



Updated Evidence Statement – 5 October 2023

**APPEAL BY BRANDON ESTATES
AT COVENTRY STADIUM, RUGBY ROAD, COVENTRY, CV8 3GJ**

RBC REFERENCE: R18/0186

THE PLANNING INSPECTORATE REFERENCE: APP/K3715/W/23/3322013

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1.0 Introduction

- 1.1 This statement relates to the Public Inquiry following an appeal by Brandon Estates against the refusal of demolition of existing buildings and outline planning application (with matters of access, layout, scale, and appearance included) for residential development (Use Class C3) including means of access into the site from the Rugby Road, provision of open space and associated infrastructure and provision of sports pitch, erection of pavilion and formation of associated car park.
- 1.2 This statement seeks to advise the inquiry that on 5th October 2023 the following monitoring documents were published:
- Five Year Housing Land Supply Position Statement 2023-2028
 - Authority Monitoring Report 2022-2023

2.0 Five-year Housing Land Supply Position

- 2.1. The published statement (appendix 1) updates the five-year housing land supply position and shows that as of 1st April 2023 the Council have 6.1 years of supply.
- 2.2. Appendix 2 of the statement updates the deliverable sites in the Borough over the next five years (2023-2028).
- 2.3. The Council contends that there is not a material difference in the Housing Land Supply compared to that of the 1st April 2022 position (5.6 years).

3.0 Authority Monitoring Report

- 3.1. The Authority Monitoring Report (2022-2023) (appendix 2) provides the monitoring position against our housing policies in the period 1st April 2022 – 31st March 2023.
- 3.2. Paragraphs 5.2 and 5.3 of the report set out that 1,349 net dwellings were completed in 2022/23 and echoes the five-year housing land supply statement.
- 3.3. Paragraph 6.6 of this report states that in relation to Policy H2 of the Local Plan, 208 affordable homes were completed in the 2022-23 monitoring year.
- 3.4. The Council invites Mr Stacey to update Figures 8.1 - 8.4 within CD16.3.3 to reflect the newly published information.



APPENDIX 1 - Five Year Housing Land Supply Position Statement 2023-2028

5 YEAR HOUSING LAND SUPPLY POSITION STATEMENT 2023-2028

1. INTRODUCTION

This statement sets out Rugby Borough Council's 5 Year Housing Land Supply (5YHLS). The main statement explains the calculation, before summarising the result. Appendix 1 sets out the detailed calculation, and Appendix 2 the list of sites used.

The Rugby Borough Local Plan was adopted on 4 June 2019 and covers the period 2011-2031.

The Plan identifies a need of 12,400 dwellings to be provided in the Borough throughout the plan period at a rate of 540 per annum between 2011/12 to 2017/18 and 663 per annum between 2018/19 to 2030/31.

2. DELIVERY IN THE PLAN PERIOD TO DATE

Between 1st April 2011 and 31st March 2023 There has been a sizable over-delivery against the Local Plan Annual Requirement (LPAR) as detailed in the table below:

Year	Annual Requirement	Actual net dwellings
2011/2012	540	338
2012/2013	540	456
2013/2014	540	448
2014/2015	540	425
2015/2016	540	534
2016/2017	540	376
2017/2018	540	596
2018/2019	663	939
2019/2020	663	859
2020/2021	663	832
2021/2022	663	939
2022/2023	663	1,349
Total	7,095	8,091

Based on the above, it has been determined that a 5% buffer should be applied to the 5YHLS calculation in accordance with paragraph 74 of the National Planning Policy Framework.

3. SITE SELECTION

In calculating the 5YHLS it is necessary to identify the deliverable sites likely to come forward as referred to in Paragraph 74 of the NPPF 2021.

Annex 2 of the NPPF defines a deliverable site as follows:

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until

permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Applying this, all sites with detailed permission (i.e. full or reserved matters) have been considered deliverable.

The judgements about the deliverability of sites made in this statement have been supported by site assessment and consultation with site owners and their agents.

A delivery rate of 40 dwellings per sales outlet per annum has been applied unless there is evidence, for example from the developer, to suggest a different assumption.

The Lichfields publication *Start to Finish* (second edition, 2020) has been used to calculate lead-in times to first completions where site-specific information is not available.

At Rugby Radio Station (Houlton) the site is underway and progressing swiftly with numerous housebuilders on site. There have been rolling submissions of reserved matters for individual parcels within the defined key phases. A delivery rate of 100-200 per annum on the site has been applied. This represents a reduction on the delivery rates assumed in the 1 April 2022 five-year housing land supply statement. This reduction is considered appropriate because of unfavourable current housing market conditions.

Most of the main rural settlement allocations now have planning permission or applications awaiting determination.

On the South West Rugby allocation, completions are projected on the Barratt and David Wilson Homes sites at Ashlawn Road which have detailed planning permission and are under construction.

Additionally, at South West Rugby, completions are projected on the Coventry Road (L&Q Estates) parcel for 210 units within the five year period. That site gained outline planning permission on 23 December 2022. Lichfields' *Start to Finish* (Second Edition, 2020) research indicates an average time of 3.1 years from grant of outline planning permission on sites of 500-999 dwellings to first completions on site. Data on smaller sites is not available, but given Coventry Road forms part of a larger site, the Lichfields data is considered appropriate. As outline planning permission was granted in the 2023/2024 monitoring year, this would indicate first completions in 2026/27 monitoring year. An annual completions number of 40dpa is considered appropriate for a site of this size, consistent with the approach applied in RBC 5yhl statements. The appropriateness of these assumptions has been confirmed by the site promoter.

