



Urban Capacity Study

For: Rugby Borough Council

Final Report: Site Proformas
November 2025

RUGBY BOROUGH COUNCIL

Urban Capacity Study

Planning Policy

www.rugby.gov.uk

Final Report: Site Proformas

November 2025



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FRONT COVER: New Housing, Rugby

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This document contains all individual site proformas for all sites considered within the Urban Capacity Study. The list below presents those sites considered suitable for development, broken down by category, and the estimate of capacity of those sites.

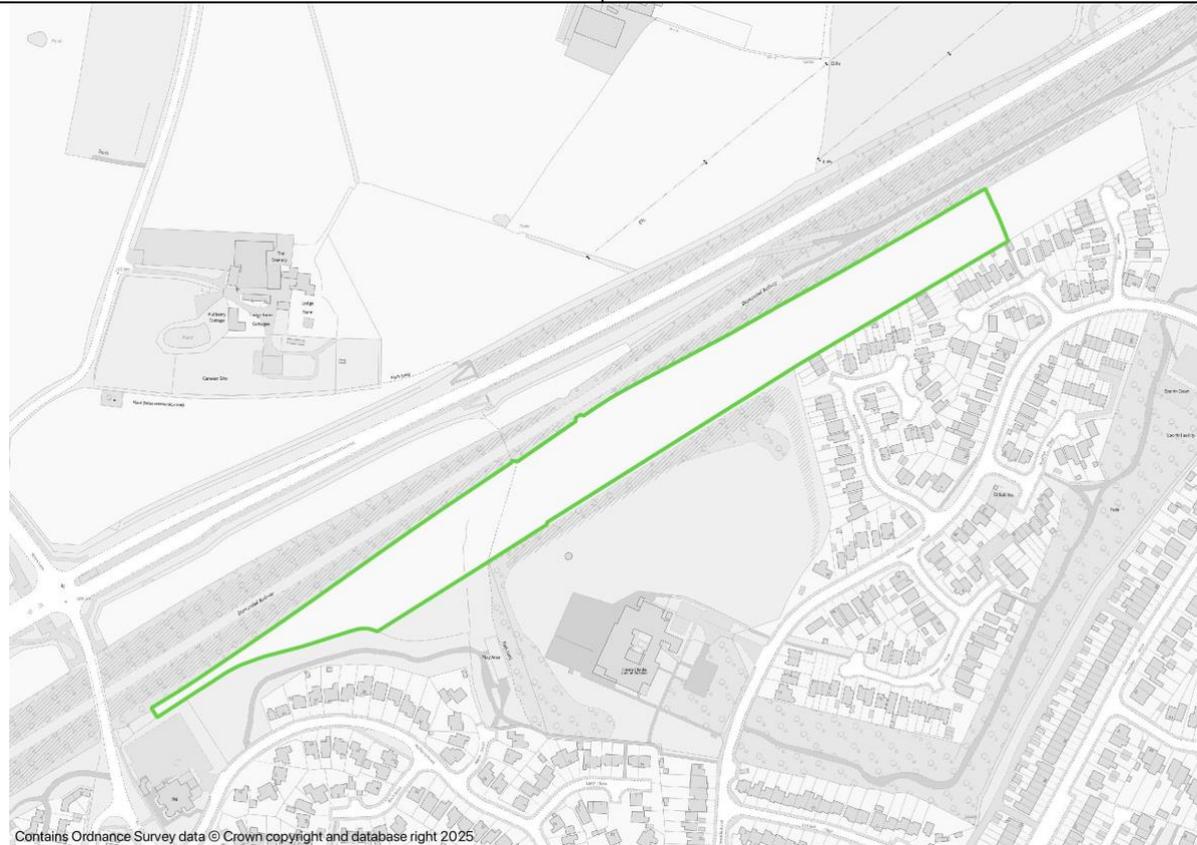
Site Ref.	Site Name / Address	Estimate of capacity (based on a mid-point)
Sites that are suitable, viable and available		
9	Stagecoach Depot, Railway Terrace, Rugby	40
10	Stagecoach Depot car park, Railway Terrace, Rugby	32
11	Westway Car Park, Rugby	38
14	Rugby Central Shopping Centre, Rugby (*)	65
36	42 - 54 Winfield Street, Rugby	8
43	Garages to the rear of 12-34 Jackson Road, Hillmorton	9
49	Former Garages to the rear of 1-11 Perkins Grove	6
50	Land to the rear of 9-23 Freemantle Road (Blackwood Avenue)	5
51	Land to the rear of 34 Avenue Road	6
53	Rounds Gardens, Rugby	75
57	Town Hall	157
66	92 Lower Hillmorton Road	10
69	Land Rear of 30, Albert Street	5
103	Land West of Princess Street	9
-	Sub-total: Estimate of capacity from these sites (based on a mid-point calculation)	489
Sites that are suitable and potentially viable and available		
37	Land Adjacent to 9 Railway Terrace, Rugby	15
54	Former GEC Site, Rugby	151
67	Land to the rear of 150 Railway Terrace	9
73	NHS Railings, The Railings	11
91	28 & 29 High Street	13
111	Car Wash adjacent to 44 Craven Road	5
113	Land south of Cooling Tower,	14
-	Sub-total: Estimate of capacity from these sites (based on a mid-point calculation)	223
Sites that are suitable and viable, but where availability is unknown		
5	Mill Road Car Park, off Mill Road, Rugby	29
6	Royal Mail Sorting Office, Mill Road, Rugby	9
83	Bank (Barclays, North Street)	19
93a	Garage East of Abbey Street (North)	8
93b	Garage East of Abbey Street (South)	5
95	Depot between 39 and 57 Abbey Street	6
96	Land to the rear of 1 Faraday Road	19
114	Garage to the rear of 103-107 Albert Street	16

115	Garage to west of 16 Market Street	5
118	Enterprise Car & Van Hire, Corporation Street	13
120	Garage (BT Tyres), Albert Street	5
121	Coral, Railway Terrace	5
122	Rugby Autotyres, Railway Terrace Beds & PCF Floors and Carpets, Railway Terrace	6
125	Topp Tiles, Newbold Road	5
-	Sub-total: Estimate of capacity from these sites (based on a mid-point calculation)	150
Sites that are suitable and which may be viable, but are not available		
17	North Street Car Park, Rugby	43
58	Former Hospital Barby Road CV22 5PX	12
74	"Network Rail Station Car Park, Murray Road"	19
87	Railway Terrace Car Park	24
88	Old Market Place Car Park	10
89	Little Church Street Car Park	14
90	Gas Street Car Park	26
92	Garage North of Abbey Street	9
-	Sub-total: Estimate of capacity from these sites (based on a mid-point calculation)	133
Sites that are suitable but not viable		
25	Brotherhood House, 22 Gas Street	8
52	Former Herbert Gray College, Little Church Street	73
55	Former Snooker Hall, 133-135 Railway Terrace, Rugby, CV21 3EY	7
-	Sub-total: Estimate of capacity from these sites (based on a mid-point calculation)	88

(*) this relates to that part of the shopping centre that does not currently benefit from planning permission, and thus represents an update on the HELAA

Site Ref.

1



Site Name / Address	Bilton Lane, Cawston
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	19
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	Consideration should be given to the actual extent of the site and if land accessed from the adopted highway is within the ownership.
Existing use / description	Existing use: Agriculture. Potential yield (residential), according to HELAA: 62 units. Long site. Grazing field. Limited access currently o my farm track access but at a challenging location on Bolton Lane due to insufficient visibility splay. Current access point not in use and overgrown. Many trees along boundary of the site. Opportunity to access the site from

	Mulberry Road but would require changes to designation of open space and loss of trees. It could accommodate many dwellings. Access from Kennedy Dr not viable.
Notes on development potential where provided	HELAA: "Site lies directly above Cement Slurry Pipeline - would need to consult with HSE to ascertain appropriate mitigation. Site abuts a Priority Habitat area to the north - Deciduous woodland. Site lies wholly within settlement boundary. Very narrow access from Bilton Lane close to bridge. Safe vehicular access doesn't appear possible. Justification for discounting: access" Site represents opportunity to provide access to the Greenway adjacent to site, which currently has limited access from Bilton Ln. There is a rectangular section of site, apparently outside the submitted site, to the NE, that could be key to gain access from Keyes Drive.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Adjacent to designated open space. An existing cement slurry pipeline and easement run through the site.
Site area (ha)	2.40
Gross to net ratio applied to determine developable area	0.60
Revised development area (ha)	1.44
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	29
Estimated dwelling capacity (high)	58
Estimated dwelling capacity (mid-point)	43
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	The site could accommodate a significant number of dwellings, but it faces the limitation of the existing access arrangement and a cement slurry pipeline

	and easement running across the site in its entire length. These constraints make the site unsuitable for development.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	1

Site Ref.

2



Site Name / Address	Land North of Projects Drive, Rugby
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	245
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	
Site area (ha)	

Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	2

Site Ref.**3**

Site Name / Address	Land adjoining Park End/Hollowell Way, Brownsover
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	201
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	3

Site Ref.

4



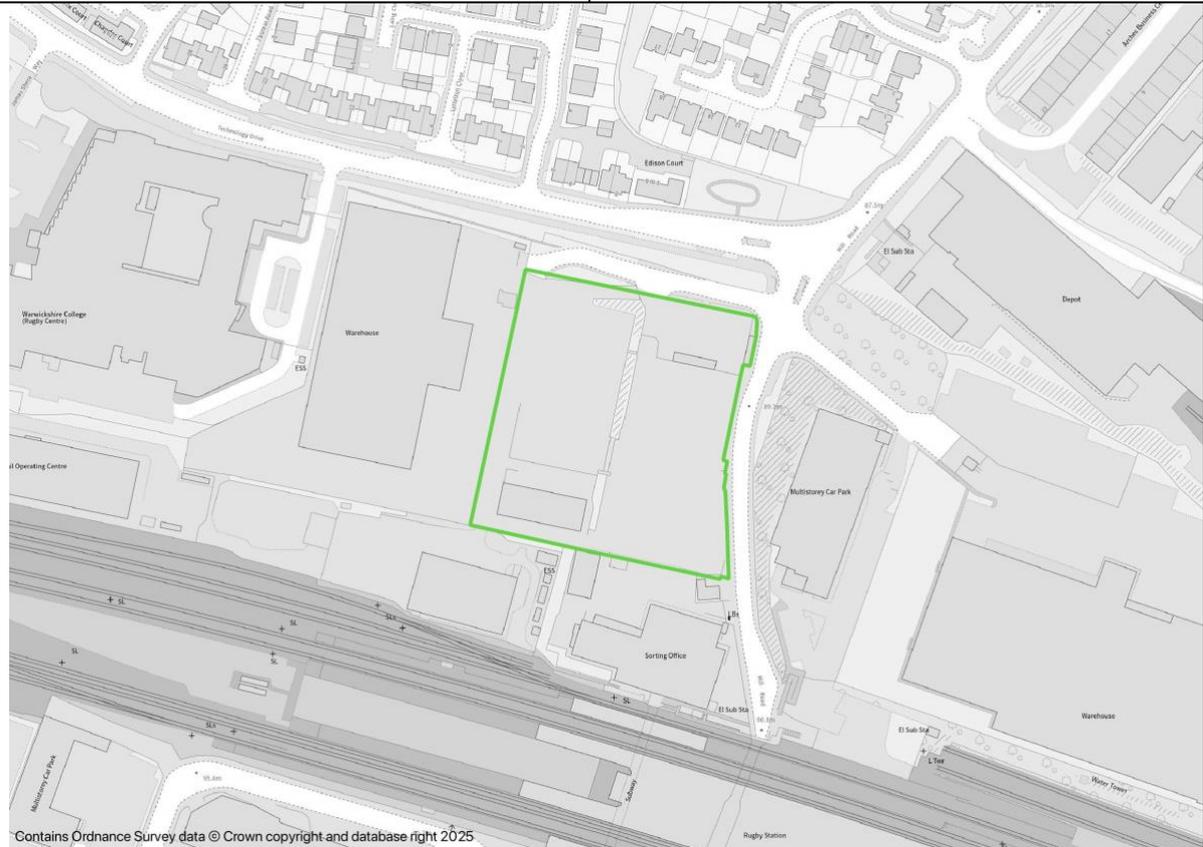
Site Name / Address	Land at Riverside Club, Boughton Road, Brownsover
Source	HELAA (2025)
Other source	Call for Sites 2025 (Rugby About Turn); Call for Sites 2025 (Planning Agent)
Site ID / Reference in source material (Where applicable)	119; N/A; N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Existing use: Former social club. Cleared, occasional storage use. Partly designated open space, near the watercourse. Adjacent to watercourse. Existing access from Boughton Road. Cleared and vacant site with some containers in it.
Notes on development potential where provided	HELAA: "Not suitable: Half of site comprises designated open space. Smoke

	Control and Air Quality Management Zone. Site vacant following demolition of private members social club. Site falls within FZ2 and 3. Promoter states that they have held previous discussions with EA regarding flood mitigation. Site contains areas of Priority Habitat - Deciduous Woodlands. Site also abuts further areas of Priority Habitat on its boundaries - appropriate buffers may be required to mitigate impact. Sequential Test - will only consider if insufficient land available outside the high risk flood zones. Justification for discounting: flood risk." Rugby About Turn: "lower housing figure on planning application: 90 dwellings. Planning application R06/1728" Call for Sites submission suggests a housing capacity for 50 units. Whilst the site is at risk of flooding, mix-use development could be suitable.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	Flood Risk Zones 2 and 3
Site area (ha)	0.90
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.72
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	14
Estimated dwelling capacity (high)	29
Estimated dwelling capacity (mid-point)	22
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Site not suitable for residential development as it is within a flood risk area.
Deliverable (Y/N)	
Commentary on deliverability	

Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	4

Site Ref.

5



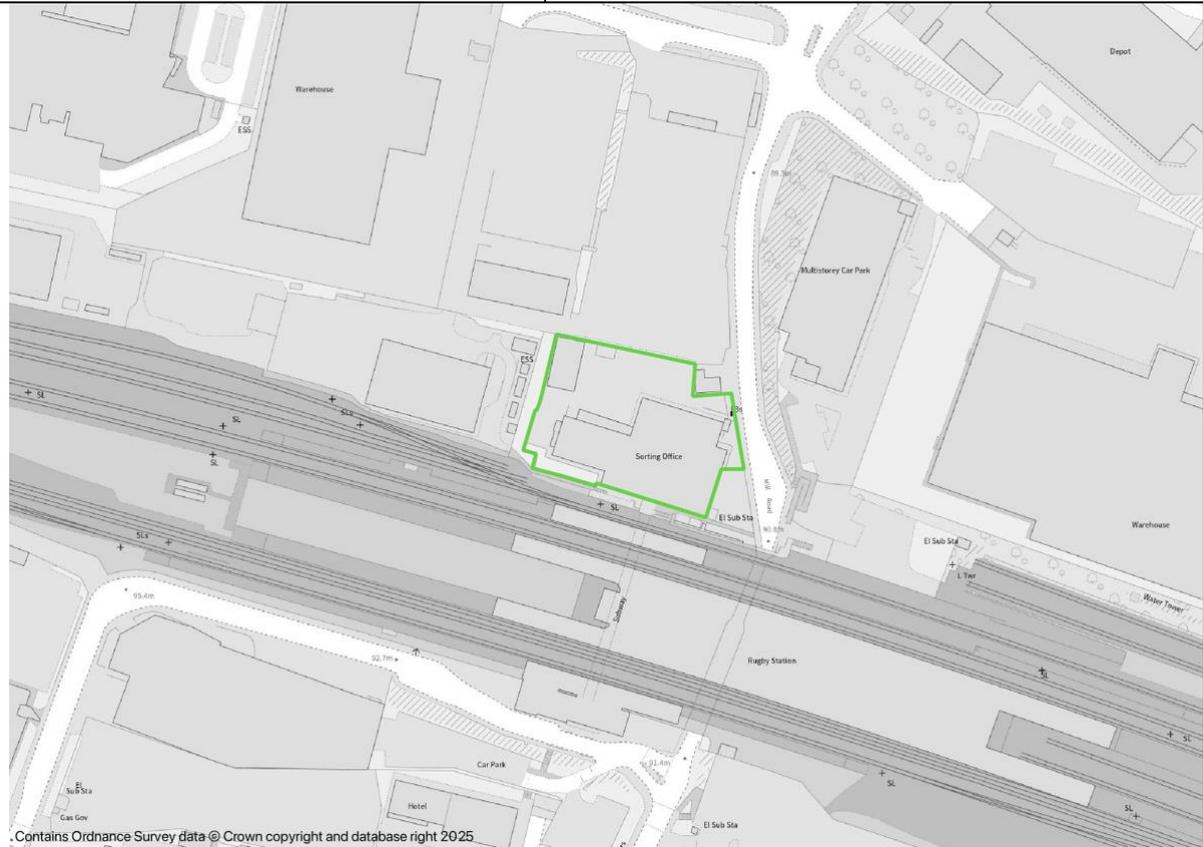
Site Name / Address	Mill Road Car Park, off Mill Road, Rugby
Source	HELAA (2025)
Other source	Regeneration Strategy; Call for Sites 2025 (Rugby About Turn)
Site ID / Reference in source material (Where applicable)	280; SG1; N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Existing use: Car park. Potential yield (residential), according to HELAA: 126 units. Rugby About Turn: "Existing car park in use, but it sits next to a multi-storey car park with significant under-used capacity. If the current use was terminated in favour of the national housing priority then many of the existing users could "swap" to the adjacent

