



**REBUTTAL STATEMENT OF ELLA CASEY MRTPI**

**12<sup>th</sup> January 2026**

**Appeal by St Modwen Homes against refusal of planning permission for  
Redevelopment of the former football pitch and tennis courts associated with the  
adjacent employment use, including demolition of the existing pavilion and all  
other remaining structures and enclosures relating to the previous use of the site;  
and the erection of 115 dwellings, accesses, landscaping, parking, drainage  
features and associated works**

**Land at North of Rounds Gardens**

**Local Planning Authority Reference: R24/0111**

**The Planning Inspectorate Reference: APP/E3715/W/25/3373251**

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## 1. Introduction

1.1 My name is Ella Casey. I am a Principal Planning Officer within the Major Projects and Regeneration team at Rugby Borough Council (Hereafter known as ‘the Council’). I hold a BSc (Hons) degree in Chemistry from the University of Liverpool, and a Master of Arts Degree in Planning Built Environments from Birmingham City University. I am a member of the Royal Town Planning Institute.

1.2 I have over 8 years of experience of working in town planning in local government (planning policy and development management) and currently determine standalone strategic major applications, major applications on both sustainable urban extensions and deliver town centre regeneration workstreams.

1.3 This rebuttal should be read alongside the rebuttal of my colleague Neil Holly which responds to all other housing delivery matters. This rebuttal responds to the matters raised by the Appellant in terms of the delivery of the strategic sites within the Borough.

1.4 The evidence which I have prepared and provide for this appeal is true and has been prepared and is given in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my true and professional opinions.

## 2. Sustainable Urban Extensions

2.1. Table 5.1 of Mr Smith’s POE (CD10.1a) contains the sites which the appellant is disputing which equates to 1,027 dwellings across the South West Rugby and Houlton Sustainable Urban Extensions. The delivery of each SUE is taken in turn below.

### 3. Houlton

- 3.1. Houlton is a development to the east of Rugby with permission for the delivery of 6,200 homes together with a district centre, local centres, open space, secondary school and primary schools. It also provides space for retail, financial services, restaurants, a hotel, community uses, assembly and leisure, as well as commercial and employment uses. Outline permission was granted in 2014 and updated through a s73 in 2017. Urban and Civic are the master developer of the site and have provided all of the significant infrastructure e.g. the main vehicle, walking and cycling route as shown on the plan within Appendix A. This has created serviced plots for house builders to acquire and submit reserved matters applications on. Appendix A shows the development which has taken place to date within different key phases as of June 2025.
- 3.2. The development framework for this site as set through the outline planning permission requires each key phase to be defined then followed with a framework including a Regulatory Plan, Design Guide and technical documents. The reserved matters applications for that key phase can then follow. The regulatory plans referred to within this section are within Appendix B.

#### Past Delivery

- 3.3. The first completions on Houlton were in 2017/18 therefore the site has delivered consistently for 8 years with an average of 239 dwellings per annum being delivered (Appendix C). The data also shows that on average it is 6 months between a reserved matters application being validated and determined and a year between the determination of the reserved matters application and the first



completion on site. This therefore gives on average an overall timescale of 1.5 years between submission of reserved matters to 1<sup>st</sup> completion – this timeframe includes any discharge of condition applications for pre-commencement conditions. This has therefore been reflected within the trajectory with only half a year of delivery being accounted for in year 2 of the trajectory.

#### Current Applications

##### *R25/0549 – Parcel E, Houlton, Key Phase 4*

- 3.4. Miller Homes currently have a reserved matters application pending for 216 dwellings. Minor highway details are the only outstanding matter in relation to this application therefore reserved matters approval should be granted imminently.

##### *R25/0653 – Rugby Radio Station (Houlton) Key Phase 1*

- 3.5. A full application for a 66-bed care home on the Houlton SUE site within Key Phase 1 was submitted to the Council on 8<sup>th</sup> August 2025 and approved 20<sup>th</sup> November 2025. Conditions have already been submitted for discharge pre-commencement conditions under R26/0007. Whilst it is recognised that this permission is past the base date for the 5YHLS calculation and the Council is not trying to insert it into the trajectory, it should be accepted in relation to clear evidence of delivery for the remainder of the Houlton development which is included within the 5YHLS under the outline permission. The reasoning for this is set out below.
- 3.6. The outline permission did not provide for the provision of a care home on the site and therefore a full application was required to be submitted instead of a reserved matters.

- 3.7. Appendix D part A shows the location of the site and shows the site within Key Phase 1 of the wider Houlton SUE. Part B of the same appendix shows an extract from the Key Phase 1 Design Guide which shows the density of this particular parcel as projected to be 35-45dph. At 0.74ha the site was therefore earmarked to deliver approximately 26-33 dwellings of the wider 6,200 dwellings.
- 3.8. As set out within the PPG (Paragraph:026 Reference ID: 68-035-20190722) 'Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply.' PPG Paragraph 016a Reference ID 63-016a-20190626 clarifies that 'to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data'. The ratio for the Council in relation to C2 use would be 0.89 therefore from a 66 bed care home, 58 dwellings could be counted towards the 5YHLS delivery.

#### Future Reserved Matters Applications

- 3.9. All applications on this site are dealt with via Planning Performance Agreements. This provides a project management tool to ensure delivery of the SUE. This also provides a framework for developers to work with the Council from pre-application stage to discharge of condition and delivery stage.
- 3.10. We currently have three pre-applications on the SUE of which two are expected to be submitted as reserved matters applications imminently as the final design response from the Council was given at the beginning of January. These applications equate to 82 dwellings on Parcel A & C of Key Phase 1 and 74

dwelling on Parcel H of Key Phase 4. The other pre-application is in its early stages, however through a planning performance agreement there is agreement that a response will be issued within certain timeframes of the agreement being signed. This pre-application is for 281 dwellings on Parcel B within Key Phase 4.

- 3.11. Urban and Civic provided their trajectory for the 5YHLS when asked and their response can be found at Appendix E. Based on the evidence as set out above on the past delivery timescales and the pipeline of applications coming forward the developer's trajectory was accepted.

#### Houlton Conclusion

- 3.12. The evidence shows 58 dwellings with full permission, 216 dwellings at reserved matters stage and a further 437 dwellings to be submitted for reserved matters approval imminently. The average past delivery rate of the SUE is 239dpa. The appellant states that clear evidence has not been provided for 680 dwellings (average of 170dpa) to be included within the supply for the remainder of Houlton allocation. The Council has set out clear evidence above and within the associated appendices. Based on the evidence, the full 680 dwellings is justified to be included and should remain within the supply.

#### 4. [South West Rugby](#)

- 4.1. South West Rugby is an area of land allocated within the Rugby Local Plan for the development of a new neighbourhood. This will include the provision of around 5000 new dwellings, 35 ha of employment land for storage and distribution purposes, 3 primary schools and 1 secondary school, a convenience store and other retail uses, and a doctors' surgery.