A similar approach and assumptions have been taken to the Tritax Symmetry parcel at Cawston Spinney, South West Rugby for 275 units. That site has been subject to an outline planning application which was submitted in May 2019 and is expected to be determined in autumn 2023.

The trajectory applied by the council is consistent with the *Lichfields* assumptions and is more conservative than that suggested by the site promoter.

A windfall allowance for dwellings delivered on small sites of 50 dwellings per annum has been applied. A windfall site has been defined as being a site for fewer than 5 dwellings which is not built on garden land. This figure is based on data showing there has been an average of 50.7 dwellings per annum delivered on windfall sites between 2011/12 - 2021/22. In the 2022-23 monitoring year, 46 dwellings were delivered on small site windfalls, bringing the average annual delivery from this source in the plan period to date to 50.3.

The list of all sites considered as part of the 5YHLS and the trajectories used in the calculation are included in *Appendix 2*.

4. FIVE YEAR HOUSING LAND SUPPLY AS AT 1 APRIL 2023

Based on analysis of deliverable for the five year period 1 April 2023 to 31 March 2028 the Council can identify a housing land supply of **6.1 years** against the plan requirement.

This figure includes a non-implementation rate of 5% for sites that are not-allocated nor under construction. Sites that are under-construction are very unlikely to lapse. For allocated sites, site-specific information is available and the application of a generic lapse rate is not considered appropriate.

The calculations are presented in Appendix 1.

APPENDIX 1: 5YHLS POSITION 2023-2028

Completions to Date

Year	Local Plan Target	Net Completions
2011-12	540	338
2012-13	540	456
2013-14	540	448
2014-15	540	425
2015-16	540	534
2016-17	540	381
2017-18	540	578
2018-19	663	939
2019-20	663	859
2020-21	663	832
2021-22	663	939
2022-23	663	1349
Total	7095	8078

Calculations

A	Housing Target (2011-31)	12400
B	Annual requirement (2011-2017)	540
C	Annual requirement (2018-2031)	663
D	Total Requirement to date	7095
E	Completions to date	8078
F	Under supply (D-E)	-983
G	5 Year Local Plan Target (663*5)	3315
H	5 Year Local Plan Target including under supply (F+G)	2332
I	Add 5% buffer (H * 1.05)	2448.6
J	5 Year Annualised Requirement (with 5% buffer) (I/5)	490

Supply

Year 1 of 5 year Supply is 2023/24

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Annualised Requirement (J)	490	490	490	490	490	2449
Projected Supply	711	669	567	676	393	3016

	Total Projected Supply	5 Year Supply	With 5% Non-Implementation Rate
5YHLS with 5% buffer for period 2023-2028	3016	6.2	<u>6.1</u>

Appendix 2 - List of identified 5YHLS sites for 2023-2028

				2019-20	2020-21	2021-22	2022-23	Gross to date	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2023/24)	Notes
Local Plan 2019 Allocations	Status of the Site	Permission Date	Deliverable																
Coton Park East																			
Coton Park East (North site- AC Lloyd)	Current Application - outline - R20/0787 - 475 Units	26/04/2023	N											20	55	55	345	475	Outline planning permission, landowner intending to sell site, landowner trajectory
Coton Park East (South site- Persimmon)	Detailed - R20/0336 - 225 Units	24/02/2021	Y				80	80	40	40	40	25						145	Under construction
Coton Park East (Remainder)	Application not yet received - 100 Units		N														100	100	Application not yet received
South West Rugby																			
Land North of Ashlawn Road (Barratt)	Detailed - R19/1185 - 333 Units	17/09/2020	Y			40	72	112	40	40	40	40	40	21				221	Under construction
Land North of Ashlawn Road, (David Wilson)	Detailed - R20/0124 - 206 Units	21/12/2021	Y				15	15	40	40	40	40	31					191	Under construction, developer provided trajectory
Land North of Ashlawn Road (Barratt)	Detailed R21/0689 (Outline R12/2102) - 216 Units	23/03/2022	Y				10	10	38	70	43	55						206	Under construction, developer provided trajectory
Coventry Road (L&Q Estates) (parcel 6, plot L&Q1)	Outline- R18/0936 - 210 Units	23/12/2022	Y									20	40	40	40	40	30	210	Outline planning permission, developer confirmed trajectory
Cawston Spinney (Tritax Symmetry) (parcel 12, plot T2)	Current Application- Outline- R18/0995- 275 Units	Submitted 16/05/2019	Y									20	50	50	50	50	55	275	Outline planning application awaiting determination, developer provided trajectory, with RBC modifications
Land north of Station Farm Cottage (Tritax Symmetry)(Parcel 12, Plot T3)	Outline application R22/0853 - 350 units	Submitted 26/08/222	N											20	40	40	250	350	Outline planning application awaiting determination
Land south west of Cawston Lane (L&Q Estates) (parcel 7, plot L&Q2)	Application not yet received (EIA Scoping Opinion R22/0707 for 550 dwellings)		N											20	40	40	350	450	Application not yet received
Land on the west site of Alwyn Road (Taylor Wimpey) (parcel 8, plots TW1 to 4)	Application not yet received (R22/1236 EIA scoping opinion for 900 dwellings)		N											20	70	70	622	782	Application not yet received
Homestead Farm (Homes England) (parcel 2, plot HE3 and HE4a)	Application not yet received		N												30	40	357	427	Application not yet received
Land South Of Dunkleys Farm (Homes England) (parcel 3, plots HE1a and HE1b)	Application not yet received		N											20	40	40	306	406	Application not yet received
Land South of Montague Rd (TW) (Parcel 4, plot TW5)	Application not yet received		N											20	31			51	Application not yet received
Land South of Montague Rd (Richbrough Estates & Homes England) (parcel 5, plots RE1 and O&H1)	Application not yet received		N											30	55	40	148	273	Application not yet received

