



10 March 2026

RUGBY BOROUGH COUNCIL

A meeting of Rugby Borough Council will be held in the Council Chamber at the Town Hall, Rugby at 7.00pm on Wednesday 18 March 2026.

Members of the public may also view the meeting via the livestream available on the Council's website.

Dan Green
Chief Executive

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Apologies for absence.
2. Minutes.
To approve the minutes of the meeting held on 18 February 2026.
3. Declaration of Interests.
To receive declarations of -
 - (a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;
 - (b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and
 - (c) notice under Section 106 Local Government Finance Act 1992 - non-payment of Community Charge or Council Tax.
4. To receive the Mayor's Announcements.

5. Questions pursuant to Standing Order 10.
6. To receive the reports of Cabinet and Committees which have met since the last meeting of the Council and to pass such resolutions and to make such orders thereon as may be necessary:
(a) Audit and Ethics Committee – 23 February 2026
 - (1) Treasury Management half yearly report 2025-26.
 - (2) 2026/27 Capital and Treasury Management Strategy incorporating the Annual Investment Strategy.
 - (3) Risk Management Strategy 2026/27
7. To receive and consider the reports of officers.
 - (a) Rugby Central Development Brief Supplementary Planning Document – Adoption – report of the Strategic Director - Place.
 - (b) Appointments to Outside Bodies – Miscellaneous Appointments – report of the Chief Officer – Legal and Governance.
 - (c) Decisions taken in exceptional circumstances – report of the Monitoring Officer.
 - (d) Community Governance Review of Rugby Town Council – report of the Chief Officer – Legal and Governance (report to follow).
8. Notices of Motion pursuant to Standing Order 11 – in accordance with the Constitution there are no motions on notice to be considered.
9. Motion to Exclude the Public under Section 100(A)(4) of the Local Government Act 1972.

To consider the following resolution:

“under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of information defined in paragraphs 2 and 3 of Schedule 12A of the Act.”

PART 2 – EXEMPT INFORMATION

1. To receive the private reports of Cabinet and Committees which have met since the last meeting of the Council and to pass such resolutions and to make such orders thereon as may be necessary:
(a) Cabinet – 3 March 2026
 - (1) Write Offs – unrecoverable debts – Finance, Performance, Legal and Governance Portfolio.
2. To receive and consider the private reports of officers.
 - (a) Elections Fees and Charges 2026 – private report of the Chief Executive.

QUESTIONS AT COUNCIL

A Councillor may ask a question at the meeting by giving notice in writing of the question to the Chief Executive no later than midday on Thursday 12 March 2026. The rules relating to Questions are set out in Part 3a of the Council's Constitution.

REPORT OF AUDIT AND ETHICS COMMITTEE

23 February 2026

PRESENT:

Membership of the Committee:

Mr C Green (Vice-Chair), Councillors Maoudis and Roodhouse.

Also in attendance:

Mathew Humphrey, Partner, RSM UK – Agenda Items 8 and 9
Jonathan Nulty, Principal Consultant, RSM UK – Agenda Items 8 and 9

1. TREASURY MANAGEMENT HALF YEARLY REPORT 2025-26

The Committee considered a report concerning the half yearly update for Treasury Management.

The report is available here:

<https://www.rugby.gov.uk/documents/20124/60398146/Agenda+Item+5+Treasury+Management+Half+Yearly+Report+2025-26.pdf/c1d5b849-76c5-b733-9580-202c29826c81?version=1.0&t=1772104795473>

Recommendation of Audit and Ethics Committee:

The Committee recommended to Council that the report be approved.

Recommended that – the recommendation of Audit and Ethics Committee be approved.

2. 2026/27 CAPITAL AND TREASURY MANAGEMENT STRATEGY INCORPORATING THE ANNUAL INVESTMENT STRATEGY

The Committee considered a report concerning the 2026/27 Capital and Treasury Management Strategy incorporating the Annual Investment Strategy.

The report is available here:

<https://www.rugby.gov.uk/documents/20124/60398146/Agenda+Item+6+-+Capital+and+Treasury+Management+Strategies.pdf/9e5a7fdd-75bd-b355-1484-09bb7fb5646b?version=1.0&t=1772105302421>

Recommendation of Audit and Ethics Committee:

The Committee recommended to Council that:

1. The Capital Strategy including the continuation capital programme for 2026/27 be approved;
2. The Treasury Management Strategy incorporating the Annual Investment Strategy including associated limits and specific indicators be approved;
3. The Prudential Indicators, including the Authorised Limit and Operational Boundary for external debt, be approved; and
4. The Minimum Revenue Provision Policy be approved (Section A of Treasury Management Strategy).

Recommended that – the recommendation of Audit and Ethics Committee be approved.

3. RISK MANAGEMENT STRATEGY 2026/27

The Committee considered a report relating to the Risk Management Strategy 2026/27.

The report is available here:

<https://www.rugby.gov.uk/documents/20124/60398146/Agenda+Item+8+-+Risk+Management+Strategy.pdf/37272720-b972-0491-93fa-ef4c23b50e1f?version=1.0&t=1772106024943>

Recommendation of Audit and Ethics Committee:

The Committee recommended to Council that the Risk Management Strategy 2026/27 be approved.

Recommended that – the recommendation of Audit and Ethics Committee be approved.

**MR C GREEN
VICE CHAIR**

AGENDA MANAGEMENT SHEET

Report Title:	Rugby Central Development Brief Supplementary Planning Document - Adoption
Name of Committee:	Council
Date of Meeting:	18 March 2026
Report Director:	Strategic Director Place
Portfolio:	Growth and Investment, Digital and Communications
Ward Relevance:	Benn, Eastlands and New Bilton
Prior Consultation:	Yes – public consultation held on the draft Rugby Central Development Brief SPD 6 February to 6 March 2026
Contact Officer:	Ella Casey, Principal Planning Officer (Town Centre Regeneration), ella.casey@rugby.gov.uk
Public or Private:	Public
Report Subject to Call-In:	No
Report En-Bloc:	No
Key Decision:	Yes
Corporate Priorities:	<p>This report relates to the following priority(ies):</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> A Healthier Rugby – To support people to live healthier, longer, and more independent lives.<input checked="" type="checkbox"/> A Thriving Rugby – To deliver a thriving economy which brings Borough-wide investment and regenerates Rugby Town Centre.<input checked="" type="checkbox"/> A Greener Rugby – To protect the environment and ensure the Borough adapts to climate change.<input checked="" type="checkbox"/> A Fairer Rugby – To reduce inequalities and improve housing across the Borough. <p>Corporate Strategy 2025-2035</p> <p><input type="checkbox"/> This report does not specifically relate to any Council priorities but</p>
Summary:	<p>The Rugby Central Development Brief Supplementary Planning Document (SPD) is intended to promote high quality design and redevelopment on the shopping centre site. The draft SPD has been subject to a period of public consultation, and the document has been</p>

amended as a result. It is now being put forward for adoption.

Financial Implications: No direct financial implications identified as a result of this report.

Risk Management/Health and Safety Implications: There are no health and safety implications.

Environmental Implications: Environmental implications are set out in Appendix 4.

Legal Implications: No direct legal implications as a result of this report.

Equality and Diversity: Equality and Diversity implications are set out in Appendix 5.

Options: Option 1 – The Rugby Central Development Brief is adopted and becomes a material consideration in respect of planning proposals on the shopping centre site.

Option 2 – The Rugby Central Development Brief is not adopted, and cannot be a material consideration in respect of planning proposals on the shopping centre site.

Recommendation:

1. The Rugby Central Development Brief Supplementary Planning Document (Appendix 1 to this report) be adopted (see appendices 2 & 3 for adoption documents); and
2. Delegated authority be given to the Strategic Director for Place to make minor amendments, as necessary following adoption and prior to it being published.

Reasons for Recommendation: To ensure that the Rugby Central Development Brief SPD becomes a material consideration in respect of planning proposal on the shopping centre site and to ensure high quality design and placemaking within the town centre is promoted in order to realise the development and investment opportunities in the town centre.

Council - 18 March 2026

Rugby Central Development Brief Supplementary Planning Document - Adoption

Public Report of the Strategic Director for Place

Recommendation

- (1) The Rugby Central Development Brief Supplementary Planning Document (Appendix 1 to this report) be adopted (see appendices 2 & 3 for adoption documents); and
- (2) delegated authority be given to the Chief Officer for Growth and Investment to make minor amendments, as necessary following adoption and prior to it being published.

1. EXECUTIVE SUMMARY

- 1.1 A draft Rugby Central Supplementary Planning Document (SPD) has been produced. The purpose of the SPD is to guide the future redevelopment of the site and ensure a high quality design and enhanced public realm on the largest catalytic site in the town centre.
- 1.2 Following a period of public consultation from 6 February 2026 until 6 March 2026, feedback received has been reviewed, and modifications proposed to the draft development brief, as appended to this report (appendix 2 – consultation statement). The amended Rugby Central Development Brief SPD (Appendix 1) is now proposed for adoption.

2. INTRODUCTION

- 2.1. It is the role of Supplementary Planning Documents to support and provide further detailed guidance on local plan policies. They are also a material planning consideration in decision making. Policy TC1 of the Local Plan (2011-31) requires proposals for the redevelopment and refurbishment of the existing natural and built environment within the town centre to demonstrate high quality design that complements and enhances the existing environment in a manner which contributes to local distinctiveness and sense of place.
- 2.2. The enhancement of Rugby Town Centre is key priority for the Council and Policy TC1 seeks to ensure that any changes improve the town centre, adding to its vitality and vibrancy. The shopping centre is the largest site in the town centre which has the potential to be redeveloped for a mix of different uses including, commercial, residential, leisure and community uses.

- 2.3. The proposed Rugby Central SPD does not seek to replicate or alter the existing adopted policy but to add design and placemaking principles and parameters to promote high quality design on an integral site within the town centre.
- 2.4 This SPD is part of the Council's wider ambitions to take back control of the town and deliver real change for the benefit of existing businesses and residents. Any redevelopment of the site would have regard to existing businesses who are important stakeholders in this proposed transformation. The SPD would provide guidance to future owners when considering redevelopment options as well as a framework for officers and decision makers in considering planning proposals.

3. RUGBY CENTRAL SPD

- 3.1. The Rugby Central SPD sets out a range of requirements and principles to guide development on the shopping centre site. The document has been prepared by the Council following a comprehensive analysis of the site to determine the options for the site and preferred approach to the development.
- 3.2. The SPD once adopted would become a material consideration in the determination of planning applications. There is an existing planning approval on the northern part of the site (R22/0657) which has been taken into account in the production of this SPD. The SPD would however have the potential to influence further development across the whole site particularly the public realm and how it interfaces with adjacent sites.

4. PUBLIC CONSULTATION ON THE RUGBY CENTRAL DEVELOPMENT BRIEF SPD

- 4.1. SPDs must be prepared in accordance with the Council's Statement of Community Involvement (SCI) (Section 19(3) of the Planning and Compulsory Purchase Act 2004). The SCI is a document which sets out the Council's policy for consulting and engaging with individuals, communities and other stakeholders for a range of planning matters. The public consultation on the draft Rugby Central Development Brief SPD was carried out between 6 February 2026 and 6 March 2026.
- 4.2. Before an SPD is adopted, the Council must prepare a consultation statement (see appendix 2) setting out:
 - a) Who was consulted when the SPD was prepared;
 - b) A summary of the main issues raised by those persons; and
 - c) How those issues have been addressed in the SPD.
- 4.3. In summary, there were 22 respondents to this consultation.
- 4.4. Unlike the Local Plan, SPDs are not subject to independent examination. Once the consultation has been completed, the Council can adopt a SPD either as originally prepared or as modified to take account of:

- 1) Any representations received.
 - 2) Any other matter the Council considers relevant.
- 4.5. The necessary consultation statement is included in appendix 2. This consultation statement includes a table setting out the comments received, an officer response to each comment, and what (if any) modifications have been made to the SPD as a result.

5. IMPLICATIONS

- 5.1. An Adoption Statement will be issued in the event the SPD is adopted. A draft version is included at Appendix 3 to this report.
- 5.2. The Climate & Environmental Impact Assessment (Appendix 4 to this report) shows no negative impacts on climate or environmental factors.
- 5.3. The Equality Impact Assessment (Appendix 5 to this report) shows no negative impacts on any people who share a protected characteristic.
- 5.4. The Rugby Central Development Brief SPD has also been subject to a Strategic Environmental Assessment (SEA) screening opinion – which concluded that a SEA was not required. The SEA screening opinion is included within Appendix 6 to this report.

Rugby Central Development Brief Supplementary Planning Document



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1. Purpose of the development brief

Purpose

- 1.1 This Development Brief has been prepared by Rugby Borough Council as the Local Planning Authority to facilitate and guide the development and delivery of the Rugby Central Shopping Centre.
- 1.2 The Council are currently preparing a new Local Plan which seeks to support the revival of Rugby town centre. Draft policy C1 sets out that development within the town centre will include the redevelopment of Rugby Central Shopping Centre to restore street-based, mixed-use development. The purpose of this document is therefore to provide more detailed guidance in relation to the redevelopment of the site.

Scope and Status of the Brief

- 1.3 The Development Brief will be adopted by the Council as a Supplementary Planning Document (SPD). This document will sit alongside the Development Plan, and other local guidance such as the Climate Change and Sustainable Design and Construction SPD (2023) and Shopfronts Design Guide SPD (2024) to ensure high quality design and appropriate development is brought forward on this site.

Methodology

- 1.4 This document has been prepared by Rugby Borough Council. Comprehensive analysis of the site (including economic feasibility) was undertaken in order to determine the options for the site and preferred approach to development.

This brief will be subject to a period of public consultation in order to be adopted as a supplementary planning document which can be afforded weight in decision making.

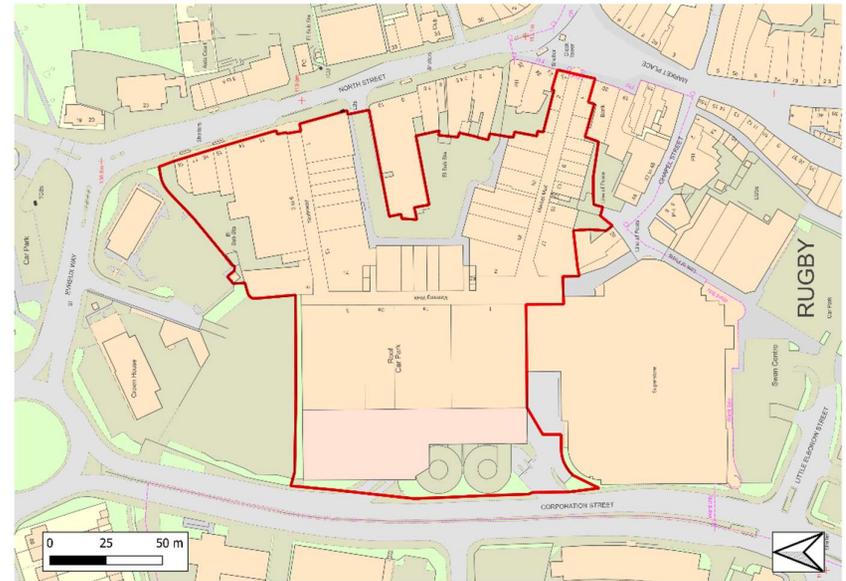


Figure 1: Scope area of the development brief

2. Policy Context

Introduction

2.1 This chapter of the SPD provides an overview of relevant national and local planning policy and guidance. With regard to local policy, the commentary summarises the adopted policy, but has due regard for emerging policy, which will have increased relevance during the lifetime of this SPD.

Planning Policy and Guidance

3.1 The site is covered by policies in the National Planning Policy Framework and Rugby’s Local Development Plan. Proposals for the site should take account of any national and local planning policies that apply to the site and its environs.

2.2. Appendix 1 contains a list of relevant local policies for the site.

Other Material Considerations

2.3. Other material considerations are listed below (not exhaustive):

- Rugby Corporate Strategy (2025-2035)
- Rugby Regeneration Strategy (2022)
- Rugby Local Plan – preferred option consultation version (March 2025)

- Local Transport Plan (2011-2026)
- Rugby Public Realm Masterplan (2025)

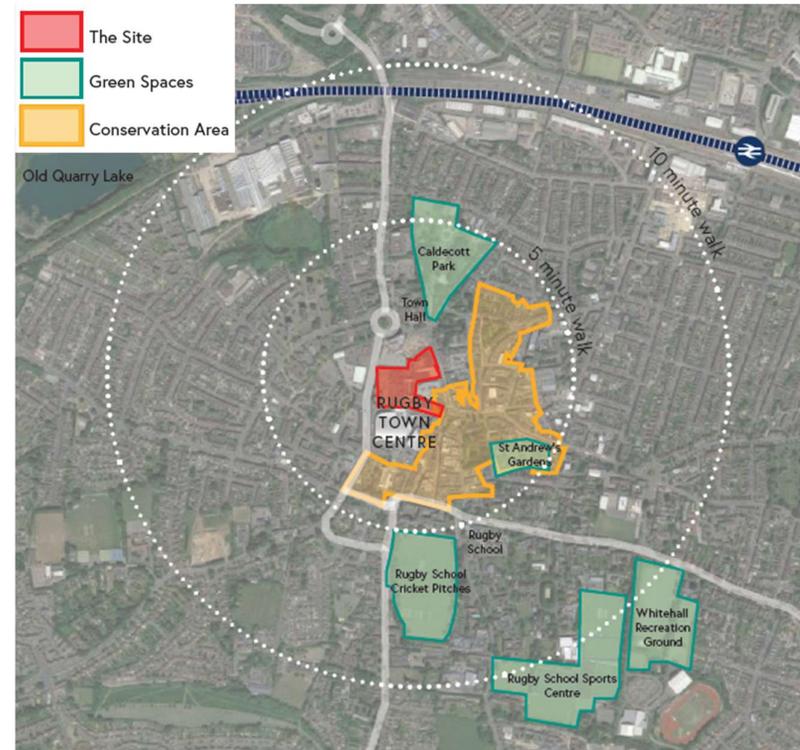


Figure 2: Context Plan

3. Site Information

Site Description

- 3.2. Rugby Central (formerly known as The Clock Tower Shopping Centre) is a c.210,000 sqft covered shopping centre in Rugby Town Centre constructed in c.1980 and last refurbished in 1994. It covers a 2.18 hectare site in rugby town centre. The shopping centre has a mezzanine floor and associated 535 space multi storey car park.
- 3.3. The site has pedestrian entrances on North Street, Market Place and within the Swan Centre and a vehicular entrance off Corporation Street. Servicing is through the Corporation Street car park access and within the service yard to the rear of the current NatWest building on North Street.
- 3.4. In recent years the site (freehold) has been marketed for sale. As of 15th February 2024, 23 of 65 units (35%) in the



Figure 3: Google Earth of site

centre are vacant (this includes all units within North Mall). Due to this the shopping centre has limited footfall and is not contributing as it should be to Rugby’s economic vibrancy.