4.2. In relation to residential use the following applications have been determined:

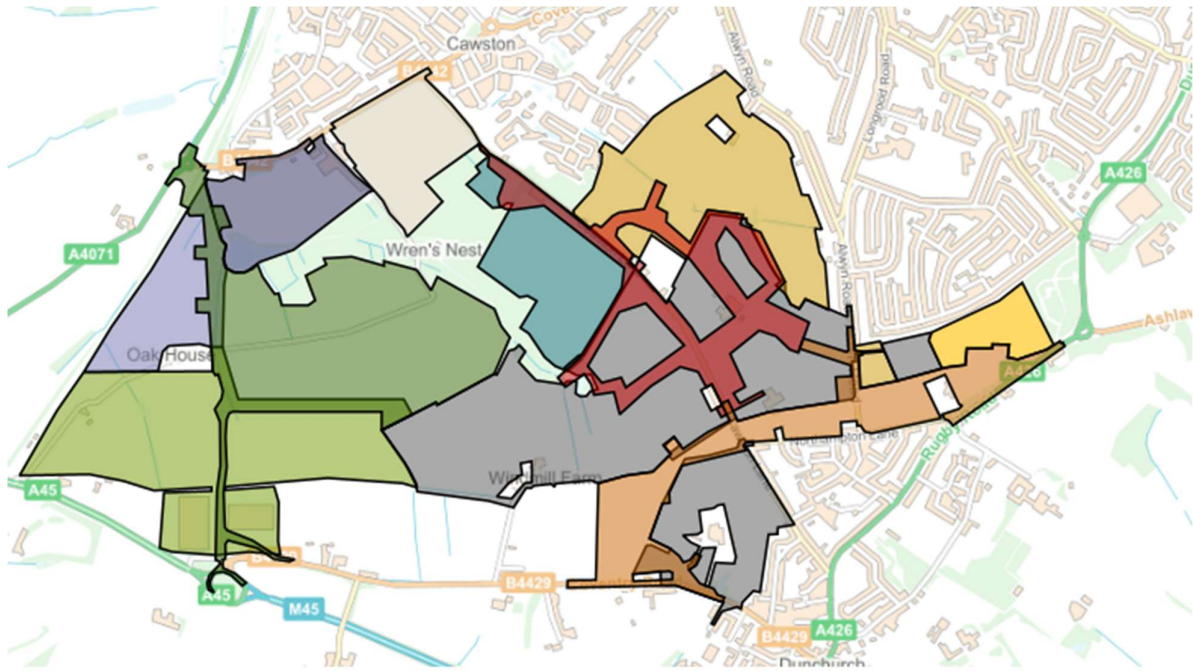
- **R13/2102:** Land at Ashlawn Road - Outline application for the erection of up to 860 dwellings and land for a primary school
- **R18/0936:** Land South of Coventry Road and Cawston Lane - Outline application for up to 210 dwellings and a two form entry primary school

4.3. In relation to strategic infrastructure the Homestead Link Road has also been approved under R22/0928 and conditions are currently being discharged for this infrastructure link. Other infrastructure applications (e.g. community spine road) are currently being considered (R24/0733).

4.4. The following map (overleaf) shows the landownership and different applications for south west rugby.

KEY:

 catesby	 taylor_wimpey_midlands
 cawston_farm_1	 miller_homes
 cawston_farm_2	 taylor_wimpey
 cawston_lane	 tritax
 homes_england	 tritax_safeguarded_land
 homestead_link_road	



#### Applications under consideration

4.5 The appellant is disputing the following parcels which all have planning applications under consideration within the 5YHLS:

**Table 1: Evidence in relation to parcels on South West Rugby SUE**

Parcel	Number of dwellings in 5YHLS				Evidence for inclusion
	Yr3	Yr4	Yr5	TOTAL	
R18/0995 – Cawston Farm 1	20	40	40	100 80	Outline planning permission which gained a resolution to grant in February 2025 subject to a section 106 agreement. The applicant is already currently undertaking soft market testing with developers in order to dispose of the site alongside the section 106 being progressed. At the time of writing the 5YHLS the Council were not aware of the soft market testing for the site intended to be undertaken alongside the s106. The Council accepts it is unlikely for delivery to occur in year 3 therefore 20 dwellings have been removed from the supply as shown in red. Lichfields' <i>Start to Finish</i> (3 <sup>rd</sup> Edition, 2024) research indicates an average time of 3.2 years from grant of outline planning permission on

					<p>sites of 100-499 dwellings to first completions on site. Outline planning permission will be gained within the current monitoring year. Lichfields' Start to Finish gives a mean build-out rate for sites of 100-499 dwellings of 49 dpa and a median of 44 dpa, therefore a conservative figure of 40 dpa has been used.</p> <p>Tritax were consulted on the trajectory and their response is within appendix F.</p>
R22/0853 – Cawston Farm 2		40	40	<b>80</b>	<p>The applicant for this site is the same as cawston farm 1. A decision was made by Tritax that this application was not to be progressed until CF1 was taken to committee. Since a committee resolution was gained on CF1 the applicant has submitted amended plans and updated the supporting documents required due to the passage of time and to deal with previous technical consultee responses to enable a full re-consultation to be carried out by the LPA. The re-consultation is due to end 14<sup>th</sup> January 2026.</p> <p>This site has been projected for delivery in year 4 to enable the application to be determined, marketing and sale of the site, reserved matters determination and discharge of conditions. This aligns with Lichfields start to finish timescales. There is a framework section 106 on this SUE to streamline negotiations.</p> <p>Tritax were consulted on the trajectory and their response is within appendix F.</p>
R25/0487 – Land South West of Cawston Lane		25	50	<b>75</b>	<p>This outline application is being progressed currently. Catesby is the applicant and they confirmed (Appendix G) that there will most likely be two outlets from one housebuilder on the site which consists of 3 parcels. The phasing plan submitted with the application shows the split of homes per parcel (appendix H). The trajectory was therefore amended to reflect the feedback.</p>
R25/0407 – Land to the North East of Cawston Lane & Land to the East of		20	52	<b>72</b>	<p>This outline application is being progressed currently. Documents in relation to delivery and phasing have been submitted in support of the application (Appendix I). Taylor Wimpey state they are expecting their first residential completion in 2026 with a build out rate of 68 dpa consistent with Lichfields. The phasing plan shows four main phases with phase 1 and 2 set</p>

Alwyn Road					to come forward first with a minimum of two outlets across the site. These two phases equate to 320 dwellings. Based on the Lichfield assumptions and taking into account Taylor Wimpey's submissions the trajectory is considered to be reasonable.
N/A – Taylor Wimpey remaining land			20	<b>20</b>	This full application is currently under consideration (R25/0979). The supporting documents from December 2025 (Appendix J) sets out Taylor Wimpey's programme for delivery. This states that they expect to be on site autumn 2026 and delivering completions between 2026 and 2029. The delivery of 20 dwellings in 2029/30 is therefore a very conservative assumption.

*Note: Years 1 and 2 not included within the table as no dwellings are projected for delivery within these years*

#### South West Rugby Conclusion

4.6. The appellant states that's clear evidence has not been provided for 347 dwellings to be included within the supply for specific parcels on the south west rugby allocation. The Council has set out clear evidence above and within the associated appendices. Based on the evidence, the 327 dwellings is justified to be included and should remain within the supply.