				2019-20	2020-21	2021-22	2022-23	Gross to date	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2023/24)	Notes
Land North of Dunkleys Farm (Homes England) (parcel 9, plots HE2a and HE2b)	Application not yet received		N														176	176	Application not yet received
Land West of Cawston Lane (Homes England & L&Q) (parcel 7, plots HE4b, HE5 and L&Q3)	Application not yet received		N														748	748	Application not yet received
Main Rural Settlements Allocations																			
Wolvey Campus, Wolvey (Countryside Properties)	Detailed R22/0113 - 90 Units	25/08/2022	Y						40	40	10							90	Under construction
Land at Coventry Road, Wolvey (O'Flanagan Homes)	Current detailed application R22/0670 - 11 units (previous outline permission (R19/0869) resolved to grant subject to S106 but withdrawn by agent)		Y							11								11	Full planning application awaiting determination
Land at Sherwood Farm, Binley Woods (Lion Court Homes)	Detailed - R18/2076 - 80 Units	20/08/2021	Y				15	15	44	21								65	Under construction, developer provided trajectory
Land North of Coventry Road, Long Lawford (Bloor Homes)	Detailed- R17/1089- 149 Units	Appeal Approved 01/09/2021	Y						17	44	44	44						149	Under construction, developer provided trajectory
Land off Squires Road, Stretton on Dunsmore	Outline- R17/1767- 55 Units	26/04/2022	Y									20	35					55	Outline planning permission, developer confirmed trajectory
Plott Lane, Stretton on Dunsmore	Revised application not yet received		N											25				25	Application not yet received, allocated for 25 units
Leamington Road, Ryton on Dunsmore	Application not yet received		N															0	Application not yet received, allocated for 75 units, Coventry City understood to be redeveloping the site as a training ground
Linden Tree Bungalow, Wolston	Application not yet received		N														15	15	Application not yet received, allocated for 15 units
Core Strategy Allocations																			
Gateway Rugby SUE (R10/1272)																			
Gateway Phase R3 (Bloor Homes)	Detailed - R19/0976- 146 Units	20/08/2020	Y						40	40	40	26						146	Under construction
Gateway Phases R5, R6, and R7 (Bloor Homes)	Outline R10/1272, RM R23/0453 (awaiting determination) - 555 units	20/08/2013	Y								20	55	55	55	55	55	260	555	Outline planning permission, reserved matters awaiting determination
Rugby Radio Station SUE																			
Land at Wharf Farm (Bellway/David Wilson Homes)	Detailed R15/1702, R18/0544 and R20/0538 382 units	20/07/2018	Y	8	114	68	163	353	29									29	Under construction, developer provided trajectory

				2019-20	2020-21	2021-22	2022-23	Gross to date	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2023/24)	Notes
Ley Phase Two - Parcel A (Francis Jackson Homes)	Detailed - R21/1099 - 31 units	12/09/2022	Y						31									31	Under construction
Key Phase Two - Parcel E (Countryside Properties)	Detailed - R19/1284 * R21/0193 - 352 Units	19/03/2020	Y		14	59	228	301	51									51	Under construction
Key Phase Three - Parcels A and B (Redrow)	Detailed - R18/1177, R19/1375, R20/0709, R21/0739 - 248 Units	21/12/2018	Y	3	69	17	50	139	26	30	36	17						109	Under construction, developer provided trajectory
Key Phase Three - Parcels C and F (William Davis)	Detailed - R20/0681 - 146 Units	01/04/2021	Y				9	9	24	36	36	36	5					137	Under construction, developer provided trajectory
Key Phase Three - Parcel D (Mulberry Homes)	Detailed - R21/0873 - 147 units	11/04/2022	Y						20	40	40	40	7					147	Under construction
Outside of key phase (Morris Homes)	Detailed - R20/0860 - 84 units	29/04/2021	Y				68	68	16									16	Under construction
Remainder of Radio Station Allocation	Outline R11/0699 - (6,200 Units allocation total) 3973 remaining without detailed permission.	21/05/2014	Y								40	80	80	120	160	160	3443	4083	Outline planning permission
Current Permissions & Prior Approvals - 50 dwellings or more																			
Former Newton Vehicle Rentals Site, 117 Newbold Road	Detailed- R19/1496 - 122 Units. Previous Detailed- R17/2113 & R19/0902 and R23/0357	20/08/2020	Y								40	82						122	Full planning permission. Part of the development has been commenced. Final pre-commencement of above ground development conditions in process of being discharged. CEMP shows 72 week build period.
Herbert Gray College	Detailed - R18/1811 (78 units C2)	44526	N															0	Full planning permission, but current proposals understood to not be viable
Dipbar Fields, Dunchurch (Morris Homes)	Detailed - R19/1047 (Outline- R13/0690)- 86 Units	20/06/2023	Y							20	40	26						86	Full planning permission
Current Permissions & Prior Approvals- 10-49 dwellings																			
Yum Yum World Ltd, 4 High Street, Rugby, CV21 3BG	Detailed- R17/0967- 21 Units	03/04/2019	Y					5	16									16	Under construction
Gemini, Southam Road, Toft. CV22 6NW	Detailed- R18/0833 - R19/1211 (20.04.21)- 10 Units	20/04/2021	Y						10									10	Under construction
Land P19216, Brownsover Road, Brownsover	Detailed- R18/1247- 16 Units	10/02/2021	Y							16								16	Full planning permission
Land South East of Brownsover Lane, Brownsover Lane (Jelson Homes)	Detailed - R14/1941, R22/0449- 14 Units	08/04/2020	Y							14								14	Full planning permission, development has been commenced
Development Land at Pailton Radio Station, Montilo Lane, Pailton, CV23 0HD	Detailed - R21/0937 - 10 Units	08/11/2021	Y							10								10	Full planning permission
Elms Farm, Oxford Road, Marton, CV23 9RQ	Detailed - R21/0469 - 11 units	12/07/2023	Y							11								11	Full planning permission