- 3.5. The surroundings of the site are predominately commercial as shown within the site analysis. The character is a historic market town.

Site Analysis (including planning designations)

- 3.6. The site is currently within retail use class (class E formerly class A1) and has an ancillary multi-storey car park and service areas.
- 3.7. The site is within flood zone 1 but has medium/high chance of surface water flooding to the east (figure 4).

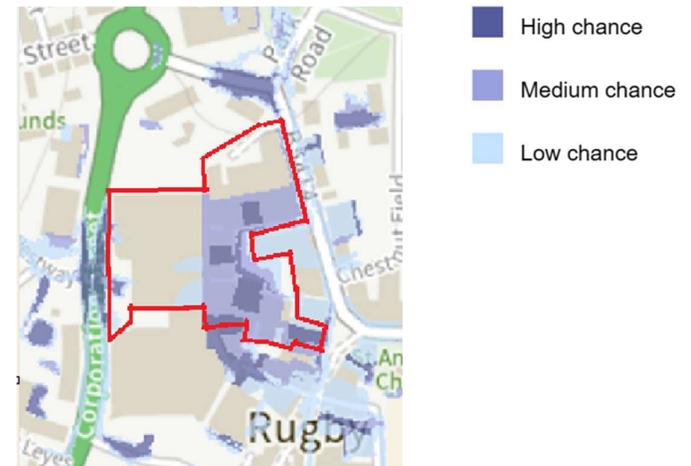
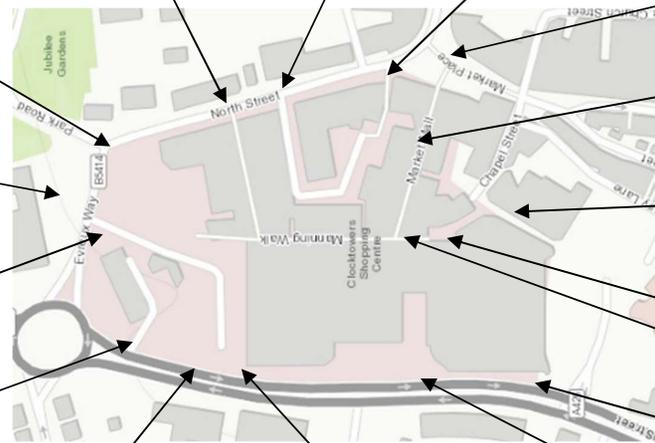
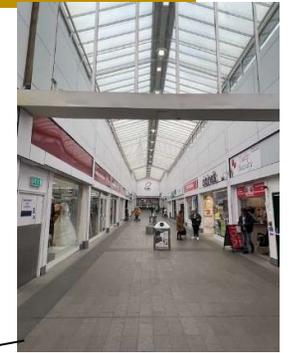


Figure 4: surface water flooding map (source: GOV.UK)



3.8.

Site Analysis (continued)

3.7. The south mall which has an entrance onto Market Place is partially within the Town Centre Conservation Area and 21 Market Place is a Grade II listed building within the site. 20-25 Market Place are all listed buildings within close proximity to the site alongside the Grade II Clocktower. St Andrew’s Church is Grade II* listed. There are also a number of important buildings within the immediate vicinity which contribute to the character of the Conservation Area (figure 7). Further detailed information on these historic designations can be found in appendix 2.



3.8. Historic maps show the historic grain of development in rugby town centre (figure 5). Development to the north of the site came forward in the mid-19th century with the shopping centre not being developed until the 1980s. East-west connects are shown to be present in historic development.

3.9. A high-level heritage impact assessment has been undertaken and can be found within appendix 2.

3.10. Figure 6-9 provides all of the remaining site and contextual analysis.

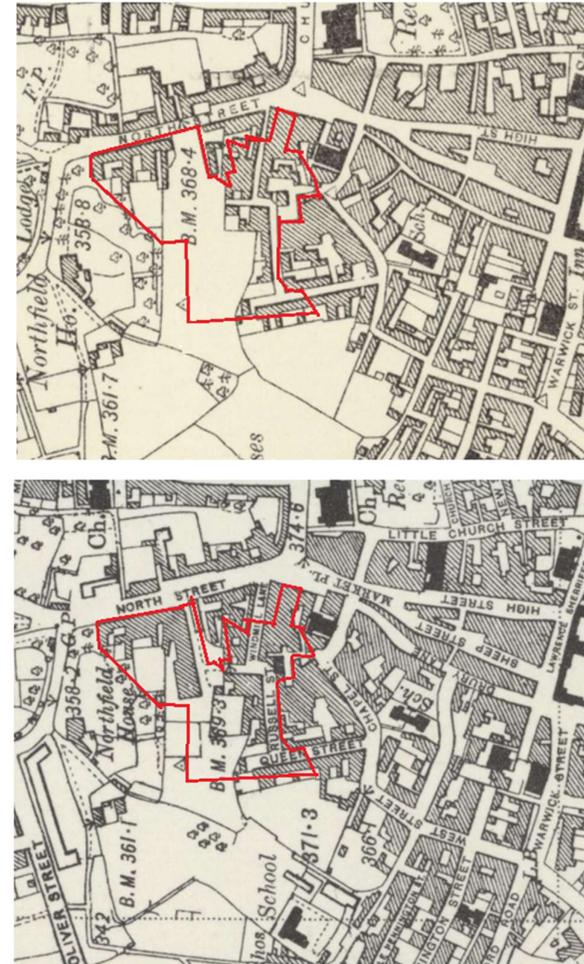


Figure 5: Historic maps of the site – 1905 (top) and 1947 (bottom) (source: National Maps Scotland)

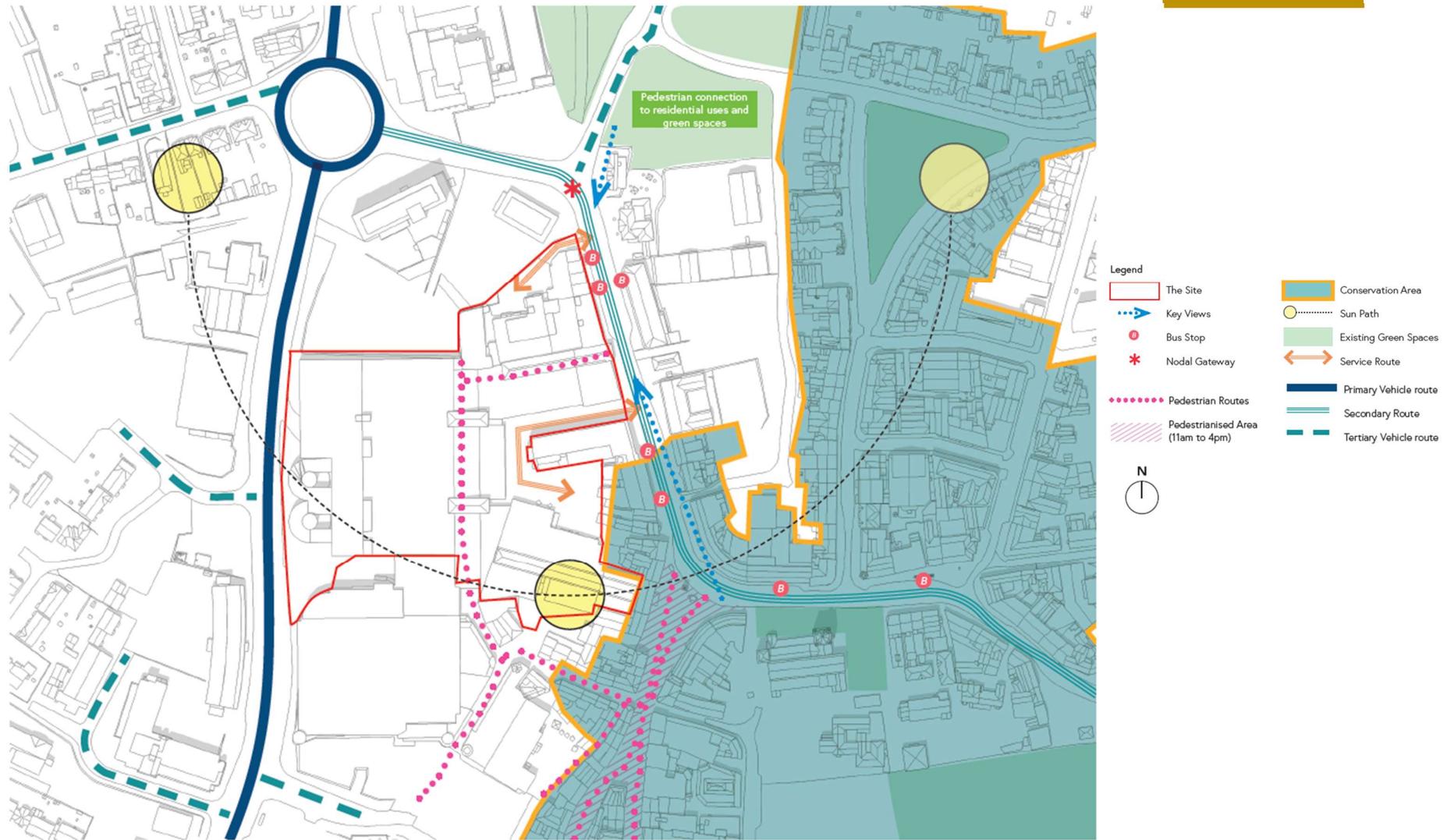


Figure 6: Site Analysis – Connectivity and Constraints

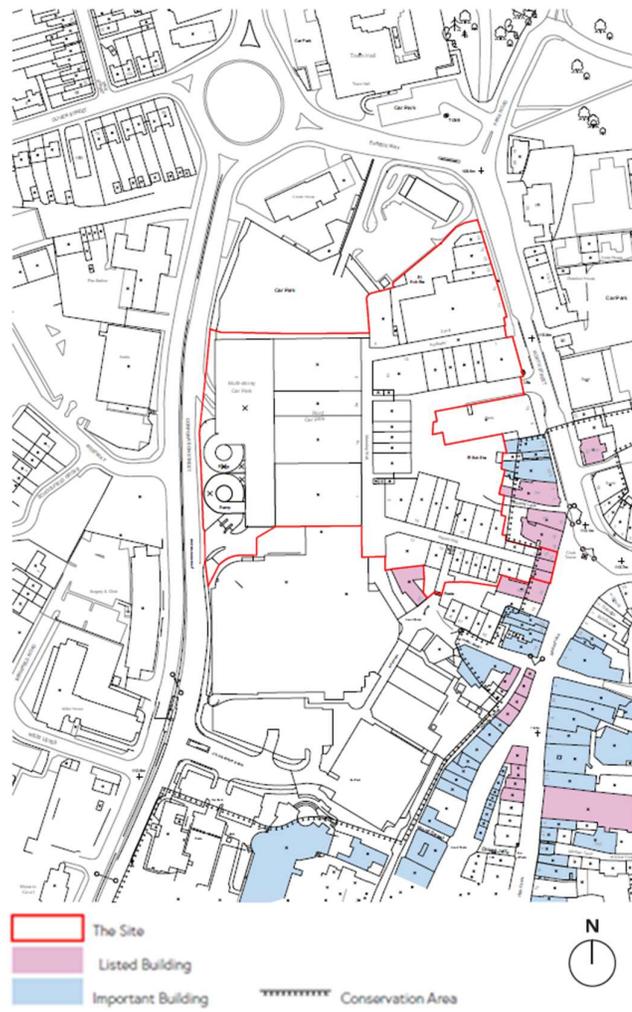


Figure 7: Listed Buildings and Conservation Areas

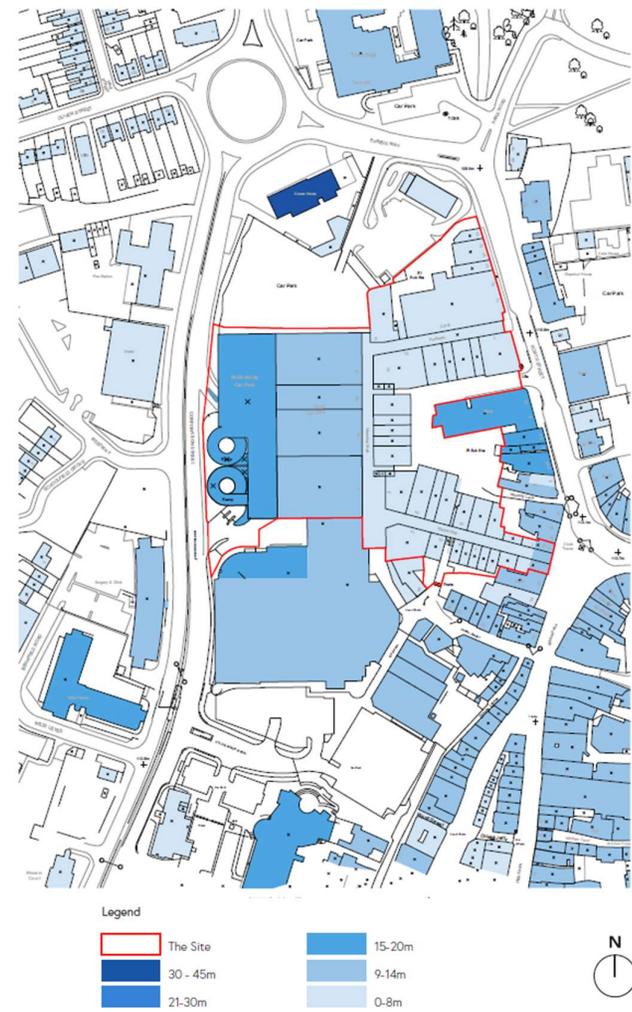


Figure 8: Existing building heights

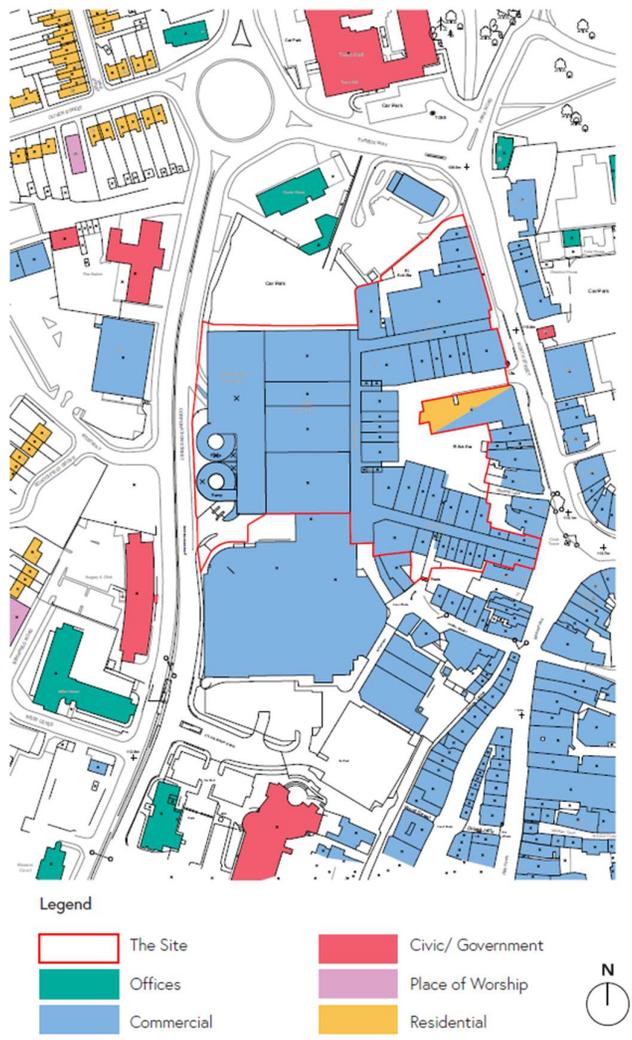


Figure 9: Existing building uses

Existing planning permissions

- 3.2 The area referred to as Northway has planning permission to be demolished and for two 7 storey blocks to be built in its place. The block would consist of commercial space at ground floor level and 200 open market apartments (R22/0657)
- 3.11. The east-west connection and improvements to the public realm alongside a high-quality built environment were key considerations for this planning permission.



Figure 10: Illustration of proposals approved under R22/0657

5. Appropriate Development Responses

Challenges

- 5.1. The sense of arrival into the town from Evreux Way Roundabout onto North Street is underwhelming and lacks 'gateway' quality.
- 5.2. Windsor Street has been degraded over time, with gaps in the urban fabric and traffic impacts.
- 5.3. There are several designated and non-designated heritage assets within the site and its vicinity that have the potential to be affected by its redevelopment. These are potential constraints but also impart a distinct sense of character which will need to be considered in any detailed design.
- 3.3 Due to the size of the site the delivery and phasing needs to be considered carefully Along with how remaining tenants can be accommodated during the constructions phases.
- 5.4. Overlooking from and towards neighbouring buildings and uses will need to be carefully considered.
- 5.5. Re provision of existing car parking.