## 5. 5YHLS Position

5.1. The 5YHLS Position as of the 1<sup>st</sup> April 2025 is as follows:

	<b>Requirement</b>	<b>Council</b>	<b>Emery Planning</b>
A	Annual local housing need figure	636	636
B	Five year requirement	3,180	3,180
C	5% buffer	159	159
D	Total five year requirement including 5% buffer	3,339	3,339
E	Annual housing requirement including 5% buffer	668	668

	<b>Supply</b>		
F	Deliverable supply at 1 <sup>st</sup> April 2025	2,777	1,363
G	Supply in years (F/E)	4.16	2.04
H	Under/oversupply against the five year requirement (F – D)	-562	-1,976



Appendix A: Houlton Key Phase, House Builder and Existing Development Location Plan (June 2025)

The map displays the Houlton Key Phase development area, outlined in green. A purple line indicates the proposed road network, including BUTLERS LEAN, HOULTON WAY, SIGNAL DRIVE, STATION AVENUE, NORMANDY HILL, MAINE STREET, DOLLMAN ROAD, ST. GABRIEL'S WAY, and A428 CRICK ROAD. The map shows various house counts (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13) and existing development locations. Key landmarks include Houlton Through School, St. Gabriel's School, WAGO, David Lloyd Club, and Dollman Farm. The map also shows the A5 road and the A428 Crick Road.

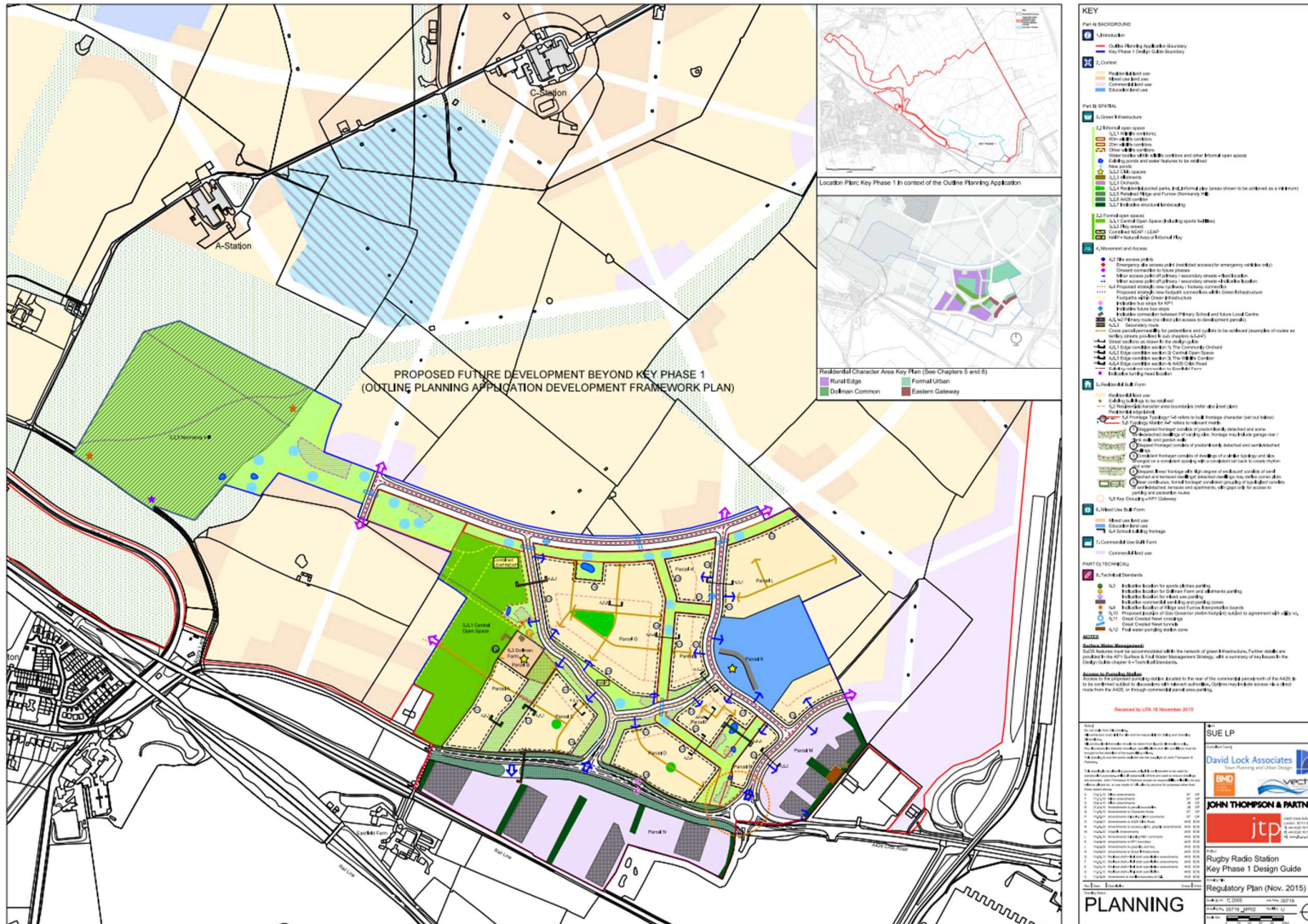
- Key Phase boundaries:
- Key Phase 1
- Key Phase 2
- Key Phase 3
- Key Phase 4
- District Centre Key Phase
- Main walking/cycling route
- Existing development:
- 1 – Redrow Homes
- 2 – Mulberry Homes
- 3 – William Davis Homes
- 4 – Francis Jackson
- 5 – Civic Living
- 6 – Morris Homes
- 7 – Crest Nicholson Homes
- 8 – Lovell Homes
- 9 – The Pioneers
- 10 – Countryside Properties
- 11 – Davidsons Homes
- 12 – David Wilson
- 13 – Bellway
- Future development
- Bus service 96
- Bus service 96 and D1

