Rugby Borough Council Local Plan (2025 – 2042)

STATEMENT OF COMMON GROUND BETWEEN RUGBY BOROUGH COUNCIL AND UNIVERSITY HOPSITAL COVENTRY & WARWICKSHIRE

OCTOBER 2026

1. Organisations

1.1 Rugby Borough Council (RBC)

1.2 University Hospital Coventry & Warwickshire (UHCW)

2. Introduction

2.1 This Statement of Common Ground (SoCG) has been prepared by UHCW and RBC in relation to the emerging Rugby Borough Local Plan. It identifies areas of agreement and disagreement between RBC and UHCW in relation to the proposed allocation of the land at Walsgrave Hill (site ID: 121) and the role of the site in facilitating the delivery of the dedicated Blue Light Route (BLR) into the University Hospital Coventry and Warwickshire.

2.2 This statement has been prepared to record the areas of agreement between RBC and UHCW in relation to the emerging Rugby Borough Local Plan, including the strategic planning matters relevant to the Trust's interests. It provides evidence of effective engagement and collaboration in accordance with the relevant policies of the National Planning Policy Framework (NPPF).

2.3 UHCW made representations in response to the Preferred Options (Regulation 18) consultation which are appended to this statement. In that representation, UHCW expressed its support for the allocation of the site for employment purposes and safeguarding of the BLR, recognising the opportunity for the development to facilitate the delivery of a dedicated route for emergency vehicles and hospital staff.

3. Agreed Matters

3.1 The parties recognise the importance of UHCW as a healthcare facility serving residents of Rugby Borough and the wider sub-region.

3.2 The UHCW provides the A&E department serving Rugby Borough residents and that reliable access to the hospital is an important consideration for the health and wellbeing of the Borough's population.

3.3 Congestion affecting access to the hospital can create difficulties for emergency vehicles and that opportunities to improve access should be considered through the planning and delivery of strategic development and associated infrastructure.

3.4 The creation of the BLR for ambulances linking the new Walsgrave A46 junction with UHCW via a bridge over the A46 should be provided as a route for emergency vehicles and hospital staff and reference to the route should be included within the policy for the land at Walsgrave allocation.

3.5 The principal purpose of the route is to provide dedicated access for emergency vehicles travelling to the hospital's A&E department, allowing them to avoid congestion associated with the main hospital entrance on Clifford Bridge Road and its approaches.

3.6 The BLR has the potential to improve the efficiency and reliability of emergency vehicle journeys to and from the hospital. This would provide benefits for Rugby Borough residents and the wider population served by UHCW.

3.7 The proposed employment development at the land at Walsgrave site presents an opportunity to facilitate the delivery of the BLR through the provision of the necessary access infrastructure. Therefore, there is a direct relationship between the employment allocation and the delivery of the BLR. The allocation provides an opportunity to secure the route as part of a coordinated approach to the delivery of employment development and strategic highway infrastructure.

3.8 This statement relates specifically to the relationship between the Walsgrave Hill employment allocation and the proposed BLR. It does not seek to resolve matters outside that scope.

4.Matters of Disagreement

4.1 None.

5. Conclusion

5.1. This SoCG sets out the points in agreement between RBC and UHWC in relation to the provision of the BLR and the land at Walsgrave employment allocation as it pertains to the emerging Rugby Borough Local Plan.

5.2. UHCW has expressed support for the allocation of the site through the Local Plan process for as it has the potential to provide an opportunity to facilitate the delivery of the BLR. The route would improve access for emergency vehicles travelling to the hospital's A&E department, reduce reliance on the congested western access and provide access for hospital staff to the eastern hospital car park.

5.3. The parties recognise the potential benefits of coordinating the employment development, the necessary access infrastructure and the delivery of the BLR. The route represents an important opportunity to improve emergency access to the hospital for the benefit of Rugby Borough residents and the wider population served by UHCW.

5.4. Subject to confirmation of the matters identified in this statement, the parties agree that the relationship between the proposed Walsgrave Hill employment allocation and the delivery of the BLR is an important consideration for the emerging Rugby Borough Local Plan.

6. Signatories

Signature: [redacted]	Signature: [redacted]
Professor Andrew Hardy, Chief Executive Officer, University Hospitals Coventry & Warwickshire NHS Trust	Nicola Smith, Strategic Director for Place, Rugby Borough Council
Date: 12th November 2026	Date: 12/11/26

[redacted]

From: [redacted]

Sent: 19 May 2025 13:52
To: Local Plan
Subject: Representation to the Rugby Borough Council Local Plan Review Preferred Options (Regulation 18) Consultation

This representation is written by the University Hospitals Coventry and Warwickshire NHS Trust towards the Rugby Borough Preferred Options (Regulation 18) Consultation. You will be aware of our desire to see a dedicated Blue Light Route (BLR) provided into the University Hospital Coventry & Warwickshire (UHWC) due to congestion vehicles face accessing and exiting the hospital.

We write in support of the Land at Walsgrave Hill, Rugby site (the 'site'). SEGRO are promoting the site through the Rugby Borough Council Local Plan Review as a strategic employment site and have also submitted representations towards the Preferred Options (Regulation 18) consultation in support of an allocation on the site.

The content of this representation relates to the delivery of the proposed BLR through the site to connect into the UHCW. The BLR will primarily be an access for emergency vehicles to access A & E without having to travel through the western side of the hospital which suffers from congestion. It will also be used for UHCW staff into the new car park that is located on the eastern side of the hospital. The route would benefit the UHCW by helping to avoid congestion associated with the main hospital entrance off Clifford Bridge Road and its approaches.

It is the preference of the UHCW to provide the BLR through the access road with the proposed development of the site as it will enable ambulances and other vehicles to access and exit the hospital more quickly from the A46. Therefore, cutting congestion and emergency response times for residents within Rugby Borough and beyond. This is because the catchment of the UHCW includes the residents and businesses of Rugby Borough. The hospital also provides the only A & E department for the residents of Rugby Borough.

We are aware that the eastern arm that has been designed off the A46 Coventry junction (Walsgrave) Scheme; a National Highways scheme that is currently subject to a Development Consent Order (DCO) application, would provide the main access into the proposed employment development on site and it would also serve as a route for emergency vehicles and staff between the UHCW and the A46. This further illustrates the importance of the development of the site and the certainty its delivery will provide in contributing towards providing the BLR to the benefit of Rugby residents.

For clarification, SEGRO are safeguarding a route for the BLR within the proposed development and the funding of the delivery of the BLR will be undertaken by SEGRO as part of the development when it is brought forward.

The UHCW supports the allocation of the Walsgrave site for employment purposes as this safeguards the important BLR as the delivery of the site will facilitate the construction of this dedicated route into the hospital.

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