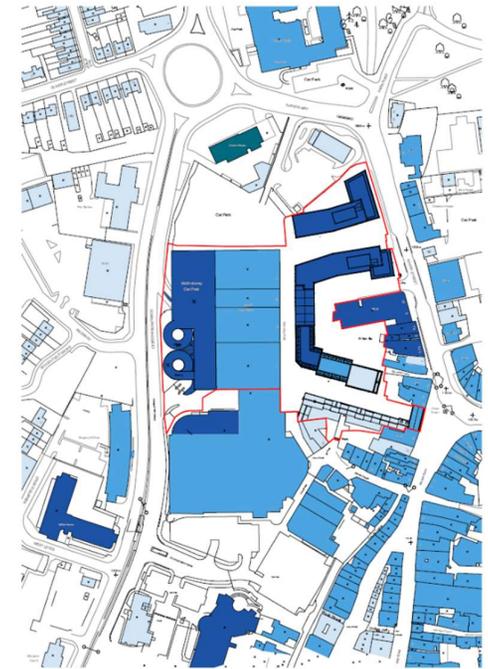
Opportunities

- 5.6. An opportunity to improve the sense of arrival into the town centre especially along North Street where public realm interventions are proposed through the Public Realm Masterplan (2025).
- 3.4 Creation of a new mixed-use destination to rationalise retail within the site and diversify offer (complementary to historic high street) and to improve footfall.
- 3.5 To introduce high-quality design.
- 5.7. Potential to improve connections/active travel and establish a better sense of integration between the different areas of the town centre (east to west).
- 5.8. Potential to improve the quality of the public realm for residents and visitors.
- 5.9. Potential to foster a vibrant mix of complementary uses that will extend and compliment the town centre offer, extend dwell time and tourism spend in the town centre.
- 3.6 Mitigate climate change by introducing landscaping throughout the public realm.
- 3.7 Presents a significant opportunity to enhance the historic Environment

Taking all of the site analysis, challenges and opportunities, an appropriate development response has been derived, and a framework masterplan has been produced.

Framework Masterplan

5.10. The framework masterplan follows placemaking principles set out in the National Design Guide. The masterplan for the site and the proposed building heights is shown below. Key nodes throughout the development are shown overleaf.





KEY:
— Site Boundary
○ Key Nodes

Objectives

- 5.11. This SPD provides a positive framework to significantly improve the built form, public realm and connectivity in the town centre. The definitions on this page relate to the key for the framework masterplan and what is expected for each identified element.
- 5.12. To achieve the vision, successful implementation of the SPD will deliver the following objectives:
- Objective 1: Maximise the regenerative opportunities this site provides by virtue of its location in the town centre.
 - Objective 2: Improve access through the site, especially east west connections and also those to the south to improve the linkages to the wider town centre.
 - Objective 3: Regenerate an underused and underutilised area of the town centre and improve the built form through the provision of high quality buildings.
 - Objective 4: Achieve significant improvements to the public realm (including landscaping and ecological gains) in and around the site to promote walking and visitation.
 - Objective 5: Make a positive contribution to the historic context including securing the long-term future of the gateway listed building on Market Place.

DEFINITIONS

Main Links
Identifies main pedestrian and cycle links required to be provided from each key node.

Gateway Building
Buildings which are in visually prominent locations, addressing key routes and spaces. The architectural expression of these buildings will therefore be given particular consideration at the design stage. Proposals should demonstrate how gateway buildings have been designed to reflect their prominence and status. They will demonstrate qualities over and above neighbouring buildings such as distinct architectural form, increased height (in accordance with proposed height ranges) and additional external structure or features.

Active Frontages
Street frontages or edges that allow a visual or physical engagement between the street users and the ground floors of buildings.

Key Active Frontages
As above except location within key views and only class E will be allowed unless robust justification is given.

Key Nodes
Grouping of buildings and public realm which is vital to creating a sense of place.



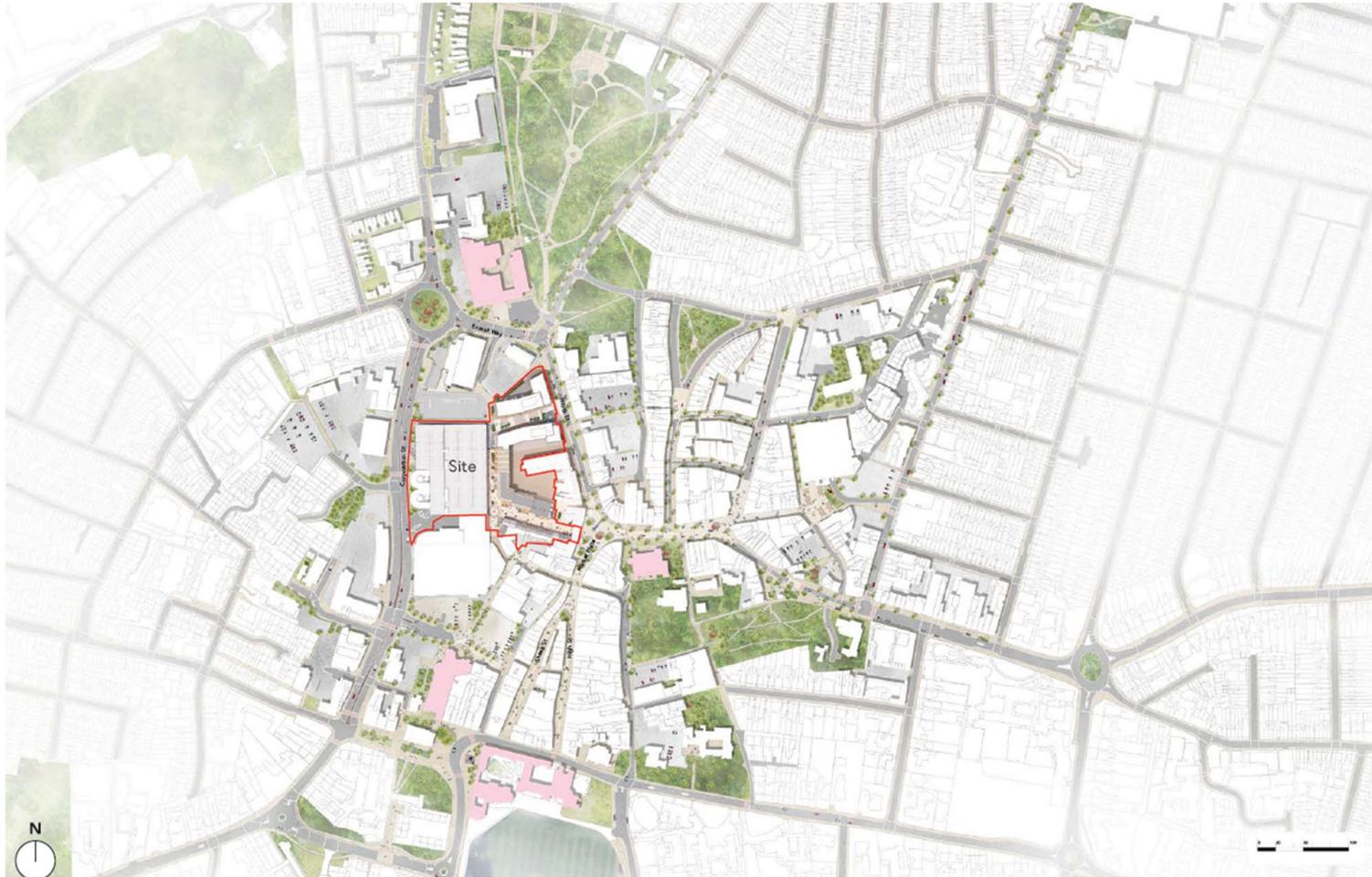
Design Principles

5.13. Relevant planning policies and design codes/guides should be adhered to in relation to the detailed design of this site however design principals have been derived to sit under each objective as follows:



Public Realm Masterplan Integration

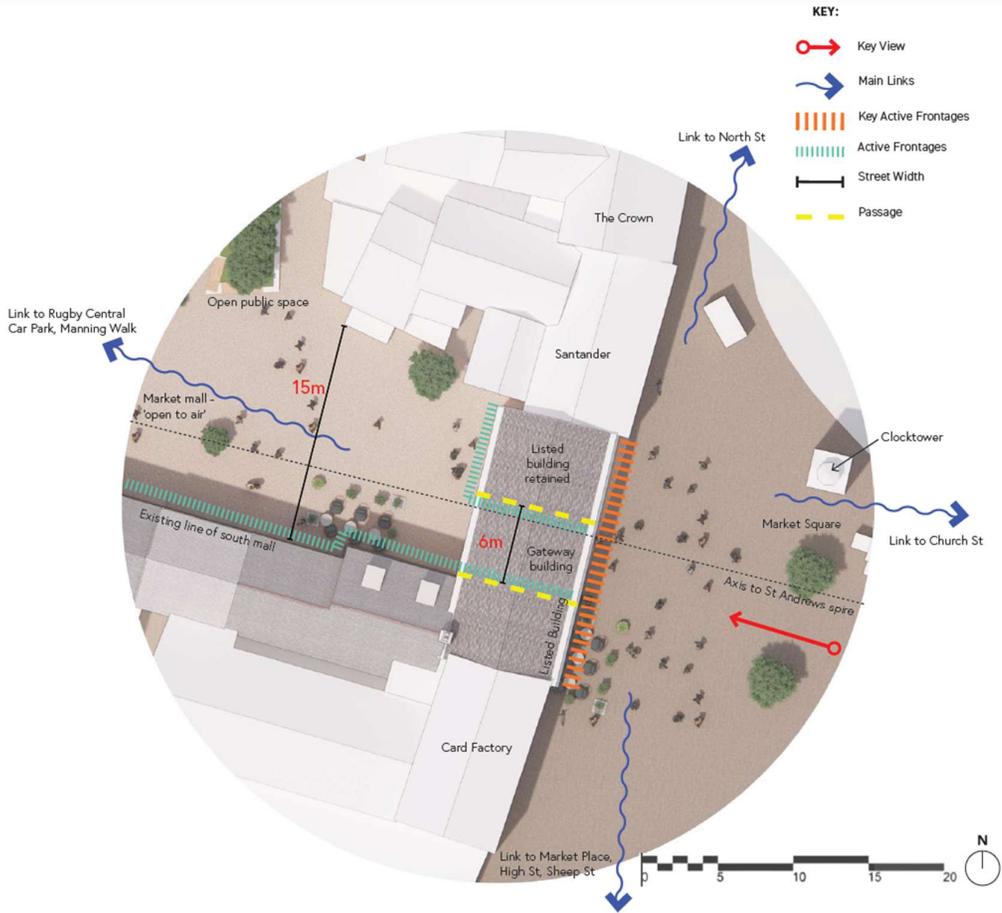
5.14. Integration with the Public Realm Masterplan is key to this SPD. This is shown below.



Key Nodes

Rugby Central Development Brief – February 2025

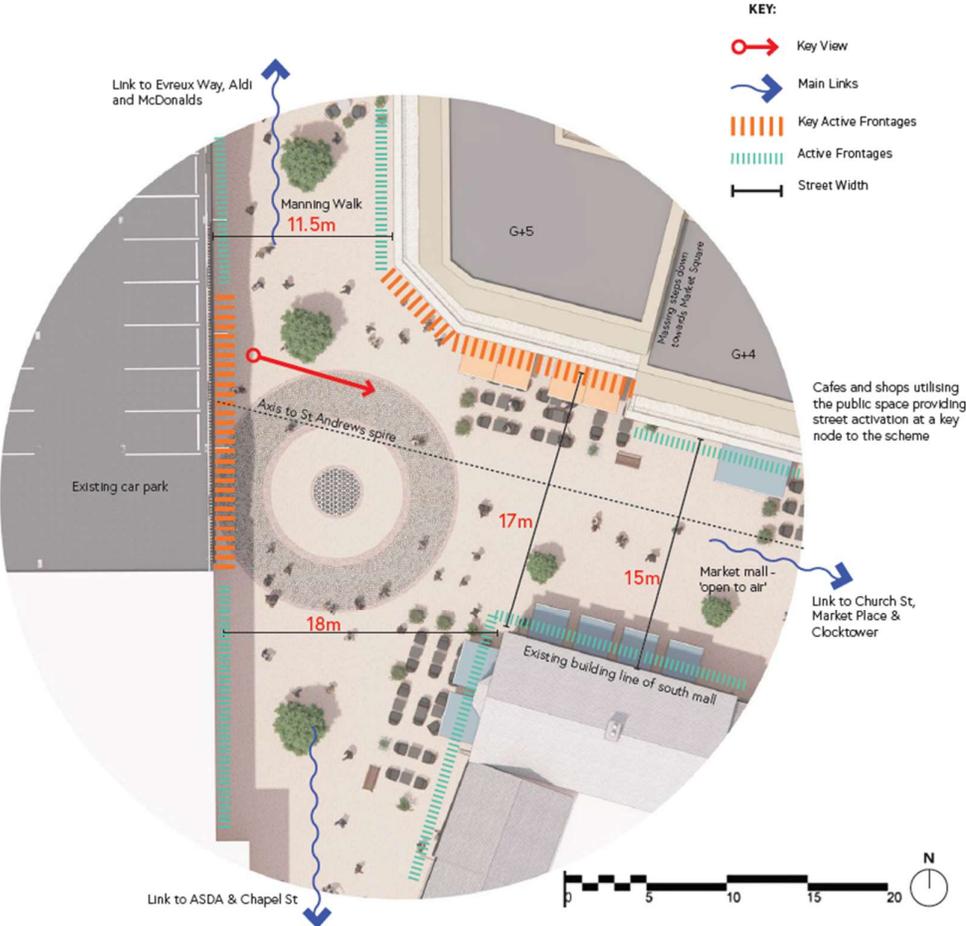
5.15. **Node 1** is the gateway entrance from Market Place and is framed by a listed building. It focuses the axis along the proposed 'open-to-air' Market Mall. The massing steps down to this key node and is aligned with St Andrew's Church Spire.



Framing the entrance to the 'Market mall'

Rugby Central Development Brief – February 2025

5.16. **Node 2** is the heart of the scheme, where Market Mall and Manning Walk meet. A key façade of the existing car park provides the focal backdrop therefore façade improvements are essential in this location. The view from Chapel Street incorporates an identified gateway building. This node is where street trading pitches should be included.

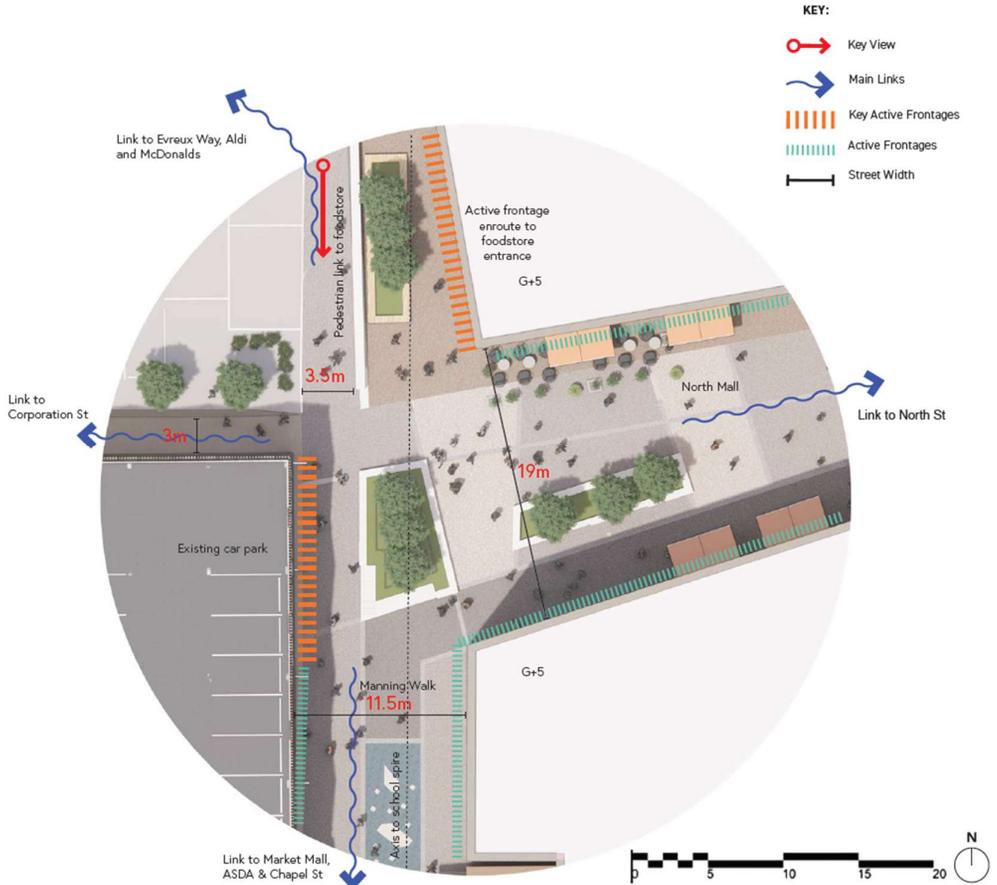


Cafes and shops utilising the public space providing street activation at a key node to the scheme



Rugby Central Development Brief – February 2025

5.17. **Node 3** is the junction between Northway and Manning Walk. This node links to Cemex House and McDonalds for which pedestrian and cycle connections should be provided. Opening Northway further creates a clear axis to the corner of the existing Cemex House car park which then turns to Manning Walk, which is aligned to Rugby School spire.



6. Delivery

How regeneration will be delivered

Rugby Central is a key site within the town centre with significant redevelopment potential. The SPD is to guide that redevelopment.

The framework masterplan, parameters and design principles within it have been devised to focus on the site however key connections are also identified. Adjoining sites therefore must have due regard to providing these connections or links to them.

It is recognised that to deliver redevelopment on this site may require additional public funding.

Relocating existing land uses

As the majority of the site except for south of Manning Walk is shown to be redeveloped with a rationalisation of the ground floor class E units there will be an element of displacement during the delivery of regeneration of this site.

There will therefore need to be a displacement of existing uses plan which will need to cover the different phases of development across the site and consider the potential of temporary units on the site and other vacant units within the town centre.

Indicative Phasing of Development

Phase 1 – Northway development blocks (Planning permission already secured)

Phase 2 – Demolition of east of Manning Walk and north of Market Mall, façade improvements to west of Manning Walk and removal of roof. Introduction of temporary uses within demolition area.

Phase 3 – Development of east of Manning Walk and Market Mall connecting to Market Place.

