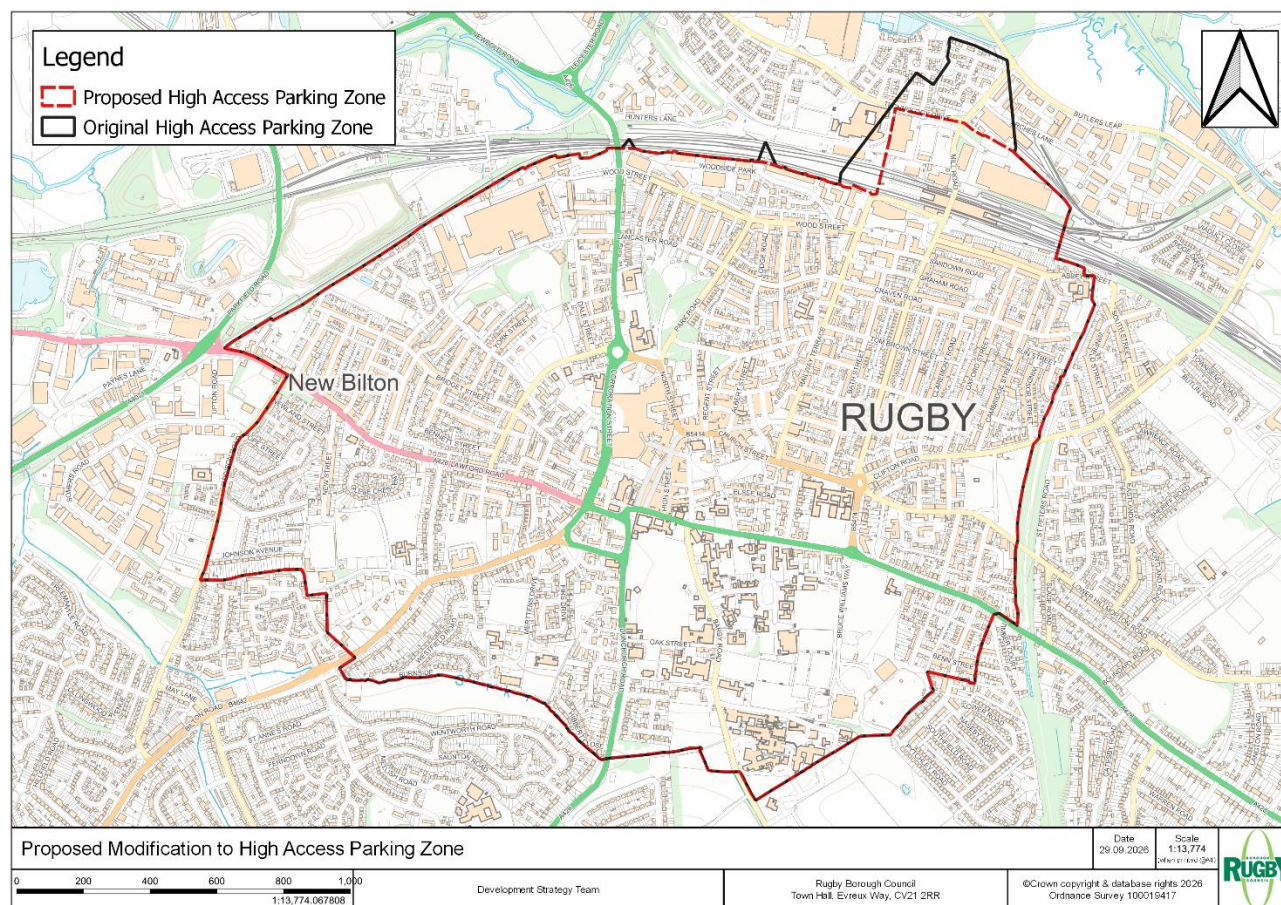
Ref	Layer	Change	Reason
PM1	Residential allocations layer	Minor alterations to the policies map polygon for site 338 Land south of Crick Road, Houlton to make it consistent with the red line boundary shown in the plan in the Development site allocations annex (p. 130). Alteration shown below.	Correction of a cartographic error. To ensure consistency. This modification was proposed in document CD20.



Ref	Layer	Change	Reason
PM2	Areas of separation layer	Minor alterations to the northern boundary of the Area of Separation at Dunchurch to exclude South West Rugby development areas in line with the latest South West Rugby planning applications. Modification shown below.	To ensure that the Area of Separation does not include land that is to be developed as part of South West Rugby. Proposed in document CD20.



Ref	Layer	Change	Reason
PM3	High access parking zone layer	Change the high access parking zone so it is the same as that shown on p.76 of the plan. Modification shown below.	This is needed to correct an error on the policies map where the wrong polygons are currently shown. Proposed in the Council's Matter 9 Infrastructure Hearing Statement (p.8).



Ref	Layer	Change	Reason
PM4	Open Space layer	Change the open space layer at Plott Lane, Stretton-on-Dunsmore, so that the area shown hatched in red on the map below is not designated as open space.	This area has incorrectly been identified as open space. The site was allocated for residential development in the Rugby Local Plan 2011-2031, is still in our housing trajectory, and is not publicly accessible and therefore does not meet the definition of open space.