	<p>car park." Mill Road Car Park. Private and in use. Two levels, the Mill Road section sits at a lower level than the western section. There is a closed building on the southwest corner.</p> <p>Second access from Technology Road, which is at a lower level and there is a bank with trees. Car washing business in use at the corner of the site.</p>
Notes on development potential where provided	<p>HELAA: "Availability: Unknown. Site is set out in Rugby Regeneration Strategy - Station Gateway Development (SG1) which states: "Redevelopment of the Royal Mail and Car Park site, north of the station to deliver a residential-led scheme. Density of development in this location, alongside other parcels in Character Area Station Gateway (SG) could support improvement of Mill Road underpass, and wider connectivity around the station". Within Historic Landfill. Within settlement boundary and potential town centre regeneration site. Suitable. Justification for discounting: availability." RBC considers it unavailable. Not owned by RBC. Rugby About Turn: "RBC says 126 dwellings. Planning app: R18/0827" Site suitable for development and in a highly sustainable location.</p>
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None
Site area (ha)	1.20
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.96
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	19
Estimated dwelling capacity (high)	38
Estimated dwelling capacity (mid-point)	29
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N

Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Appropriate site. Could be part of a masterplan for sites in the railway station area accommodating high density housing and other ground floor uses that activate the street. The site suitable for development and it is located in a highly sustainable location. It would entail losing the existing car park though.
Deliverable (Y/N)	Y
Commentary on deliverability	The HELAA identifies this site as achievable. In consideration of the size of the site, the low benchmark value of surface car park use, and the accessible location of the site, the Mill Road Car Park shows characteristics that would indicate the likely viability of new residential development in the range of 20-40dph.
Available (Y/N)	N
Commentary on availability	Availability unknown. The landowner explained that the site's availability is being considered, but no evidence suggests that it is available.
Estimated dwelling capacity of deliverable and developable sites (low)	19
Estimated dwelling capacity of deliverable and developable sites (high)	38
Estimated dwelling capacity of deliverable and developable sites (mid-point)	29
Site Ref.	5

Site Ref.

6



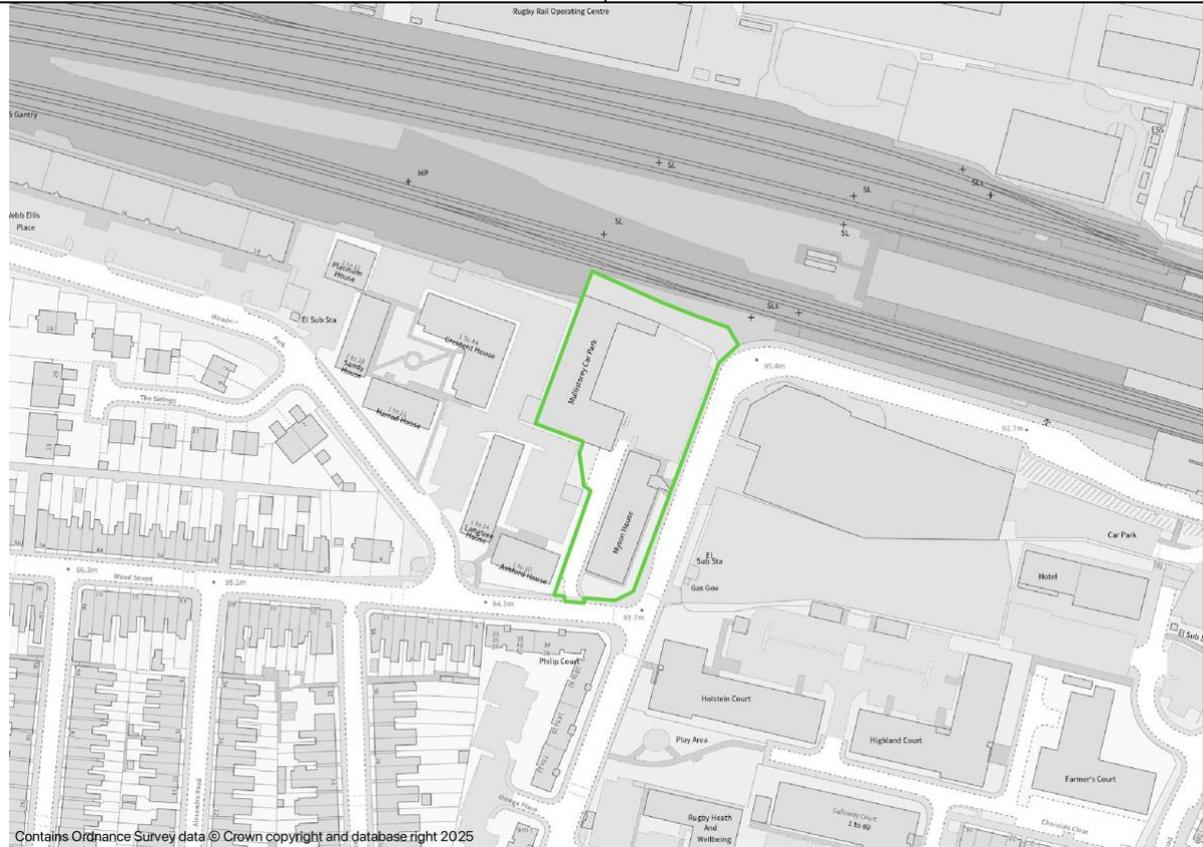
Site Name / Address	Royal Mail Sorting Office, Mill Road, Rugby
Source	HELAA (2025)
Other source	Regeneration Strategy
Site ID / Reference in source material (Where applicable)	281; SG1
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Existing use: Sorting office. Potential yield (residential), according to HELAA: 40 units. Royal Mail offices and depot. Access from Mill Road. Adjacent to railway and station. 3 storey building. Small pocket of car parking next to the tunnel that seems to be outside the site but in use by Royal Mail. Yard at the back and warehouse.

Notes on development potential where provided	HELAA: "Availability: Unknown. Site set out for redevelopment in Rugby Regeneration Strategy (SG1) which states: "Redevelopment of the Royal Mail and Car Park site, north of the station to deliver a residential-led scheme. Density of development in this location, alongside other parcels in Character Area Station Gateway (SG) could support improvement of Mill Road underpass, and wider connectivity around the station". Brownfield site. Partially within Historic Landfill. Within settlement boundary and potential town centre regeneration site. Suitable. Justification for discounting: availability." RBC considers that it would only be available if a relocation site could be identified. Consider development coordinated with site reference 5. Highly sustainable location.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None
Site area (ha)	0.39
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.31
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	6
Estimated dwelling capacity (high)	12
Estimated dwelling capacity (mid-point)	9
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Appropriate site that could be part of a masterplan for sites in the railway station area accommodating high density housing and other ground floor uses that activate the street. Any development in this location could be coordinated with site reference 5 and designed as one. It is in a highly sustainable location and it offers an opportunity to improve the street

	scene, and increase the efficiency of use of the site.
Deliverable (Y/N)	Y
Commentary on deliverability	The HELAA identifies this site as achievable. The viability of this site cannot be ruled out, but the secondary office use (Royal Mail Offices) and small size, in light of the Viability Study, suggesting low viability likelihood for conversion/redevelopment of secondary office uses would suggest that the development may not be fully compliant with the Development Plan and/or contributions. Part of the site is used for storage and distribution, a secondary industrial use, which has low benchmark land values, and which would be positive for viability.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	6
Estimated dwelling capacity of deliverable and developable sites (high)	12
Estimated dwelling capacity of deliverable and developable sites (mid-point)	9
Site Ref.	6

Site Ref.

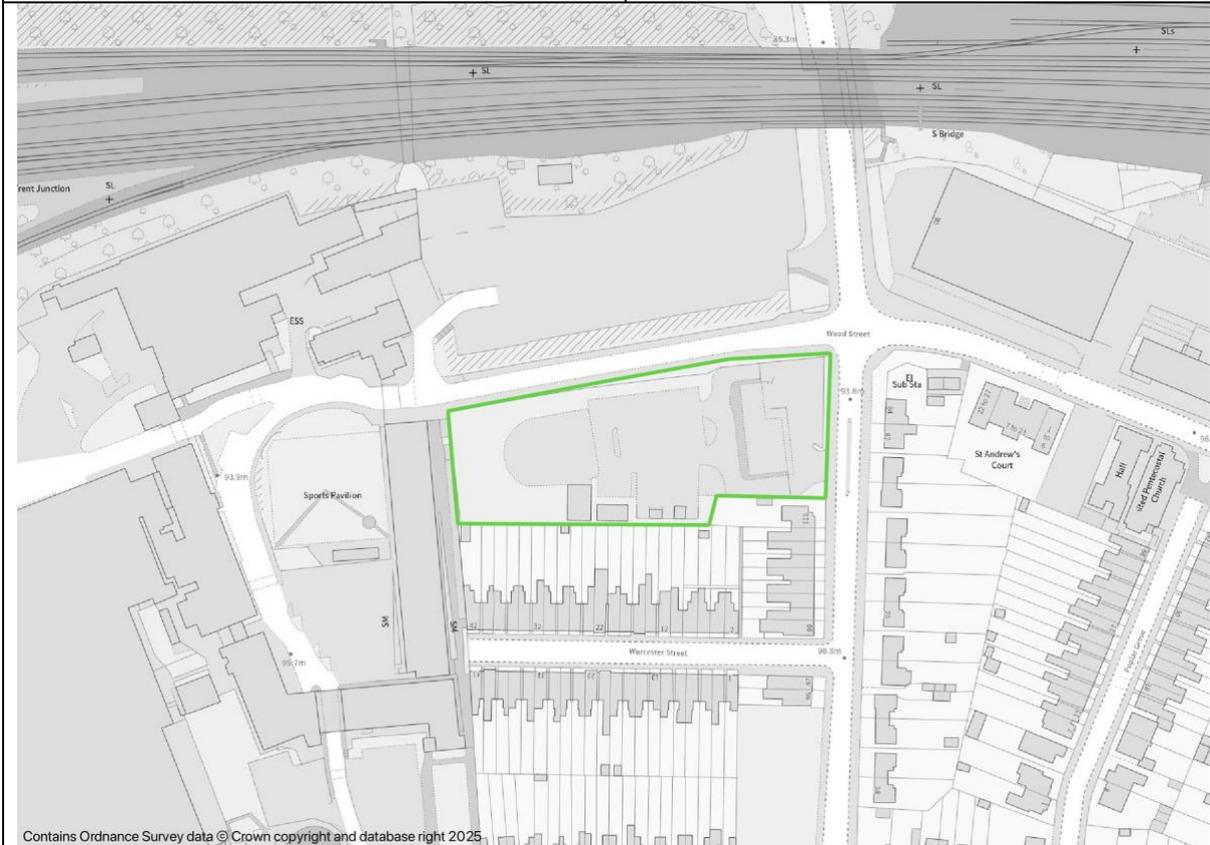
7



Site Name / Address	Myson House, Railway Terrace, Rugby, CV21 3LS
Source	HELAA (2025)
Other source	Regeneration Strategy; Call for Sites 2025 (Rugby About Turn); Call for Sites 2025 (Resident)
Site ID / Reference in source material (Where applicable)	255; SG4; N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	

Policy and environmental designations / constraints	
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	7

Site Ref.	8
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Site Name / Address	Former Newton Vehicle Rentals Site, 117 Newbold Road
Source	HELAA (2025)
Other source	Desk-based review; Brownfield Land Register; Call for Sites 2025 (Resident)
Site ID / Reference in source material (Where applicable)	227; Polygon 17; CV21 2NZ
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	

Policy and environmental designations / constraints	
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	8

Site Ref.**9**

Site Name / Address	Stagecoach Depot, Railway Terrace, Rugby
Source	HELAA (2025)
Other source	Call for Sites 2025 (Planning Agent); Regeneration Strategy; Call for Sites 2025 (Resident)
Site ID / Reference in source material (Where applicable)	278; SG3
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Existing use: Coach depot. Potential yield (residential), according to HELAA: 41 units. Depot in use. Access from Railway Terrace (north and west). There are not many neighbours in the area. Noise from the railway is an important consideration.

Notes on development potential where provided	HELAA: "Availability: Unknown. No planning history. Site included in the Rugby Regeneration Strategy - SG3 which states: "Redevelopment of bus depot to deliver residential-led scheme with ancillary commercial ground floors. Density of development in this location, alongside other parcels in Character Area SG could support improvement of Mill Road underpass, and wider connectivity around the station". Brownfield site. Within settlement boundary and potential town centre regeneration site. Suitable. Justification for discounting: availability." Regeneration Strategy: "Redevelopment of bus depot to deliver residential-led scheme with ancillary commercial ground floors. Density of development in this location, alongside other parcels in Character Area SG could support improvement of Mill Road underpass, and wider connectivity around the station." Opportunity to develop together with site reference 10 (car park). Highly sustainable location
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None
Site area (ha)	0.50
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.40
Low density multiple applied (du/ha)	75
High density multiplier applied (du/ha)	125
Estimated dwelling capacity (low)	30
Estimated dwelling capacity (high)	50
Estimated dwelling capacity (mid-point)	40
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept

Commentary on site suitability	Appropriate site. Could be part of a masterplan for sites in the railway station area with flats above other uses at ground level that activate the street. The site has the opportunity to develop together with site reference 10 (car park) and be designed as a single development. It is in a highly sustainable location and it could improve the efficiency of use, and provide housing near the station, rather than parking and depot uses, which do not need of this location.
Deliverable (Y/N)	Y
Commentary on deliverability	The HELAA identifies this site as achievable. Site with low benchmark value (secondary industrial use) and highly accessible location. In light of the location, it would be expected that any redevelopment would entail flats either in full or a mix with other housing typologies. Flatted only development would face challenges to meet policy requirements (affordable housing or zero carbon) but if developed in conjunction with adjacent sites (site 10), the size of the site would be increased, also increasing the opportunities for a mixed typology development, if necessary for viability/policy compliance purposes. Demolition of structures and potential land contamination may have implications on viability.
Available (Y/N)	Y
Commentary on availability	The Landowner has indicated the potential availability of the site subject to an available alternative site for relocation. This may thus be a longer term opportunity for development.
Estimated dwelling capacity of deliverable and developable sites (low)	30
Estimated dwelling capacity of deliverable and developable sites (high)	50
Estimated dwelling capacity of deliverable and developable sites (mid-point)	40
Site Ref.	9

Site Ref.**10**

Site Name / Address	Stagecoach Depot car park, Railway Terrace, Rugby
Source	HELAA (2025)
Other source	Call for Sites 2025 (Planning Agent); Call for Sites 2025 (Rugby About Turn); Call for Sites 2025 (Resident)
Site ID / Reference in source material (Where applicable)	279; N/A; N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Existing use: Car park. Car park in use. It has a sign that says that the site has been sold. Vehicular access from Railway Terrace (west).
Notes on development potential where provided	HELAA: "Availability: Unknown. No planning history. Site included in the Rugby