Phasing Plan:



APPENDIX 1 – Relevant Local Plan Planning Policies

Local Plan

- GP1: Securing Sustainable Development
- GP2: Settlement Hierarchy
- GP3: Previously Developed Land and Conversions
- GP4: Safeguarding Developed Land and Conversions
- DS1: Overall Development Needs
- DS5: Comprehensive Development of Strategic Sites
- H1: Informing Housing Mix
- H2: Affordable Housing Provision
- TC1: Development in Rugby Town Centre
- TC2: Rugby Town Centre – New Retail and Town Centre Uses
- TC3: Primary Shopping Area and Shopping Frontages
- HS1: Healthy, Safe and Inclusive Communities
- HS2: Health Impact Assessments
- HS4: Open Space, Sports Facilities and Recreation
- HS5: Traffic Generation, Air Quality, Noise and Vibration
- NE1: Protecting Designated Biodiversity and Geodiversity Assets
- NE3: Landscape Protection and Enhancement
- SDC1: Sustainable Design
- SDC2: Landscaping
- SDC3: Protecting and Enhancing the Historic Environment
- SDC4: Sustainable Buildings
- SDC5: Flood Risk Management
- SDC6: Sustainable Drainage
- SDC7: Protection of Water Environment and Water Supply
- SDC9: Broadband and Mobile Internet
- D1: Transport
- D2: Parking Facilities
- D3: Infrastructure and Implementation
- D4: Planning Obligations

Supplementary Planning Documents

- Air Quality SPD (2021)
- Climate Change and Sustainable Design and Construction SPD (2023)
- Housing Needs SPD (2012)
- Planning Obligations SPD (2012)
- Shop Fronts SPD (2024)
- Rugby Town Centre Conservation Area Appraisal

APPENDIX 2 – Heritage Information

High-level heritage impact assessment

1. Paragraph 208 of the National Planning Policy Framework sets out that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. This should be taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
2. The development brief sets parameters for development but does not go as far as setting out detailed design proposals therefore a high-level heritage impact assessment has been carried out. This assessment has been undertaken based on the five step approach within Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (second Edition).

Step 1: Identification of affected heritage assets and their settings

3. The application site itself contains 1 listed building (21&22 Market Place) which is Grade II listed. It is then also within the setting of all the listed buildings within table 1. All of the listed buildings within close proximity to the site are Grade II listed with St Andrews Church building Grade II*. A small part of the site which adjoins Market Place is within the Town Centre Conservation Area. 1 North St and 20-25 Market Place are all Grade II listed however they also form a group as stated within the individual listings (see table 1). The historic connection of these buildings amplifies the experience of the significance of each building in this group. There are also non-designed heritage assets located within the vicinity of the application site (shown as important buildings on figure 4 of this document).
4. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is therefore relevant to these listed buildings and their setting. It requires the Council to have "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also places a duty on the decision maker to give special attention to the desirability of preserving and enhancing the character of a Conservation Area.

Step 2: Assessment of the contribution to significance

5. In relation to listed buildings it is noted that there is no statutory definition of setting. However, having regard to the definition of setting is outlined in the Framework, it is possible for a site to be in the setting of a listed building even if there are no clear visual links between the two. In relation to conservation areas, it is again important to recognise that a site can influence and make a positive contribution to its setting.
6. The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations. These include the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relates to townscape attributes such as enclosure, definition of streets and spaces and spatial qualities as well as lighting, trees, and verges, or the treatments of boundaries or street surfaces.
7. The main contribution of the existing shopping centre is in terms of the setting of the Town Centre Conservation Area. When approaching the town centre along North Street from Evreux Way the shopping centre is of a similar scale at 2 to 3 storeys to the prevailing character of the conservation area. When looking along North Street, the site does not currently provide a strong edge to the streetscape.

Step 3: Assessment of effects of the proposed development on significance & Step 4: Explore ways to maximise enhancement and avoid or minimise harm

8. The Rugby Town Centre Conservation Area appraisal, does not consider the existing shopping centre to be of any great architectural distinction and therefore the removal of existing poor-quality buildings and the provision of high-quality replacement buildings and public realm would have a positive impact on the setting of the conservation area. It is acknowledged however that there would an adverse impact from the partial loss of the open skyline above the site where the building heights are proposed to be increased in relation to the existing structures with the highest part being to Northway and the contrast of scales in this location.
9. There is a notable and sudden drop in building heights from the 5-storeys (18.3m) high Napier Building to the 2-storey (10.7m) high to the shopping centre. The impact of this 7.6m drop is compounded by the blank and uninspiring appearance of the

building which is of almost no architectural merit. When coupled with its horizontal massing it is left wanting and undeniably detracts from and has an adverse impact on the Conservation Area.

10. The proposed parameters for development of this site seeks to rectify the current deficiencies of the existing buildings and provides an opportunity to comprehensively enhance the site and better connect it with the surrounding context. It is pertinently clear that in order to do this the height of any proposed development on the site would need to increase to redress the sudden drop in heights when looking north along North Street. Moreover, an increase in height provides a greater opportunity for a stronger design to be created which in turn would uplift the visual appearance and character of the area.
11. When looking along North Street from the town centre the proposed maximum building height parameter within this development brief would follow the ridge line of the adjoining Napier building. When looking south along North Street towards the town the buildings would appreciably provide a stronger sense or urban form that better tie in and connect with the rest of the town centre.
12. Regarding the Grade II* listed Church of St Andrew, it considers that the proposed scheme would result in a minor adverse impact on its setting as a result of the spire becoming less apparent in certain glimpsed views across the site from the northwest and west. This would correspond to a negligible adverse impact on its significance. It is considered that there would be no impact on the setting of the Grade II Lawn and a neutral impact on the Rugby Baptist Church, Sunday School, 1 North Street and 46 Chapel Street. In relation to 20-25 Market Place it is considers that the enhancement and retention of 21-22 Market Place would have a beneficial impact upon this group of listed buildings subject to the final design. The setting of the Clock Tower would also be enhanced subject to a satisfactory design being proposed. The identified levels of adverse impact are considered to be less than substantial harm which should be weighed against the public benefits of the scheme when planning permission is sought.
13. it is accepted that the proposed scheme would have some impact upon designated heritage assets within the vicinity of the site. In relation to the Rugby Town Conservation Area this impact would moderate beneficial to the setting and minor beneficial impact to its significance. However, in the case of the Grade II* listed Church of St Andrew, there would be a minor adverse impact on its setting as a result of the spire becoming less apparent in certain glimpsed views across the site from the northwest and west. This would correspond to a negligible adverse impact on its significant. It is judged that the proposal would result in 'less than substantial' harm to this asset

14. Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.
15. The development brief sets out that the listed building within the red line of the site (21&22 Market Place) must be retained and enhanced and the illustrative masterplan and design principles reflect this. If the Rugby Central entrance which has been retrofitted to the building is removed this will provide a positive change as the building will become more prominent within the street scene and its setting.

Step 5: Decision and monitoring

16. It is not envisaged that there would be any substantial harm or loss of the significance any designated heritage assets based on the parameters and design principles set out within this brief. When planning applications are submitted in relation to this site a heritage impact assessment will be required to confirm this based on the detailed design proposals.

Table 1: Key listed buildings

Address	Picture	Listing Information
<p>The Windmill Inn, 1 North Street</p> <p><i>Grade II</i></p>		<p>THE WINDMILL INN, Non Civil Parish - 1035029 Historic England</p> <p>Note: No1 North Street and Nos 20-25 Market Place form a group as stated within all the individual listings.</p>
<p>25 Market Place</p> <p><i>Grade II</i></p>		<p>25, MARKET PLACE, Non Civil Parish - 1365033 Historic England</p>
<p>23 and 24 Market Place</p> <p><i>Grade II</i></p>		<p>23 AND 24, MARKET PLACE, Non Civil Parish - 1184103 Historic England</p>

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<p>21 and 22 Market Place <i>Grade II</i></p>		<p>21 AND 22, MARKET PLACE, Non Civil Parish - 1035027 Historic England</p>
<p>20 and 20A Market Place <i>Grade II</i></p>		<p>20 AND 20A, MARKET PLACE, Non Civil Parish - 1365032 Historic England</p>
<p>46 Chapel Street <i>Grade II</i></p>		<p>46, Chapel Street, Non Civil Parish - 1035045 Historic England</p>

<p>Clocktower <i>Grade II</i></p>		<p>https://historicengland.org.uk/listing/the-list/list-entry/1300276</p>
<p>Church of St Andrew <i>Grade II*</i></p>		<p>CHURCH OF SAINT ANDREW, Non Civil Parish - 1183695 Historic England</p>

Appendix 2 - Rugby Central Design Brief Supplementary Planning Document (SPD) Consultation Statement

Introduction

1. This document sets out a summary of the responses received and modifications recommended to the Rugby Central Development Brief Supplementary Planning Document (SPD). It is written in accordance with Regulations 11-14 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. The consultation on the draft SPD ran from 6 February 2026 to 6 March 2026.
3. In total 22 responses were received (including 'no comments'), all via email. Responses are summarised within this document, along with modifications recommended as a result from them. They are grouped by section of the design code, so that comments relating to each topic, page and principle can be considered together and changes made holistically.

How did we consult?

4. The consultation ran for a period of 4 weeks from 6 February 2025 to 6 March 2025.
5. The consultation details, including where to view the document and how to respond were published:
 - on the Council's website
 - in a press release
 - by press notice in the Rugby Observer (Note: Not advertised in Rugby Advertiser as no longer exists)
 - on the Council's social media channels
6. The consultation document was published on the Council's website, and hard copies were made available for inspection at:
 - The Town Hall, Evreux Way, Rugby, CV21 2RR
 - Rugby Library, Little Elbow Street, Rugby, CV21 3BZ

7. All statutory consultees, individuals and businesses on the Development Strategy Consultation Database on 6th February 2026 were notified by email or letter of the consultation, with details of how to view the document and how to respond. In addition, the land owner and agent of the Shopping Centre were directly notified.

8. Responses could be made by email or via post. In total 22 responses were received, all via email.

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
I.Gidley	<p>Looking at the brief, I agree we need to get rid of the current shopping centre which is old hat and depressing. People don't want covered shopping centres anymore unless its 1M sq ft out of town like Milton Keynes. We can't compete with this but we can provide high quality permeable streets, spaces and experiences which is what Rugby needs to attract visitors. I can't emphasise enough the need to populate the centre which lacks residential development. Homes = pedestrians = customers. Careful thought is needed however on transport with new homes in the centre as car parking unlikely to work financially. Some joined up thinking on cycling and routes might be an idea? At the moment you put your life in your hands as a cyclist and there is nowhere to park one but this could be relatively easily changed. An underground electric bus depot another idea maybe? Or electric car clubs? Needs a bit of lateral thinking.</p>	<p>SPD aligns with comments. In relation to the detail of how transport is dealt with this would be considered within any relevant planning application. Cycle routes are considered at Warwickshire County Council level through LCWIP.</p>	None	N/A
M. Grocott	<p>I visited Rugby recently and loved the Pubs and Restaurants as well as the West Indian Club where I went on a pub crawl in the surrounding villages. I currently live in Birmingham however I've got lots of friends and family in Barby and Rugby.</p> <ol style="list-style-type: none"> 1. Take full ownership of Rugby central and knock down the half that is empty 	<p>Comments relate to ideas on how to make Rugby better more generally rather than specifically to the shopping centre. Ideas suggested are not within the remit of this SPD.</p>	None	N/A

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<ol style="list-style-type: none"> 2. Have a permanent open space for Rugby matches and concerts/ local artists 3. Knock down buildings not being used 4. Bring business rates down for independent shops 5. Bring rates down for market traders 6. Encourage independent traders 7. Bring shops on the outskirts of the centre into the centre 8. Have a proper museum to celebrate the history of Rugby 9. Speak to local trades people to get their views 10. Encourage businesses we don't have at Elliot's Field eg. Escape rooms, interactive darts etc 11. Have free parking 12. Get a proper consultant in eg. Mary Portas 13. Have a food court for independent businesses 14. Look at other towns for inspiration eg. Stroud, Cheltenham and Gloucester etc 			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	15. Have an annual pub crawl to encourage people to visit Rugby. Look at Coventry Cocktail weekend for inspiration			
A. Horton	<p>The plans look very good.</p> <p>Can I confirm will Rugby Central be demolished?</p>	How the proposed redevelopment will be delivered is to be proposed through planning applications however it is viewed that demolition of certain elements of the shopping centre would be necessary.	None	N/A
Purity Salons	<p>I am writing as a director of Purity Salons Ltd, an operating business currently trading from 36 Manning Walk, Rugby Central, in response to the Rugby Central Development Brief (SPD) consultation.</p> <p>Our premises are located to the east of Manning Walk, which the SPD identifies as falling within the Phase 2 demolition area, where displacement of existing occupiers is anticipated as part of the redevelopment proposals.</p> <p>We entered into our lease in 2024 and have since invested in excess of one hundred</p>	The SPD seeks to guide development. It also acknowledges that any redevelopment on the site will require a displacement strategy. The elements requested as part of this strategy are usual elements which would be incorporated however within the planning process the Council would not have any powers to enforce these	None	N/A

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>thousand pounds in internal building works, fixtures, and services to establish a permanent, employment-generating business. We currently employ staff and operate as a service-led use aligned with the SPD’s stated objectives of increasing town centre vitality, dwell time, and non-retail activity. While we support the ambition to regenerate Rugby town centre, displacement of recently invested businesses without meaningful mitigation would not be financially viable and risks undermining the very objectives the SPD seeks to achieve.</p> <p>The SPD acknowledges that redevelopment will require a displacement strategy. We therefore request that the Council ensures:</p> <ul style="list-style-type: none"> • Clear expectations are placed on landowners regarding relocation and mitigation for displaced occupiers within demolition zones. • Existing service-based businesses are supported through temporary accommodation, phased relocation, or other practical mitigation measures. 	<p>measures. Any decisions made by the landowner in relation to redevelopment would have to accord with statutory rights.</p>		

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<ul style="list-style-type: none"> Recently invested occupiers are not placed in a position where regeneration results in business failure through uncompensated displacement. <p>We would welcome engagement with the Council as an affected occupier and are happy to provide further detail regarding our investment, employment impact, and operational requirements.</p> <p>Please accept this email as a formal representation as part of the SPD consultation.</p>			
Warwickshire County Council (Forestry)	There are a number of highway trees within proximity of the proposed development, we would expect these trees are to be incorporated within the design phase(s) with appropriate/adequate protection throughout construction phases, should planning permission be granted.	Assessment of this to be made under any planning application.	None	N/A
S. Tezdogan	<p>If Rugby Central is to become a genuine catalyst for the town centre, the scheme needs to actively attract residents like us back into the centre</p> <p>Ground Floor Uses/Active Frontage</p>		None	N/A

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>On the key active frontages, please prioritise a higher quality mix that encourages dwell time, including independent cafés, restaurants, artisan retail, and experience-led offers. The town centre currently feels dominated by low-value, repetitive uses which discourages visits and has a negative knock-on effect on the surrounding streets.</p> <p>Managing clustering of low value uses</p> <p>Please introduce stronger controls to avoid over-concentration of uses such as betting shops, vape shops and similar repetitive low-value units along key frontages and around key nodes. These uses deter many residents and can contribute to poorer “place quality” and perceptions of safety, especially in the evening.</p> <p>Safety, evening economy and anti-social behaviour</p> <p>If Node 2 is intended to be the heart of the scheme, it needs a clear approach to evening safety: lighting, natural surveillance, active</p>	<p>Mix is as per Class E at the moment. It is not for the SPD to constrict the uses in this location as it is a supplementary document.</p> <p>This is for the Local Plan to control in relation to Policy.</p> <p>This is a detailed design point to be dealt with</p>		

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>frontages at night, and a management plan for street trading pitches and public spaces. This will materially affect whether people choose to spend time in the area.</p> <p>Delivery and Phasing</p> <p>During construction phases, please ensure a strong “meanwhile use” approach so the town centre does not feel empty or disrupted for years. The displacement plan should be clear, practical and communicated early.</p> <p>Commercial Viability for independents</p> <p>To compete with online retail and attract independent operators, the overall cost base must be realistic. While I understand business rates may sit outside this SPD, I would strongly encourage the Council to consider complementary measures that improve affordability for the types of independent businesses that create a vibrant town centre.</p>	<p>through planning applications.</p> <p>This is to be considered when redevelopment proposals come forward.</p> <p>The Council could consider these through other parameters outside of the planning process.</p>		

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics – new text to be added. Strikethrough – text to be deleted.</i>
T. Sutcliffe	Great to see something is in the works Please get it done ASAP.	General Comment - Requires no change to SPD.	None	N/A
M. O'Connell	I strongly support this plan in principle. I would suggest that you strongly consider the ratio of commercial to residential property. The town centre requires significantly more immediately local residents, i.e. dwelling in the town centre itself, to support the current number of retail outlets. Some existing and currently closed commercial properties in the area may also need to be turned into residential use. Otherwise, we are just moving the problem around and some units will remain unoccupied. This may also impact surrounding streets, such as Regent St and this needs to be taken into consideration. Surely, the demolition and regeneration of the Cemex site must also be mandatory to this being successful?	The exact mix of commercial/residential will be considered at detailed planning application stage based on the needs of the town. This is a separate site not covered by this SPD.	None	N/A
C. Timson	My partner and I live in Houlton, and after reviewing the regeneration planning document, we wanted to share our support. We don't have any suggested changes, but we're very enthusiastic about the proposals and excited to see how the plans develop.	General Comment - Requires no change to SPD.	None	N/A

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	Thank you for the work that's gone into this project.			
O-C. Powell	<p>From a lifelong Rugby resident (born at St Cross in 1984)</p> <p>1. Personal context & lived experience I was born in Rugby in 1984 and have lived here most of my life. I used to use the Clock Towers Shopping Centre regularly with my family and, as a teenager with friends, walked and cycled into town to shop at Fopp Record Store, Argos and other retailers on a weekly basis back in the day. Rugby once had a genuinely strong town centre offer, not just for retail but for social life too, with nightlife along Gas Street and on the High Street in the 90s up to about 2008. One of the biggest missteps was rebranding Clock Towers as "Rugby First". The Clock is a distinctive landmark and part of Rugby's identity. The name "Rugby First" never resonated locally and stripped the centre of its sense of place. Regeneration should lean into what makes Rugby distinctive, not generic branding.</p> <p>2. The reality of modern retail</p>	<p>Sections 1, 2, 3, 4, 5, 6 & 7 are relevant to the wider town centre and regeneration as a whole not specifically this site.</p> <p>Detailed comments given however at a high level and mainly relate to regeneration as a whole. No changes to SPD are considered to be required.</p>	None	N/A