0m  400m

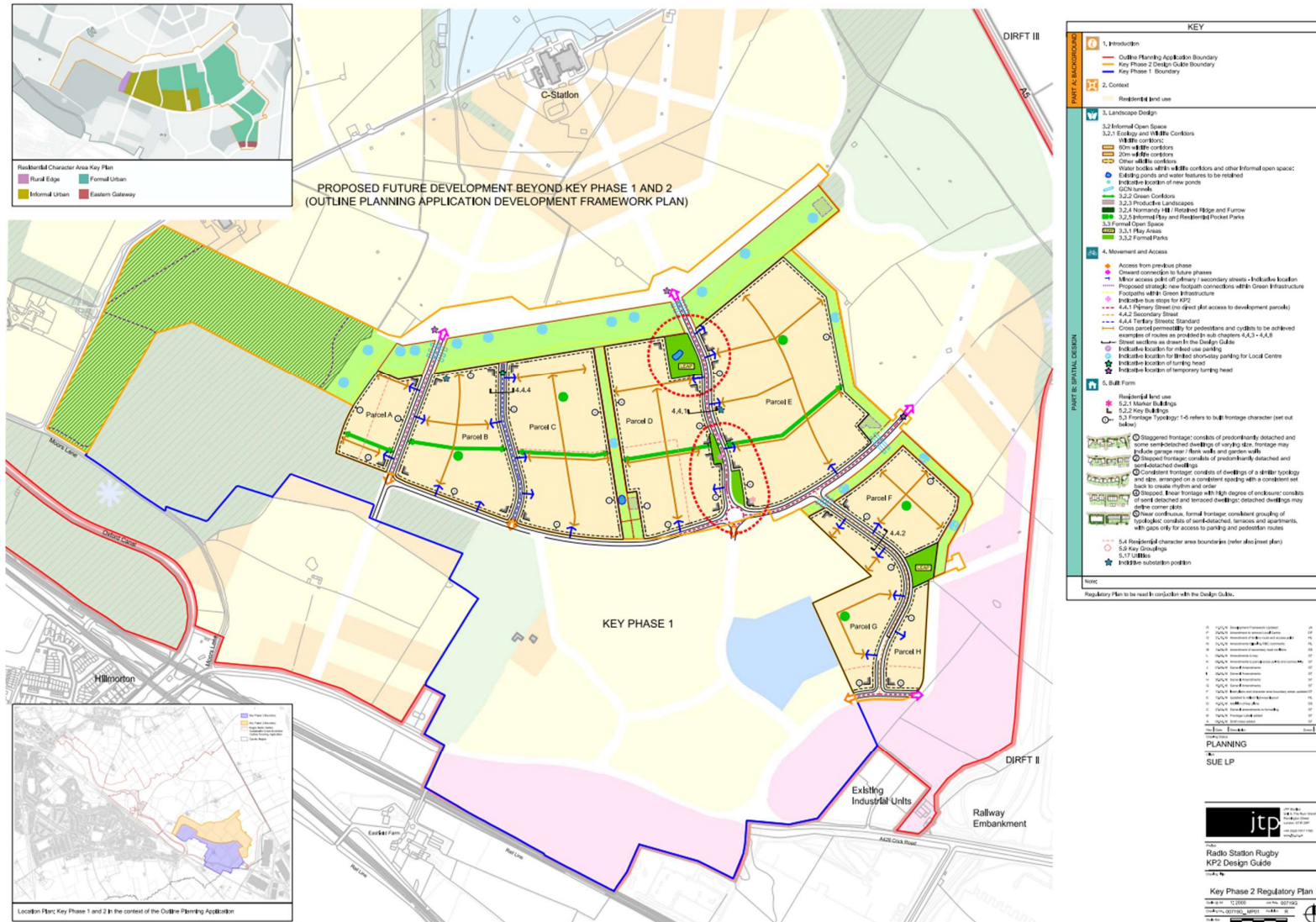


## Appendix B - Houlton Regulatory Plans

### Key Phase 1

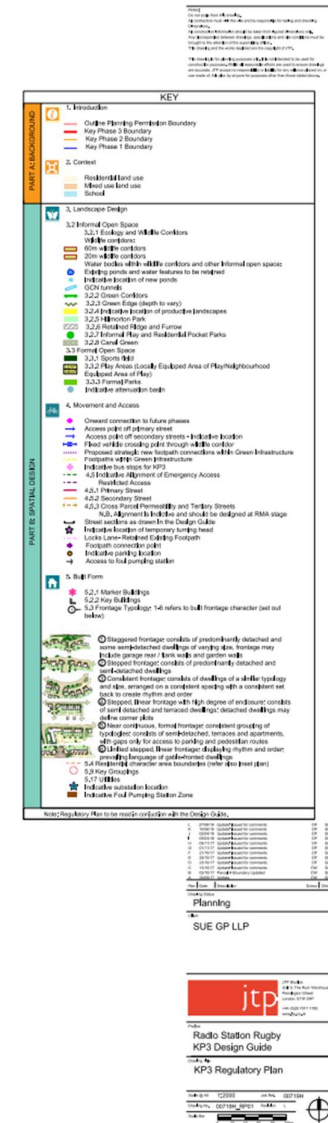
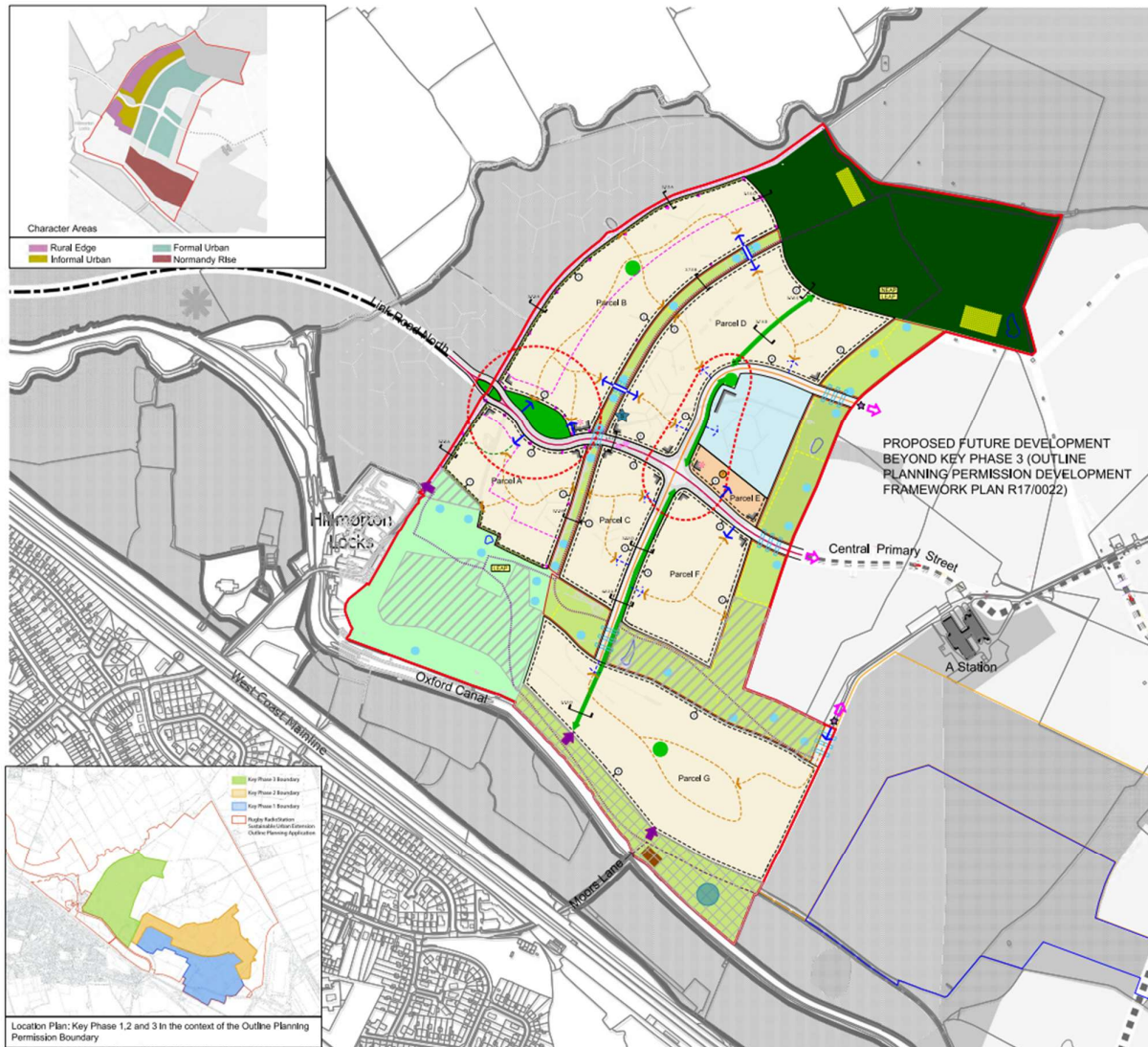