				2019-20	2020-21	2021-22	2022-23	Gross to date	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2023/24)	Notes
32 High Street, Rugby, CV21 3BW	Detailed - R21/0894 - 32 units	13/12/2022	Y						32									32	Full planning permission
16-20 Lawford Road, Rugby, CV21 2DY	Detailed - R15/150, R21/0930 - 10 units	12/05/2022	Y						10									10	Full planning permission, development has been commenced
Wolston Allotments, Stretton Road, Wolston (Spitfire Homes)	Detailed - R22/0201 and R19/1411 - 48 units	31/03/2023	Y							40	8							48	Full planning permission
Brinklow Marina, Cathiron Lane, Brinklow, CV23 0JH	Detailed - R22/1037 - 30 residential moorings	09/02/2023	Y						30									30	Full planning permission
Current Permissions & Prior Approvals- 5-9 dwellings																			
76 Buchanan Road, Bilton	Detailed- R18/0830, 21/0963 - 8 Units	22/11/2018	Y						8									8	Under construction
Former Goji Restaurant, 424 London Road, Stretton on Dunsmore, CV23 9HN	Detailed- R16/1939, R20/0363- 7 Units	16/11/2021	Y						7									7	Under construction
Manor Farm, Birdingbury Lane, Frankton. CV23 9PB	Detailed- R19/1451 and R19/0754- 5 Units (4 remaining)	27/06/2019	Y					1	4									4	Under construction
Land to rear of 321 Hillmorton Road, Rugby.	Detailed - R19/1013- 9 Units	30/06/2020	Y						9									9	Under construction
Land to read of 321-327 Hillmorton Road, Rugby, CV22 5EZ	Detailed - R21/0706 - 6 units	01/06/2022	Y						6									6	Under construction
First Floor 7-8 Church Street, Rugby, CV21 3PH	Detailed - R22/0479 - 10 Units	09/11/2022	Y							10								10	Full planning permission
7 & 8 , St Matthews Street, Rugby, CV21 3BY	Detailed - R20/1092 - 7 Units	19/02/2021	Y				6	6	1									1	Under construction
5, 5b and 6 Market Place, Rugby, CV21 3DY	Detailed - R20/0043 - 7 Units	10/02/2021	Y							7								7	Full planning permission
Newbold Farm, Main Street, Newbold, CV21 1HW	Detailed - R14/2369 R20/1052 - 13 units	22/03/2021	Y				4	10	3									3	Under construction
Rosewood House, 42-44 Rosewood Avenue, Rugby, CV22 5PL	Detailed - R19/1498 - 5 units	06/07/2020	Y						5									5	Under construction
Grange Farm, London Road, Ryton on Dunsmore CV8 3EW	Detailed - R19/0947, R21/0562 - 7 Units	09/09/2021	Y					6	1									1	Under construction
Diamond House Hotel, 28 Hillmorton Road, Rugby, CV22 5AA	Detailed - R20/0960 - 8 Units	09/07/2021	Y							8								8	Full planning permission
49 Midas Lounge, Church Street, Rugby, CV21 3PT	Detailed - R22/0702 - 8 Units	09/12/2022	Y						8									8	Under construction
241 Sedlescombe Park, Dunchurch Road, Rugby, CV22 6HP	Detailed - R21/0164 , R22/0279 - 9 Units	25/06/2021	Y						9									9	Under construction
Manor Farm House, Main Street, Frankton, Rugby, CV23 9PB	Detailed - R21/0905 - 5 Units	12/01/2022	Y					1	4									4	Under construction
15 Bilton Lane, Rugby	Detailed - R19/1309 (R21/0353, R21/0451, R22/0125) - 5 Units	17/05/2021	Y				1	2	2									2	Under construction