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>Like most UK towns, Rugby no longer has a practical reason for people to visit the town centre to shop. Next-day delivery, Amazon, retailer-owned ecommerce, voucher codes and cashback sites have removed the need to travel into town for occasional purchases. Retail parks now offer larger stores, longer dwell time, and easier parking.</p> <p>The loss of Dunelm and Wilko from Rugby First did huge damage to footfall. Dunelm moving to the retail park and Wilko failing to adapt its location strategy (unlike B&M) removed two major anchors that brought people into the town centre. Their departure has left a visible gap in energy and activity.</p> <p>Trying to “bring back retail” alone is unlikely to work. Town centres now need reasons to visit that cannot be replicated online.</p> <p>3. Learning from other towns (Cheltenham as a model)</p> <p>Cheltenham has lost major department stores (e.g. Cavendish House), yet its town centre still thrives. This is because:</p>			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<ul style="list-style-type: none"> • Regency Parade offers a mixed-use destination, not just shops • Anchors include Decathlon (sport/lifestyle) and Everyman Cinema (experiential) • There is a strong presence of independent retailers with genuine USPs • The town runs frequent festivals (literature, jazz, cultural events) that actively drive footfall • The BID team invests in paid social advertising (Facebook/Instagram) to promote events and town-centre activity. I know this as I've supported them with this! • Worth noting Cheltenham has tried to regenerate Cavendish House with pop-ups, but it's simply not worked and it's closed again. It was once a classy up market establishment and to be known for that and to go to tack or cheap market style popups just looked odd and didn't work <p>By contrast, Rugby Borough Council and Rugby First have historically relied on organic social</p>			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>media and passive promotion. This severely limits reach, and these events get lost amongst friends/other ads and updates in social feeds. Town centre regeneration must include funded, always-on digital marketing to drive awareness and footfall to reinforce messaging!</p> <p>4. Rugby’s missed opportunity: birthplace of the game</p> <p>It is genuinely sad that Rugby, the birthplace of rugby football – does so little to activate this heritage in the town centre. There is huge potential to create:</p> <ul style="list-style-type: none"> • Rugby World Cup fan zones • Six Nations big-screen events • Deck chairs, pop-up seating, food & drink stalls • Mini-rugby coaching sessions and kids’ activities • “Home of the Game” themed festivals and family days <p>At present, the town centre repeats the same limited children’s attractions each year such as the sandpit. Rugby should be nationally known for celebrating its sporting heritage in visible,</p>			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>engaging ways that bring families and visitors into the centre. It could liaise with Rugby sports bodies etc and form alliance/partnerships here.</p> <p>5. The need for “third spaces” - coworking & remote work</p> <p>I am a freelance digital marketer and, like many people in Rugby, work remotely or hybrid. Working from home full-time is isolating, so I seek “third spaces” to work from. Currently, options are limited. I use David Lloyd occasionally, but Rugby lacks affordable coworking or flexible workspace.</p> <p>There is a real opportunity for the shopping centre to include:</p> <ul style="list-style-type: none"> • Coworking hubs • Flexible desks for commuters and remote workers • Small meeting rooms • Free superfast WiFi-enabled indoor spaces, not places like coffee shops all the time where you feel obligated to have to purchase a drink every hour or so otherwise you've overstayed your welcome 			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>I have even contacted the company that manages Rugby Station (Amey) about regenerating unused rooms for commuters, due to the lack of suitable workspace while waiting for trains - waiting to hear back. The beautiful Victorian building is largely unutilised which is sad to see! If in town centre, it would still work as not far by foot to the train station. This demand already exists locally and could bring daily footfall into the town centre from professionals needing somewhere different to work from, and to network with other fellow professionals. The dynamics have changed, and my former employer located in the Old Telephone Exchange (Albert Street) now only occupy the office about twice per week as opposed to 5 days per week before the pandemic.</p> <p>6. Experiential destinations & sheltered leisure From living and working in London (including Shoreditch), I've seen that physical spaces now need strong USPs and experiences:</p> <ul style="list-style-type: none"> • Table tennis / social gaming spaces outdoor and indoor • Mini Bouldering / climbing centres 			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<ul style="list-style-type: none"> • Children’s play villages • Trampoline parks • Competitive socialising venues (e.g. Boom Battle Bar – Coventry) • Daytime social clubs for over-30s • Covered nightlife spaces that work year-round • Take a look at https://reztron.co.uk/index.html - retro gaming (kids nowadays love retro - they all wanted to go to the Oasis gig! and 90s fashion is making a comeback). Kids love gaming, and a place where they can interact and play vs each other in a safe social environment without getting bored. <p>Rugby’s nightlife has collapsed: Walkabout (two floors) Gas Street venues, The Distillery (formerly Style bar), O'Hagens club (Regent Street), Flares (now Rama Thai) and others have long gone, and renowned live DJs are now working elsewhere. CV22 has closed, leaving very limited evening options beyond restaurants and pubs (which is not the same). In fact, the social issues in town over the past decade or so were exasperated by Walkabout becoming one upstairs floor in Zinc</p>			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>bar, where overcrowding frequently occurred. That, and crowds not being able to disperse to other venues due to there being a lack of venues. Food & drink itself is not the issue in Rugby; the town has good restaurants, but there is nothing that encourages people to stay out after eating. This doesn't help anti-social behaviour as teenagers get bored, drink on park benches, hang about in town frustrated with nothing to do (and not wanting to go home) or heading to McDonalds to cause trouble - which has been in local news recently. In my teens, Rugby has a vibrant nightlife where everyone had a great time with only a handful of isolated incidents which bouncers or police swiftly dealt with. The shopping centre offers a perfect opportunity for sheltered leisure, nightlife and social spaces that work in daytime and evenings, for families, couples and friends.</p> <p>7. The future of retail: boutique, tailored & service-led Traditional mid-market retail will not return. The future is:</p>			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<ul style="list-style-type: none"> • Boutique and independent stores. There is a lot of disposable income from areas such as Ashlawn Gardens and Houlton new build estates with many having moved from London, and working in London hybrid or remote. They just need incentivising to venture into town. If they have activities to do with family or friends (experiential) they'll do so. • Made-to-measure services - Curtains by Design and Salters remain as they offer tailored offering can't be replicated online. So Tailoring, design-led interiors, fitting-based retail • Experiences you cannot replicate online, i.e. play village for parties or parents to take their kids. <p>This is why areas like Albert Street and Regent Street still work – because they offer services and specialist experiences. Curtains by design (appreciate they've actually recently moved premises), tailored menswear and similar services survive because they require in-person consultation. The shopping centre should</p>			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>prioritise these types of occupiers, not just low-margin discount retail.</p> <p>8. What Rugby Central regeneration should focus on To succeed, Rugby Central must become a destination, not just a shopping centre. This means:</p> <ul style="list-style-type: none"> • Fewer traditional retail-only units • More experiential leisure • Coworking and remote-work spaces • Family attractions and sports-led experiences • Strong use of Rugby’s heritage • Proper paid digital marketing to promote events and activity • Flexible units for independents with strong USPs • A sheltered nightlife and socialising offer <p>Without this shift, regeneration risks becoming another well-intentioned retail refresh that fails to change footfall patterns.</p> <p>9. Enforcement, compliance & restoring confidence in the high street</p>			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>There is an urgent need for a proper audit of town-centre retail units to ensure businesses are compliant with planning use classes, business rates, and trading regulations.</p> <p>At present, there is a visible concentration of barbers and vape shops with very low footfall and little evidence of sustained customer activity. Whether or not any individual business is operating improperly, this clustering creates:</p> <ul style="list-style-type: none"> • A perception of low-quality or transient retail • Reduced confidence for legitimate independent businesses considering opening in the town centre • A less welcoming and family-friendly environment • Reputational damage to the town centre for visitors <p>Closing Rugby does not lack restaurants or local desire to get back on its feet; it lacks compelling reasons to spend time in the town centre. The future is not “more shops”, but more reasons to be there. Rugby Central is a once-in-a-generation opportunity to redefine the town centre as a</p>			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>place to work, socialise, play, and experience – not just buy things. The council needs to crack down as hard as possible on commercial landlords allowing units such as Newmans on corner of Regent Street to remain as an eyesore for so many years!</p>			
D.Barton	<p>Specific Comments on Design Codes within Section 1 of the response.</p> <p>Section 2 provides general comments on designated and non-designated heritage assets. Section 3 provides general comments on conservation areas. Section 5 provides comments on historic buildings.</p> <p>Section 4 provides general comments on climate change.</p> <p>Section 6 provides general comments on Traditional Vernacular Architecture.</p> <p>Section 7 provides details on making an application. And there is miscellaneous comments provided in section 8.</p>	<p>The SPD is not a design code.</p> <p>A conservation appraisal has been undertaken as part of the document (appendix 2).</p> <p>A Climate Change assessment has been undertaken as part of the Council report.</p> <p>No changes to SPD are considered to be needed.</p>	None	N/A

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
P. Spencer	<p>I have read through the proposal for this development and have the following comments.</p> <ol style="list-style-type: none"> 1. I fail to see how this proposal is going to attract more retailers to the town centre. The attractions of out-of-town shopping centres and on-line shopping remain the same. The new retail units under the flats could all remain unoccupied. (I assume there is demand for the flats and that this was the reason for the planning application.) 2. Your illustrations make the new site look very attractive but they show a fine day. When there is wind and rain the shoppers would miss the roof. Perhaps add canopies to the front of the shops so the customers can stay dry. 3. I see that the car park is going to be retained which is essential. This is the only place in the town centre where you can park at a reasonable cost and without an extortionate surcharge if you overstay your time. I dread to think what 	<p>The SPD cannot solve all town centre issues however it is seeking to provide a better balance of retail/commercial uses.</p> <p>This is a detailed design point to consider at planning application stage – imagery in SPD is illustrative.</p> <p>The car park is to be retained.</p>	None	N/A

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>would happen if the council took over the centre. This might mean that the parking charges will become like the other council car parks in the town. This would be a big disincentive to shopping there.</p>			
T. Avery	<p>I have looked at the plan and documentation for the improvements. I think they are suitable and would look good and improve the town. But if this is not implemented very soon and the supermarket on the Cemex site the town will already be dead and difficult to get people back in to the town. Any improvements have got to be better than what we have, the town is currently a disgrace and as a born and bred Rugby person I am ashamed of my town's current appearance. The council also needs to allocate stores more appropriately as there are too many outlets that are the same. Barbers, nail bars, (it is known that most of these are money laundering establishments but proving it is another matter, and they cannot be making</p>	<p>Cemex House site is not covered by the SPD. Allocation to retail types cannot be covered by this SPD.</p>	None	N/A

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>money any other way) and eastern Europe food and restaurants shops.</p> <p>We at the end of the day are a market town and traders should reflect this in terms of size and goods on sale.</p> <p>The market has become a no go and sells nothing that the average person in the street wants other than fruit and veg, so this should be rethought as well.</p>			
M. Moreton	<p>1) You should produce an easy to read and understand version of plans, suitable for Rugby's citizens. Most of us do not work in planning departments!</p> <p>2) I am not reassured that my age group will not be discriminated against. Many of us develop arthritis and similar mobility reducing diseases. We often cannot walk long distances but need to keep active and sociable.</p> <p>3) The placement of some bus stops in town result in discrimination for those users. Will this be rectified for the future? (Eg. Users of no 85 & 86 bus services have their stop on the most narrow section of pavement + Exactly outside the door of a fast food outlet!!</p>	<p>The plans are standard site plans and illustrations, and other plans have been produced throughout the document to aid people's review.</p> <p>Age has been considered within the Equality Impact Assessment. The points raised are detailed points which are to be considered at planning application stage.</p>	None	N/A

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>No room for wheelchair users, parents with pushchairs who have to fight the fast-food collectors!)</p> <p>4) Evidently Church Walk may have cyclists allowed to use it. Are you ready for being sued when speeding cyclists/ebikers knock over elderly and mobility impaired people and children? It will happen.</p> <p>I trust you will consider my views.</p>	<p>Church Walk is not within the remit of the SPD.</p>		
M. Moreton	<p>I feel that gradually most of the characteristics of Rugby's town centre have been replaced with ugly square buildings. When I moved here in the 70's it was an attractive, thriving market town, busy with shoppers. Parking charges have certainly reduced footfall leading to fewer businesses remaining.</p> <p>Lastly, if you have the remainder of the current shopping precinct as an uncovered area, how is that going to attract shoppers in our wet, windy climate? Yes it still is that!</p>	<p>Detailed comments for planning applications to address once design is submitted.</p>	None	N/A
J. Slade	<p>The SPD is positively prepared and I am in favour of it 'as is'. I offer a few short additions that I regard as improvements helpful to (a) the cyclist and pedestrian, (b) to the tourist and (c) to the developer.</p>		None	N/A

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>3. "Objective 5: ... securing the long-term future of the gateway listed building on Market Place ..."; ADD "including potentially by <u>opening the same [gateway listed building] to wider view from the east</u> by realigning the highway and building to the west of St Andrew's and on the east side of the Market Place; which may secure reinstatement of the view of St Andrew's at ground level from the market place Node 1".</p> <p>4. @ Section/Para 5.13, Design Principles.</p> <p>--No2/Connectivity/3rd point, ADD "<u>Enhance</u> link to existing pedestrian and cycle routes".</p> <p>--No4/"Public Realm Masterplan (2025)". ADD to the "References" @ Section/Para 2.3, alongside MCs, "Public Realm Masterplan (2025)".</p> <p>--No5/Height and Massing/1st point, "Maintain key views to historic landmarks" ADD these words: "as shown on the Public Realm Masterplan (2025) and in Para 5.14 below"; and ADD the words "... <u>launching</u> signposted pedestrian and cycle routes to each adjacent historic landmark". NOTE: the Grade II listed</p>	<p>This was considered as an option however not taken forward due to heritage reasons. The wider working relates to the town centre outside of the red line and is not necessary for this SPD.</p> <p>No2 - Enhance is already referenced where appropriate</p> <p>No4 – PRM (2025 is already within the list at 2.3</p> <p>No5 – Key views are not shown in PRM. Additional wording not required. Grade II listed building in Regent Street is not considered to be impacted in Regent St.</p>		

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>1905 baptist church building in Regent St has been omitted [inadvertently?] from the list of landmarks.</p> <p>5. Economic Data, with Transport and Parking Data. I see no sign of a strategic transport assessment (STA) here or in the RBC LDP 2026.</p> <p>Deduction 1: ADD the Warwickshire Local Transport Plan and annual action plan to the "References" @ Section/Para 2.3, alongside MCs.</p> <p>Deduction 2: ADD, for new-to-the-area developers, <u>references</u> to RBC and other economic data [available on request?] on: past facts, assessments and targets regarding numbers of tourists and of customers and transport/parking/walkway/cycleway utilisation.</p> <p>Deduction 3: Delivery @ [Section] 6 "It is recognised that to deliver redevelopment on this site ... " is too short. ADD specific words from WCC, eg RBC LDP 2026's "Annex Development Site Allocations - The references in this Annex to contributions towards off-site active travel and</p>	<p>An STA is not required as this document is supplementary to the Local Plan.</p> <p>Warwickshire Local Transport Plan (Local Transport Plan 2011-2026) is referenced at 2.3.</p> <p>Deduction 2 – it is not clear where this comments relates to however it is not considered this information needs to be referenced within the SPD.</p> <p>Delivery is short within the SPD as the SPD should be</p>		

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	highways schemes may not be exhaustive of the contributions that will be sought by Warwickshire County Council towards such schemes."	read in conjunction with the Local Plan – repetition is therefore not required within the SPD.		
Natural England	Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.	Requires no change to SPD.	None	N/A
The Coal Authority	The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas. However, the area to which this consultation relates is not located within the defined coalfield. On this basis we have no specific comments to make.	Requires no change to SPD.	None	N/A
Historic England	5. Appropriate Development Responses <ul style="list-style-type: none"> 5.3: This paragraph refers to several designated and non-designated heritage assets being located within the site and in its vicinity that have the potential to be affected by its redevelopment. We note that these assets are highlighted as potential constraints, but also there is acknowledgement that 			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>they help to create the character of the area, and that this should be considered in any detailed design.</p> <p>Historic England considers that the opportunity to enhance the character and appearance of the conservation area should therefore be highlighted under the ‘Opportunities’ heading, as the redevelopment of the site presents a significant opportunity to enhance historic environment in line with NPPF.</p> <ul style="list-style-type: none"> • 5.12 Objective 5: We are pleased to see that securing the long term future of the gateway listed building on Market Place has been included as an objective of the development. • Design Principles: <p>5.13 3 Land use and urban form We welcome the design principle that shop front design should adhere to the guidance of the Shop Fronts SPD and strongly support the design principle that street buildings should be articulated to <i>‘respect rhythm, grain, materials and vertical proportions of historic urban forms surrounding the site’</i> with reference to Market Mall.</p> <p>4 Public realm and green infrastructure</p>	Agreed	To be added as opportunity	<i>3.7 Presents a significant opportunity to enhance the historic environment</i>

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>The design principle of enhancing the connection to the existing public realm and the historic high street is welcomed.</p> <p>5 Height and massing We support all of the design principles listed under this objective and would want to see how the proposals would respect the rhythm, grain, materials and vertical proportions of historic urban forms.</p> <ul style="list-style-type: none"> Public Realm Masterplan Integration Key Nodes - we note the following: 5.15 - Node 1: Market Street character open market mall aligned with St. Andrew's Church Spire 5.16 - Node 2: shows that the public space would be open and that views of the spire of St. Andrew's Church would be possible 5.17 - Node 3: proposing to open up and enable views to Rugby School spire Historic England is pleased to see the anticipated openness of the public realm and that the design created would better reveal and enhance views to the spires of St. Andrew's Church and Rugby School, which are currently prohibited. 			
B. Coleman	Regarding the latest consultation on the Town centre regeneration plans I comment as follows.		None	N/A

