

By email only:
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The Planning Inspectorate
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Temple Quay
Bristol BS1 6PN

Please ask for

Direct Line	[REDACTED]
E-mail Address	[REDACTED]@rugby.gov.uk
Our ref	
Your ref	TR010066
Date	22 May 2025

Dear Sir/Madam

**TR010066 - A46 Coventry Junctions (Walgrave)
Rugby Borough Council - Local Impact Report**

It is not the intention of Rugby Borough Council to submit a detailed local impact report.

A statement of applicable development plan policies is set out in our relevant representations (RR) dated 27 February 2025.

Rugby Borough Council's scrutiny and responses to the proposals to date is summarised in its statement of common ground (SOCG) with National Highways.

As detailed therein, there remains one outstanding matter under discussion which concerns accessibility and integration for walkers, cyclists and horse-riders (WCH). At present accessibility across the A46 for WCH from Coventry to Combe Abbey and Prospero Ansty business park is poor. The A46 Walsgrave scheme presents an opportunity to improve that accessibility.

As set out in the SOCG, Rugby Borough Council seeks improvements to PRoW R75x/R75b together with improved links between Coventry and Coombe Abbey. In lieu of the applicant providing this infrastructure, Rugby Borough Council seeks a Development Consent Obligation agreement to secure funds to enable these upgrades and connections.

We would highlight one further local impact not covered in the SOCG or RR. On 7 May 2025 full planning permission was granted for:

Creation of an employment-led headquarters campus development, composed of head office and distribution/warehouse facilities, concept research and development retail and leisure (including gym, swimming pool, fitness studio/sports hall, sport pitches and associated facilities), ancillary food and beverage and convenience retail, onsite accommodation including a hotel and group accommodation, learning and development academy (including auditorium and training rooms), supplier offices, nursery, helipad, landscaping and ecological enhancements, site contouring, earth bunds, drainage, surface and multi-storey car parking, cycle parking, access roads, cycleways and footways, permanent ingress/egress points, utility diversions, ancillary buildings and structures, temporary construction ingress/egress, associated infrastructure and works, and demolition of existing buildings/structures.

at Crowner Fields Farm and Home Farm, Hinckley Road (B4065), Ansty, Warwickshire, CV7 9JA (Rugby Borough Council planning reference R23/1027). A site location plan for that development is appended to this letter.

The development permitted by that planning permission comprises the following quanta of floorspace:

Building/Use	Breakdown (if required)	Gross Internal Area (sqm)
Office Headquarters and Supplier Hub		17,911 m²
Concept Retail R & D	(not including F&B, Convenience or Nursery floorspace)	20,755 m²
Nursery	Not inclusive of 105 m ² external play space	547 m²
Learning and Development (L&D)	Auditorium (750 seats)	823 m ²
	Services/Back of House/Plant	591 m ²
	Training Rooms (10)	1,223 m ²
	Cafe/Foyer	541 m ²
L&D Total		3,179 m²
Hotel	100 Rooms	4,311 m²
Food and Beverage		592 m²
Concept Leisure R & D	Gym	1,893 m ²
	Studios	388 m ²
	Swimming Pool 25m x 13m (6 lane)	585 m ²
	Flexible Fitness Studio/Sports Hall (34.5 x 21.3m - 4 padel courts)	824 m ²
	Services/Back of House/Plant	709 m ²
	Changing Rooms (wet & dry)	653 m ²
Concept Leisure R & D Total		5,054 m²
Mobility Hub		190 m²
Convenience Retail		369 m²
Group Accommodation	80 units and shared common room space	2,309 m²