				2019-20	2020-21	2021-22	2022-23	Gross to date	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2023/24)	Notes
Land at Manor Farm, Hinckley Road, Burton Hastings. CV11 6RG	Detailed R22/0260 - 6 units	22/12/2022	Y							6								6	Full planning permission
Brotherhood House, Gas Street, Rugby, CV21 2TX	Detailed R20/0690, R23/0226 - 9 units	01/06/2022	Y							9								9	Full planning permission
The Malthouse, Main Street, Thurlaston	Detailed R21/0477 - 6 units	30/06/2022	Y							6								6	Full planning permission
11-12 Sheep Street, Rugby, CV21 3BU	Detailed R22/0979 - 5 units	03/07/2023	Y							5								5	Full planning permission
Cawston House, Thurlaston Drive, Rugby, CV22 7SE	Detailed R23/0235 - 5 units	14/06/2023	Y							5								5	Full planning permission
Submitted Applications 10+ dwellings																			
Lawford Fields Farm, Long Lawford	Current application - Outline R20/0134 - 351 Units	Submitted 19/05/2020	N															0	Outline planning application awaiting determination
Biart Place, Rugby	Current application - R23/0282 - 100 units	Submitted 02/03/2023	N															0	Full planning application awaiting determination
Land North of Projects Drive, Rugby	Current application - R23/0135 - 111 units	Submitted 16/02/2023	N															0	Full planning application awaiting determination
Land to the west of High Street, Ryton-on-Dunsmore	Current application - R22/1120 - 40 units	Submitted 27/10/2022	N															0	Full planning application awaiting determination
Myson House, Railway Terrace, Rugby, CV21 3LS	Current application - Outline R22/1035 - 96 units	Submitted 27/09/2022	N															0	Outline planning application awaiting determination
Coventry Road/Pipers End, Wolvey	Current application - R22/0670 - 11 units	Submitted 05/07/2022	N															0	Full planning application awaiting determination
Land West Side of Heirage Close, Rugby	Current application - R22/0383 - 10 units	Submitted 27/04/2022	N															0	Full planning application awaiting determination
Old Bull & Butcher, Oxford Road, Streeton-on-Dunsmore, CV8 3EP	Current application - R21/1108 - 12 units	Submitted 09/11/2021	N															0	Full planning application awaiting determination
Thurlaston Meadows Care Home, Main Street, Thurlaston, CV23 9JS	Current application - R20/1030 - 35 units (C2)	Submitted 27/11/2020	N															0	Full planning application awaiting determination
Former Inwards House, Ashlawn Road, Dunchurch	Current application - R23/0491 - 22 units	Submitted 15/05/2023	N															0	Full planning application awaiting determination
Windfalls for sites of <5 dwellings									50	50	50	50	50	50	50	50		400	
TOTAL TRAJECTORY									711	669	567	676	393	511	716	680		4923	

Key



APPENDIX 2 - Authority Monitoring Report 2022-2023

RUGBY BOROUGH COUNCIL AUTHORITY MONITORING REPORT 2022-2023

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1. INTRODUCTION

- 1.1 This Authority Monitoring Report (AMR) relates to activity which has taken place in the Borough during the monitoring year 1st April 2022 to 31st March 2023.
- 1.2 Monitoring is important for Rugby Borough Council (RBC) to establish what is happening now and what may happen in the future. The AMR allows for the comparison of trends against policies and targets to determine what needs to be done.
- 1.3 This Authority Monitoring Report shows delivery against the key Local Plan policy indicators. An executive summary is provided as a 'quick reference' guide.

2. RUGBY BOROUGH LOCAL PLAN

- 2.1 The Rugby Borough Local Plan 2011-2031 was adopted on 4 June 2019.
- 2.2 The adopted Local Plan and Policies Map form the statutory development plan for Rugby Borough Council, setting out strategic planning policies and detailed development management policies.
- 2.3 The Local Plan can be viewed on the Council's website:
https://www.rugby.gov.uk/info/20004/planning_strategy/348/local_plan_2011-2031
- 2.4 The Local Development Scheme was adopted in December 2022. The Statement of Community Involvement was updated in September 2020 in response to changes to consultation due to COVID-19. There were no further updates during this monitoring period.

3. EXECUTIVE SUMMARY

3.1 The following provides a summary of key indicators.

Development	2022-2023 Monitoring Year	Local Plan Requirement
Dwellings Delivered	1,349	663 p.a (833 in trajectory for 2022/23)
% on PDL	74%	No requirement identified
Affordable Dwellings	212	No requirement identified
% Affordable Dwellings	16%	20% brownfield and 30% greenfield
Specialist Housing	78 bed care home 62 apartments (C2) and 15 bungalows (C2)	No requirement identified
Employment Land Delivered (site area)	30.55ha	7ha
Gypsy and Traveller Pitches	3 (permissioned)	7
Town Centre Vacancies	13.6%	No requirement identified

4. GENERAL PRINCIPLES

POLICY GP3: PREVIOUSLY DEVELOPED LAND AND CONVERSIONS

4.1 Policy GP3 relates to Previously Developed Land. 60% of the gross number of dwellings delivered during the monitoring period were built on Previously Developed Land (PDL).

Percentage of new homes built on previously developed land over time

Year	Percentage of new homes built on previously developed land.
2006-7	51%
2007-8	48%
2008-9	68%
2009-10	62%
2010-11	62%
2011-12	38%
2012-13	25%
2013-14	22%
2014-15	54.5%
2015-16	51%
2016-17	76%
2017-18	54%
2018-19	32%
2019-20	53%
2020-21	55%
2021-22	60%
2022-23	74%

POLICY SDC1: DENSITY OF HOUSING DEVELOPMENT

4.2 Policy SDC1 requires the density of development to be reported in the AMR. Housing density is dependent on the type of sites which come forward in any given year.

Year	Percentage of dwellings completed at:		
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	More than 50 dwellings per hectare
2006-2007	11%	30%	60%
2007-2008	18%	38%	45%
2008-2009	30%	22%	48%
2009-2010	25%	15%	59%
2010-2011	55%	32%	12%
2011-2012	46%	31%	23%
2012-2013	40%	32%	28%

Year	Percentage of dwellings completed at:		
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	More than 50 dwellings per hectare
2013-2014	42%	30%	28%
2014-2015	58%	17%	25%
2015-2016	34%	20%	46%
2016-2017	45%	21%	34%
2017-2018	51%	36%	12%
2018-2019	29%	42%	29%
2019-2020	36%	44%	20%
2020-2021	31%	46%	23%
2021-2022	38%	48%	14%
2022-2023	35%	10%	55%

Nb: Figures taken from dwellings on completed sites (and not still under construction)

POLICY GP5: NEIGHBOURHOOD LEVEL DOCUMENTS

- 4.3 The Localism Act introduced the ability for a neighbourhood to create a Neighbourhood Plan. Unlike other previously produced parish level documents, a Neighbourhood Plan forms part of the Development Plan and sits alongside the Local Plan. Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan (alongside other material considerations). Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan.