	<p>Regeneration Strategy - SG3 which states: "Redevelopment of bus depot to deliver residential-led scheme with ancillary commercial ground floors. Density of development in this location, alongside other parcels in Character Area SG could support improvement of Mill Road underpass, and wider connectivity around the station". Brownfield site. Within settlement boundary and potential town centre regeneration site. Suitable.</p> <p>Justification for discounting: availability." Potential yield (residential), according to HELAA: 41 units. Opportunity to develop together with site reference 9. Highly sustainable location. It has been subject to pre-application advice for redevelopment.</p>
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None
Site area (ha)	0.40
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.32
Low density multiple applied (du/ha)	75
High density multiplier applied (du/ha)	125
Estimated dwelling capacity (low)	24
Estimated dwelling capacity (high)	40
Estimated dwelling capacity (mid-point)	32
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	<p>Appropriate site. Could be part of a masterplan for sites in the railway station area with flats above other uses at ground level that activate the street. The site has the opportunity to develop together with site reference 10 (car park) and be designed as a single development. It is in a highly sustainable location and it could improve the efficiency of use, and provide housing</p>

	near the station, rather than parking and depot uses, which do not need of this location.
Deliverable (Y/N)	Y
Commentary on deliverability	The HELAA identifies this site as achievable. Site with low benchmark value (secondary industrial use) and highly accessible location. In light of the location, it would be expected that any redevelopment would entail flats either in full or a mix with other housing typologies. Flatted only development would face challenges to meet policy requirements (affordable housing or zero carbon) but if developed in conjunction with adjacent sites (site 9), the size of the site would be increased, also increasing the opportunities for a mixed typology development, if necessary for viability/policy compliance purposes. Demolition of structures and potential land contamination may have implications on viability.
Available (Y/N)	Y
Commentary on availability	The site is advertised for sale and has gone through pre-application advice for redevelopment.
Estimated dwelling capacity of deliverable and developable sites (low)	24
Estimated dwelling capacity of deliverable and developable sites (high)	40
Estimated dwelling capacity of deliverable and developable sites (mid-point)	32
Site Ref.	10

	<p>consider loss of parking and impact on town. Site lies adjacent to the Conservation Area. Within Historic Landfill. Brownfield site. Within air quality management zones. Small pockets of surface water flood risk across site . Site is considered within the Rugby Regeneration Strategy which sets out: "is generally underutilised. The future redevelopment potential of the car park is linked to wider Westway Car Park Schoolfield Grove Rugby Fire Station and Corporation Street Council strategy on release but its development potential in isolation is noted to be relatively limited". Within settlement boundary and potential town centre regeneration site, considered suitable." Given that all the other RBC-owned car parks provisionally recommended for release in the car parking strategy are proceeding to the next stage of assessment, it is considered that this site should proceed to, for the sake of completeness. Although accepted in the HELAA, it has not been allocated, and it would benefit from further assessment.</p>
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Town Centre Boundary. Some surface water flood risk.
Site area (ha)	0.30
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.30
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	30
Estimated dwelling capacity (high)	45
Estimated dwelling capacity (mid-point)	38
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Site suitable for residential development, offering opportunities to integrate with

	surrounding residential uses and the retain and enhance pedestrian permeability through the site. The site is in a sustainable location as it benefits from many services and facilities nearby.
Deliverable (Y/N)	Y
Commentary on deliverability	The HELAA identifies this site as achievable. Site with low benchmark value (surface car park) and it is owned by RBC. It is in an accessible location. Evidence suggests that the redevelopment would be likely viable due to low benchmark values of car parks. Potential land contamination may increase development costs as to impact viability, but this is yet to be confirmed. The public land ownership increases the potential viability of the site too.
Available (Y/N)	Y
Commentary on availability	The landowner (RBC) has indicated that this is potentially available within the plan period.
Estimated dwelling capacity of deliverable and developable sites (low)	30
Estimated dwelling capacity of deliverable and developable sites (high)	45
Estimated dwelling capacity of deliverable and developable sites (mid-point)	38
Site Ref.	11

Site Ref.

12



Site Name / Address	Morgan Sindall House, Corporation Street, Rugby
Source	HELAA (2025)
Other source	Regeneration Strategy
Site ID / Reference in source material (Where applicable)	62; SCW24
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	12

Site Ref.

13



Site Name / Address	Former Cemex House and adjacent car park, Evreux Way, Rugby
Source	HELAA (2025)
Other source	Desk-based review; Call for Sites 2025 (Rugby About Turn)
Site ID / Reference in source material (Where applicable)	282; Polygon 22; N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	13

Site Ref.

14



Site Name / Address	Rugby Central Shopping Centre, Rugby
Source	HELAA (2025)
Other source	Regeneration Strategy; Call for Sites 2025 (Rugby About Turn); Call for Sites 2025 (Resident); Call for Sites 2025 (Action for Dunchurch)
Site ID / Reference in source material (Where applicable)	283; RC20; RC21; N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	The site boundary has been amended so it only includes the part of the HELAA site that does not benefit from planning permission. It also excludes the multi-storey car park. Therefore, the site in question covers the part of the Shopping Centre along Manning Walk and the Market Mall (the western and southern arms).
Existing use / description	Existing shopping centre.

Notes on development potential where provided	HELAA: "Brownfield site. Planning history - R22/0657 - Demolition of part of Rugby Central Shopping Centre and the erection of a mixed-use development scheme in two separate blocks, both 7 storeys in height providing commercial floorspace within Use Class E - approved. Within Historic Landfill. Small portion of site lies within the Conservation Area. A grade II Listed Building (21 and 22 Market Place) sits within the eastern section of the site with several others adjacent. The site is discussed extensively within the Rugby Regeneration Strategy (RC20 - phase 1 and RC21 - phase 2) which states that: "delivery of Phase 1 of the Rugby Central project is a priority given its assumed impact on the wider area, and ability to directly inform future phases of delivery in the area". Phase 1 seeks to redevelop the eastern entrance and shopping parade, delivering new improved retail units, a new entrance and gateway along North Street and two blocks comprising 210 flats (this may be subject to change). Uses include Retail, food and beverage, leisure and higher density residential development. Timeframe for phase 1 is set out as medium term with phase 2 (multi-storey car park conversion) long term. Within settlement boundary and potential town centre regeneration site. Suitable."
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Conservation Area, Listed Buildings. Within Town Centre Boundary. Primary Shopping Area, Primary and Secondary Shopping Frontage.
Site area (ha)	0.65
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.52
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150

Estimated dwelling capacity (low)	52
Estimated dwelling capacity (high)	78
Estimated dwelling capacity (mid-point)	65
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	<p>Suitable for residential (and mix of uses) development, in a sustainable location, accessible to services and public transport. The HELAA indicates the following: "Brownfield site. Planning history - R22/0657 - Demolition of part of Rugby Central Shopping Centre and the erection of a mixed-use development scheme in two separate blocks, both 7 storeys in height providing commercial floorspace within Use Class E - approved. Within Historic Landfill. Small portion of site lies within the Conservation Area. A grade II Listed Building (21 and 22 Market Place) sits within the eastern section of the site with several others adjacent. The site is discussed extensively within the Rugby Regeneration Strategy (RC20 - phase 1 and RC21 - phase 2) which states that: "delivery of Phase 1 of the Rugby Central project is a priority given its assumed impact on the wider area, and ability to directly inform future phases of delivery in the area". Phase 1 seeks to redevelop the eastern entrance and shopping parade, delivering new improved retail units, a new entrance and gateway along North Street and two blocks comprising 210 flats (this may be subject to change). Uses include Retail, food and beverage, leisure and higher density residential development. Timeframe for phase 1 is set out as medium term with phase 2 (multi-storey car park conversion) long term. Within settlement boundary and potential town centre regeneration site. Suitable."</p>
Deliverable (Y/N)	Y
Commentary on deliverability	In light of the recent planning permission for the redevelopment of part of Rugby Central (north of site) and the size of the

	site, it is therefore considered that development would likely be deliverable (albeit that the assumed densities may need increasing / subject to further detailed design and modelling). The HELAA indicates that the site is achievable.
Available (Y/N)	Y
Commentary on availability	Site available in the HELAA: "Available in a period of 6 to 10 years. Furthermore, part of it is already coming forward with a recent planning permission. Therefore, evidence suggests that the site is available.
Estimated dwelling capacity of deliverable and developable sites (low)	52
Estimated dwelling capacity of deliverable and developable sites (high)	78
Estimated dwelling capacity of deliverable and developable sites (mid-point)	65
Site Ref.	14

Site Ref.

15



Site Name / Address	John Barford Car Park, Rugby
Source	HELAA (2025)
Other source	Regeneration Strategy
Site ID / Reference in source material (Where applicable)	152; OM9
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	The site boundary and area have been amended following site visits as suitable in the UCS assessment process.
Existing use / description	Existing use: Car park. Potential yield (residential), according to HELAA: 62 units. Multi-storey car park accessed from Railway Terrace and James Street.
Notes on development potential where provided	HELAA: "Availability: No. Potential redevelopment of existing car park. Owned by Rugby Borough Council. Need to consider loss of parking and impact on town. Site lies

	<p>adjacent to the Conservation Area. Brownfield site. Within smoke control and air quality management zones. Within settlement boundary and potential town centre regeneration site. Considered suitable but not currently available. Justification for discounting: availability." Regeneration Strategy: "Redevelopment of the Multi Storey Car Park (MSCP) to provide new residential, and flexible commercial ground floors." Development opportunity for medium/high density and reuse of existing building. Opportunity for coordinated development with site reference 87 and 88.</p>
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Town Centre Boundary.
Site area (ha)	0.53
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.42
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	42
Estimated dwelling capacity (high)	64
Estimated dwelling capacity (mid-point)	53
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	This car park is in use and is fit for purpose, having a high capacity for car parking. There are no plans for disposing this car park.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	

Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	15

Site Ref.

16

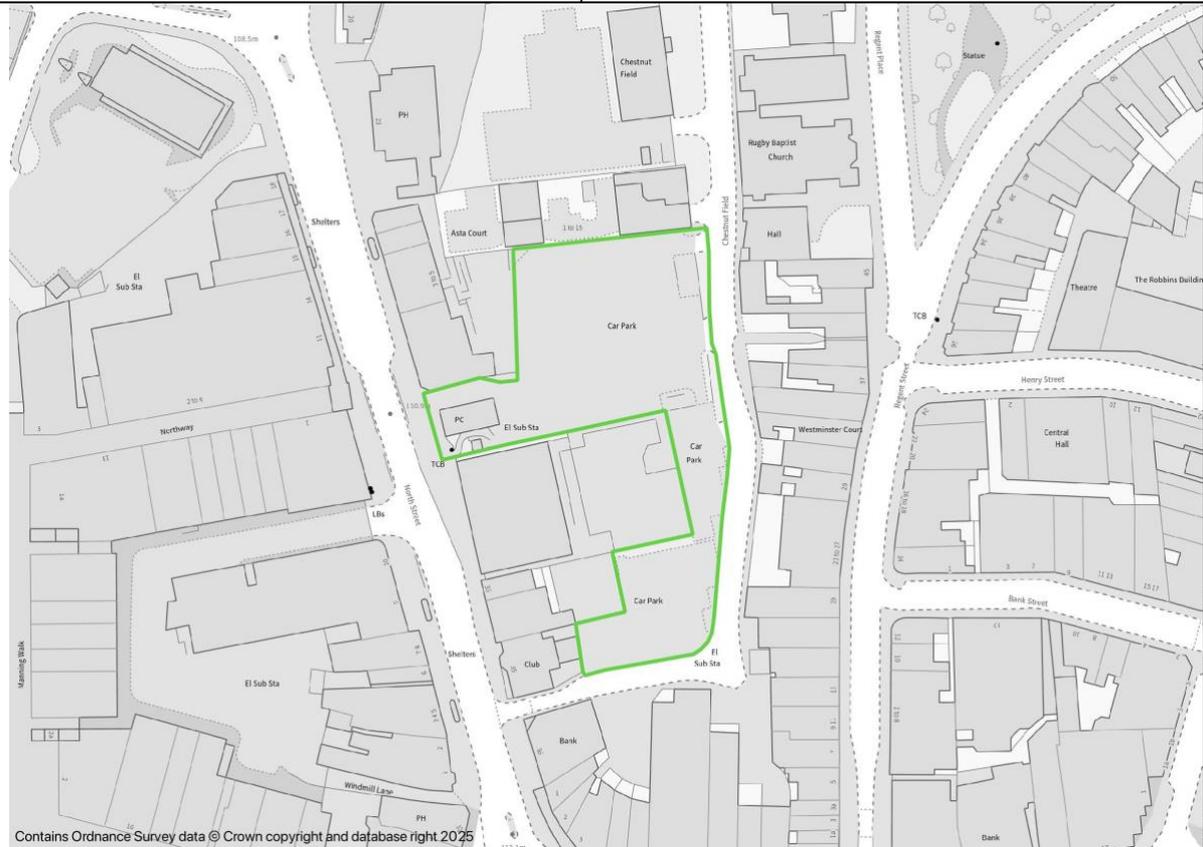


Site Name / Address	Albert Street, Rugby
Source	HELAA (2025)
Other source	Regeneration Strategy; Call for Sites 2025 (Resident)
Site ID / Reference in source material (Where applicable)	332; OM7
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	16

Site Ref.

17



Site Name / Address	North Street Car Park, Rugby
Source	HELAA (2025)
Other source	Call for Sites 2025 (RBC)
Site ID / Reference in source material (Where applicable)	154
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	The site boundary and area have been amended following site visits as suitable in the UCS assessment process. It has been extended to include part of site no. 86 and thus include the whole car park.
Existing use / description	Car park: 96 spaces. Access from Chestnut Field. Direct access to town centre for pedestrians. Trees within the car park and its edges. The site is at a higher level than the

	Barclays car park. There are public toilet facilities within.
Notes on development potential where provided	HELAA: "Site discounted for being too small" Rear access to Citizens Advice Bureau to be retained.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Town Centre Boundary and Primary Shopping Area. Partly within the Conservation Area.
Site area (ha)	0.34
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.34
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	34
Estimated dwelling capacity (high)	51
Estimated dwelling capacity (mid-point)	43
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	The site could be developed to include access from Chestnut Field and access from North Street. Development could help to improve the poor quality of the current public realm and rear of buildings/business units in the area. It would be in a sustainable location, close to services and facilities and it could incorporate a mix of uses. It would be important for any development to retain the existing access to the rear of some business premises, including the Citizens Advice Bureau.
Deliverable (Y/N)	Y
Commentary on deliverability	The HELAA identifies this site as achievable. Site with low benchmark value (surface car park) and it is owned by RBC. It is in an accessible location. Evidence suggests that the redevelopment would be likely viable due to low benchmark values of car parks.

	Public land ownership increases the potential viability of the site too.
Available (Y/N)	N
Commentary on availability	Unlikely to be available within the plan period.
Estimated dwelling capacity of deliverable and developable sites (low)	34
Estimated dwelling capacity of deliverable and developable sites (high)	51
Estimated dwelling capacity of deliverable and developable sites (mid-point)	43
Site Ref.	17

Site Ref.	18
<p>Contains Ordnance Survey data © Crown copyright and database right 2025</p>	
Site Name / Address	11-12 Sheep Street
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	203
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Presence of existing active Town Centre uses. No development opportunity
Site boundary considerations (Where applicable)	
Existing use / description	Building. Retail unit at ground floor, and unknown use on upper floors.
Notes on development potential where provided	HELAA: "Site discounted for being too small" Not appropriate for an Urban Capacity Study, suitable for conversion and capable of being converted as part of windfall development.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Town Centre Location, Conservation Area, Listed building, Primary Shopping Area, Primary Shopping Frontage.
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	18

Site Ref.