## Key Phase 2





### Key Phase 3



This drawing is for planning purposes only. It is not intended to be used for construction purposes. While all reasonable efforts are used to ensure drawings are accurate, JTP accepts no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

- Residential Land Use

### 3. Landscape and Public Realm Design

4. Movement and Access

Site access point on primary street (fixed location)  
Site access point off secondary street  
Closed, restricted to future access

-  Fixed bus stop location along Primary Street  
 Indicative bus stop location along Secondary Street

— 4.5.2 Secondary Street  
-- 4.5.3 Cross Parcel Permeability and Tertiary Streets\*

- 5.5.1 Marker Buildings
- 5.5.2 Gateway Buildings
- 5.5.3 Mass Operations

- 5.7.4 Northern Edge
- 5.7.5 Green Interface

- ### 5.18 Utility Supplies

● creating jobs + the economy

- ## PLANNING

Utkan B. Çelebi

- Downloaded from <http://ajph.org/> on November 10, 2015


 03033, E1W 2AP  
 +44 (0)20 7017 1780

- ### Regulatory Plan

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### Appendix C Past Delivery Timescales for Houlton SUE

Application Reference	Address	Capacity	Date Reserved Matters App Valid	Date Reserved Matters App Approved	Days between App being valid & Approval	Date of 1st Completion	Days between Approval of App & 1st Completion	Years between approval of RM & 1st completion	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021/22 Completions	2022/23 Completions	2023/24 Completions	2024/25 Completions
R20/0525	Key Phase 1 Parcel D (Davidsons)	42	06/10/2020	07/05/2021	213	01/04/2022	329	0.90							42		
R16/0337	Key Phase 1, Parcels G (Part), J & L (Part) (Davidsons)	104	13/04/2016	08/07/2016	86	12/12/2017	522	1.43		23	69	12					
R20/0108	Key Phase 1 Parcel F (Davidsons)	27	12/02/2020	20/11/2020	282	01/04/2021	132	0.36						8	19		
R17/0366	Key Phase 1, Parcels G (part), H & L (part) (Davidsons)	128	10/03/2017	22/09/2017	196	16/04/2019	571	1.56				60	10	58			
R21/1099	Key Phase 2 Parcel A (Francis Jackson Homes)	31	18/03/2022	12/09/2022	178	15/12/2023	459	1.26								11	11
R16/1033	Key Phase 2, Parcel B & Parcel C (Part) (Morris Homes)	173	24/10/2016	01/06/2017	220	27/07/2018	421	1.15			19	32	32	90			
R20/0860	Key Phase 2 Parcel C (Morris Homes)	84	09/10/2020	29/04/2021	202	01/04/2022	337	0.92							68	16	
R16/2195	Key Phase 2, Parcel D (Crest Nicholson)	186	14/12/2016	15/06/2017	183	02/05/2018	321	0.88			58	37	53	34	4		
R19/1284 & R21/0193	Key Phase 2 Parcel E (Countryside)	352	08/11/2019	19/03/2020	132	01/04/2020	13	0.04					14	59	228	51	
R19/0806	Key Phase 2 Parcel G (Part) (Davidsons)	29	21/06/2019	21/01/2020	214	01/04/2021	436	1.19						19	10		
R18/1177 & R21/0739	Key Phase 3 Parcels A & B (Redrow)	242	17/07/2018	21/12/2018	157	14/02/2020	420	1.15				3	69	17	50	45	29
R20/0681	Key Phase 3 Parcels C & F (William Davis)	146	19/08/2020	01/04/2021	225	07/11/2022	585	1.60							9	41	14
R21/0873	Key Phase 3 Parcel D (Mulberry Homes)	147	13/08/2021	11/04/2022	241	24/01/2024	653	1.79								35	30
R18/0544 & R20/0538	LAND AT WHARF FARM, CRICK ROAD, HILLMORTON, RUGBY (Bellway)	382	20/03/2018	20/07/2018	122	01/04/2019	255	0.70				8	114	68	163	26	3
R20/0540	Land North of Wharf Farm, The Slivers (Civic Living)	38	22/07/2020	12/11/2020	113	05/11/2021	358	0.98						28	10		
AVERAGE					184		387	1.06									
TOTAL									23	146	152	292	381	603	225	87	1909
Average per year																	239



## Appendix D Documents submitted in support of R25/0653 (Care Home)

### A) Extract from Planning Statement (Location of site)

#### 2.0 FACTUAL ACCOUNT

##### Surrounding Area

- 2.1 The Site (**Figure 2.1**) is located within a wider mixed-use sustainable development of the former Rugby Radio Station, with the developing community now known as Houlton.

Figure 2.1: Site Location (Satellite Imagery is not representative of the current level of surrounding development).



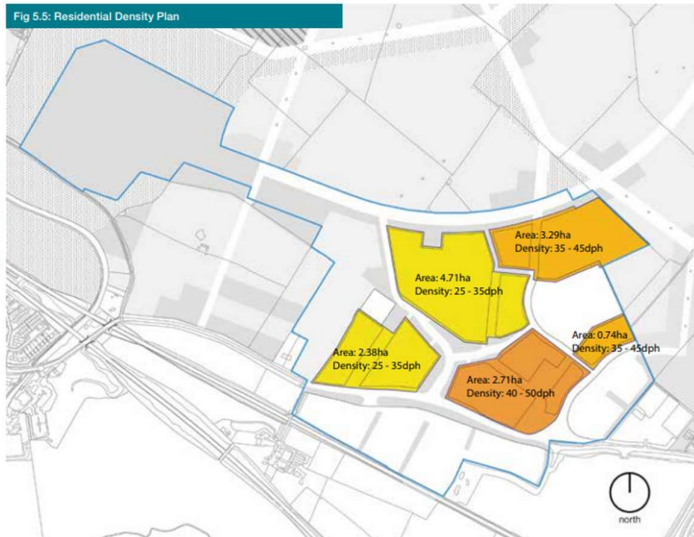
### B) Extract from Key Phase 1 Design Guide - [key-phase-1-design-guide-november-2015-](#)

#### 5.7 Residential Density

The density at which the residential parcels are designed will have an impact on how the KP1 development feels as a place. Lower density parcels will feel quite open, with space for larger front gardens, tree-lined streets and green open spaces. Higher-density parcels will feel more compact and urban, with less space for large gardens and green verges. It is important to remember that the parcels are relatively small and surrounded on many sides by open green spaces.

The adjacent plan in Fig 5.7 sets out guidance on density ranges for development parcels.

To create a level of diversity and a range of street and house type, the density across KP1 ranges between 25 and 50 dwellings per hectare (dph).