Neighbourhood Plans Overview

Made (adopted) Neighbourhood Plans	<ul style="list-style-type: none"> • Brandon and Bretford • Brinklow • Coton Forward • Monks Kirby • Ryon-on-Dunsmore • Willoughby • Wolvey
Designated Neighbourhood Areas	<ul style="list-style-type: none"> • Clifton-upon-Dunsmore • Grandborough • Dunchurch • Wolston • Newton and Biggin

- 4.4 The Neighbourhood Planning pages of the Rugby Borough Council website provide the latest updates on the Neighbourhood Plans currently in progress including all made plans to date.

https://www.rugby.gov.uk/homepage/49/neighbourhood_planning

5. DEVELOPMENT STRATEGY

POLICY DS1: OVERALL DEVELOPMENT NEEDS

5.1 Policy DS1 of the Local Plan relates to overall development needs.

a) Housing Needs

5.2 The Local Plan seeks to deliver 12,400 dwellings within the Borough. The annual housing target for 2018-2031 is 663 dwellings per annum.

Total completions in 2022-2023

Year	Annual Requirement	Actual net dwellings
2011/2012	540	338
2012/2013	540	456
2013/2014	540	448
2014/2015	540	425
2015/2016	540	534
2016/2017	540	376
2017/2018	540	596
2018/2019	663	939
2019/2020	663	859
2020/2021	663	832
2021/2022	663	939
2022/2023	663	1,349
2023/2024	663	
2024/2025	663	
2025/2026	663	
2026/2027	663	
2027/2028	663	
2028/2029	663	
2029/2030	663	
2030/2031	663	

5.3 A total of 1,349 new additional dwellings were delivered in 2022-2023, against an annual requirement of 663.

5.4 When we refer to a housing 'completion' we mean that the dwelling is weathertight in that it has doors and windows installed. There may still be internal fit out works to do after we record a dwelling as complete.

5.5 Of the 1,349 new additional dwellings, 1,194 were new build, 23 (gross) were created by the conversion/subdivision of existing dwellings and 40 were created by the change of buildings to residential from other uses. During the monitoring year 11 dwellings were lost as a result of the aforementioned conversions/subdivisions and two dwellings

were lost to demolition. An additional 105 dwellings were delivered through Use Class C2 older persons accommodation development as detailed in paragraph 6.9 below.

b) Employment Needs

- 5.6 Policy DS1 requires provision of 208 hectares of employment land in the plan period, including 98 hectares to contribute to Coventry's unmet need. Progress towards these requirements is set out below:

Employment Land Overview (ha)

	Ha	Total
A	Local Plan requirement 2011-2031	208
B	Delivery 2011 - 2022	130.8
C	Delivery in 2022-2023	30.55
D	Under Construction	30.18
E	Delivery and Under Construction to date (B+C+D)	191.53
F	Remaining Requirement (A-E)	16.47
G	With planning permission not started	115.08

Note - total delivery to date excludes 26.02ha completed in 2019-2020 at Meggitt, Rolls Royce Ansty Aerodrome, Coombe Fields Road, CV7 9JR which was previously counted in past AMRs but is a replacement of existing employment land.

Employment Land Completions and U/C in 2022-2023

Reference Number	Site	Use Class (Sqm floorspace)	Site Area(ha)	Status
Complete				
R17/2019	Former Peugeot Site C (Prologis Park), Oxford Road, Ryton, CV8 3EA	B2, B8 45,275	16.7	Complete
R20/1026	Tritax Symmetry, Land North of Coventry Road, Thurlaston	B1a 1,817 B8 27,950	5.5	Complete
R21/1165	Rolls Royce, Ansty Aerodrome, Coombe Fields Road, Coombe Field,	B2 B8 46,500	6.35 (part of Outline Permission R19/1540 below)	Complete (Replaces R21/0784)

	Coventry, CV7 9JR			
R20/0919	Land on west side of A5, Watling Street, Clifton Upon Dunsmore, Rugby, CV23 0AJ	B1a 732 B2 1,501 B8 895	2	Complete
Total Com		124,670	30.55	
Under Construction				
R21/0525	Rolls Royce, Prospero Ansty (Plot 5)	B8 27,900 (part of R19/1540 below)	16.3 (part of R19/1540 below)	Under Construction
R22/0485	Plot 3, Ansty Aerodrome, Combe Fields Road, Combe Fields, Coventry, CV7 9JR	B2 B8 15,922 (part of R19/1540 below)	6.43 (part of R19/1540 below)	Under Construction
R22/0491	Plots 6 and 7, Ansty Aerodrome, Combe Fields Road, Combe Fields, Coventry, CV7 9JR	B2 B8 35,739 (part of R19/1540 below)	7.45 (part of R19/1540 below)	Under Construction
Total UC		79,561	30.18	

Approved Planning Applications for New Employment Uses in 2022-2023 and Extant Permissions

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
Approved 2022-2023				
R22/0551	Land North and East of Castle Mound Way, Castle Mound Way, Rugby.	B8 26,421	8.61	Full Planning Permission (Replaces R20/0272)
R22/0803	Zone C – Land North of Coventry Road,	(B8 59,997 part of R16/2569 below)	15.91 (part of R16/2569 below)	Approval of Reserved Matters (R16/2569)