Logistics Buildings	Logistics Building 1	100,382 m ²
	Logistics Building 2	53,890 m ²
	Logistics Building 3	23,228 m ²
	Logistics Building 4	23,264 m ²
	Logistics Building 5	50,180 m ²
Logistics' Buildings Total		250,944 m²
	Logistics Building 1 Office	11,953 m ²
	Logistics Building 2 Office	4,125 m ²
	Logistics Building 3 Office	1,743 m ²
	Logistics Building 4 Office	1,747 m ²
	Logistics Building 5 Office	3,876 m ²
Logistics' Buildings Offices Total		23,444 m²
Service/Back of House/Plant Buildings	Including Vehicle Maintenance Unit & gatehouses	943 m²
Multi Storey Car Parks	MSCP HQ	16,568 m ²
	MSCP East	20,526 m ²
	MSCP West	16,333 m ²
	MSCP Concept Retail R & D	11,881 m ²
Multi Storey Car Parks Total		65,344 m²
TOTAL		395,856 m²

Planning condition 97 states:

CONDITION 97:

No part of the development hereby approved shall be occupied until the improvement works at the A46 Walsgrave Junction (B4082 / Coventry Eastern Bypass (A46) roundabout) are completed and fully operational (the A46 Walsgrave junction improvement is included within the modelling assessment - detailed at <https://nationalhighways.co.uk/our-roads/west-midlands/a46-coventryjunctions-upgrade/>). REASON: In the interests of highway safety and traffic flows.

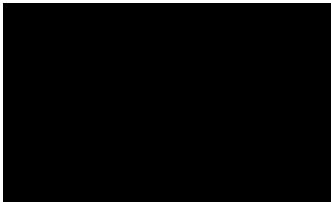
Therefore, if this DCO is not progressed then there would be a significant local economic impact as R23/1027 would not be able to be occupied and therefore the benefits assessed as part of the planning application would not be able to be realised.

Finally, we would also highlight that a Regulation 18 "Preferred Options" public consultation on a new Local Plan for Rugby Borough covering the period 2024-2045 took place between 24 March 2025 and 19 May 2025. The consultation document: <https://rugby.gov.uk/w/local-plan-review-preferred-options-public-consultation-document> proposes two new allocations for employment development on the eastern edge of Coventry close to the A46. Those proposals are at North of Ansty Park for circa 75,000m² of employment floorspace and at Prologis Park West and Mountpark, Ryton-on-Dunsmore for 350,000m² of employment floorspace.

Neither scheme is within 1km of the DCO proposal, nor should those schemes be regarded as commitments. Changes to the plan may be made prior to the Regulation 19 consultation timetabled for January 2026. Transport modelling of those potential developments, and other alternative potential sites, is progressing as part of the strategic transport assessment of the local plan.