\* Please refer to chapter 6: Mixed Use Built Form for guidance on all mixed use areas.



## Ella Casey

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**From:** Ella Casey  
**Sent:** 08 January 2026 18:37  
**To:** Ella Casey  
**Subject:** FW: Rugby Borough Five Year Housing Land Supply - Houlton  
**Attachments:** Houlton outline remainder- Urban and Civic 2025.docx

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**From:** Katya Van-Ristell <[katya.van-ristell@urbanandcivic.com](mailto:katya.van-ristell@urbanandcivic.com)>  
**Sent:** 10 September 2025 16:15  
**To:** Local Plan <[LocalPlan@rugby.gov.uk](mailto:LocalPlan@rugby.gov.uk)>  
**Cc:** Mike van den Berg <[mike.vandenberg@urbanandcivic.com](mailto:mike.vandenberg@urbanandcivic.com)>  
**Subject:** RE: Rugby Borough Five Year Housing Land Supply - Houlton

Hi Katie

Thank you for sending this through. Please find the completed proforma attached, reviewed against our latest delivery expectations.

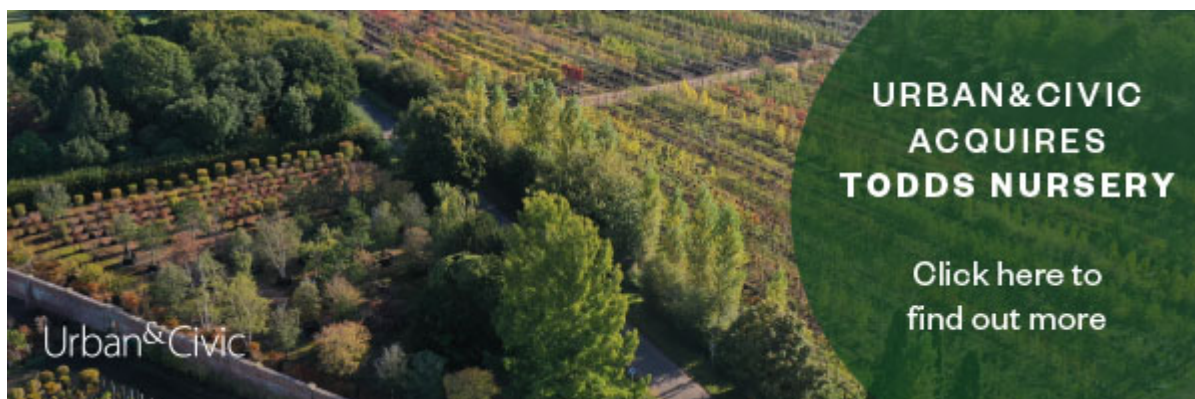
If you have any questions or would like to discuss any of the details further, please don't hesitate to get in touch.

Kind regards,

Katya

**Katya Van-Ristell** | Development Manager  
T: +44 20 7509 5555 | M: +44 75 8609 8611

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**From:** Local Plan <[LocalPlan@rugby.gov.uk](mailto:LocalPlan@rugby.gov.uk)>  
**Sent:** Tuesday, September 2, 2025 3:00 PM



**To:** Mike van den Berg <[mike.vandenberg@urbanandcivic.com](mailto:mike.vandenberg@urbanandcivic.com)>  
**Subject:** Rugby Borough Five Year Housing Land Supply - Houlton

Dear Mike

We are currently updating our five-year housing land supply position. The attached sets out the information we have on the remaining Houlton outline allocation. The base date for this year's supply is 1<sup>st</sup> April 2025 and each monitoring year runs 1<sup>st</sup> April – 31<sup>st</sup> March, therefore when reviewing the attached in terms of the delivery please keep this in mind. Also, for our monitoring purposes we count a dwelling as 'complete' when it is weathertight i.e. windows and doors have been put in. There may still be internal fit out works to do after we record a dwelling as complete.

With that in mind, could we please ask that you review the attached proforma and let us know if there are inaccuracies or if the delivery trajectory differs from what you are expecting. We would be grateful if you could get back to us by 5pm on 16<sup>th</sup> September 2025.

Many thanks in advance.

Kind regards,

Katie Treanor (she/her)



Local Plan and CIL Monitoring and Research Officer  
Development Strategy  
Growth and Investment  
Rugby Borough Council  
Tel: 01788 533734  
Mail: [Katie.Treanor@rugby.gov.uk](mailto:Katie.Treanor@rugby.gov.uk)



## Pro Forma for Site Deliverability Assessment

## Site Information

Site name: Houlton outline permission remainder  
Ward/Parish: Clifton upon Dunsmore

### Planning Status

- Outline permission R11/0699 and s73 permission R17/0022. For up to 6,200 units. 3,867 calculated as remaining without detailed permission.

### Contact Details

[mike.vandenberg@urbanandcivic.com](mailto:mike.vandenberg@urbanandcivic.com)

### Future Delivery Rates and Commentary

This site is assessed against part b) of the NPPF definition of deliverable as it is a site allocated in a development plan and is a major site without detailed planning permission. As such it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

This site is deemed to be deliverable for the following reasons:

- Outline planning permission in place.
- Track record of submissions of reserved matters and delivery on site in excess of 200 units per year.

Trajectory (for 2025-2030)

Site	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Post 2032
Key Phase Two - Parcel A (Francis Jackson Homes)	11	9							

Key Phase Three - Parcels A and B (Redrow)	29	35								
Key Phase Three - Parcels C and F (William Davis)	14	40	40	2						
Key Phase Three - Parcel D (Mulberry Homes)	30	40	40	2						
Key Phase Four – Parcel E (Miller Homes) (Awaiting determination)			37	40	40	40	40	19		
<b>Remainder of Houlton allocation</b>			80	175	225	200	201	201	2785	

## Appendix F Tritax Response on CF1 and CF2 Trajectories

### Ella Casey

---

**From:** Louise Steele <Louise.Steele@framptons-planning.com>  
**Sent:** 12 September 2025 12:41  
**To:** Local Plan  
**Cc:** Jonathan Dawes; Joseph Skinner  
**Subject:** RE: Rugby Borough Five Year Housing Land Supply - Tritax, South West Rugby

Dear Katie

We have no comments on the trajectories that you sent in the email below.

With thanks

Louise

With kind regards,  
Louise Steele BA(Hons) MTPL MRTPI

**Planning Director**



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42 North Bar  
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Oxfordshire  
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**From:** Local Plan <LocalPlan@rugby.gov.uk>  
**Sent:** 02 September 2025 14:28  
**To:** Louise Steele <Louise.Steele@framptons-planning.com>  
**Subject:** Rugby Borough Five Year Housing Land Supply - Tritax, South West Rugby

Dear Louise

We are currently updating our five-year housing land supply position. The attached sets out the information we have on Tritax's residential sites at South West Rugby. The base date for this year's supply is 1<sup>st</sup> April 2025 and each monitoring year runs 1<sup>st</sup> April – 31<sup>st</sup> March, therefore when reviewing the attached in terms of the delivery please keep this in mind. Also, for our monitoring purposes we count a dwelling as 'complete' when it is weathertight i.e. windows and doors have been put in. There may still be internal fit out works to do after we record a dwelling as complete.