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
	Coventry Road, Thurlaston			
R21/0789	SW Rugby, Zone D, Land North of Coventry Road	(B8 50,965 part of R16/2569 below)	15.8 (part of Outline Permission R16/2569 below)	Approval of Reserved Matters (R16/2569)
R21/0790	SW Rugby, Eastern part of Zone D - Tritax Symmetry, Land North of Coventry Road	(B8 35,600 part of R16/2569 below)	6.08 (part of Outline Permission R16/2569 below)	Approval of Reserved Matters (R16/2569)
R20/0422	Land South of A5 (Watling Street) Adjacent to M69 Junction 1	B2/B8 1,858 B1 5,672	5.25	Hybrid Application
R22/0966	Unit 17 Europark, Watling Street, Newton	B8 2070	0.25	Full Planning Permission
R21/0664	Land off Parkfield Road, Parkfield Road, Rugby	B8 1408	0.32	Full Planning Permission
R22/0462	6 Paynes Lane, Rugby, CV21 2UH	E, B2, B8 1,130	0.19	Full Planning Permission
R22/0380	Rugby Radio Station, A5 Watling Street, Clifton upon Dunsmore	(B1/B8 12,161 part of R17/0022 above)	3.67 (part of R17/0022 below)	Approval of Reserved Matters (R17/0022)
Total App 22/23*		38,559	14.62	
Extant Permissions (pre 1 April 2022)				
R16/2569	SW Rugby - Tritax Symmetry, Land North of Coventry Road	B8 156,733 (Adjusted from total 186,500 as 29,767 complete)	40.7 (Adjusted from total 46.2Ha as 5.5ha complete)	Outline

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
R17/0022	Rugby Radio Station, A5 Watling Street, Rugby, CV23 0AS	B1, B2, B8 106,000	31	Outline Permission
R19/1540	Rolls Royce, Prospero Ansty	B1 B2 33,939 (Adjusted from 160,000 total as 126,061 Complete or Under Construction) with a maximum of 20,000 B1a/b.	9.56Ha Net (28.76 Gross). (Adjusted from 46.1 Net/65.3 Gross total as 36.54 Ha Complete or Under Construction	Outline Planning Permission
Total Extant (pre 1 April 2022)		296,672	100.46	

* Total approved for 22/23 does not include Reserved Matters as these will have been counted at Outline stage (and final figure for site will be accounted for when Complete)

POLICY ED1: PROTECTION OF RUGBY'S EMPLOYMENT LAND (HA)

5.7 The following table identifies the approved loss of employment land in 'B' uses classes during the monitoring period:

Reference number	Use Class	Loss approved (ha)
R22/1309	B2	0.11

Completions Against Coventry's Need (ha)

5.8 Rugby Borough is to accommodate 98ha of Coventry's employment need. This is split between 41ha at Ansty (Ansty Park) and 57 at Ryton-upon Dunsmore (Former Peugeot works).

	Amount (ha)
Delivery in 2022-23	16.7
Under Construction in 2022-23	0
Cumulative Delivery and Under Construction between 2011-23	95.3
Land area requirement remaining	2.7

Employment Land on Local Plan Allocations(ha)

Allocation	Allocated Site Area (ha)	Use Class	Approvals 2011-2022	Approvals 2022-23	Delivered (ha)
Coton Park East	7.5	B1/B2/B8	0	8.61 (supersedes R20/0272)	0
South-West Rugby	35	B8	46.2 (Larger site area approved due to density requirements)	0 (37.79 Reserved Matters)	5.5
Houlton (Former Rugby Radio Station)	16	B1/B2/B8	16	0 (3.67 Reserved Matters)	0

POLICY DS2: SITES FOR GYPSY, TRAVELLERS AND TRAVELLING SHOWPEOPLE

5.9 The requirements identified in the GTAA 2017 are as follows:

Phase	Timeframe	Total Pitches (minimum)	Annualised
1	2017 to 2022	35	7
2	2022 to 2027	12	2.4
3	2027 to 2032	14	2.8
4	2032 to 2037	15	3
	Total	76	3.8

5.10 Within phase 1 there was an identified need for 35 pitches. A total of 20 pitches were granted permission to contribute towards the requirement. As such, at the end of Phase 1 there is an undersupply of 15 pitches for this period.

5.11 2022/23 is the first year of the Phase 2 Timeframe. There is an identified need of 12 pitches for this period, however accounting for the undersupply carried forward from Phase 1, this is increased to 27 pitches.

5.12 3 pitches were approved during the 2022-2023 monitoring period. As such since 1st April 2017, a total of 23 pitches have been granted permission to contribute towards the requirement.

6. HOUSING

POLICY H1: INFORMING HOUSING MIX – SELF-BUILD AND CUSTOM HOUSEBUILDING

- 6.1 Policy H1 relates to housing mix, which includes self-build and custom build housing. Section 2A of the Housing and Planning Act 2015 requires local planning authorities to grant planning permission for enough serviced plots of land for self-build and custom housebuilding in each base period.
- 6.2 In the period 1st April 2022 – 31st March 2023, a total of 22 entries were made on the Self and Custom Build Register. 21 entries registered in the monitoring period expressed an interest in a site that could accommodate a 'detached' dwelling and 1 entry expressed an interest in a detached or semi-detached dwelling. The preferred plot type is 'self-build' with 11 entries registering an interest in this type of plot. The remaining entrants opted for a combination of plot types.