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>This is one of many responses on this subject over the past 15 years.</p> <ul style="list-style-type: none"> · I am not qualified to comment on any legal standpoint. · Is it ‘sound’? Probably not, as I was not convinced during the consultation period that the relevant stakeholders in the quality and prosperity of the town and borough have been specifically consulted. <p><i>In stakeholders</i> I consider volunteer groups in the town, particularly those concerned with the wellbeing of the residents, artistic expression groups, sports groups, culture groups, disability groups, health groups, entertainment etc. plus the business entities.</p> <p>I participated in the development consultation for the crematorium at Rainsbrook. It was well executed with broad and constructive discussions. There was a clear strategy and vision for that project which led to its success.</p>	<p>The consultation has been carried out in accordance the Town and Country Planning (Local Planning) (England) Regulations 2012.</p>		
Warwickshire County Council	<p>Page 6 Item 3.7: The site has areas at medium to high risk of surface water flooding according to the national surface water flood mapping. However, a site-specific Flood Risk Assessment would be required</p>	<p>FRA will be a requirement for any major Planning</p>	<p>None</p>	<p>N/A</p>

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
(Strategic Planning & Infrastructure)	<p>to accurately assess the flood risk associated with the site, taking into account drainage infrastructure and floor levels.</p> <p>Height and Massing: Any proposed changes to finished floor levels should take surface water flood risk into consideration to ensure there are no adverse impacts on site or elsewhere.</p> <p>Page 12 Item 3.6 "Mitigate climate change by introducing landscaping throughout the public realm." and page 15 Objective 4: Opportunities to incorporate Sustainable Drainage Systems (SuDS) into the landscaping should be considered to provide multiple benefits for amenity, climate change resilience, surface water flood mitigation and biodiversity. Examples include tree pits, raingardens and permeable paving.</p> <p>It would be helpful for the SPD to conclude with information on what would be required of planning applications/related conditions for the area e.g.</p> <ul style="list-style-type: none"> • a landscape strategy/design guide that establishes how the design has responded to the SPD. This should include details of the proposed species of tree/ornamental planting, and details of the tree pits in hard landscape. 	<p>Application submitted for the redevelopment.</p> <p>To be considered through a detailed planning application.</p> <p>As the requirements for applications are subject to change it is considered that Rugby's validation Checklist covers this to a suitable degree as this can be updated.</p>		

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<ul style="list-style-type: none"> a maintenance plan, setting out how the soft landscape elements will be maintained. This is particularly important given that the 'Appropriate Development Response' imagery shows mature trees and large areas of ornamental planting (not stated as rain gardens, but looks to be) and appropriate maintenance will be important to successful establishment. 			
C. Ward	<p>I am overall supportive of the SPD. The design of the 'open top' is nice. Node 3 connection to Corporation Street is welcome. However, better connection is needed.</p> <p>I do not think that the connection through to New Bilton is strong enough and is not 'future-proofed' in the context of the Rugby Regeneration Strategy, which identifies Rounds Gardens as a key strategic project and area, the plan also has ambitions to reduce the size of corporation street to connect New Bilton to the town.</p> <p>Node 2 should seek to create another route to connect corporation street with a walk through.</p> <p>It would be good if there was an indoor market consideration given to these plans.</p>	<p>The wider routes are not to be considered through this SPD as it has a specific red line boundary.</p> <p>The route to Corporation Street within this Node goes through third party land therefore the SPD cannot be</p>	None	N/A

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>Rugby Central Car Park is far too large and hostile has a hostile frontage towards Corporation Street.</p> <p>REFERENCES TO THE REGENERATION STRATEGY & PLAN.</p> <p>Read chapter 3.33.</p> <p>The redevelopment of Rounds Gardens has the potential to improve and diversify the residential offer, the immediate public realm and, influence greater change across the town centre. Given where it is positioned, redevelopment proposals could ‘open’ up the area and create an improved interface into Corporation Street West residential area. The development proposals could link into the rationale for downgrading Corporation Street West (another Catalytic project), helping to improve permeability, and addressing the severance issue. It would have a knock on impact and ability to link into wider Regeneration Strategys for Rugby Central, to deliver new routes though to Rugby Central, and the through to core town centre locations (e.g. North Street to Regent Street areas).</p> <p>3.34 If successful, it could help to greatly improve</p>	<p>provided. Detailed planning applications can go further than the SPD and it will be for the Local Planning Authority to consider at that time.</p> <p>The car park has not been shown to be surplus to requirements at this stage therefore changes are limited in this stage. This could be reviewed in the future.</p>		

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>the landscape and environment for Rugby residents and be a catalyst to improve the housing stock within Corporation Street West.</p> <p>4.124 The redevelopment of Corporation Street West will be achieved over a long-term time frame. Its full potential is linked to the delivery of two catalyst projects, Rugby Central and Rounds Gardens, and the future investment in Corporation Street itself.</p> <p>Progress delivery at Rounds Gardens, and finalise strategy for Rugby Central (Phase 2) and Corporation Street West</p> <ul style="list-style-type: none"> • ‘Hold’ Westway Car Park as a longer-term development opportunity – with marriage value associated with assembly of land across the wider area to create critical mass • Public sector land assembly to enable long term comprehensive chang <p>3.44 This is an important project that will improve the connections between the core retail area and the wider neighbourhoods including Council-owned assets and Round Gardens, through a relatively hostile and disjointed area of the town centre. The proposed works will enable significant opportunity to create</p>			

Respondent	Comments	RBC response	Action in relation to SPD	Recommended change <i>Italics</i> – new text to be added. Strikethrough – text to be deleted.
	<p>active and positive frontages on key sites including the Town Hall and former Cemex site. If delivered alongside those wider strategic projects this is a hugely significant and radical project that will completely change the western side of the town centre, increasing permeability, accessibility and an important arrival point for the local community and Visitors</p>			

Appendix 3 - Rugby Central Development Brief Supplementary Planning Document Adoption Statement

In accordance with Regulation 11 of the Town and Country Planning Regulations (Local Planning)(England) Regulations 2012 (as amended) notice is hereby given that Rugby Borough council adopted the Rugby Central Development Brief Supplementary Planning Document (SPD) on **INSERT DATE 2026.**

A number of modifications were made to the SPD in accordance with Section 23(1) of the Planning and Compulsory Purchase Act 2004. These are set out in the 'Rugby Central Development Bred SPD Consultation Statement'.

In accordance with Regulation 35 of the Town and Country Planning Regulations (Local Planning)(England) 2012, the following have been made available:

1. Rugby Central Development Brief SPD
2. Rugby Central Development Brief SPD Adoption Statement
3. Rugby Central Development Brief SPD Consultation Statement

These are available on Rugby Borough Council's website: **LINK**

Paper copies may also be inspected within normal opening hours at: The Town Hall, Evreux Way, rugby, Cv21 2RR.

Any person aggrieved by the decision to adopt the Rugby Central Development Brief SPD may apply to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 for a judicial review of the decision to adopt the document. Any such application should be made promptly and in any event, no later than three months from the date of adoption.

Rugby Borough Council

Climate Change and Environmental Impact Assessment

CONTEXT

In 2019 the UK Parliament set a commitment in law to reach net zero carbon emissions by 2050. Achieving this target will require considerable effort with public bodies, private sector organisations, the third sector and individuals working together to take action.

Rugby Borough Council declared a climate emergency in 2019 and the Council's Corporate Strategy (2021-2024) [link](#) sets ambitious outcomes in relation to Climate Change. These ambitions are further defined through the Council's Climate Change Strategy [link](#) and must now be progressed through the decisions which the Council makes.

It is therefore important that Rugby Borough Council gives due regard to climate change when making decisions. In the context of the Council's business, Climate Change includes greenhouse gas emissions, biodiversity, habitat loss and environmental destruction. When putting forward recommendations for decision, officers must assess how these recommendations are likely to influence our climate change commitments by completing the following Climate Change and Environmental Impact Assessment.

To help you complete this assessment, please see the following guidance on SharePoint [here](#).

A copy of this Climate Change and Environmental Impact Assessment, including relevant data and information should be forwarded to your Chief Officer for approval.

If you require help, advice and support to complete the form, please contact your Chief Officer.

SECTION 1: OVERVIEW

Portfolio and Service Area	Growth and Investment
Policy/Service/Change being assessed	The report recommends to Council that it approves the adoption of the Rugby Central SPD.
Is this a new or existing Policy/Service/Change?	New.
If existing policy/service please state date of last assessment	Not applicable.
Ward Specific Impacts	Benn, Eastlands and New Bilton
Summary of assessment Briefly summarise the policy/service/change and potential impacts	<p>The Rugby Central SPD aims to set out specific and concise design parameters to ensure high quality design on the largest catalytic site in the town centre to promote vitality and vibrancy.</p> <p>Whilst this assessment indicates ‘no change’ with regard to climate indicators, the document has been developed with the aim of uplifting the quality of development proposals in respect of these key climate matters, amongst others. The SPD sets out design parameters focused on the layout and site redevelopment. However, it does not detail the implementation, which will have significant influence on the actual climate and environmental impacts. Following the creation of the final SPD, and planning applications coming forward on the site, more specific impacts may be identified e.g. the inclusion of cycle routes within the development to make active travel more accessible in the town centre would be a positive impact.</p>
Completed By	Ella Casey (Principal Planning Officer – Town Centre Regeneration)
Authorised By	Nicola Smith (Chief Officer for Growth & Investment)
Date of Assessment	9 th March 2026

Appendix 4

SECTION 2: GREENHOUSE GAS EMISSIONS

	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner	Timescales
Scope 1 Emissions Direct emissions from council owned resources, for example through boilers or vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			
Scope 2 Emissions Indirect emissions occurring at the location energy is produced for council activities. For example, electricity generation for council buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			

Appendix 4

SECTION 3: CLIMATE CHANGE STRATEGY

	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner	Timescales
Workplaces and the Economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		None at this stage		
Transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		None at this stage		

Appendix 4

	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner	Timescales
Natural Environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			
Homes and Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			
Waste, Resources and the Circular Economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			
Climate and Nature Positive Communities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			

Appendix 4

Adaptation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			
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Appendix 4

SECTION 4: REVIEW

Where a negative impact is identified, the proposal and/or implementation can be adapted or changed; meaning there is a need for regular review. This review may also be needed to reflect additional data and evidence for a fuller assessment (proportionate to the decision in question). Please state the agreed review timescale for the identified impacts of the policy implementation or service change.

Review date	To be reviewed periodically in light of planning applications on the site.
Key points to be considered through review	No negative impacts have been identified at this stage.
Person responsible for review	Ella Casey (Principal Planning Officer – Town Centre Regeneration)
Authorised by	Nicola Smith (Chief Officer for Growth & Investment)

EQUALITY IMPACT ASSESSMENT (EqIA)

Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
 - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
 - advancing equality of opportunity between people who share a protected characteristic and those who do not,
 - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
 - age
 - disability
 - gender reassignment
 - marriage/civil partnership
 - pregnancy/maternity
 - race
 - religion/belief
 - sex/gender
 - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published [online](#).
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:
Rebecca Ewers
Corporate Equality & Diversity Officer
rebecca.ewers@rugby.gov.uk
01788 533509

Equality Impact Assessment

Service Area	Growth & Investment – Major Projects and Regeneration
Policy/Service being assessed	Rugby Central SPD – adoption
Is this a new or existing policy/service? If existing policy/service please state date of last assessment	This is a new document which supplements existing adopted policy within the Local Plan 2011-2031
EqIA Review Team – List of members	Ella Casey – Principal Planning Officer (Town Centre Regeneration)
Date of this assessment	6th March 2026
Signature of responsible officer (to be signed after the EqIA has been completed)	Nicola Smith

A copy of the completed and signed Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Officer.

Details of Strategy/ Service/ Policy to be analysed

Stage 1 – Policy to be analysed	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	The Rugby Central SPD aims to set out specific and concise design parameters to ensure high quality design on the largest catalytic site in the town centre to promote vitality and vibrancy.
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	It primarily fits with 'A Thriving Rugby' and 'A Healthier Rugby'. The SPD aims to make us more effective and consistent in guiding planning applications on the largest potential regeneration site in the town centre, whilst also aspiring to higher quality places and associated social, environmental and economic benefits.
(3) What are the expected outcomes you are hoping to achieve?	The Town Centre is no longer fit for purpose and therefore to support local residents, businesses and communities a shift in how the town centre feels, looks and operates is needed to generate a want to visit, dwell, live and do business in Rugby town centre.
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> • Customers • Employees • Wider community or groups 	The policy will initially principally impact applicants and developers through the planning process for developments on the site. Residents likely to be impacted by development on the site will have the change to submit their views through the public consultation the cabinet report is asking for approval for. In meeting its objectives, the SPD should positively impact the future occupiers.
(5) Will the policy or decision involve substantial changes in resources?	No.
Stage 2 – Evidence about user population and consultation	

<p>(1) What does the data tell you about the groups this policy or decision impacts?</p> <p>Possible data sources:</p> <ul style="list-style-type: none"> • national statistics/census data • local statistics • evaluations • analysis of complaints • user feedback • outcomes from consultation/community voice • Council published information, service data • District and Ward Profile – Warwickshire Observatory • Office of National Statistics • Fingertips health profiles • Indices of Multiple Deprivation • RBC Annual Workforce Equality Report 	<p>The vacancy rate for shops in rugby is 25% (including Rugby Central Shopping Centre). The footfall as of January 2025 shows a reduction of 10% of users from the previous year due to the decline of the town centre (more vacant units). This has improved in recent months due to events however a catalytic change is needed.</p> <p>Consultation on the regulation 18 local plan consultation version showed support for draft Policy C1 which sought the redevelopment of Rugby Central Shopping Centre. Consultation for the regulation 19 local plan is currently underway.</p>
<p>(2a) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement?</p> <p>If yes, please state which groups were involved in the consultation and what were their views and how have their views influenced the policy/decision?</p>	<p>A 4 week public consultation has taken place between 6 February and 6 March 2026, with feedback set out in appendix 2 of the Council report.</p>

(2b) If you have not consulted or engaged with communities that are likely to be affected by the policy/decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.	Engaged and consulted as outlined above.		
Stage 3 – Analysis of impact			
<p>(1) <u>Protected Characteristics</u> From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination?</p> <p>If yes, identify the groups and how they are affected.</p>	Protected Characteristic	Nature of Impact Positive, Neutral, Adverse (explain why)	Extent of impact Low, medium, high
	Age	Neutral Accessibility of the	N/A
	Disability	Neutral Accessibility of the redevelopment has been considered however it is for detailed planning applications to fully consider and assess this.	N/A
	Sex	Neutral	N/A
	Gender reassignment	Neutral	N/A
	Marriage/civil partnership	Neutral	N/A
	Pregnancy/maternity	Neutral	N/A
	Race	Neutral	N/A
	Religion/belief	Neutral	N/A

	Sexual Orientation	Neutral	N/A
(2) <u>Cross cutting themes</u> (a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how?	Description of impact	Nature of impact Positive, Neutral, Adverse (explain why)	Extent of impact Low, medium, high
	Socio-economic e.g.: child poverty, income level, education level, working hours/occupation, family/social support, access to good nutrition	Positive – increased footfall in the town centre	Medium
	Environmental e.g.: housing status, transport links, geography, access to services, air quality, noise pollution	Positive – change in uses to introduce housing and access to services.	Medium
(3) Using the information gathered in stages 2 and 3, what will the positive impact of the strategy/policy be on equality?	Regeneration by its general nature is to instigate positive change and reduce inequality gaps by providing opportunity, which is supported by Government's Levelling Up agenda. Therefore, there will be a positive impact should redevelopment on the site be realised and to a high quality and inclusive as sought by the SPD.		
(4) Are there any obvious barriers to accessing the service? If yes, how can they be overcome?	N/A		

<p>(5) What Equality Monitoring Data will be collected to analyse impact? How will the Equality Monitoring Data collected be used?</p> <p>If no Equality Monitoring Data is being collected, why not?</p> <p>For support with this section, please refer to the Equality Monitoring Guidance.</p>	<p>Appendix 2 outlines the feedback from the public consultation and outlines what changes have been made to the SPD post consultation.</p> <p>Comments have been received in relation to accessibility for all (including considering age). Changes have been made to the SPD to account for this however the detailed planning applications to follow will need to assess any proposals in further detail with the SPD as a consideration.</p>
<p>(6) Complete this section if any adverse impacts were identified in 3.1.</p> <p>Outline any actions that will be taken to remove or mitigate the adverse impacts identified in 3.1 to ensure that no discrimination is taking place. If removing or mitigating the impact is not possible, you may in certain circumstances, justify the discrimination. If that is the case, please give evidence for why justifying is possible in this case.</p>	

<p>Stage 4 – Action Planning, Review and Monitoring</p>	
<p>(1) Data analysis What does feedback from Equality Monitoring Data gathered tell you about impact on groups? Were there any unforeseen impacts (positive or negative)?</p> <p>The feedback/data should be used to inform your Action Plan in (2)</p>	

<p>If No Further Action is required then go to – Review and Monitoring</p> <p>(2) Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.</p>	<p>EqlA Action Plan</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Action</th> <th style="text-align: left;">Lead Officer</th> <th style="text-align: left;">Date for completion</th> <th style="text-align: left;">Resource requirements</th> <th style="text-align: left;">Comments</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Action	Lead Officer	Date for completion	Resource requirements	Comments															
Action	Lead Officer	Date for completion	Resource requirements	Comments																	
<p>(3) Review and Monitoring State how and when you will monitor policy and Action Plan. Will you make any changes to the Equality Data that you are collecting or how you are collecting/using the data?</p>	<p>The EqlA will be reviewed periodically as planning applications come forward on the site.</p>																				

Please annotate your policy with the following statement:

‘An Equality Impact Assessment on this policy was undertaken on 6th March 2026 and will be reviewed in association with any review of the Supplementary Planning Document.’

Appendix 6 - Rugby Central Development Brief Supplementary Planning Document (SPD) - SEA Screening Opinion

Introduction

This Screening Opinion has been produced to determine the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (EAPP Regulations).

The purpose of the Screening Opinion is to undertake a screening assessment that meets the requirements of the European Legislation, applied in the UK through the EAPP Regulations.

The policy framework for the Rugby Central Development Brief Supplementary Planning Document (SPD) is the Rugby Borough Local Plan 2011-2031 (adopted June 2019).

The SPD will be subject to public consultation in accordance with the relevant regulations and in line with the Council's Statement of Community Involvement.

Requirement for SEA

Previous UK legislation required all land use plans, including Supplementary Planning Documents to be subject to Sustainability Appraisal, which incorporated the need for Strategic Environmental Assessment. The 2008 Planning Act (paragraph 180 (5d)) and the Town and Country Planning (Local Planning) (England) Regulations 2012 removed the UK legislative requirement for the sustainability appraisal of Supplementary Planning Documents. However, SPDs may still require SEA in exceptional circumstances if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan. Many councils prepare screening opinions to provide a transparent process to demonstrate that the environmental effects have been assessed in accordance with the EAPP Regulations to identify any requirement for SEA.

