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Rugby Local Plan Examination in Public
Programme Officer: Ian Kemp

Via Email: ian@localplanservices.co.uk

1049/A3/SJ

26th November 2026

F.A.O. Inspectors to the Rugby Local Plan Examination in Public,

Response on behalf of SEGRO (Respondent ID566) to RBC14 Coventry and Warwickshire Functional Economic Market Area updated Memorandum of Understanding on employment land

SEGRO welcome the opportunity to opportunity to provide comments in respect of the publication of the Coventry and Warwickshire Functional Economic Market Area updated Memorandum of Understanding on employment land (MOU, 11th November 2026) [RBC14]. SEGRO continue to engage with the Rugby Local Plan Examination in Public in respect of their interests at Walsgrave Hill which is identified as a draft strategic employment allocation in the Proposed Submission (Regulation 19) Draft Rugby Borough Council Local Plan (Site ID: 121).

This emerging strategic employment allocation lies adjacent to Coventry City Council's administrative boundary and will, together with other employment allocations in the Plan, address Rugby Borough Council's local industrial land requirements, and the sub-regional large-site requirement for Opportunity Area 7, one of three key employment growth zones identified by the West Midlands Strategic Employment Sites Study 2024 (as updated through the Coventry & Warwickshire HEDNA – WMSESS Alignment Paper 2024 and subsequent 2025 addendum). Therefore, the emerging allocation will provide a significant contribution towards addressing a key part of Coventry's employment land requirement.

SEGRO has provided comments on the MOU on employment land as part of a response to the Coventry Local Plan EIP Inspectors Notes IN22 and IN23 (response submitted 20th November 2026) in the context of the Coventry Local Plan EIP.

In addition to those comments (repeated here) we also provide our comments in the context of the Rugby Local Plan EIP.

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- It is noted that the MOU provides an updated picture of employment land supply reflecting the latest Local Plan positions. The continued joint working of the local authorities is welcomed.
- SEGRO note that Coventry's unmet need is now stated as 57.23ha within Table 5 of the MOU taking account of amendments to the employment land supply position as per Coventry Local Plan Main Modifications (V10) references MM24 and MM27, including the reduction in supply at Baginton Fields from 25ha to 9.8ha.
- This level of unmet need represents a considerable increase from the 9ha referenced in the March 2026 Statement of Common Ground between Rugby Borough Council and Coventry City Council. The 2.5ha within Rugby represented 28% of the previous level identified, but just 4% of the figure now within the MOU.
- SEGRO support the position that the unmet needs of Coventry and the wider FEMA should be met in full across the FEMA. We consider that this should be closest to where the need arises, and Rugby should have particular regard to assisting in meeting Coventry's unmet needs given they are adjacent authorities and the proximity of Rugby to the Coventry urban area. The appropriateness of the current 2.5ha of oversupply within Rugby which can contribute to unmet needs may therefore need to be considered further as part of the Rugby Local Plan EIP.

We trust this response is of assistance. Should you require any clarification please contact Mark Sitch or Sarah Jones.

Yours faithfully,

[redacted]

Sarah Jones
Associate

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