Plot Type

Type of Plot	Number of entries
Self-Build	11
Developer Built One-Off/Group Project	0
Kit Home	0
Self-Build or Kit Home	4
Self-Build, Developer Built One-Off or Group Project	0
Self-Build, Kit Home, Developer Built One-Off or Group Project	5
Self-Build, Kit Home, Independent Community Self-Build, Supported Community Self-Build, Developer Built One-Off or Group Project	2

- 6.3 The majority of entries indicate that they would intend to build out their plot within 6 months, with 10 respondents selecting this timescale. The table below shows the distribution of entries according to timescales:

Timescale of Build Out

Timescale within (months)	Number of entries
6	10
12	7
24	3
36	2

- 6.4 The most common preferred location in this monitoring period is the near to or at Rural Settlements. The preferences are detailed in Table 3c below:

Preferred Location

Approximate Location Sought	Number of entries
Urban Area	0
Near or at Rural Settlement	6
Other Rural	4
Any	12

- 6.5 No planning applications approved during the monitoring period specified they were for the purpose of self-build and custom housebuilding. The Council will be working to secure delivery. Details of the Council's self-build strategy are contained with the Council's updated Housing Needs SPD 2021, which was adopted in July 2021.

H2: AFFORDABLE HOUSING PROVISION

- 6.6 Policy H2 relates to affordable housing. 208 affordable homes were completed and there were 4 acquisitions in the 2022-23 monitoring year.

H4: RURAL EXCEPTION SITES

- 6.7 Rural exception sites are affordable housing that meets the needs of local people adjacent to defined rural settlement boundaries.
- 6.8 No rural exception sites were delivered within Rugby Borough during the monitoring period.

H6: SPECIALIST HOUSING

- 6.9 Specialist Housing includes residential care homes, extra care housing and continuing care retirement communities. It also includes housing built for other groups of people with specific needs, such as student housing. In accordance with Planning Practice Guidance, C2 completions are counted towards housing land supply:

<https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>. The dwellings at Oakfield Recreation Ground (now Knox Court, McCarthy Stone) are self-contained so are counted on a 1 for 1 basis towards the housing supply contributing 62 units. The care home at Butlers Leap (now Butlers Mews Care Home) are not self-contained and so the ratio of dwellings released is calculated in accordance with the housing delivery test rule book based on the national average number of adults living in a household (1.8), one dwelling is counted per 1.8 bedrooms in the care home. This means that this development contributes 43 dwellings are counted towards the supply. A total of 105 dwellings is therefore counted from this source.

Specialist housing approvals and completions

Reference number	Site	Type of provision	Development status
Complete or Under Construction			
R19/1528	Butlers Leap, Clifton Road, CV21 3TX	78 bed care home offering dementia care	Complete
R19/1164	Oakfield Recreation Ground, Bilton Road, CV22 7AL	Extra care retirement village comprising 62 apartments (C2)	Complete
Approvals (including extant permissions)			
R21/0791	Mater Ecclesia Convent, Street Ashton House, Withybrook Road, Street Ashton, Rugby, CV23 0PJ	Change of Use from a Convent (Use Class: C2) to a Women's Refuge (Use Class: Sui generis)	Approved 19 th November 2021
R18/1811	Herbert Gray College, Little Church Street, Rugby, CV21 3AN	78 Extra Care (C2) and a 52-bed care home (C2)	Approved 26 th November 2021
R21/1188	1A, A One Social Club, Market Street, Rugby, CV21 3HG	10-bedroom care home with associated parking shared access	Approved 25 th March 2022
R20/0213	Inwoods House, Ashlawn Road, CV22 5GF	Retirement village consisting of 11 bungalows (C2), 40 apartments	Approved 12 th November 2020

		(C2) and 60 bed care home (C2)	
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7. RETAIL AND TOWN CENTRE

POLICY TC2: NEW RETAIL AND TOWN CENTRE USES

- 7.1 This is the second set of town centre monitoring data since the introduction of the new 'Class E' (Commercial, business and service) use class. The introduction of 'Class E' effectively merged uses classes A1, A2, A3, some 'D' and B1 uses into a new flexible use class. The data identifies the number of Class E, Sui Generis and vacant units within the Primary Shopping Area in Rugby town centre.

Rugby Town Centre Monitoring 2022/23

Use Class	Number of Units	Percentage
Class E	266	82%
Sui Generis	13	4%
Vacant	44	14%
Total	324	

New Retail Floorspace outside Rugby Town Centre

- 7.2 The following table sets out new retail developments outside the town centre including extant permissions.

Reference number	Site	Type of provision	Development status
Complete or Under Construction			
R22/0286	Elliot's Field Shopping Park, Leicester Road, Rugby	Erection of a drive-thru retail unit (flexible Class E(b) / Sui Generis Use) and associated alterations to the car park	Approved 20 th December 2022
R22/0808	Clifton Cruisers, Clifton Wharf, Clifton upon Dunsmore, Rugby, CV23 0EY	Retention of newly erected detached building and use for independent retail purposes.	Complete
Approvals (including extant permissions)			

R19/1540	Rolls Royce, Ansty, Aerodrome, Combe Fields Road, Coombe Fields, Coventry, CV7 9JR	Outline permission for a new employment area (Prospero Ansty) comprising B1a, B1b, B1c & B2 floorspace (up to 160,000 m ² , of which no more than 20,000 m ² is for B1a and/or B1b), hotel (C1) (up to 4,500 m ²), retail (A1/A3) (up to 250 m ²);	Approved 15 th June 2021
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