SEA Screening Opinion

The assessment has been made by Rugby Borough Council as to whether the SPD is likely to have any significant environmental effects. This assessment has been undertaken bearing in mind the following context:

- The SPD has been developed to be in general conformity with the strategic policies of the adopted development plan together with the NPPF
- The Local Plan was subject to a Sustainability Appraisal that sets the framework for growth and development within the borough until 2031.

Application of the SEA Directive

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Is the Plan likely to have a significant environmental effect Y/N	Summary of significant effects. Scope and influence of the document
Regulation	Y / N	Reason
Regulation 2 (1) Is the SPD subject to preparation and/or adoption by a national, regional or local authority or	Yes	The SPD is prepared and will be adopted by Rugby Borough Council.

prepared by an authority through a legislative procedure by Parliament or Government (Article 2(a))		
Is the SPD required by legislative, regulatory or administrative provisions (Article 2(a))	Yes	It is required to support local plan policy.
Regulation 5(2) Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use; AND does it set the framework for future development consent of projects in Annex I or II to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Council Directive 97/11/EC? (Article 3.2(a))	Yes	The SPD is required for town and country planning purposes and it provides further detail to adopted policies in the Local Plan. It seeks to guide the design and coordination of the redevelopment of Rugby Central Shopping Centre within the town centre. It aims to improve the quality of development overall and guide delivery.
Regulation 5(3) Will the SPD, in view of the likely effect on sites, require an assessment pursuant to Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	No	The adopted Local Plan was subject to a Sustainability Appraisal that sets the framework for growth and development within the borough until 2031. SPDs are required, by virtue of the fact they must be supplementary to an adopted policy, to help achieve sustainable development.
It may be required that the Plan would be eligible for full SEA, unless the exemptions set out under Reg 5 (5) or 5(6) apply.		
Regulation 5 (5) Is the SPD sole purpose to serve national defence or civil emergency; a financial or budget PP or is it co-financed under Council Regulations (EC) No's 1260/1999 or 1257/1999 (Article 3.8,3.9)	No	Not applicable
Regulation 5(6) Does the SPD: determine the use of a small area at local level; or propose a minor modification of an existing PP subject of the regulations. (Article 3.3)	No	(a) The SPD does not designate land for development only provides design principles for development. (b)The SPD does not propose minor modifications of an existing PP subject of the regulations. Whilst there is a planning permission on the North Mall the SPD aligns with this.
It may still be required that the Plan would be eligible for full SEA, unless it is determined that it will not give rise to significant environmental effects under Regulation 9.		
Regulation 9(1) Is the PP likely to have a significant effect on the environment taking into account the views of the consultation bodies and the criteria set out at Schedule 1 of the Regulations? (Article 3.5)	No	The SPD does not allocate land for development and it is simply supplementary to Local Plan policy. Natural England and Historic England agree that a significant effect is not likely (responses appended)

The assessment set out below has also been informed by other relevant screenings of the SPD against the Habitat Regulations.

Criteria	Assessment	Significant environmental effect (positive or negative)?
1. The characteristics of plans and programmes, having regard to:		
(a) The degree to which the SPD sets a framework for projects and other activities, either in regard to location, nature, size and operating conditions or by allocating resources.	No. The SPD seeks high quality design on the site to enhance overall design quality across the anticipated phases of development. Local plan policy sets out framework principles in terms of the range of land uses. The SPD does not seek to amend these, rather guide the physical development.	No
(b) The degree to which the plan or programme influences other plans and programmes including those in the hierarchy.	The SPD supplements the policies of the Local Plan by adding further detail. The SPD does not influence other development plan documents and is in general conformity with the development plan.	No
(c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	SPDs are required, by virtue of the fact they must be supplementary to an adopted policy help achieve sustainable development. This includes environmental sustainability, as one of the three pillars identified in the NPPF. The primary objective of the SPD is to coordinate across land ownerships, and guide and improve the overall quality of development design.	No
(d) Environmental problems relevant to the plan or programme.	The Local Plan has been subject to a Sustainability Appraisal process.	No
(e) The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The matters described are primarily guided by higher level legislation.	No
2. The characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a) The probability, duration, frequency and reversibility of effects	Since the SPD itself does not allocate land or formulate policies, the effects of the SPD are not considered significant.	No
(b) The cumulative nature of the effects	Since the SPD itself does not allocate land or formulate policies for this land, the effects of the SPD are not considered significant.	No
(c) The transboundary nature of the effects	It is unlikely that the SPD will have any sort of significant transboundary effect, taken primarily to mean impacting on another EU member state, as defined in the EIA Regulations. Even if 'transboundary' were to be defined as impacting on the jurisdiction of other administrative areas within the UK (for example between parishes or boroughs) the effect would be minimal in both instances.	No
(d) The risks to human health or the environment (for example, due to accidents)	It is highly unlikely that the SPD will give rise to any significant instances of risk to human health.	No
(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	As identified above it is highly unlikely that any environmental effect brought about by the SPD will be of any magnitude or impact on any area of scale. It is particularly important to remember that the SPD does not allocate land for development and it is merely supplementary to a Local Plan policy.	No

(f)The value and vulnerability of the area likely to be affected due to (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land use.	The SPD incorporates design principles for the Rugby Central Shopping Centre site within the town centre. The response from Natural England and Historic England have been referred to in this instance (attached).	No
(g)The effects on areas or landscapes which have a recognised national, Community or international protection status.	The site does not include any of these areas or landscapes.	No

As a result of the assessment set out above, Rugby Borough Council has concluded that the SPD will not give rise to any significant environmental effects and therefore SEA is not required.



FAO: regeneration@rugby.gov.uk

Our ref: PL00801150 and PL00801188

Rugby Central SPD Consultation,
Major Projects & Regeneration Team,
Town Hall,
Evreux Way
Rugby
CV21 2RR

Your ref:

Email:
elizabeth.boden@historicengland.org.uk

Telephone: 07823 878657

Date: 4th March 2026

Dear Sir / Madam,

Re: Rugby Borough Council – Rugby Central Development Brief SPD & SEA Screening – February 2026

Thank you for the opportunity to comment on the Rugby Central Development Brief Supplementary Planning Document (SPD) for Rugby Borough Council. As the Government's adviser on the historic environment, Historic England is keen to ensure that the conservation and enhancement of the historic environment is fully considered at all stages and levels of the local planning process.

Therefore, we welcome the opportunity to comment on the document. These comments have been formed in line with the NPPF (2024), which sets out the need for heritage assets to be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

We understand that the purpose of this SPD is to facilitate and guide the development and delivery of the Rugby Central Shopping Centre and to support the Council in the implementation of policy TC1 of the Local Plan (2011-20310 and draft policy C1 of the emerging new Local Plan.

Historic England recognises the clear benefits of producing an SPD for this redevelopment area. The purpose of an SPD is to provide guidance on the application of adopted policy, and it is important to ensure that the implication of this important policy document does not adversely affect or undermine the historic, physical and social value of the historic environment.

Historic England, The Foundry, 82 Granville Street, Birmingham B1 2LH
Telephone 0121 625 6888 | historicengland.org.uk

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Overall, we consider this to be an informative and well set-out SPD, which effectively conveys the potential of the area to bring forward development which will enhance the character of the conservation area and respond appropriately to the surrounding heritage.

Our specific comments on the SPD are as follows:

5. Appropriate Development Responses

- 5.3: This paragraph refers to several designated and non-designated heritage assets being located within the site and in its vicinity that have the potential to be affected by its redevelopment. We note that these assets are highlighted as potential constraints, but also there is acknowledgement that they help to create the character of the area, and that this should be considered in any detailed design.

Historic England considers that the opportunity to enhance the character and appearance of the conservation area should therefore be highlighted under the 'Opportunities' heading, as the redevelopment of the site presents a significant opportunity to enhance historic environment in line with NPPF.

- 5.12 Objective 5: We are pleased to see that securing the long term future of the gateway listed building on Market Place has been included as an objective of the development.
- Design Principles:

5.13

3 Land use and urban form

We welcome the design principle that shop front design should adhere to the guidance of the Shop Fronts SPD and strongly support the design principle that street buildings should be articulated to *'respect rhythm, grain, materials and vertical proportions of historic urban forms surrounding the site'* with reference to Market Mall.

4 Public realm and green infrastructure

The design principle of enhancing the connection to the existing public realm and the historic high street is welcomed.

5 Height and massing

We support all of the design principles listed under this objective and would want to see how the proposals would respect the rhythm, grain, materials and vertical proportions of historic urban forms.

- Public Realm Masterplan Integration

Key Nodes - we note the following:

5.15 - Node 1: Market Street character open market mall aligned with St. Andrew's Church Spire

5.16 - Node 2: shows that the public space would be open and that views of the spire of St. Andrew's Church would be possible

5.17 - Node 3: proposing to open up and enable views to Rugby School spire

Historic England is pleased to see the anticipated openness of the public realm and that the design created would better reveal and enhance views to the spires of St. Andrew's Church and Rugby School, which are currently prohibited.

Historic England would be happy to provide further comments as the Rugby Central Development Brief SPD is progressed over the coming months. We would like to stress that the above opinion is based on the information provided by the Council in its consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise (either as a result of this consultation, or in later versions of the plan/guidance) where we consider that these would have an adverse impact upon the historic environment.

With regard to the Rugby Central Development Brief SPD SEA Screening Opinion, in terms of Historic England's area of interest, given the nature of the SPD, we would concur with your assessment that the document is unlikely to result in any significant environmental effects and will simply provide additional guidance on existing Policies contained within the adopted Rugby Local Plan which has already been subject to a Sustainability Appraisal/SEA. As a result, we would endorse the Authority's conclusions that it is not necessary to undertake a Strategic Environmental Assessment of this particular SPD.

If you have any queries about any of the matters raised above, or would like to discuss anything further, please do not hesitate to contact me.



Yours faithfully,

Elizabeth Boden (Mrs) MA MRTPI

Historic Environment Planning Adviser

E-mail: elizabeth.boden@historicengland.org.uk

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Ella Casey

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 23 February 2026 11:35
To: Ella Casey
Subject: FAO Ms Ella Casey REF: Central Development Brief
Supplementary Planning Document - SEA Screening report

Follow Up Flag: Follow up
Flag Status: Flagged

Your Ref: Central Development Brief SPD - SEA Screening report
Our Ref: 540832

Dear Ms Casey

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has no comments to make on the SEA Screening report for the Central Development Brief Supplementary Planning Document for Rugby Borough Council. However, we are in agreement that the SPD will not give rise to any significant environmental effects and therefore SEA is not required.

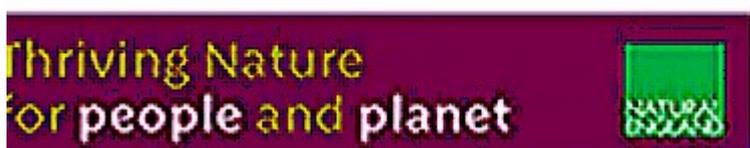
The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

Yours sincerely

Sharon Jenkins
Operations Delivery
Consultations Team
Natural England
Worcester Team

Enquiries line: 0300 060 3900
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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AGENDA MANAGEMENT SHEET

Report Title:	Appointments to Outside Bodies - Miscellaneous Appointments
Name of Committee:	Council
Date of Meeting:	18 March 2026
Report Director:	Chief Officer - Legal and Governance
Portfolio:	Finance and Performance, Legal and Governance
Ward Relevance:	Hillmorton Ward
Prior Consultation:	Trustees of Hillmorton Charities
Contact Officer:	Linn Ashmore, Democratic Services Officer linn.ashmore@rugby.gov.uk
Public or Private:	Public
Report Subject to Call-In:	No
Report En-Bloc:	No
Key Decision:	No
Corporate Priorities:	<p>This report relates to the following priority(ies):</p> <ul style="list-style-type: none"><input type="checkbox"/> A Healthier Rugby – To support people to live healthier, longer, and more independent lives.<input type="checkbox"/> A Thriving Rugby – To deliver a thriving economy which brings Borough-wide investment and regenerates Rugby Town Centre.<input type="checkbox"/> A Greener Rugby – To protect the environment and ensure the Borough adapts to climate change.<input type="checkbox"/> A Fairer Rugby – To reduce inequalities and improve housing across the Borough. <p>Corporate Strategy 2025-2035</p> <p><input checked="" type="checkbox"/> This report does not specifically relate to any Council priorities but strengthens relationships with external organisations.</p>
Summary:	Appointments to the Trustees of Hillmorton Charities are required.
Local Government Reorganisation Implications:	There are no local government reorganisation implications arising from this report. However, there may be future affects as the process of local government reorganisation is rolled out.

Financial Implications:	There are no financial implications arising from this report.
Risk Management/Health and Safety Implications:	There are no risk management or health and safety implications arising from this report.
Environmental Implications:	There are no environmental implications arising from this report
Legal Implications:	There are no legal implications arising from this report.
Equality and Diversity:	There are no equality and diversity considerations arising from this report.
Options:	<ol style="list-style-type: none"> 1. Approve the appointments detailed in the report or 2. Not approve the appointments detailed in the report. This would result in the Charities being unable to comply with its Objects.
Recommendation:	<p>(1) Miss Lawrence and Mrs Cameron be re-appointed to the Trustees of Hillmorton Charities for a term of office expiring 18 March 2030; and</p> <p>(2) Mr Was be appointed to fill the vacancy for a term of office expiring 18 March 2030.</p>
Reasons for Recommendation:	To ensure continuation of representations made by Rugby Borough Council.

Council - 18 March 2026

Appointments to Outside Bodies - Miscellaneous Appointments

Public Report of the Chief Officer - Legal and Governance

Recommendation

- (1) Miss Lawrence and Mrs Cameron be re-appointed to the Trustees of Hillmorton Charities for a term of office expiring 18 March 2030; and
- (2) Mr Was be appointed to fill the vacancy for a term of office expiring 18 March 2030.

1. EXECUTIVE SUMMARY

- 1.1. In order that appointments can be made to key outside bodies such as charitable bodies, local partnerships and other organisations, a schedule of appointments is produced.
- 1.2. Some appointments are renewed at the beginning of each municipal year and some are renewed in line with the constitutions or aims and objects of the individual organisations.
- 1.3. Two appointments to the Trustees of Hillmorton Charities Trust require re-appointments and a new appointment is required to fill a vacancy.
- 1.4. The term of office for appointments is four years. This may be subject to changes made due to the local government reorganisation. However, appointments made to outside bodies are reviewed at Annual Council in May each year.

2. APPOINTMENTS REQUIRED

- 2.1. As approved at the meeting of Annual Council on 15 May 2025, the current representatives appointed to the Trustees of Hillmorton Charities are as follows:

Miss Lawrence
Mr Goodman
Miss Royle
Mrs Cameron
Mr Steele-Bodger

- 2.2. The current appointments of Miss Lawrence and Mrs Cameron expired on 14 March 2026. The Trustees have requested that these re-appointments be approved.

- 2.3. Following the resignation of Miss Royle a vacancy has arisen. The Trustees have requested that Mr Was be appointed to fill this vacancy.

3. TRUSTEES OF HILLMORTON CHARITIES TRUST

- 3.1. The Trustees have requested that the reappointments shown above should be approved.
- 3.2. The Charities' Object states that Trustees must live or work in the Parish of Hillmorton. All current Trustees and Mr Was meet the criteria.

Name of Meeting: Council
Date of Meeting: 18 March 2026
Subject Matter: Appointments to Outside Bodies
Originating Department: Legal and Governance

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

AGENDA MANAGEMENT SHEET

Report Title: Decisions taken in exceptional circumstances

Name of Committee: Council

Date of Meeting: 18 March 2026

Report Director: Monitoring Officer

Portfolio: Finance and Performance, Legal and Governance

Ward Relevance: All

Prior Consultation: Leader of the Council, Portfolio Holder for Finance and Performance, Legal and Governance, Main Opposition Group Deputy Leader, Opposition Group Leader and Chair of Scrutiny Committee.

Contact Officer: Lucy Kirbyshire, Democratic Services Officer
lucy.kirbyshire@rugby.gov.uk

Public or Private: Public

Report Subject to Call-In: No

Report En-Bloc: No

Key Decision: No

Corporate Priorities: This report relates to the following priority(ies):
 A Healthier Rugby – To support people to live healthier, longer, and more independent lives.
 A Thriving Rugby – To deliver a thriving economy which brings Borough-wide investment and regenerates Rugby Town Centre.
 A Greener Rugby – To protect the environment and ensure the Borough adapts to climate change.
 A Fairer Rugby – To reduce inequalities and improve housing across the Borough.
[Corporate Strategy 2025-2035](#)
 This report does not specifically relate to any Council priorities but in accordance with the Council's Constitution, details items taken as matters of urgency.

Summary: Two items were taken as urgent matters in accordance with the Council's Constitution.

Local Government Reorganisation Implications:	The local government reorganisation implications are detailed at Appendix 1 and 2 to the report.
Financial Implications:	The financial implications are detailed at Appendix 1 and 2 to the report.
Risk Management/Health and Safety Implications:	The risk management/health and safety implications are detailed at Appendix 1 and 2 to the report.
Environmental Implications:	The environmental implications are detailed at Appendix 1 and 2 to the report.
Legal Implications:	The legal implications are detailed at Appendix 1 and 2 to the report.
Equality and Diversity:	The equality and diversity implications are detailed at Appendix 1 and 2 to the report.
Options:	N/A
Recommendation:	The report be noted.
Reasons for Recommendation:	To comply with the Council's Constitution.

Council - 18 March 2026

Decisions taken in exceptional circumstances

Public Report of the Monitoring Officer

Recommendation

The report be noted.

1. EXECUTIVE SUMMARY

1.1. This report provides details of two items taken as urgent matters in exceptional circumstances.

2. EMERGENCY DECISION UNDER DELEGATED POWERS – AMENDED COUNCIL TAX FIGURE OFR PAILTON PARISH

2.1. In accordance with Part 2B of the Council's Constitution, an item was determined using the Council's emergency decision procedure under delegated powers relating to amending the Council Tax figure for Pailton Parish Council.