19



Site Name / Address	16-20 Lawford Road
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	205
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Empty plot. Small site accessed from Lawford Road, includes access to adjacent properties.
Notes on development potential where provided	HELAA: "Site discounted for being too small" It could fit flats. Should retain access to properties to the side and rear.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

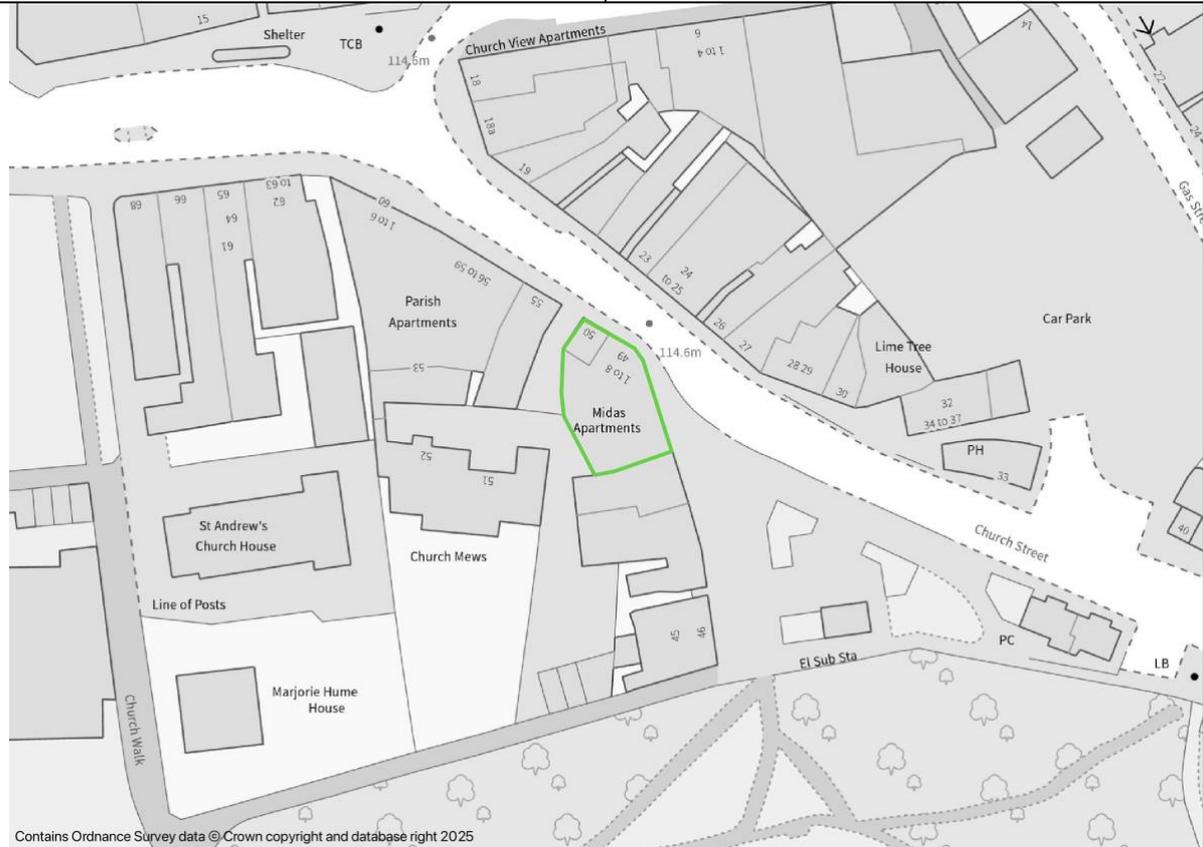
Policy and environmental designations / constraints	Within Town Centre Boundary.
Site area (ha)	0.03
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.03
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	3
Estimated dwelling capacity (high)	5
Estimated dwelling capacity (mid-point)	4
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	This site is suitable for development and it could comfortably fit flats up to 2 or 3 storeys, as per the adjacent buildings. It should retain access to the properties to the side and rear. The site is in a sustainable location near services and facilities.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	19

Site Ref.	20
Site Name / Address	30-32 High Street
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	207
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Building. Vacant 3-4 storey building, formerly retail use at ground floor and flats above. Access from High Street and Sheep Street.
Notes on development potential where provided	HELAA: "Site discounted for being too small" Opportunity to extend site and incorporate 28-29 High Street (site reference 125). Approval was given for conversion (excluding ground floors) to 32 residential units in Dec 2022 (R21/0894).
Located inside Town Centre boundary (Y/N)	

Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	20

Site Ref.

21



Site Name / Address	49 Midas Lounge, Church Street
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	208
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Presence of existing active Town Centre uses. No development opportunity
Site boundary considerations (Where applicable)	
Existing use / description	Building (old public house). In use flats above in use retain at ground level.
Notes on development potential where provided	HELAA: "Site discounted for being too small" No development opportunity.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	Within Town Centre Boundary, Conservation Area and Secondary Shopping Frontage.
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	21

Site Ref.

22



Site Name / Address	5, 5b and 6 Market Place
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	209
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Presence of existing active Town Centre uses. No development opportunity
Site boundary considerations (Where applicable)	
Existing use / description	Building. In use buildings, restaurants and retail in use.
Notes on development potential where provided	HELAA: "Site discounted for being too small" Buildings in use
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	Town Centre Boundary, Conservation Area, Primary Shopping Area, Primary Shopping Frontage.
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	22

Site Ref.

23

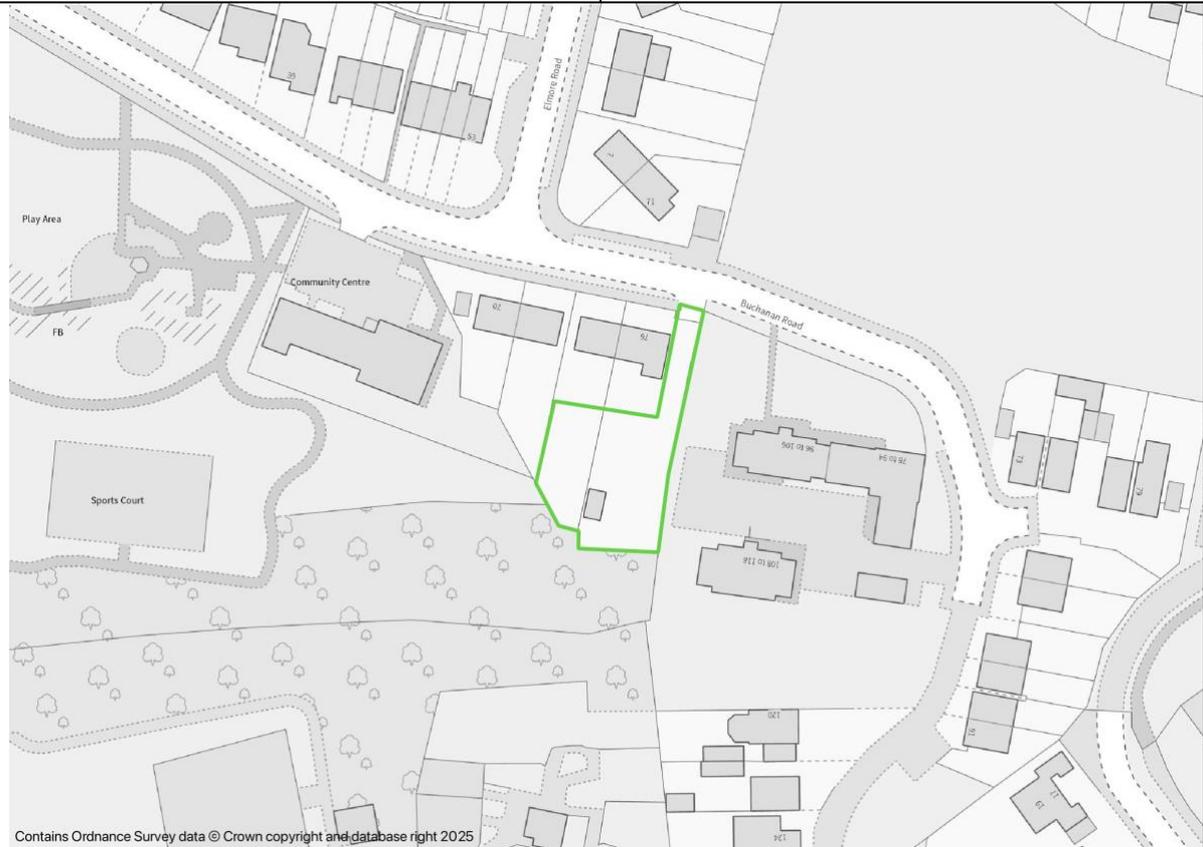


Site Name / Address	7 & 8, St Matthews Street
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	210
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Presence of existing active Town Centre uses. No development opportunity
Site boundary considerations (Where applicable)	
Existing use / description	Building. In use retail and flats. Historic building.
Notes on development potential where provided	HELAA: "Site discounted for being too small" Not suitable and already in use.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	Town Centre Boundary, Conservation Area, Primary Shopping Area, Secondary Shopping Frontage. Adjacent to listed building.
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	23

Site Ref.

24



Site Name / Address	76 Buchanan Road
Source	HELAA (2025)
Other source	Brownfield Land Register
Site ID / Reference in source material (Where applicable)	211; R21/0963
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Semidetached house and rear garden. Rear garden space to the rear of two semidetached dwellings. Overgrown and abandoned with an outbuilding within the rear garden. Trees along boundaries and at access point. Access from the east side of no. 76. Access available.
Notes on development potential where provided	HELAA: "Site discounted for being too small" Limited capacity for development.
Located inside Town Centre boundary (Y/N)	N

Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.07
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.07
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	1
Estimated dwelling capacity (high)	3
Estimated dwelling capacity (mid-point)	2
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	This site has very limited capacity for development, as it only includes the rear garden of two dwellings. The site is small and it does not provide sufficient space for development as to be incorporated in the UCS.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	24

Site Ref.

25



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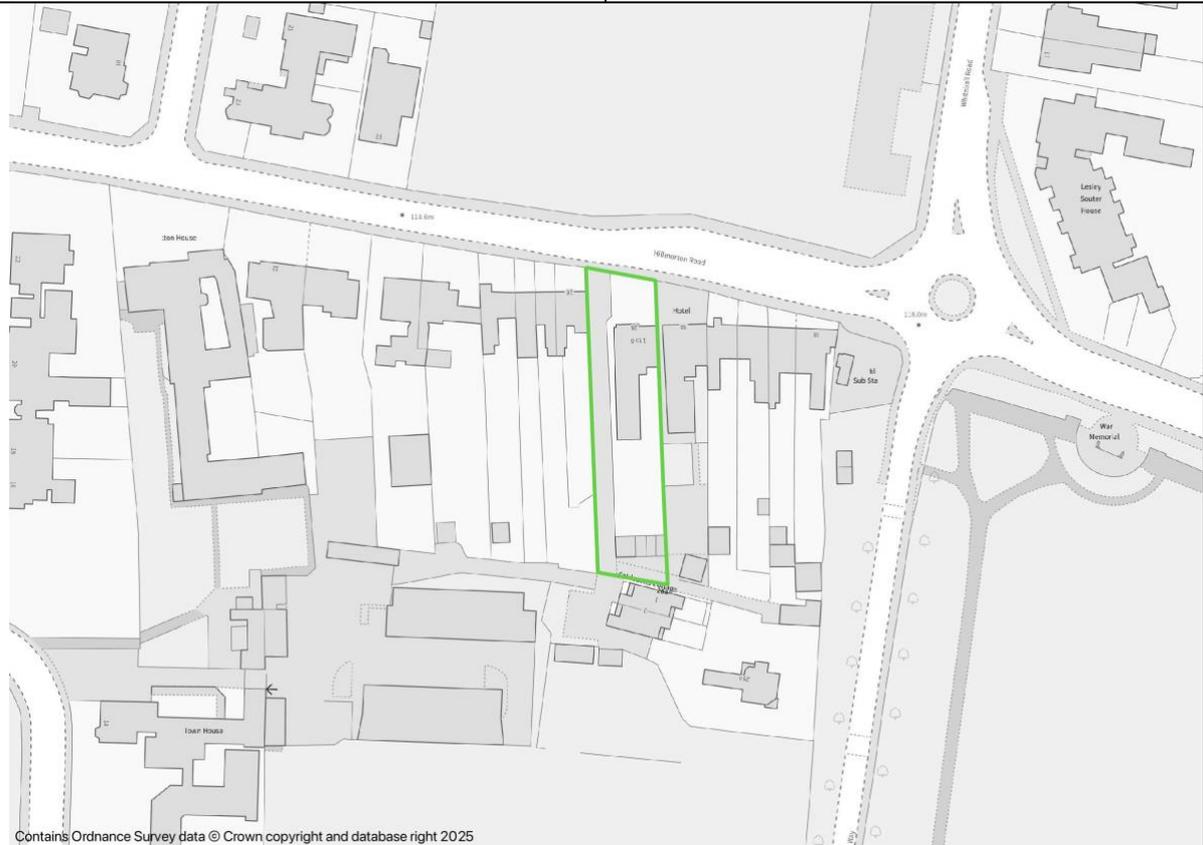
Site Name / Address	Brotherhood House, 22 Gas Street
Source	HELAA (2025)
Other source	Brownfield Land Register
Site ID / Reference in source material (Where applicable)	214; CV21 2TX
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Building. Brownfield Land Register: "Planning permission date 2022-06-01" Boarded up and vacant building. Accessed from public car park and Gas Street. Historic building.
Notes on development potential where provided	HELAA: "Site discounted for being too small" Suitable for conversion.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Town Centre Boundary.
Site area (ha)	0.06
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.06
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	6
Estimated dwelling capacity (high)	9
Estimated dwelling capacity (mid-point)	8
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	The building is potentially suitable for redevelopment or conversion, though would require improvement works. An alternative use (such as residential) could enable the conservation and enhancement of this historic building. Whilst the site does not offer significant capacity for housing, it could accommodate a relatively small number of flats. It is located in a sustainable location near services, facilities and in walking distance to the railway station.
Deliverable (Y/N)	N
Commentary on deliverability	The evidence available suggests that the viability of this site is in question and it should be further investigated. This is due to the unknown benchmark value (not industrial, office nor surface car park) and the poor conservation status of the building. The existing building seems worth of retention and adaptation, and whilst not listed, it might be of historic merit. Costs associated to the stabilisation and conservation of the building might reduce the viability of the site. It would only realistically accommodate flats, thus limiting its viability too.
Available (Y/N)	
Commentary on availability	

Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	25

Site Ref.

26



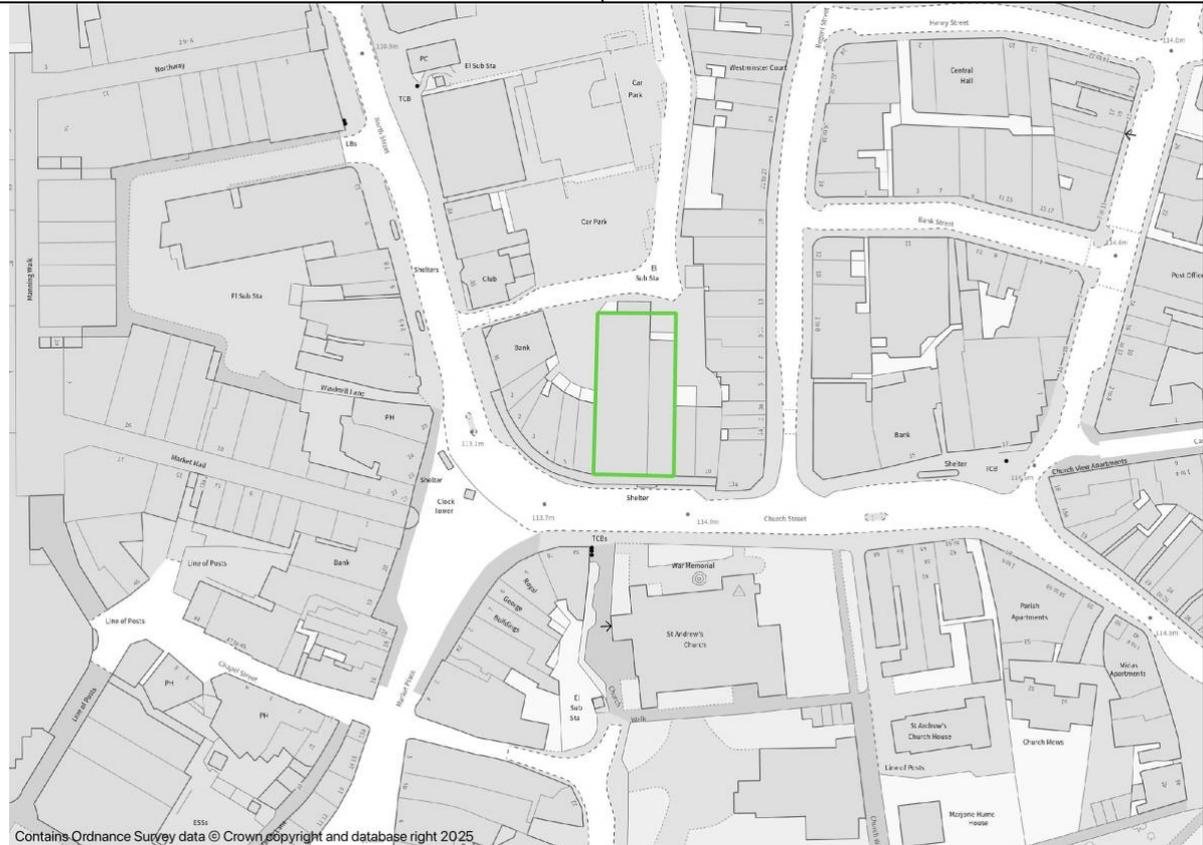
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Site Name / Address	Diamond House Hotel, 28 Hillmorton Road, Rugby, CV22 5AA
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	221
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Presence of existing active use. No development opportunity
Site boundary considerations (Where applicable)	
Existing use / description	Building (hotel). Hotel in use. Built up already and in use.
Notes on development potential where provided	HELAA: "Site discounted for being too small". No reason to consider alternative use.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	26

Site Ref.