With that in mind, could we please ask that you review the attached proformas and let us know if there are inaccuracies or if the delivery trajectory differs from what you are expecting. We would be grateful if you could get back to us by 5pm on 16<sup>th</sup> September 2025.

Many thanks in advance.

Kind regards,

Katie Treanor (she/her)



Local Plan and CIL Monitoring and Research Officer  
Development Strategy  
Growth and Investment  
Rugby Borough Council  
Tel: 01788 533734  
Mail: [Katie.Treanor@rugby.gov.uk](mailto:Katie.Treanor@rugby.gov.uk)



C	A	N	D	O
CUSTOMERS FIRST	ACT WITH RESPECT	NURTURE PEOPLE	DRIVE EXCELLENCE	OWN IT



PROUD MEMBER  
**Association**  
of Mental Health First Aiders



**KEEP IT LOCAL, SHOP RUGBY TOWN CENTRE.**



## Appendix G Catesby Response on R25/0487 Trajectory

### Ella Casey

---

**From:** David Morris <DavidM@catesbyestates.co.uk>  
**Sent:** 07 October 2025 17:17  
**To:** Ella Casey; Graham Whitehouse  
**Cc:** Karen McCulloch  
**Subject:** RE: Housing trajectories

Ella,

Thanks for this.

I am broadly happy with the numbers albeit there will not be three outlets on our site, only one, possibly two. Every site we have sold in the last few years under 500 units has gone to one house builder.

So I would suggest the 55 is amended to 50 per annum so it wouldn't be challenged moving forward.

Regards

David

### David Morris

Planning and Operations Director

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**E:** DavidM@catesbyestates.co.uk | **W:** www.catesbyestates.co.uk

**Catesby Estates**, Orchard House, Papple Close, Houlton, Rugby, CV23 1EW

# Catesby Es



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Catesby Estates are part of the Urban&Civic Group, who has updated its Data Privacy Notice to ensure compliance with the General Data Protection Regulations (GDPR). To view our updated Notice please [click here](#).

**From:** Ella Casey <Ella.Casey@rugby.gov.uk>

**Sent:** 07 October 2025 16:27

**To:** David Morris <DavidM@catesbyestates.co.uk>; Graham Whitehouse <GrahamW@catesbyestates.co.uk>

**Cc:** Karen McCulloch <Karen.McCulloch@rugby.gov.uk>

**Subject:** RE: Housing trajectories

Hi both,

Just to follow up the below we are currently projecting the following trajectory for the 470 units on the site.

2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Post 2032
			25	55	55	55	280

This is based on Lichfield's Start to Finish assumptions for strategic sites and the outline planning having been submitted and currently under consideration. The higher build out rate is also based on the site effectively being split into three and therefore the assumption has been made that there will be multiple outlets delivering on different parts of the site.

Please can you confirm if you agree with the above.

Kind regards,

Ella Casey



Principal Planning Officer  
Major Projects and Regeneration  
Growth and Investment  
Rugby Borough Council  
Tel: 01788 533549

**Mail:** [Ella.Casey@rugby.gov.uk](mailto:Ella.Casey@rugby.gov.uk)





**From:** Ella Casey

**Sent:** 07 October 2025 09:48

**To:** David Morris <[davidm@catesbyestates.co.uk](mailto:davidm@catesbyestates.co.uk)>; 'Graham Whitehouse' <[grahamw@catesbyestates.co.uk](mailto:grahamw@catesbyestates.co.uk)>

**Cc:** Karen McCulloch <[Karen.McCulloch@rugby.gov.uk](mailto:Karen.McCulloch@rugby.gov.uk)>

**Subject:** Housing trajectories

Hi both,

Can you please provide your projected delivery trajectory per annum for the outline application (470 units) and the northern parcel which has reserved matters approval (210 units). Please provide the annual delivery trajectory by Friday 10<sup>th</sup> October 2025.

Kind regards,

Ella Casey

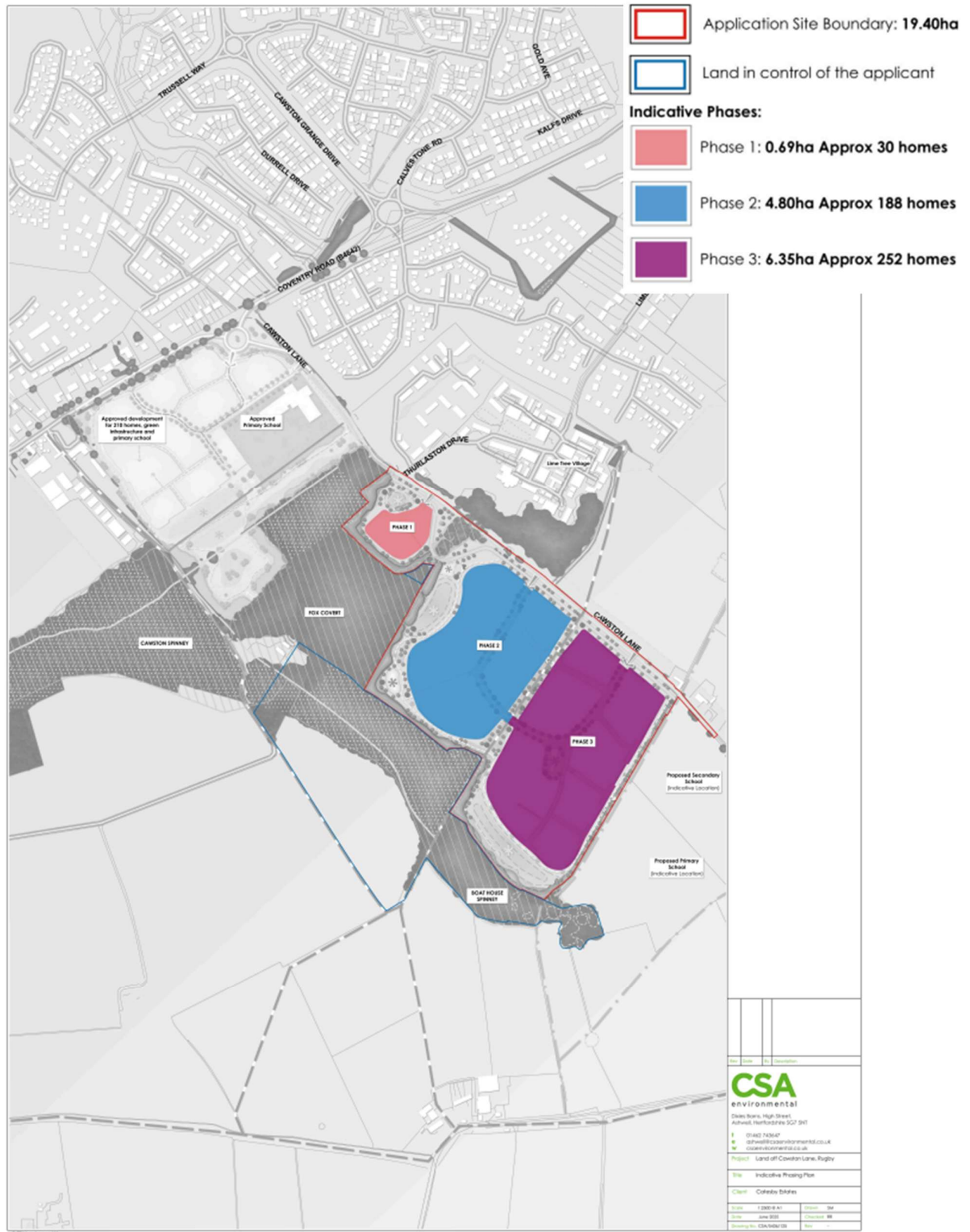


Principal Planning Officer  
Major Projects and Regeneration  
Growth and Investment  
Rugby Borough Council  
Tel: 01788 533549