2.2. This item was determined under emergency powers due to the existing budget setting timelines.

2.3. A copy of the report is attached at Appendix 1.

2.4. Consultation was taken with the Leader of the Council, the Portfolio Holder for Finance and Performance, Legal and Governance, the Main Opposition Group Deputy Leader, the Opposition Group Leader, and the Chair of Scrutiny Committee who agreed that –

- 1) The amendment to the correct Band D figure for Pailton Parish for 2026/27 be approved.

3. EMERGENCY DECISION UNDER DELEGATED POWERS – TEMPORARY CHANGES TO POLLING PLACES

3.1. In accordance with Part 2B of the Council's Constitution, an item was determined using the Council's emergency decision procedure under delegated powers relating to temporary changes to polling places for the 2026 elections.

3.2. This item was determined under emergency powers due to the need for the provision of suitable polling places to be implemented for the May 2026 elections.

3.3. A copy of the report is attached at Appendix 2.

3.4. Consultation was taken with the Leader of the Council, the Portfolio Holder for Finance and Performance, Legal and Governance, the Main Opposition Group Deputy Leader, the Opposition Group Leader, and the Chair of Scrutiny Committee who agreed that –

(1) three polling places be temporarily changed for the May 2026 local elections; and

(2) the Returning Officer be given delegated authority to make further urgent temporary arrangements if required.

Name of Meeting: Council

Date of Meeting: 18 March 2026

Subject Matter: Decisions taken in Exceptional Circumstances

Originating Department: Legal and Governance

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

Agenda No

AGENDA MANAGEMENT SHEET

Report Title:	Additional Post Council Tax Setting Report to amend Council Tax for Pailton Parish
Name of Committee:	Council
Date of Meeting:	18 February 2026
Report Director:	Chief Officer - Finance and Performance
Portfolio:	Finance and Performance, Legal and Governance
Ward Relevance:	all
Prior Consultation:	Group Leaders, Cabinet and Leadership Team
Contact Officer:	Jon Illingworth, Chief Officer Finance and Performance, jon.illingworth@rugby.gov.uk
Public or Private:	Public
Report Subject to Call-In:	No
Report En-Bloc:	No
Key Decision:	Yes
Corporate Priorities:	<p>This report relates to the following priority(ies):</p> <p><input type="checkbox"/> A Healthier Rugby – To support people to live healthier, longer, and more independent lives.</p> <p><input type="checkbox"/> A Thriving Rugby – To deliver a thriving economy which brings Borough-wide investment and regenerates Rugby Town Centre.</p> <p><input type="checkbox"/> A Greener Rugby – To protect the environment and ensure the Borough adapts to climate change.</p> <p><input type="checkbox"/> A Fairer Rugby – To reduce inequalities and improve housing across the Borough.</p> <p>Corporate Strategy 2025-2035</p> <p><input checked="" type="checkbox"/> This report does not specifically relate to any Council priorities but setting the budget is a statutory function for the council</p>
Summary:	To correct the precept figure for Pailton Parish and related totals following the receipt of revised information post the formal council tax setting meeting.
Local Government Reorganisation Implications:	There are no direct implications as a result of this report.

Financial Implications:	Failure to correct the figure in the resolution for this parish will result in a lower council tax than intended being charged for the year in that parish and that will result in a significant increase in the following year for dwellings in that parish.
Risk Management/Health and Safety Implications:	There are no direct implications as a result of this report.
Environmental Implications:	There are no direct implications as a result of this report.
Legal Implications:	Failure to correct the figure in the resolution will mean that the decision taken by the Parish Council is not implemented correctly.
Equality and Diversity:	There are no direct implications as a result of this report.
Options:	To not correct the Band D set for Pailton Parish.
Recommendation:	To approve the amendment to the Band D for Pailton Parish for 2026/27.
Reasons for Recommendation:	To ensure sufficient funds are collected on behalf of the Parish Council

Agenda No

Council - 18 February 2026

Additional Post Council Tax Setting Report to amend Council Tax for Pailton Parish

Public Report of the Chief Officer - Finance and Performance

Recommendation

To approve the amendment to the Band D for Pailton Parish for 2026/27 and subsequent changes to the totals in the Council Tax Resolution

1. BACKGROUND

- 1.1. The Council met on the 18 February 2026 to set the Council Tax for 2026/27, this included details of the relevant Band D charges for each parish council which had been calculated based on taxbase information provided to each parish and their subsequent notification of a precept figure to be collected on their behalf.

2. PAILTON PARISH COUNCIL PRECEPT

- 2.1. Pailton Parish Council set their Budget for 2026/27 at a meeting on 24 November 2025 and promptly replied to the Council using the online form provided once it was released to parish councils. That figure was copied over from the form onto the working papers used to produce the budget report and resolution.
- 2.2. As the result of a query raised following final checks by the Revenues Team it has been identified that the figure provided by Pailton on their form was the £101.36 Band D figure they had agreed at their meeting and not the precept figure of £23,000. This means the total parish precepts increase by £22,899 and the Pailton Band D figure is amended to £101.36.

3. COUNCIL TAX RESOLUTION

- 3.1. A revised council tax resolution document to show the correct Band D figure for Pailton and to amend the totals in the resolution for the error is attached as an Appendix to this report with the amended figures clearly annotated.

Name of Meeting: Council

Date of Meeting: 18 February 2026

Subject Matter: Additional Post Budget Setting Report to amend Council Tax for Pailton Parish

Originating Department: Please select

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

COUNCIL – 18 FEBRUARY 2026

COUNCIL TAX DETERMINATION 2026/27

RECOMMENDED THAT:-

- (1) The Council's planned General Fund Capital budget for 2026/27 be as shown within Appendix 7 of the Budget Booklet 2026/27 (Appendix A) of the "Council Tax Determination 2026/27" report. This includes the continuation programme. Any variations will require a separate business case for approval:
- (2) The Council's General Fund Revenue budget for 2026/27 be as shown within Appendix 2 of the Budget Booklet (Appendix A) as part of the "Council Tax Determination 2026/27" report.
- (3) The Council Tax requirement for the Council's own purposes for 2026/27 (excluding Parish precepts) be calculated as £9,661,081 equating to a £6.61 increase for a Band D property;
- (4) The Council note that in the professional opinion of the Chief Financial Officer the level of reserves and balances as detailed in Appendix D as part of the "Council Tax Determination 2026/27" report are adequate to support the level of spending in the proposed capital and revenue budgets for 2025/26 and onwards;
- (5) It be noted that at its meeting on 6 January 2026 Cabinet confirmed the following amounts for the year 2026/27 calculated in accordance with regulations made under section 31(B) of the Local Government Finance Act 1992, as amended by sections 72 to 79 of the Localism Act 2011:-
 - (a) 41,946.34 being the amount calculated by the Council in accordance with Regulation 3 of the Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012 as its Council Tax base for the year.

(b) Part of the Council's area

Parish of	
Ansty	130.87
Binley Woods	1057.29
Birdingbury	169.79
Bourton & Draycote	148.46
Brandon & Bretford	302.55
Brinklow	465.33
Burton Hastings	99.94
Cawston	2019.10
Church Lawford	161.88
Churchover	977.45
Clifton Upon Dunsmore	2451.56
Combe Fields	70.94
Copston Magna	21.90
Cosford	6.75
Dunchurch	1831.95
Easenhall	106.56
Frankton	176.32
Grandborough	225.30
Harborough Magna	194.22
Kings Newnham	28.84
Leamington Hastings	244.79
Long Lawford	1,484.24
Marton	213.72
Monks Kirby	233.03
Newton & Biggin	632.42
Pailton	226.92
Princethorpe	172.41
Ryton on Dunsmore	697.19
Shilton & Barnacle	341.73

Appendix 1

Stretton Baskerville	8.74
Stretton on Dunsmore	565.48
Stretton under Fosse	96.23
Thurlaston	217.80
Wibtoft	25.02
Willey	38.97
Willoughby	196.23
Withybrook	125.73
Wolfhampcote	151.89
Wolston	1,050.54
Wolvey	586.17
Total Parish's	17,956.25
Rugby Town Area	23,849.09
Contributions in Lieu	141.00
Grand Total	41,946.34

being the amounts calculated by the Council in accordance with Regulation 6 of the Regulations as the amounts of its Council Tax base for the year for dwellings in those parts of its area to which one or more special items relate;

(6) consequent upon the above revised tax base for Rugby Special Expenses Area the following amounts be now calculated by the Council for the year 2026/27 in accordance with Sections 31 to 36 of the Local Government Finance Act 1992, as amended:-

	£	
(a)	65,759,792 65,782,691	Being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act (<i>gross expenditure including parish precepts</i>) ;
(b)	-54,856,422	Being the aggregate of the amounts which the Council estimates for the items set out in Section 31(A)(3) of the Act (<i>gross income</i>) ;
(c)	10,903,370 10,926,269	Being the amount by which the aggregate at 6(a) above exceeds the aggregate at 6(b) above, calculated by the Council in accordance with Section 31(A)(4) of the Act as its Council Tax requirement for the year;
(d)	259.94 260.48	Being the amount at 6(c) above divided by the amount at 5(a) above, calculated by the Council in accordance with Section 31(B) of the Act, as the basic amount of its Council Tax for the year (<i>including parish precepts</i>) ;
(e)	3,548,989 3,571,888	Being the aggregate amount of all special items referred to in Section 34(1) of the Act (<i>parish precepts and town area special expenses</i>) ;
(f)	175.33	Being the amount at 6(d) above less the result given by dividing the amount at 6(e) above by the amount at 5(a) above, calculated by the Council in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no special item relates (<i>Rugby Borough Council Tax excluding parish precepts and town area special expenses</i>) ;

(g) Part of the Council's area

Parish of	£
Ansty	95.29
Binley Woods	55.24
Birdingbury	58.07
Bourton & Draycote	60.62
Brandon & Bretford	76.50
Brinklow	82.26
Burton Hastings	26.42
Cawston	48.61
Church Lawford	43.75
Churchover	25.58
Clifton-upon-Dunsmore	36.92
Combe Fields	4.79
Copston Magna	-
Cosford	-
Dunchurch	66.95
Easenhall	93.84
Frankton	77.70
Grandborough	100.48
Harborough Magna	82.79
Kings Newnham	-
Leamington Hastings	-
Long Lawford	117.91
Marton	64.48
Monks Kirby	51.11
Newton & Biggin	46.65
Pailton	0.45 101.36
Princethorpe	116.43
Ryton-on-Dunsmore	143.43
Shilton & Barnacle	87.23
Stretton Baskerville	-
Stretton-on-Dunsmore	133.99
Stretton-under-Fosse	109.11
Thurlaston	78.05
Wibtoft	-
Willey	12.83
Willoughby	92.63
Withybrook	75.19
Wolfhampcote	39.50
Wolston	109.94
Wolvey	84.06
Rugby Town Area	96.72

Being the amounts given by adding to the amount at 6(f) above the amounts of the special item or items relating to dwellings in those parts of the Council's area mentioned above divided in each case by the amount at 5(b) above, calculated by the Council in accordance with Section 34(3) of the Act as the basic amounts of its Council Tax for the year for dwellings in those parts of its area to which one or more special items relate (*Rugby Borough Council plus parish/town area Council Tax for each parish/town area at Band D*);

(h) The amounts set out in Annex 1, being the amounts given by multiplying the amounts at 6(f) and 6(g) above by the number which, in the proportion set out in Section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that proportion is applicable to dwellings listed in valuation band D, calculated by the Council, in accordance with Section 36(1) of the Act, as the amounts to be taken into account for the year in respect of categories of dwellings listed in different valuation bands (*Rugby Borough Council plus parish/town area Council Tax for each parish/town area for each Band*);

- (7) It be noted that for the year 2026/27 Warwickshire County Council and Warwickshire Police & Crime Commissioner have stated the following amounts in precepts issued to the District Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below:

Valuation Bands £	Warks. County Council £	Police & Crime Commr. £
A	1,269.24	212.47
B	1,480.78	247.89
C	1,692.32	283.30
D	1,903.86	318.71
E	2,326.94	389.53
F	2,750.02	460.36
G	3,173.10	531.18
H	3,807.72	637.42

and

- (8) Having calculated the aggregate in each case of the amounts at 6(h) and 7 above, the Council, in accordance with Section 30(2) of the Local Government Finance Act 1992, hereby sets the amounts set out at Annex 2, as the amounts of Council Tax for the year 2026/27 for each of the categories of dwellings shown;
- (9) The Council has determined that its relevant basic amount of Council Tax for 2026/27 is not excessive in accordance with principles approved under Section 52ZB Local Government Finance Act 1992. As the billing authority, the Council has not been notified by a major precepting authority that its relevant basic amount of Council Tax for 2026/27 is excessive and that the billing authority is not required to hold a referendum in accordance with Section 52ZK Local Government Finance Act 1992.

Agenda No**AGENDA MANAGEMENT SHEET**

Report Title:	Urgent Decision under Delegated Powers - Temporary Variations to Polling Places for the May 2026 Local Elections
Name of Committee:	Council
Date of Meeting:	18 March 2026
Report Director:	Chief Executive
Portfolio:	Finance and Performance, Legal and Governance
Ward Relevance:	New Bilton; Rokeby and Overslade
Prior Consultation:	N/A
Contact Officer:	dan.green@rugby.gov.uk
Public or Private:	Public
Report Subject to Call-In:	No
Report En-Bloc:	No
Key Decision:	No
Corporate Priorities:	<p>This report relates to the following priority(ies):</p> <p><input type="checkbox"/> A Healthier Rugby – To support people to live healthier, longer, and more independent lives.</p> <p><input type="checkbox"/> A Thriving Rugby – To deliver a thriving economy which brings Borough-wide investment and regenerates Rugby Town Centre.</p> <p><input type="checkbox"/> A Greener Rugby – To protect the environment and ensure the Borough adapts to climate change.</p> <p><input type="checkbox"/> A Fairer Rugby – To reduce inequalities and improve housing across the Borough.</p> <p>Corporate Strategy 2025-2035</p> <p><input checked="" type="checkbox"/> This report does not specifically relate to any Council priorities but</p>
Summary:	This report seeks approval for changes to three polling places for the May 2026 elections due to the unavailability or unsuitability of current designated venues.
Local Government Reorganisation Implications:	No LGR implications

Financial Implications:	No financial implications
Risk Management/Health and Safety Implications:	All polling places are subject to a health and safety assessment.
Environmental Implications:	Local polling places allow voters to walk or cycle to their polling place. This reduces the requirement for voters to use a car. Where possible, polling places are situated close to public transport provision.
Legal Implications:	All relevant legal matters are considered in the main body of the Report.
Equality and Diversity:	<p>All changes have been considered in line with equality legislation. Consideration has been given to the impact on residents with protected characteristics.</p> <p>All polling places are subject to a site assessment where electoral services officers visit the premises and conduct a thorough assessment of the facilities, accessibility and location.</p>
Options:	<p>To approve the report and enable suitable polling places to be implemented for the May 2026 elections.</p> <p>To not approve the report</p>
Recommendation:	<ol style="list-style-type: none"> 1. Three polling places be temporarily changed for the May 2026 local elections; and 2. the Returning Officer be given delegated authority to make further urgent temporary arrangements if required.
Reasons for Recommendation:	The recommendations enable the provision of suitable polling places to be implemented for the May 2026 elections.

Agenda No

Council - 18 March 2026

Urgent Decision under Delegated Powers - Temporary Variations to Polling Places for the May 2026 Local Elections

Public Report of the Chief Executive

Recommendation

- (1) Three polling places be temporarily changed for the May 2026 local elections; and
- (2) the Returning Officer be given delegated authority to make further urgent temporary arrangements if required.

SUMMARY

This report seeks approval for changes to three polling places for the May 2026 elections due to the unavailability or unsuitability of current designated venues.

Alternative venues have been identified and assessed for their suitability in line with statutory requirements and equality considerations.

1. BACKGROUND

1.1 The Representation of the People Act 1983 places a duty on the Council to divide its area into polling districts and to designate a polling place for each district.

- “Polling districts” are geographical electoral areas into which wards and constituencies may be sub-divided.
- “Polling places” are the buildings or areas designated by the council where electors in a polling district go to vote in person.

1.2 On 13 December 2023, Council approved a report of the Returning Officer which set out the designated polling districts and places within the Borough.

2. INTRODUCTION

2.1 The designation and variation of polling places is a non-executive function expressly reserved to Full Council under Part 2A, paragraph 4.19 of the Constitution, which gives effect to the Local Authorities (Functions and Responsibilities) (England) Regulations 2000. It reflects the statutory duty under sections 18A to 18E of the Representation of the People Act 1983

2.2 During preparations for the 2026 local elections, it has been identified that three polling places included in the current scheme will not be available for use on 7 May 2026.

2.3 The polling places which are not available are:

- Rugby Free Secondary School (Polling districts ROV 5, ROV 6, ROV 7)
- Rugby Lions RFC Club House (Polling districts NEW 7, NEW 8, NEW 9)
- The Church of Jesus Christ of Latter Day Saints (Polling district NEW 4)

3. PROPOSED ALTERNATIVE VENUES

3.1 Alternative venues have been considered and are proposed for the May 2026 elections only, as follows:

- The Griffin Public House (Polling districts ROV 5, ROV 6, ROV 7)
- Dryden Place Community Room (Polling districts NEW 7, NEW 8, NEW 9)
- The Indian Community Centre (Polling district NEW 4)

4. DELEGATION TO RETURNING OFFICER FOR FUTURE AMENDMENTS

4.1 The designation of a polling place is a matter for the Council, whereas decisions about polling stations are for the Returning Officer.

4.2 If a polling place becomes unavailable before an election, the polling place can be changed in accordance with the Council's decision-making process. The Council's constitution has no delegation for the decision for approving the polling scheme, and therefore the decision must be made by Full Council.

4.3 It is recommended that authority is delegated to the Returning Officer in the unlikely event that further temporary changes to polling places are required.

5. NEXT STEPS ASSOCIATED WITH DECISION

5.1 Following approval of the temporary changes set out within this report a letter setting out the temporary changes will be sent to all affected electors and information regarding postal votes will be provided.

Name of Meeting: Council

Date of Meeting: 18 March 2026

Subject Matter: Temporary Variations to Polling Places for the May 2026
Local Elections

Originating Department: Chief Executive Office

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A