27



Site Name / Address	First Floor 7-8 Church Street, Rugby, CV21 3PH
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	224
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Building. Peacocks store boarded up and vacant. Good public transport location. Vehicular access from the rear. The upper floors appear underutilised.
Notes on development potential where provided	HELAA: "Site discounted for being too small" The whole building is feasible for new uses: ground floor retail and upper floors for flats. Planning history: "Approval given for conversion of 1st and 2nd floors to 10 flats in Nov 2022 (R22/0479). Work

	not yet commenced, but app for approval of conditions made in Jun 2025"
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	27

Site Ref.

28



Site Name / Address	Land to rear of 321-327 Hillmorton Road, Rugby, CV22 5EZ
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	250
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	28

Site Ref.

29



Site Name / Address	Land to rear of 321 Hillmorton Road, Rugby.
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	251
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	29

Site Ref.

30

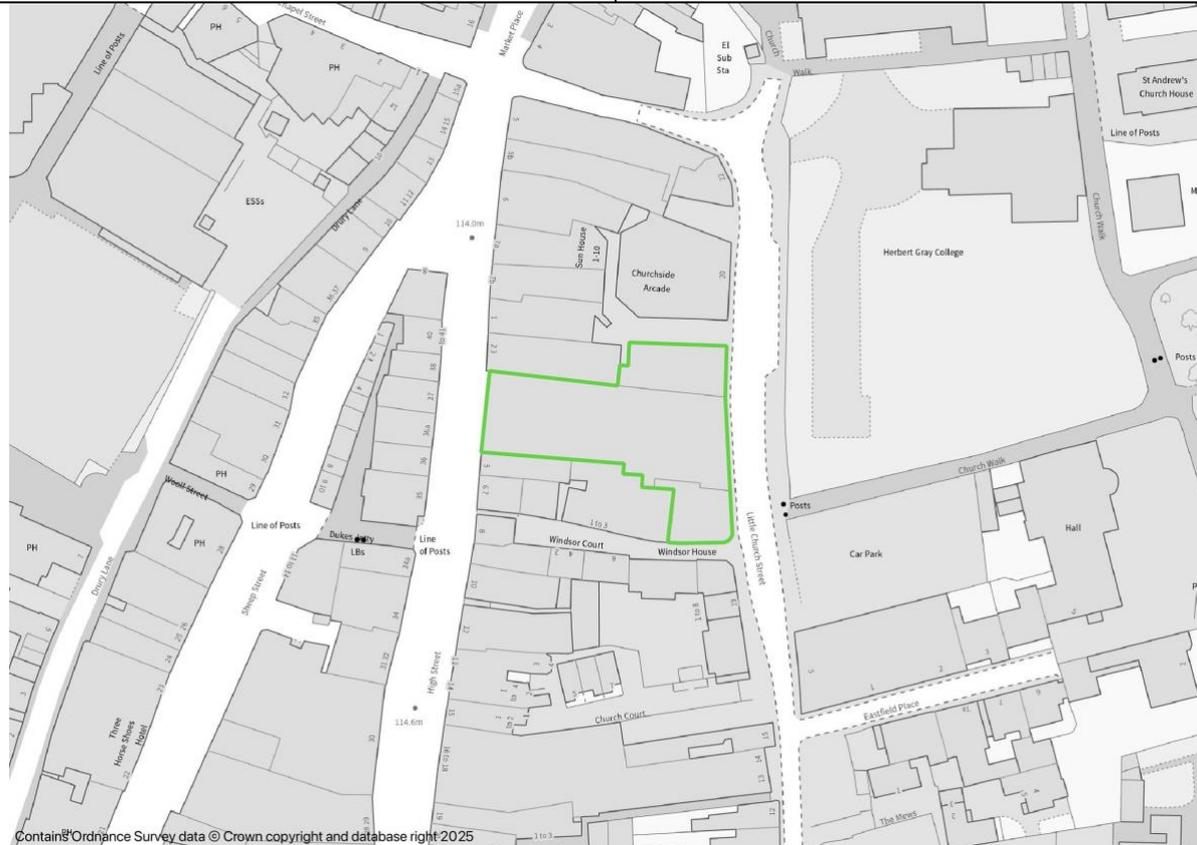


Site Name / Address	Rosewood House, 42-44 Rosewood Avenue, Rugby, CV22 5PL
Source	HELAA (2025)
Other source	Call for Sites 2025 (Rugby About Turn)
Site ID / Reference in source material (Where applicable)	258; N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	

Policy and environmental designations / constraints	
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	30

Site Ref.

31



Site Name / Address	4 High Street, Rugby, CV21 3BG
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	263
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Building. Large historic building with retail unit in use at ground level and garage at the back. Access from High Street and Little Church Street.
Notes on development potential where provided	Conversion of upper floors into 21 flats has already begun (R17/0967)
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	

Policy and environmental designations / constraints	
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	31

Site Ref.

32



Site Name / Address	Finchley Court, 41 King Edward Road, Rugby, CV21 2TG
Source	HELAA (2025)
Other source	Brownfield Land Register; Call for Sites 2025 (Resident)
Site ID / Reference in source material (Where applicable)	272; CV21 2TG
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Empty plot. Site of an irregular shape. Access available from Kind Edward Road. Vacant and cleared site, located in close distance to neighbours.
Notes on development potential where provided	HELAA: "Site discounted for being too small". Limited capacity for development and constraints due to close distance to neighbours.
Located inside Town Centre boundary (Y/N)	N

Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None
Site area (ha)	0.06
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.06
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	4
Estimated dwelling capacity (mid-point)	3
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Whilst this is a relatively small site with limited capacity for development and constraints due to proximity to neighbours, it represents a suitable site for small scale infill development that, if well designed, could make efficient and effective use of land in a sustainable location. It has though been rejected as a small site and may come forward as part of an allowance for windfall in the Local Plan.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	32

Site Ref.

33



Site Name / Address	5 & 6 Royal George Buildings, Market Place 69 & 70 Church Street, Rugby, CV21 3PT
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	273
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Presence of existing active Town Centre uses. No development opportunity
Site boundary considerations (Where applicable)	
Existing use / description	Building. In use retail units successful and flats above
Notes on development potential where provided	HELAA: "Site discounted for being too small". Buildings in use.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	Town Centre Boundary, Conservation Area, Primary Shopping Area, Primary shopping Frontage.
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	33

Site Ref.

34



Site Name / Address	Land rear of the Cooperative Store, 36-38 Overslade Lane and Former Garages to the rear of 107 Malborough Road
Source	HELAA (2025)
Other source	Call for Sites 2025 (Rugby About Turn); Call for Sites 2025 (RBC)
Site ID / Reference in source material (Where applicable)	274; N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	The site boundary and area have been amended following site visits as suitable in the UCS assessment process.
Existing use / description	Empty plot. Mostly cleared and vacant, part of it was an area of parking/garages to the rear of houses. Accessed from road and footpath on the side. Narrow site but could include housing, perhaps event a PROW route change. Site slopes up towards the

	NE. Neighbouring trees long boundaries and relationship with rear yard space of Coop important consideration. Next to bus stop 8A
Notes on development potential where provided	HELAA: "Site discounted for being too small". Rugby About Turn: "12 units" Limited capacity but good access options.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.18
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.18
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	4
Estimated dwelling capacity (high)	7
Estimated dwelling capacity (mid-point)	5
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	This benefits from potentially suitable access and sufficient space to accommodate housing. While it has some limited capacity and a PROW through the middle of the site, housing would represent an efficient use of land and would be suitable in this location.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	34

Site Ref.	35
	
Site Name / Address	Former Doctors Surgery, Bow Fell, Brownsover
Source	HELAA (2025)
Other source	Call for Sites 2025 (Rugby About Turn)
Site ID / Reference in source material (Where applicable)	284; N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Vacant but not cleared old GP Surgery. Vacant and boarded up building. Small site. Slopes down to the east. Adjacent to GP car park.
Notes on development potential where provided	HELAA: "Site discounted for being too small". Rugby About Turn: "Estimated 3 dwellings" Small site with limited capacity.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.04
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.04
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	1
Estimated dwelling capacity (high)	2
Estimated dwelling capacity (mid-point)	1
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Small site with very limited capacity but worth considering for a small development. The building could be either demolished and replaced or partially converted if necessary, but it currently represents a poor element in the built environment that would benefit from improving. The site is well-accessed and located near services and facilities, in a wider residential area. It is suitable for development, though represent a small site and is rejected from this study. It could come forward as part of the windfall allowance in the Local Plan.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	35

Site Ref.	36
	
Site Name / Address	42 - 54 Winfield Street, Rugby
Source	HELAA (2025)
Other source	Brownfield Land Register
Site ID / Reference in source material (Where applicable)	290; S14/001EXP
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	Consideration should be given to opportunities to expand the site to the north and south.
Existing use / description	Site between the rear garden of terraced dwellings. Accessed via a narrow access between two terraces, but likely viable. Overgrown site with trees.
Notes on development potential where provided	HELAA: "Site discounted for being too small" Small site and consideration should be given to back-to-back distances and neighbours' amenity. Opportunity to extend site further north (garages) and south (rear gardens and site reference 91).

	Limited opportunities for development. Back-to-back distances. The site could also facilitate opportunities for development to the north and south, within neighbours' garages and rear gardens.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.15
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.15
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	6
Estimated dwelling capacity (high)	11
Estimated dwelling capacity (mid-point)	8
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site offers opportunities for development and it has capacity for small infill development, although considering would need to be given to back-to-back distances. The site could also facilitate opportunities for development to the north and south, within neighbours' garages and rear gardens. The site is served by an existing vehicular access that is suitable for future development.
Deliverable (Y/N)	Y
Commentary on deliverability	Whilst small sites below 0.16 hectares have not been tested in the Local Plan Viability Study, and the smaller the sites, evidence suggests lower viability results, the residential typology (houses) expected is likely viable.
Available (Y/N)	Y
Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. The site is

	included in BLR (Part 1), and according to this, development is likely to take place within 15 years
Estimated dwelling capacity of deliverable and developable sites (low)	6
Estimated dwelling capacity of deliverable and developable sites (high)	11
Estimated dwelling capacity of deliverable and developable sites (mid-point)	8
Site Ref.	36

Site Ref.

37



Site Name / Address	Land Adjacent to 9 Railway Terrace, Rugby
Source	HELAA (2025)
Other source	Brownfield Land Register
Site ID / Reference in source material (Where applicable)	294; S14/023PP
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Empty plot. Brownfield Land Register: "not owned by a public authority, not permissioned,,,"Expired permission for ""14no residential apartments comprising of 13no two bed units and 1no 4 bed unit together with the formation of access and provision of parking court and associated works."" (R13/0340)"

	Vacant and cleared plot. Access from Railway Terrace. The site is at a slightly higher level than the car park to the north.
Notes on development potential where provided	HELAA: "Site discounted for being too small". Development may have to provide access to the rear properties.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Town Centre Boundary.
Site area (ha)	0.12
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.12
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	12
Estimated dwelling capacity (high)	18
Estimated dwelling capacity (mid-point)	15
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Appropriate site for development that could help repair the urban grain and improve the street scene. The site has some capacity for development, likely in terrace form, although other typologies could be explored. Development may need to provide access to the rear properties. Access is available from Railway Terrace. It is a suitable location for residential development.
Deliverable (Y/N)	Y
Commentary on deliverability	Whilst small sites below 0.16 hectares have not been tested in the Local Plan Viability Study, evidence suggests that should the benchmark land value be low, the redevelopment of the site would be viable. The benchmark land value should be investigated in an ad hoc assessment. Conclusion: the site is potentially viable.
Available (Y/N)	Y

Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. The site is included in BLR (Part 1), and according to this, development is likely to take place within 15 years
Estimated dwelling capacity of deliverable and developable sites (low)	12
Estimated dwelling capacity of deliverable and developable sites (high)	18
Estimated dwelling capacity of deliverable and developable sites (mid-point)	15
Site Ref.	37

Site Ref.

38



Site Name / Address	241 Sedlescombe Park
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	206
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	
Site area (ha)	

Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	38

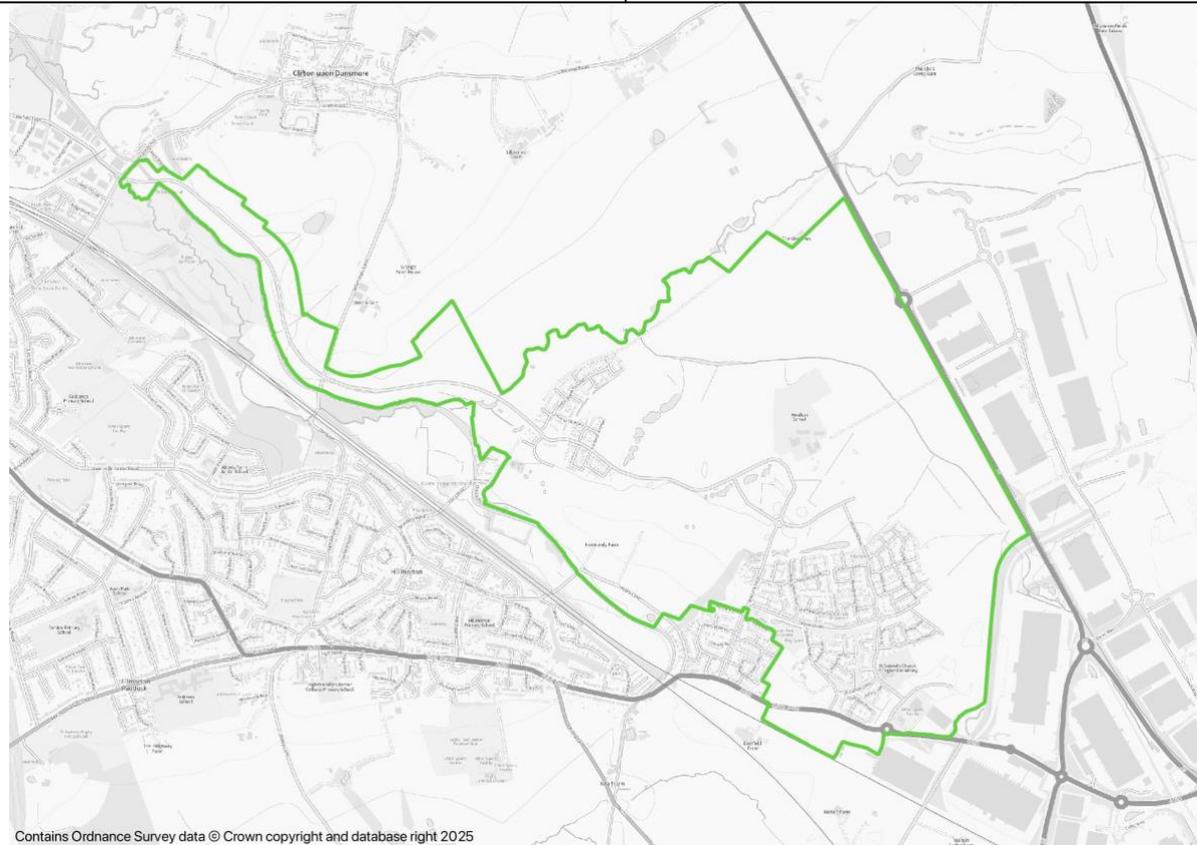
Site Ref.

39



Site Name / Address	Former school of Dancing, Jubilee Street, Rugby
Source	HELAA (2025)
Other source	N/A
Site ID / Reference in source material (Where applicable)	299
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	
Site area (ha)	

Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	39

Site Ref.**40**

Site Name / Address	Land South of Crick Road (A428)
Source	HELAA (2025)
Other source	Call for Sites 2025 (Planning Agent)
Site ID / Reference in source material (Where applicable)	236
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	
Site area (ha)	

Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	40

Site Ref.

41



Site Name / Address	Former Garages to the rear of 58-80 Parkfield Road
Source	HELAA (2025)
Other source	Call for Sites 2025 (Rugby About Turn)
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Former garages, vacant but not cleared. Good access. Neighbouring properties back-to-back distances consideration. Vacant garages. Trees along west boundary
Notes on development potential where provided	Discount from HELAA - too small. Estimated as 8 units. Narrow site that may limit capacity or building typology.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.14
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.14
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	3
Estimated dwelling capacity (high)	6
Estimated dwelling capacity (mid-point)	4
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	A narrow site that offers an opportunity for infill development. The existing back-to-back distances would be an important design consideration rather than an in principle limitation to development. Access is available and it is suitable to serve future development. The site is suitable for development, albeit it is classified as a small site and thus rejected from this stage of the study. It may come forward as part of the windfall allowance in the Local Plan.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	41

Site Ref.

