

Rugby Borough Local Plan 2025-2042 Employment land trajectory – September 2026

Status	Site	Site reference	Application reference	Validation date (if awaiting determination)	Permission date	Expected validation date	Use Classes	Gross site area (ha)	Total floorspace (GIA) (sqm)	2025/26 completions	2026/27	2027/28-2031/32	2032/33-2036/37	2037/38-2041/42	Notes
Completions									5,742						
Complete	Land off Parkfield Road, Rugby	-	R21/0631	-	Mar-24		B2/B8	1.59	4,550	4,550					
Complete	Unit 3, Imperial Road, Ryton-on-Dunsmore	-	R24/0676	-	Oct-24	-	B2	4.88	530.4	530.4					
Complete	Britvic Softdrinks Ltd, Aventine Way, Rugby	-	R24/0769	-	Oct-24	-	B2	0.26	662	662					
Under construction									146,687						
Nearing completion	Coton Park east of Castle Mound Way	-	R22/0551	-	Feb-23	-	B8	8.61	26,421		26,421				
Under construction	2 Central Park Drive, Rugby, CV23 0WE	-	R24/0606	-			B2/B8	1.91	3,776		3,776				Permission involved demolition, floorspace recorded as the net increase in GIA only
Under construction	Leam Valley Golf Centre, Kites Hardwick	-	R25/0240	-			B8	0.37	380		380				
Under construction	Unit 1 Land at Padge Hall Farm (Mountpark Hinckley)	-	R21/0985	-	Dec-23	-	B2 / B8	16.16	44,358		44,358				Plans amended - see R24/0081
Under construction	Unit 2 Mountpark Hinckley	-	R25/0706	-			B8	10.82	47,761		47,761				Completion April 2027
Under construction	Unit 3 Mountpark Hinckley	-	R25/0758	-			B2/B8	5.25	23,991		23,991				Completion April 2027
Extant permissions									331,713						
Full permission	Plot 4 Prospero Ansty	-	R25/0912	-	Jul-26	-	B8	3.29	15,302		15,302				Expected to complete 2027
Full permission	Plot 8 Prospero Ansty	-	R23/0727	-	Oct-23	-	B8	2.63	3,234				3,234		Permission expires Oct 2026
Application awaiting determination	Plot 9 Prospero Ansty	-	R26/0459	May-26	-	-	B2 / B8	1.624	6,407		6,407				Expected to complete 2027
Full permission	Land off Viggen Way	-	R22/0861	-	Mar-23	-	B2	1.04	4,715		4,715				Building regulations approved
Outline permission	Land south of Fanuc UK	-	R09/0035 (outline)			-		0.9	3,600					3,600	RM application not yet underway
Full permission	Crowner Fields Farm, Ansty	95	R23/1027	-	May-25	-	B2, B8,	112.18	274,388			79,067	170,350	24,971	Based on approved phasing plan with March 2027 start date
Outline permission	Houlton remaining employment land	-	R17/0022			-	B1 / B2 / B8	3.75	15,000					15,000	Excludes David Lloyd, WAGO and Land south of Crick Road
Detailed permission	Site A, Europapark, Watling Street	-	R23/0409	-	Feb-24	-	B8	1.16	3,323		3,323				
Detailed permission	Site B, Europapark, Watling Street	-	R23/0410	-	Feb-24	-	B2	0.78	2,342		2,342				
Detailed permission	Unit 10, Prospect Park, Rugby	-	R23/0558	-	Jul-23	-	E(g)(iii)	0.003	30		30				

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Detailed permission	Rear of Lodge Farm, Oxford Road, Ryton-on-Dunsmore	-	R22/0602	-	Apr-24	-	B2	1.17	1,992		1,992				
Detailed permission	Land at Padge Hall Farm		R24/0257	-	Oct-24	-	B8	0.16	1,380		1,380				
Local plan allocations									540,000						
Application awaiting determination	Coton Park East	64	R26/0652	Aug-26		RM expected within 3 months of permission	B8	35.97	115,000			115,000			Hybrid application for 140,000sqm awaiting determination. Build out expected over 18-24 months
Application awaiting determination	South West Rugby Phase 2	17	R25/0896	Oct-25		-	B8	40.7	60,000			60,000			Application awaiting determination for 129,000sqm of floorspace
Proposed allocation	Ansty Park north	14	-	-	-	Q4 2027	B2, E(g)(ii) and E(g)(iii)	21.2	75,000			75,000			25,000 sqm expected to be completed per year 2029-2031
Proposed allocation	Land at Walsgrave Hill	121	-	-	-	Q4 2027	B8	201.8	290,000				180,000	110,000	Assumed permission granted 2029/2030
TOTAL									1,024,142	5,742	182,178	329,067	353,584	153,571	