**Mail:** [Ella.Casey@rugby.gov.uk](mailto:Ella.Casey@rugby.gov.uk)







## **Appendix I Documents submitted in support of R25/0407 (Taylor Wimpey - 800 dwellings)**

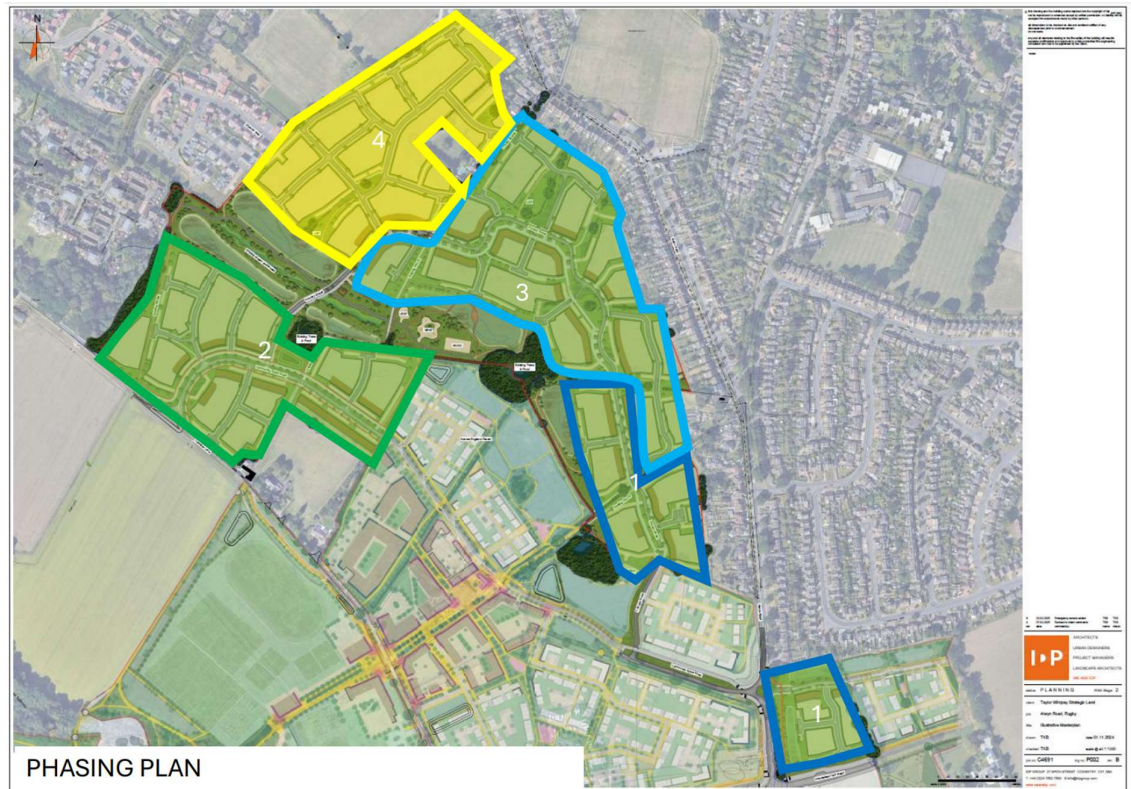
### Citizen Portal Planning

#### **A) Extract from Environmental Statement Volume II**

### **Phasing of the Development**

- 2.80 It is envisaged that the Proposed Development would come forward in a phased approach, with each phase responsible for delivering its own essential on-site infrastructure, including internal point of access, internal roads, open space and affordable housing. The phasing of the scheme is inherently reliant upon the broader enabling secured by Homestead Link Road and Community Spine Road, as well as their own progress through the planning system and associated build-out rates. It is expected that the scheme can be commenced prior to the construction of the Community Spine Road, even whilst the overall delivery of the scheme is dependent upon it.
- 2.81 Taylor Wimpey's application seeks outline consent for up to 800 dwellings out of a wider strategic allocation for 5000 dwellings and 35ha of employment land. The land outside the Site but within the wider Strategic Allocation will, in turn, deliver widespread community facilities that are again required to ensure the sustainability of the Proposed Development. These aspects are outside of TW's control and may have some impact on the scheme's overall phasing.
- 2.82 The first residential completions are not expected until 2026, with an overall build-out period of at least ten years but likely longer given the wider enabling work that needs to be carried out. The delivery of residential units is clearly market-dependent and based on the economic realities of the time, but a build-out rate of 68 dwellings per annum appears realistic based on the latest evidence provided (Lichfields: 2024). The exact phasing of the build-out will vary and may see rates as low as 20 dwellings per annum, up to 120 dwellings per annum based on market conditions at the time, based on the availability of labour and materials and as well as the other noted enabling tasks outside of the control of TW which will inevitably limit construction capacity at the front end of the construction phase.

## B) Phasing Plan



Dev Area (Ac)	Phase 1	Phase 2	Phase 3	Phase 4	TOTAL
Carlton	5.68				5.68
Rainbow	2.47		1.66		4.13
Martin (O)			13.31		13.31
Beasley			1.11	1.84	2.95
Smith			1.72		1.72
					-
Mitchell (P)		9.89		2.61	12.50
Martin (P)		3.41		9.90	13.31
	8.15	13.30	17.79	14.35	53.60

Dev Area (Plots)	Phase 1	Phase 2	Phase 3	Phase 4	TOTAL
Carlton	85				85
Rainbow	37		25		62
Martin (O)			199		199
Beasley			17	27	44
Smith			25		25
Mitchell (P)		148		39	187
Martin (P)		50		148	198
	122	198	266	214	800



**Appendix J Documents submitted in support of R25/0979 (Taylor Wimpey - 195 dwellings)**

[Citizen Portal Planning - application details](#)

**A) Extract from Environmental Impact Assessment Volume II (received 4<sup>th</sup> December 2025)**

**Construction Stage and Management**

3.42 The current indicative programme for the Site would see work starting in 2026, allowing up to 12 months from Site start to first completion. As the permanent access (Homestead Link Road roundabout) may not be implemented prior to first occupation, the proposals and accompanying reports include provisions for a temporary sales access off Rugby Road.

- October 2025 Full Planning Application Submitted
- Spring/Summer 2026 Full Planning Permission Granted
- Summer 2026 Pre-commencement conditions Submitted/Approved

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- Autumn 2026 On-site Construction begins
- 2026 to 2029 Development Delivery and Completion