42



Site Name / Address	Garages to the rear of 59-65 Lea Crescent, Newbold
Source	HELAA (2025)
Other source	Call for Sites 2025 (RBC)
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Small site of vacant garages. Narrow back-to-back distances with neighbours.
Notes on development potential where provided	Discount from HELAA - too small. Limited capacity
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	None
Site area (ha)	0.07
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.07
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	1
Estimated dwelling capacity (high)	3
Estimated dwelling capacity (mid-point)	2
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	This site is small, but it offers capacity for small infill development. Back-to-back distances are an important design consideration. Access is available and suitable. It is however rejected from this stage of the study as a small site.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	42

Site Ref.	43
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Site Name / Address	Garages to the rear of 12-34 Jackson Road, Hillmorton
Source	Call for Sites 2025 (RBC)
Other source	Call for Sites 2025 (Rugby About Turn)
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Garages. They appear mostly vacant. Not cleared. Owned by RBC. Long site of vacant garages, maybe some garages in use. Two access points. Should retain access to some properties to the south. Some trees along boundary west
Notes on development potential where provided	Consider back-to-back distances and privacy. Limited capacity.
Located inside Town Centre boundary (Y/N)	N

Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.29
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.29
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	6
Estimated dwelling capacity (high)	12
Estimated dwelling capacity (mid-point)	9
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site is suitable for infill development, although the design of any development will need to give consideration to existing back-to-back distances and the two existing vehicular accesses at both ends of the site. It would represent an appropriate reuse of land and, subject to design, could be an appropriate infill housing development.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that the site would be viable and that it would deliver houses (most viable housing typology). Public land ownership increases the potential viability of the site too.
Available (Y/N)	Y
Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. The site was submitted at the Call for Sites stage by RBC, the landowner.
Estimated dwelling capacity of deliverable and developable sites (low)	6
Estimated dwelling capacity of deliverable and developable sites (high)	12
Estimated dwelling capacity of deliverable and developable sites (mid-point)	9
Site Ref.	43

Policy and environmental designations / constraints	None
Site area (ha)	0.10
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.10
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	4
Estimated dwelling capacity (mid-point)	3
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Suitable site for development, albeit with limited capacity given the width of the site and the back-to-back distances to neighbours. Whilst suitable for development, the existing access, whilst adequate, may condition the layout and development capacity. It is considered a small site and rejected from this stage of the study.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	44

Site Ref.	45
Site Name / Address	Garages at Laburnum Grove
Source	Call for Sites 2025 (RBC)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Small site with vacant garages no longer in use. Hard surface of gravel. Accessed by a narrow driveway but it is a viable access for development. Trees along boundaries and neighbours in close distance
Notes on development potential where provided	Capacity for a handful of small units.
Located inside Town Centre boundary (Y/N)	N

Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.05
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.05
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	1
Estimated dwelling capacity (high)	2
Estimated dwelling capacity (mid-point)	2
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Small site with limited capacity but that could accommodate a small infill development of housing. It benefits from an existing vehicular access. Back-to-back distances are an important design consideration. Notwithstanding this, the site is suitable for some development. However, it is rejected from this stage of the study as being a small site.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	45

Site Ref.	46
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Site Name / Address	Land to the rear of 19-21 Bucknill Crescent
Source	Call for Sites 2025 (RBC)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Former garages, vacant and cleared. Owned by RBC. Small site. Overgrown. Access via a narrow drive, visibility restricted from the street at the time of the site visit.
Notes on development potential where provided	Limited capacity
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.08
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.08
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	3
Estimated dwelling capacity (mid-point)	2
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Small site with very limited capacity although. The suitability of the access should be investigated further. It is considered a small site and rejected from this stage of the study.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	46

Site Ref.

47



Site Name / Address	Car park north of Lever Road
Source	Call for Sites 2025 (RBC)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Car park. Owner by RBC. Car parking and verge. Steep rear end of the site.
Notes on development potential where provided	Back-to-back distances are an important consideration. Opportunity to complete group of buildings.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	None
Site area (ha)	0.08
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.08
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	3
Estimated dwelling capacity (mid-point)	3
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Suitable site for development of housing development similar to the neighbouring buildings. Design should consider back-to-back distances and topography, but the suitability of the site is not compromised by these two. It also offers an opportunity to complete the group of buildings and improve the street scene. However, it is rejected as a small site from this stage of the study.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	47

Site Ref.	48
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Site Name / Address	Garages to the rear of 69 Eden Road
Source	Call for Sites 2025 (RBC)
Other source	Call for Sites 2025 (Rugby About Turn)
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Garages. Mainly vacant but not cleared. Owned by RBC. Steep site to the side of a semidetached house. Access via Eden Road.
Notes on development potential where provided	1 or 2 dwellings
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	None
Site area (ha)	0.08
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.08
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	3
Estimated dwelling capacity (mid-point)	2
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Extremely limited capacity for development albeit suitable for some development given the distances to neighbours.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	48

Site Ref.	49
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Site Name / Address	Former Garages to the rear of 1-11 Perkins Grove
Source	Call for Sites 2025 (RBC)
Other source	Call for Sites 2025 (Rugby About Turn)
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Garages. Owned by RBC. Vacant and cleared plot with narrow access. Very steep site.
Notes on development potential where provided	Estimated as 12 dwellings. Back-to-back distances are an important consideration for privacy issues.
Located inside Town Centre boundary (Y/N)	N

Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.20
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.20
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	4
Estimated dwelling capacity (high)	8
Estimated dwelling capacity (mid-point)	6
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	The site is suitable for development, albeit its capacity is limited by two main factors: Back-to-back distances and topography. Notwithstanding this, the site is served by an access from Perkins Grove and could be potentially accessed from Eden Road too. Access arrangements should be further investigated. Subject to this, the site is suitable for development.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that the site would be viable and that it would deliver houses (most viable housing typology). Public land ownership increases the potential viability of the site too. However, the topography constraints of the site and the potential need for stabilising land (retaining walls or similar) could increase the costs of development.
Available (Y/N)	Y
Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. The site was submitted at the Call for Sites stage by RBC, the landowner.
Estimated dwelling capacity of deliverable and developable sites (low)	4

Estimated dwelling capacity of deliverable and developable sites (high)	8
Estimated dwelling capacity of deliverable and developable sites (mid-point)	6
Site Ref.	49

Site Ref.	50
	
Site Name / Address	Land to the rear of 9-23 Freemantle Road (Blackwood Avenue)
Source	Call for Sites 2025 (RBC)
Other source	Desk-based review
Site ID / Reference in source material (Where applicable)	Polygon 11
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Hard surface and car park. Owned by RBC. Hard surface, irregular shape. Surrounded by rear garden boundaries. Multiple accesses for pedestrians and vehicles. Question on whether the site has access by vehicles from adopted highway.
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	N

Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.16
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.16
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	3
Estimated dwelling capacity (high)	6
Estimated dwelling capacity (mid-point)	5
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Site with modest development capacity with potential for a variety of development typologies. The site is suitable as it is of a scale and location that is adequate for residential development. It is located near services and benefits from multiple vehicular and pedestrian access points. Back-to-back distances are an important design factor.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that the site would be viable and that it would deliver houses (most viable housing typology). Public land ownership increases the potential viability of the site too.
Available (Y/N)	Y
Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. The site was submitted at the Call for Sites stage by the landowner.
Estimated dwelling capacity of deliverable and developable sites (low)	3
Estimated dwelling capacity of deliverable and developable sites (high)	6
Estimated dwelling capacity of deliverable and developable sites (mid-point)	5

Site Ref.	50
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Site Ref.	51
Site Name / Address	Land to the rear of 34 Avenue Road
Source	Call for Sites 2025 (RBC)
Other source	Desk-based review
Site ID / Reference in source material (Where applicable)	Polygon 15
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Garages. Owned by RBC. Vacant garages. Hardstanding between garages used for parking. Access is available from a narrow gap in the terrace, although it appears a viable vehicular access. The site is adjacent to and overlooks the allotment space to the north. Close distance to neighbours.
Notes on development potential where provided	There is not a significant capacity for development and the site is designated open space, currently used for allotments.
Located inside Town Centre boundary (Y/N)	N

Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.10
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.10
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	4
Estimated dwelling capacity (high)	7
Estimated dwelling capacity (mid-point)	6
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site has capacity for modest development, and it is suitable for development given its existing adequate access, size and potential to deliver homes. Furthermore, it includes the opportunity to create a more attractive edge of the terrace overlooking the designated open space (allotments).
Deliverable (Y/N)	Y
Commentary on deliverability	Whilst small sites below 0.16 hectares have not been tested in the Local Plan Viability Study, evidence suggests that the site would be viable and that it would deliver houses (most viable housing typology). Public land ownership increases the potential viability of the site too.
Available (Y/N)	Y
Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. The site was submitted at the Call for Sites stage by RBC, the landowner.
Estimated dwelling capacity of deliverable and developable sites (low)	4
Estimated dwelling capacity of deliverable and developable sites (high)	7

Estimated dwelling capacity of deliverable and developable sites (mid-point)	6
Site Ref.	51

Site Ref.

52



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Site Name / Address	Former Herbert Gray College, Little Church Street
Source	Call for Sites 2025 (Rugby About Turn)
Other source	Call for Sites 2025 (Resident); Brownfield Land Register
Site ID / Reference in source material (Where applicable)	S14/025PP; N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Brownfield Land Register: " Expired permission for Demolition, conversion, extensions and various internal works to the former Herbert Gray College to facilitate the provision of two-5 storey blocks to form 78 Extra Care Residential Units (Class C2), a 3-storey 52-bed Care Home (Class C2) and an ancillary Well Being Centre (including café,

	restaurant and leisure/spa facilities), together with associated works, including alterations to boundaries." Rugby About Turn: "Disused. Expired approval for C2 redevelopment (with Herbert Grey College)" Boarded up buildings and site not in use. Overgrown site. Pedestrian access around the whole site with PROW surrounded by church grounds and cemetery. Significant trees along boundaries. Church Walk goes through the middle of the site. Historic buildings. Planning history: "Approval given in November 2021 for development of 130 C2 residential care units (R18/1811). However, this permission expired without construction beginning. Likely to be deliverability issues".
Notes on development potential where provided	70 dwellings. Opportunity to convert historic buildings and some development within the site. It should be carried out in a sensitive way to reduce impact on heritage.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Listed building. Within the Town Centre Boundary and the Conservation Area.
Site area (ha)	0.73
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.58
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	58
Estimated dwelling capacity (high)	88
Estimated dwelling capacity (mid-point)	73
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This is a complex site given its heritage constraints, however, it offers an excellent opportunity to convert historic buildings and include some additional development within the site. It should be carried out in a

	sensitive way to reduce impact on heritage, but it has the opportunity to integrate well with the urban fabric and the historic environment. The site is suitable for development and it benefits from being in an attractive and sustainable location well-served by facilities and services.
Deliverable (Y/N)	N
Commentary on deliverability	The viability of this site is in question given the unknown benchmark value (not industrial, office nor surface car park) and the poor conservation status of the buildings. The existing buildings are listed and fall within the conservation area, adding constraints to the potential development and costs to the stabilisation and conservation of existing buildings. These costs might reduce the viability of the site. Evidence suggests that the development may not be viable as previous planning permissions have not been implemented.
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	52

Site Ref.

53



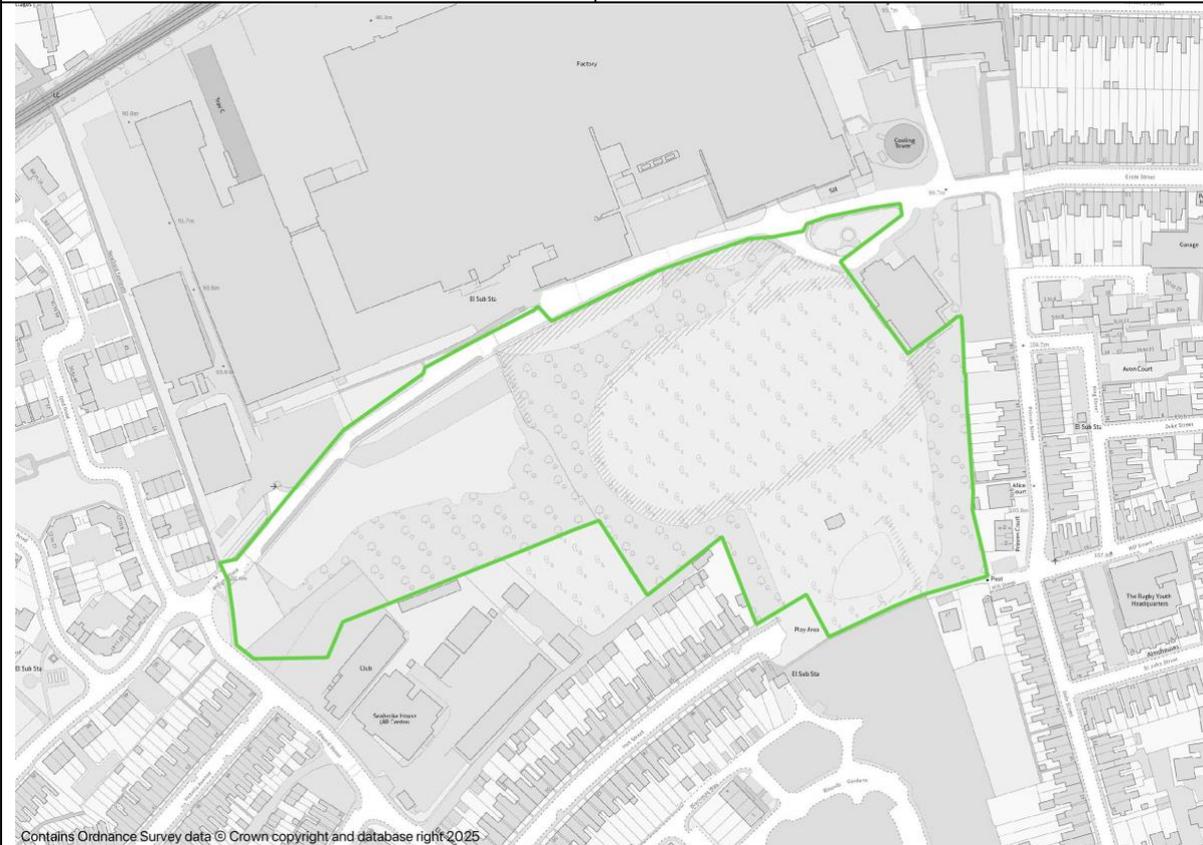
Site Name / Address	Rounds Gardens, Rugby
Source	Call for Sites 2025 (Rugby About Turn)
Other source	Call for Sites 2025 (Resident)
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Rugby About Tourn: "in RBC ownership and already has planning permission for housing. Vacant and cleared. Large site with undulating topography. Cleared. A small part of the site is designated open space (play area). There are many mature trees within the site.
Notes on development potential where provided	Site available and RBC working on concepts for its redevelopment. Rugby About Turn:

	"R21/1001 states the intention to rebuild. Estimated 170 dwellings"
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Some surface water flood risk.
Site area (ha)	1.70
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	1.36
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	54
Estimated dwelling capacity (high)	95
Estimated dwelling capacity (mid-point)	75
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site is suitable for development as it offers capacity for substantial development in medium density area. Given the limited constraints of the site, existing accesses and potential capacity, it is considered that this is a suitable for development.
Deliverable (Y/N)	Y
Commentary on deliverability	Site large in size and with no clear development constraints/use. The mix of houses associated to this area (mix of flats and houses) increase the likelihood of meeting Development Plan policies and obligations and being viable. Public land ownership increases the potential viability of the site too.
Available (Y/N)	Y
Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. RBC indicated that there are plans to develop this site.
Estimated dwelling capacity of deliverable and developable sites (low)	54
Estimated dwelling capacity of deliverable and developable sites (high)	95

Estimated dwelling capacity of deliverable and developable sites (mid-point)	75
Site Ref.	53

Site Ref.