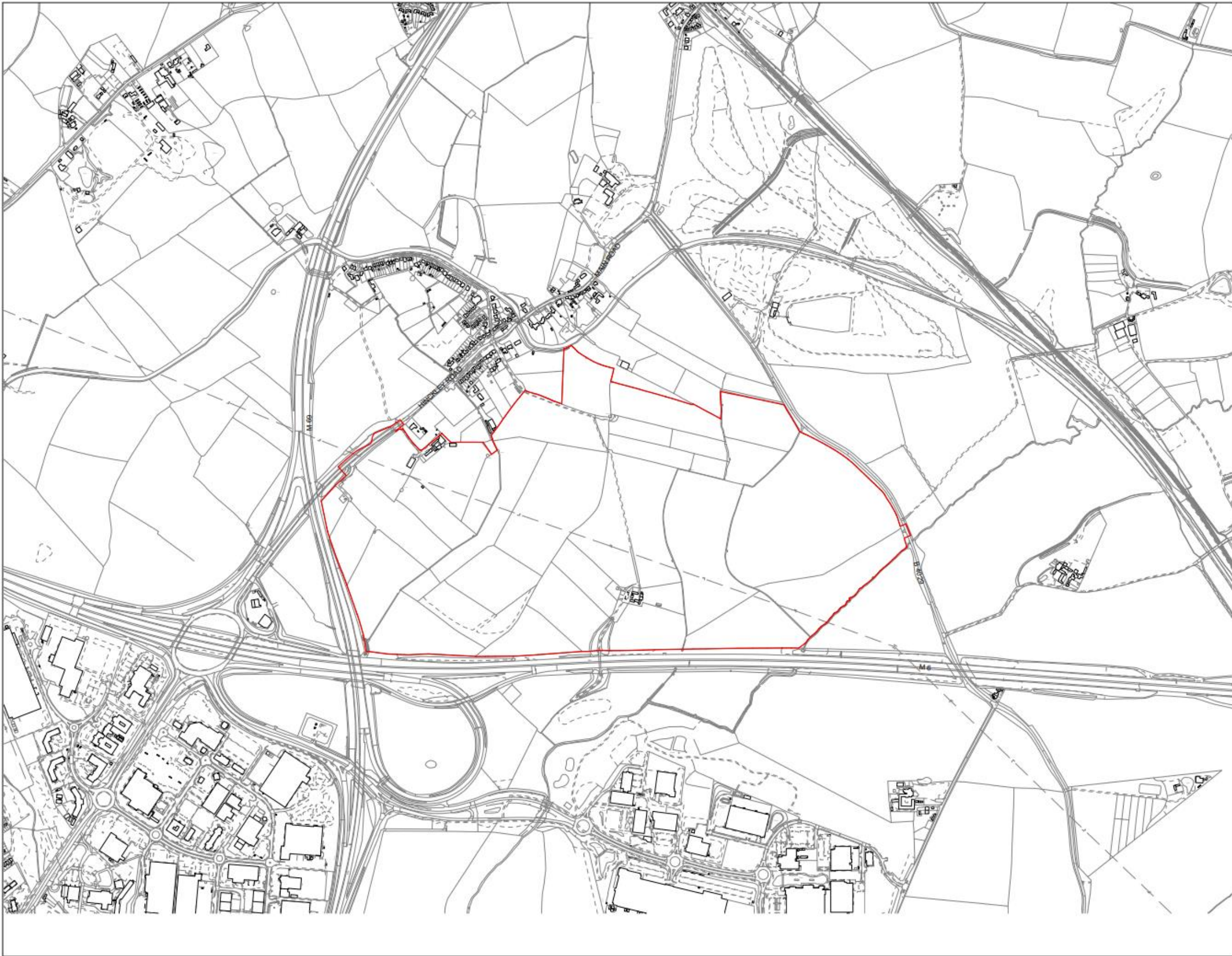
It is not considered that proposed allocations in the Regulation 18 consultation document can be given weight in decision-making. Nonetheless we wish to make the examining authority aware of this as relevant background.

Yours faithfully,



Neil Holly
Development Strategy Manager

Appendix: Crowner Fields Farm site location plan (not to scale)



ARCHITECT

GRIMSHAW

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DRAWING NOTES
Please do not scale for construction purposes - all dimensions to be checked on site. Grimshaw drawings to be used in conjunction with Grimshaw and approved specifications. Drawings to be read in conjunction with construction information.

CLIENT
SDI Propco (100) Ltd

CONSULTANTS
 

PROJECT NAME
Frasers Campus, Rugby, Warwickshire

PROJECT NO.
21227

ADDRESS
Hickory Road, Rugby,
Coventry, CV1 4LP

REV	BY	DATE	DESCRIPTION
P-01	GRM	01/08/23	Planning
P-02	GRM	20/08/23	Planning
P-03	GRM	17/10/23	Planning - scale bar added

KEY PLAN

METRES
@ 1:5000

NORTH


DRAWING TITLE
Site Location Plan

SCALE
1:5000 @A1

STATUS
SD Planning

DRW	CHK	APPD	DRW DATE	REV
FF	MC	JP	17/10/23	P-03

DRAWING NO.
21227 - GRM - XX - RF - DR - A - 99 001

drawing source: ALPHA-GRM-DOC-ZZ-M2-AA-991001