54



Site Name / Address	Former GEC Site, Rugby
Source	Call for Sites 2025 (Rugby About Turn)
Other source	Call for Sites 2025 (Resident)
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	Boundary amended to include areas to the west, which formed part of the GEC site and were included within the red line of planning application R24/0111. Other areas within the red line are covered in sites 64, 103 and 113.
Existing use / description	Closed large factory between railway and Rounds Gardens, in close distance to the Railway Station. Rugby About Tourn: "The former GEC site just to the North of Rounds Gardens which was the subject

	of a planning application for housing (R24/0111). St Modwen's application was of low quality and was rightly refused by the planning committee but none of the flaws identified were fatal to the concept of housing on this site and a comprehensive redevelopment (including providing public access to the green space at the heart of the former GEC site) has a number of advantages" Not accessible at the time of the site visit. It looks overgrown and with many mature trees (along the boundary, at least).
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	4.57
Gross to net ratio applied to determine developable area	0.60
Revised development area (ha)	2.74
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	110
Estimated dwelling capacity (high)	192
Estimated dwelling capacity (mid-point)	151
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Site suitable for development subject to confirming access arrangements and other design factors that may limit capacity, such as trees and BNG, and surface water flood risk. Some flood risk issues could be addressed through coordinating design and drainage with nearby sites (such as Rounds Gardens to the south, which sits at higher level and its where some surface water originates). Notwithstanding this, the site offers significant development capacity

	given the size of the site and it could be masterplanned together with site no. 49 (Rounds Gardens). The site is suitable and it is in a sustainable location. 115 dwellings were proposed in the recently refused planning application, but perhaps there is capacity for less development, or higher density, to address some of the key concerns raised by RBC when refusing the application.
Deliverable (Y/N)	Y
Commentary on deliverability	Site with low benchmark value (car park and formerly industrial). It is in an accessible location. The mix of houses associated to this area (mix of flats and houses) increase the likelihood of meeting Development Plan policies and obligations and being viable. Notwithstanding the above, a recent planning application shows challenges for this site to come forward, due to constraints that limit the development capacity, which could have implications on viability. Conclusion: the site is potentially viable.
Available (Y/N)	Y
Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. The site was subject of a planning application for new development recently.
Estimated dwelling capacity of deliverable and developable sites (low)	110
Estimated dwelling capacity of deliverable and developable sites (high)	192
Estimated dwelling capacity of deliverable and developable sites (mid-point)	151
Site Ref.	54

Site Ref.

55



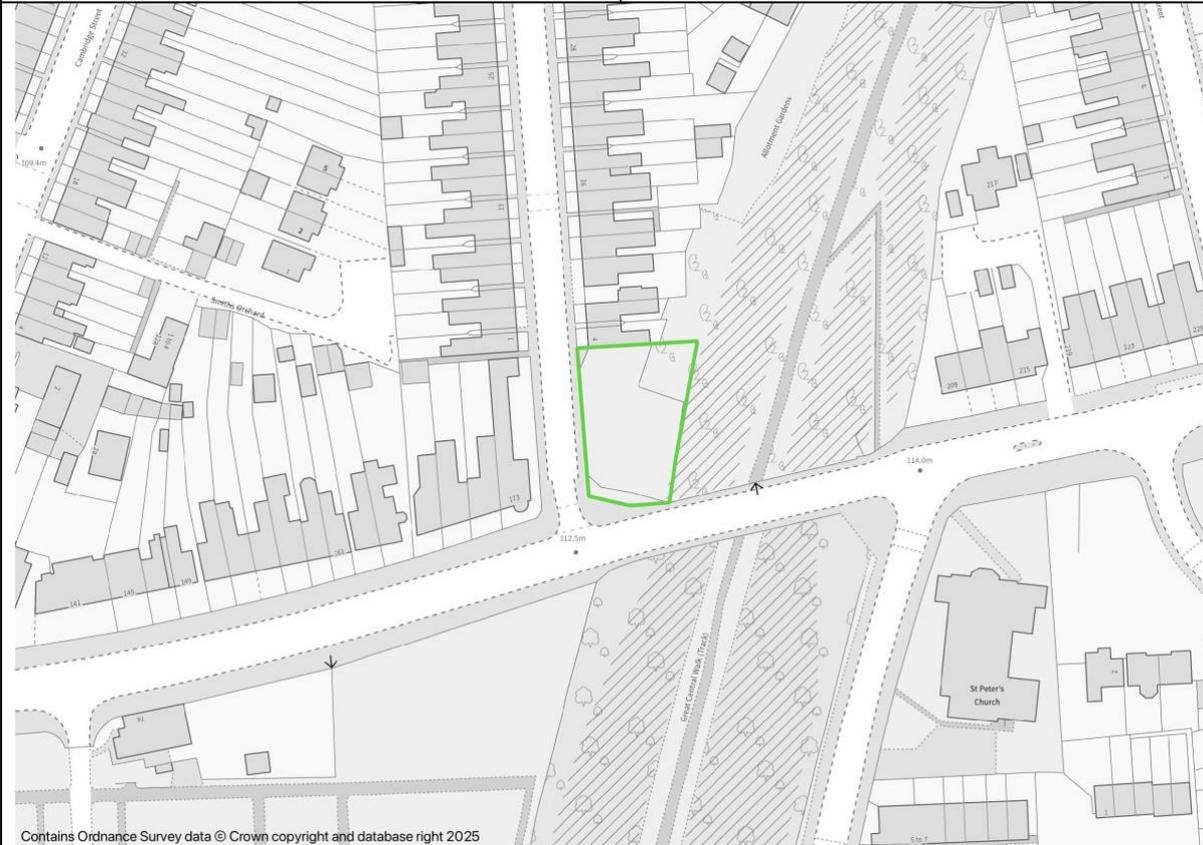
Site Name / Address	Former Snooker Hall, 133-135 Railway Terrace, Rugby, CV21 3EY
Source	Call for Sites 2025 (Rugby About Turn)
Other source	Call for Sites 2025 (Resident)
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Rugby About Turn: "Former snooker hall. Derelict. No recent applications. Vacant but not cleared" Access on two roads. Buildings in poor conservation state. Abandoned. Existing use unclear. School located across the lane.
Notes on development potential where provided	Estimated 7 dwellings. Surrounded by two storey development, access feasible, opportunity to improve street scene.
Located inside Town Centre boundary (Y/N)	N

Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None
Site area (ha)	0.07
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.07
Low density multiple applied (du/ha)	75
High density multiplier applied (du/ha)	125
Estimated dwelling capacity (low)	5
Estimated dwelling capacity (high)	9
Estimated dwelling capacity (mid-point)	7
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site offers an opportunity to repair the urban grain of the are as well as the street scene, especially considering the poor condition of the existing building and the current gap in the built form along Railway Terrace. The site could accommodate 2-storey buildings, similar in scale to its neighbours and be either fully residential or mixed residential and other town centre uses. The site has access from two streets and it is in a highly sustainable location, being suitable for development.
Deliverable (Y/N)	N
Commentary on deliverability	Whilst small sites below 0.16 hectares have not been tested in the Local Plan Viability Study, the evidence suggests that flatted development may face challenges in the compliance with the Development Plan requirements and obligations, and viability.
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	

Site Ref.	55
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Site Ref.

56



Site Name / Address	United Pentecostal Church, 2 Windsor Street
Source	Call for Sites 2025 (Rugby About Turn)
Other source	Call for Sites 2025 (Resident)
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	56

	a listed building within the site that is not in use and has been boarded up.
Notes on development potential where provided	Regeneration Strategy: "To deliver a mixed-use scheme that could comprise hotel, new residential, open space, and ancillary retail / leisure." Rugby About Turn: "Estimated 100 dwellings. Constraints: Listed buildings and a possible need to retain some local government functions on site following local government reorganisation." The site is large in scale, but there are buildings that may be worth preserving, as well as trees, therefore conditioning development opportunities and viability.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Listed building and within the Town Centre Boundary
Site area (ha)	1.57
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	1.26
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	126
Estimated dwelling capacity (high)	188
Estimated dwelling capacity (mid-point)	157
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	The site is large in scale, but there are buildings that may be worth preserving, as well as trees, therefore conditioning development opportunities and viability. Notwithstanding this, there would be opportunities for new development within the car park (should the car park become redundant) and for the conversion of the town hall buildings (in case the town hall moves elsewhere). Although these scenarios are unlikely (with matters of viability and availability to be considered separately), the

	site does represent a suitable opportunity subject to further considerations.
Deliverable (Y/N)	Y
Commentary on deliverability	The viability of this site should be assessed in an ad hoc study given the unknown benchmark value (not industrial, office nor surface car park). There are existing buildings are listed adding constraints to the potential development and costs to the stabilisation and conservation of buildings. These costs might reduce the viability of the site. Evidence suggests that the development could be viable given the size of the site, and that it could face challenges to meet Development Plan policy requirements and contributions.
Available (Y/N)	Y
Commentary on availability	Devolution and Government reorganisation may offer potential longer term. RBC has indicated that there is a possibility of the site being made available for redevelopment for residential purposes in the longer term.
Estimated dwelling capacity of deliverable and developable sites (low)	126
Estimated dwelling capacity of deliverable and developable sites (high)	188
Estimated dwelling capacity of deliverable and developable sites (mid-point)	157
Site Ref.	57

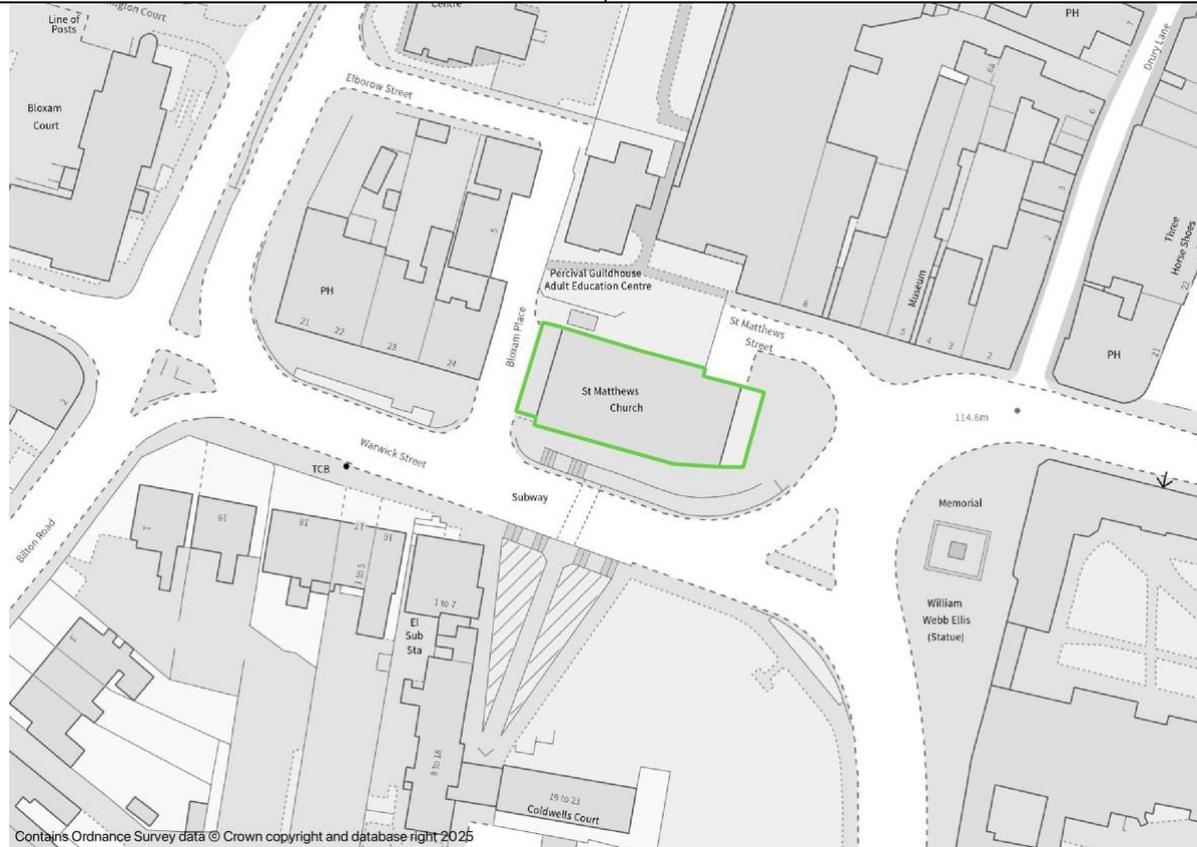
Site Ref.	58
<p>Contains Ordnance Survey data © Crown copyright and database right 2025</p>	
Site Name / Address	Former Hospital Barby Road CV22 5PX
Source	Call for Sites 2025 (Rugby About Turn)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	The site boundary and area have been amended following site visits as suitable in the UCS assessment process.
Existing use / description	Current use: hospital, but vacant and condemned for further medical use. Presumably owned by Government. Historic building (not listed) boarded up and vacant part of the Hospital of St Cross complex. Modern extension also vacant. Surrounded by hospital buildings.
Notes on development potential where provided	12 units. Opportunity to expand the site to the west and include modern building, also

	vacant. Conversion possible but would require significant investment.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Adjacent to Conservation Area.
Site area (ha)	0.40
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.40
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	8
Estimated dwelling capacity (high)	16
Estimated dwelling capacity (mid-point)	12
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Suitable site for development (subject to wider operational use of the hospital) albeit with limited capacity and important considerations that would determine design and viability. The site is historic and would require significant investment, only likely being capable of conversion, not demolition. A more modern section of this may be capable of accommodating more change. Issues of incompatible uses (hospital and residential uses) and lack of separate access for each use.
Deliverable (Y/N)	Y
Commentary on deliverability	The viability of this site should be assessed in an ad hoc study given the unknown benchmark value (not industrial, office nor surface car park). It partly consists of existing historic building, adding constraints to the potential conversion and costs to conservation. These costs might reduce the viability. The development could be viable given the size of the site and that part of it could be delivered with houses, not flats. However, part of it would likely entail the conversion of the existing building into flats,

	facing challenges to meet Development Plan policy requirements and contributions.
Available (Y/N)	N
Commentary on availability	There is no realistic prospect of development now or in the plan period. Site owned by the hospital / university, unlikely to be released for residential development. Redevelopment masterplan in progress.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	58

Site Ref.

59



Site Name / Address	St Matthews Church, Warwick Street
Source	Call for Sites 2025 (Rugby About Turn)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Place of worship. Grade II Listed Building. Church, which appears vacant.
Notes on development potential where provided	Estimated 7 dwellings. Planning app: R19/1181. Possible suitable for conversion subject to design analysis and development potential limited.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	Listed building. Town Centre Boundary, Conservation Area.
Site area (ha)	0.07
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.07
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	7
Estimated dwelling capacity (high)	11
Estimated dwelling capacity (mid-point)	9
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Possible suitable for conversion subject to design analysis and development potential limited. However, the site would not be suitable for this UCS, and it could be subject of conversion only regardless of an allocation.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	59

Site Ref.

60



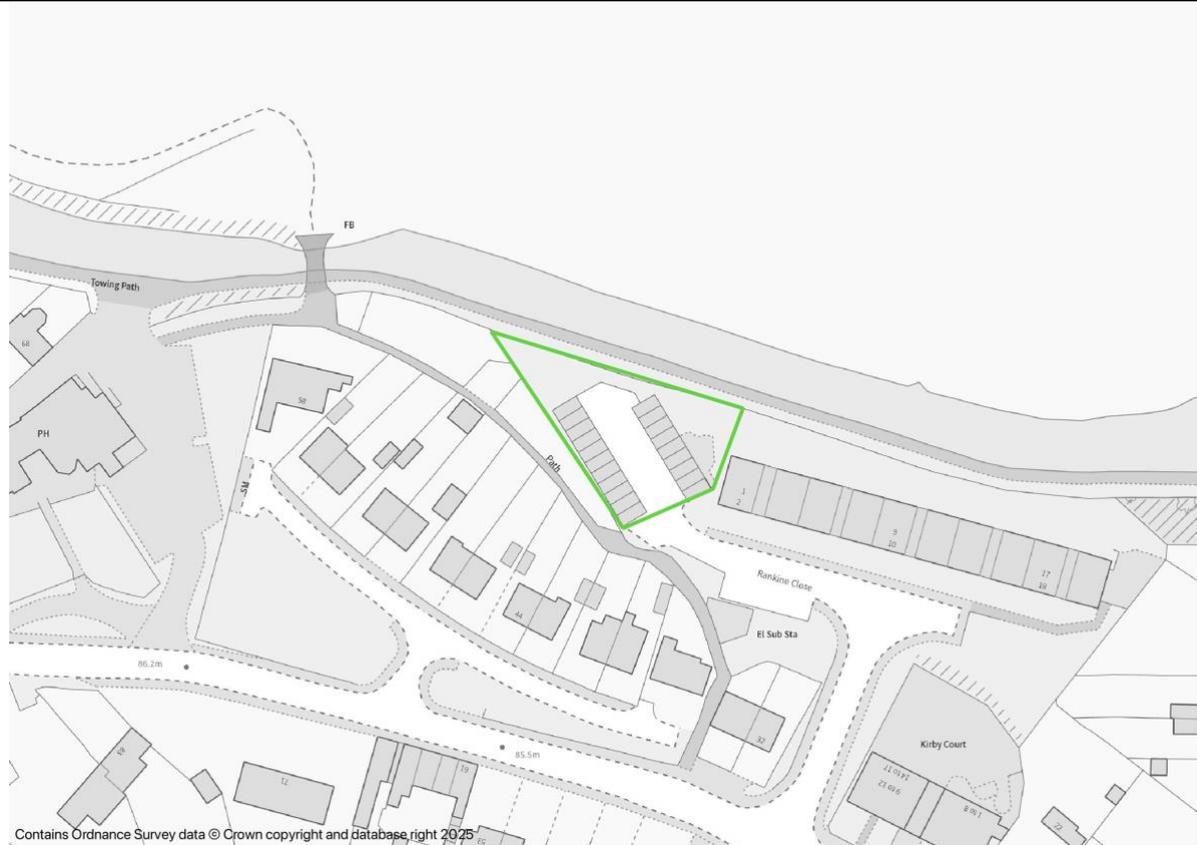
Site Name / Address	Land South of Fosterd Road
Source	Call for Sites 2025 (Rugby About Turn)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Vacant. Probably in agricultural use. Access possible (not existing) from Fosterd Road. Trees along boundaries. Field. At lower level from Fosterd Rd.
Notes on development potential where provided	Estimated as 80 units. Extremely exposed to flood risk.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	Flood Risk Zones 2 and 3. Flood storage area. Open space designation.
Site area (ha)	1.90
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	1.52
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	30
Estimated dwelling capacity (high)	61
Estimated dwelling capacity (mid-point)	46
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	The site is not suitable for development as it is extremely exposed to flood risk.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	60

Policy and environmental designations / constraints	Currently only accessible by boat, but opportunities to access it from the retail park are possible
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	61

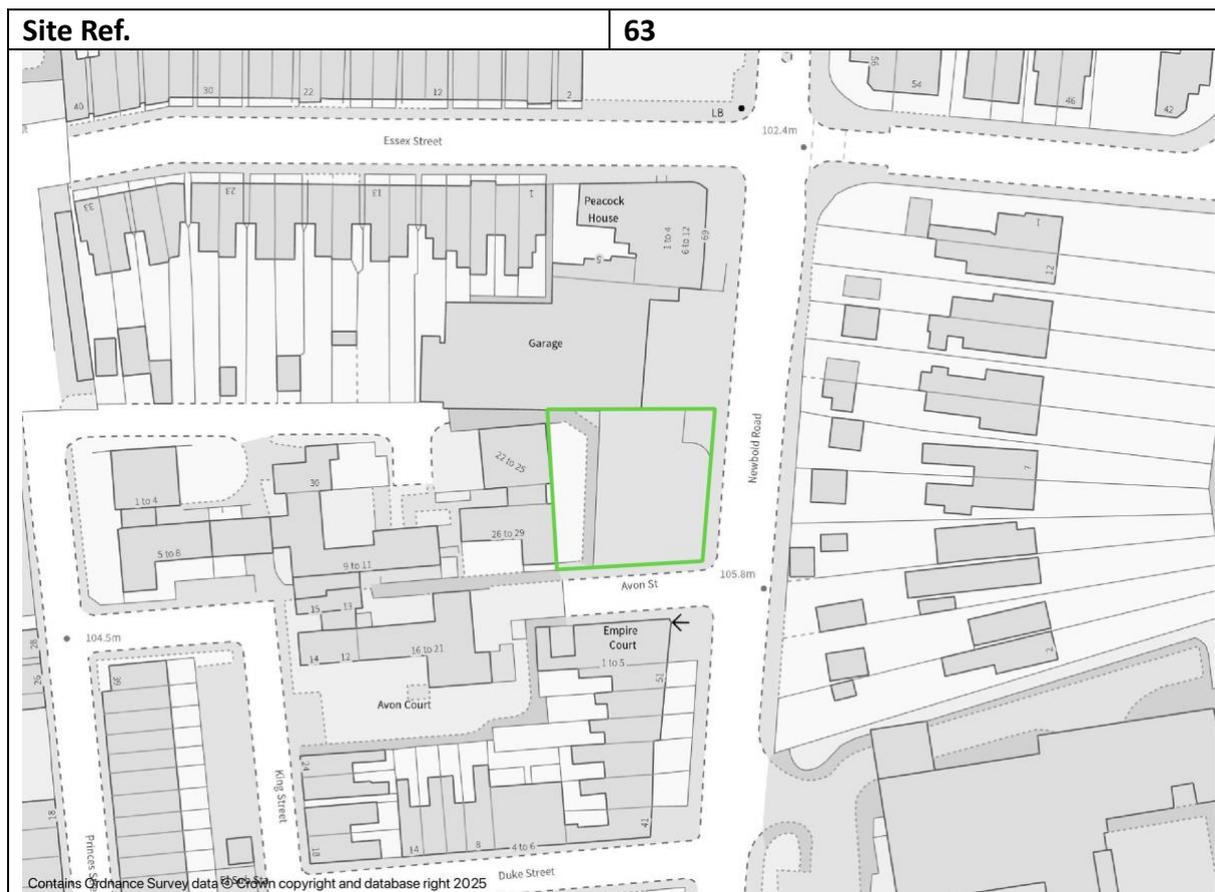
Site Ref.

62



Site Name / Address	Garages at Rankine Close
Source	Call for Sites 2025 (Rugby About Turn)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Garages. Mainly vacant but not cleared. Small site with garages. Not clear if in use. Trees on edges. Good access.
Notes on development potential where provided	Estimated as 4 units. Limited capacity.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	None
Site area (ha)	0.09
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.09
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	4
Estimated dwelling capacity (mid-point)	3
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Small site with limited capacity but suitable for development, with an existing adequate access and offering the opportunity to connect to the PROW along the canal. It is though rejected at this stage as a small site.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	62



Site Name / Address	Land south of Topp Tiles, Newbold Road
Source	Call for Sites 2025 (Resident)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Vacant plot. Small site of a square shape. There is an existing access available from Newbold Road.
Notes on development potential where provided	There is the opportunity to develop this site together with the adjacent site (Topp Tiles)
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	None
Site area (ha)	0.06
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.06
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	3
Estimated dwelling capacity (high)	4
Estimated dwelling capacity (mid-point)	3
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	There is the opportunity to develop this site together with the adjacent site (Topp Tiles). The site is suitable for development and it benefits from an existing access. The distance to and relationship with the neighbouring properties to the rear are important design considerations. It is though rejected at this stage as a small site
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	63

Site Ref.

64



Site Name / Address	Land between 18 and 26 Princess Street
Source	Call for Sites 2025 (Resident)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Vacant plot. Small pocket of land between terraces with limited capacity. Trees along the rear boundary and access from Princess Street.
Notes on development potential where provided	2 or 3 houses. Limited capacity for new development.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	None
Site area (ha)	0.05
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.05
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	3
Estimated dwelling capacity (mid-point)	3
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Small site with limited capacity for new development, although it would potentially be suitable for new development matching in scale the neighbouring buildings and completing the existing terrace. It is though rejected from this stage of the study as a small site. The site was previously included within the red line of planning application R24/0111, implying that the site could be designed and developed with sites 54, 103 and 113.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	64

Site Ref.	65
	
Site Name / Address	Land between Parkfield Road and the River Avon, Newbold
Source	Call for Sites 2025 (Resident)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Former allotment site that is not needed. The site is vacant and cleared. Access available from Parkfield Road. Overgrown site.
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Open space designation
Site area (ha)	1.18
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.95
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	19
Estimated dwelling capacity (high)	38
Estimated dwelling capacity (mid-point)	28
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Large site with significant capacity but part of a wider designated open space therefore not suitable for development.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	65

Site Ref.**66**

Site Name / Address	92 Lower Hillmorton Road
Source	Call for Sites 2025 (Planning Agent)
Other source	Desk-based review
Site ID / Reference in source material (Where applicable)	Polygon 5
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	The site boundary and area have been amended following the review of the planning history (extant planning permission) in the UCS assessment process.
Existing use / description	Empty plot between Caldecott Place, Lower Hillmorton Road and Great Central Walk. Formerly hosted a gymnastics club, but the site has been vacant and fenced off for several years. Cleared plot of land, fenced off and a construction site.
Notes on development potential where provided	A portion (south) of the site has been granted permission for housing and it is

	currently in development. The site is subject to a live application for erection of 34 apartments, but no decision has been issued yet (R24/0986).
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None. Adjacent to a Local Wildlife Site.
Site area (ha)	0.18
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.18
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	7
Estimated dwelling capacity (high)	13
Estimated dwelling capacity (mid-point)	10
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	A large section of the site was granted permission for development and therefore it was removed from this assessment. The remaining part of the site is the northern section, which benefits from direct access from Lower Hillmorton Road, has capacity for accommodating further development.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location, size and housing typology, the redevelopment of the site would be viable.
Available (Y/N)	Y
Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. The site was submitted to the Call for Sites by the planning agent.
Estimated dwelling capacity of deliverable and developable sites (low)	7
Estimated dwelling capacity of deliverable and developable sites (high)	13

Estimated dwelling capacity of deliverable and developable sites (mid-point)	10
Site Ref.	66

Site Ref.

67

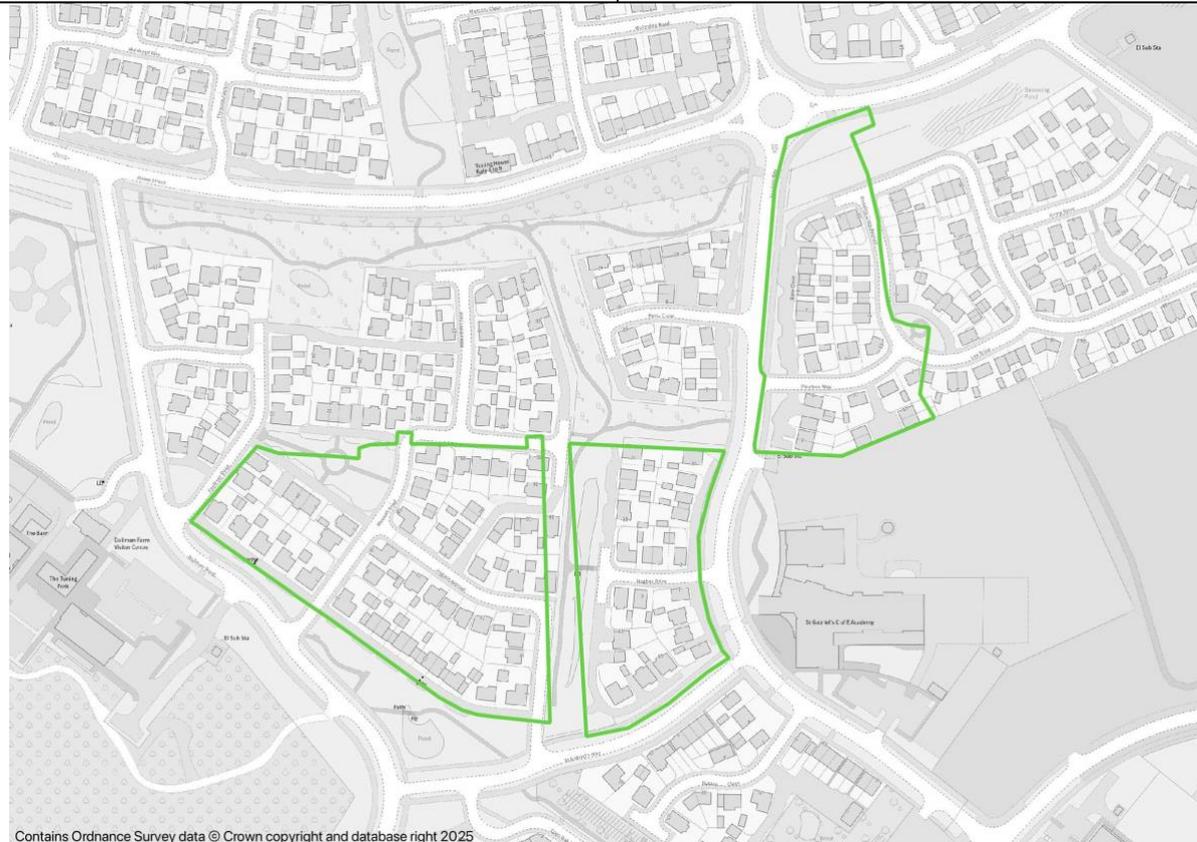


Site Name / Address	Land to the rear of 150 Railway Terrace
Source	Call for Sites 2025 (Planning Agent)
Other source	Desk-based review
Site ID / Reference in source material (Where applicable)	Polygon 25
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Permission has been granted for development
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	67

Site Ref.

68

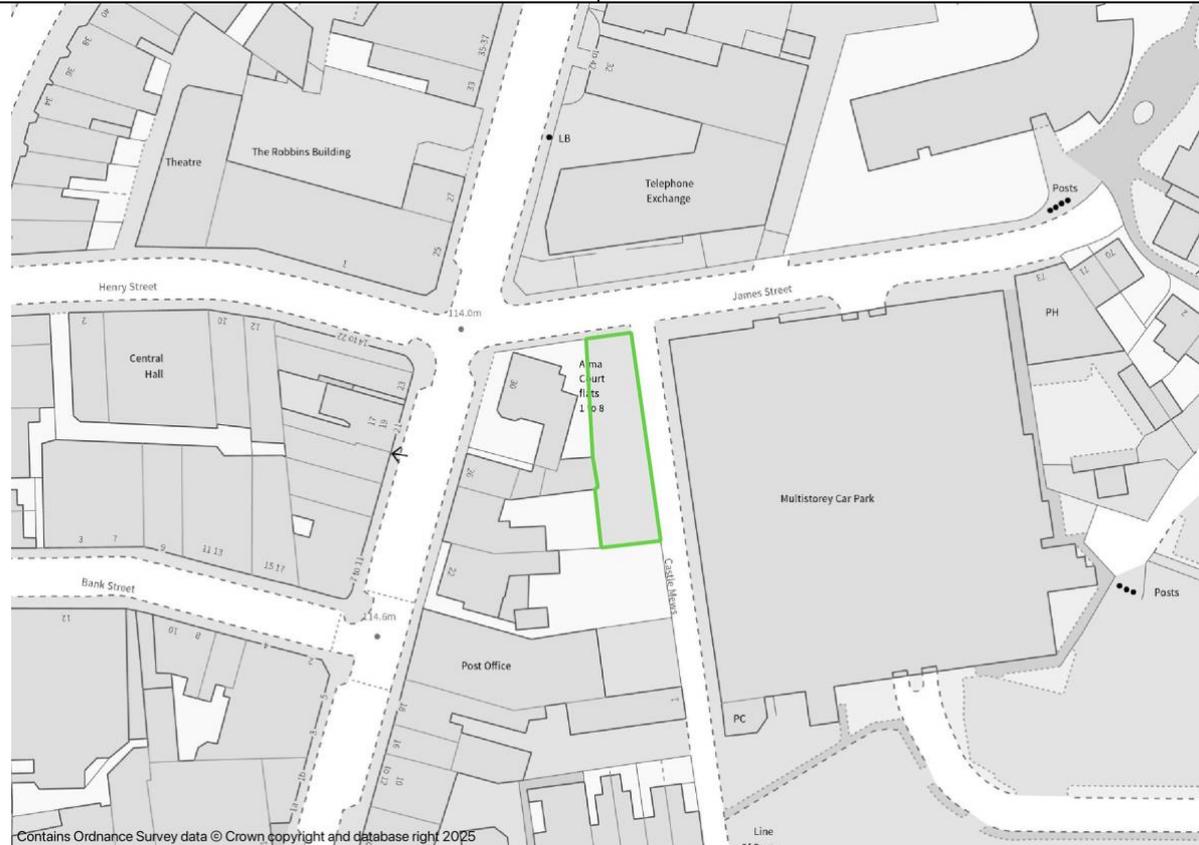


Site Name / Address	Rugby Radio Station, Watling Street, Clifton upon Dunsmore
Source	Brownfield Land Register
Other source	N/A
Site ID / Reference in source material (Where applicable)	R16/0337
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	68

Site Ref.

69



Site Name / Address	Land Rear of 30, Albert Street
Source	Brownfield Land Register
Other source	N/A
Site ID / Reference in source material (Where applicable)	R19/0981
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Brownfield Land Register: "Planning permission date 2019-12-06" Hardstanding area, small. Accessed from James Street.
Notes on development potential where provided	Limited capacity for up to 8 flats. Outline Planning Permission for the erection of a four-storey building with 8 flats approved in Jan 2023 (R22/1245).
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Town Centre Boundary and Conservation Area.
Site area (ha)	0.04
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.04
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	4
Estimated dwelling capacity (high)	6
Estimated dwelling capacity (mid-point)	5
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This is a small site with limited capacity for development, however in a sustainable location and offering the opportunity to enhance the street scene and urban grain. The site is suitable for development.
Deliverable (Y/N)	Y
Commentary on deliverability	Whilst small sites below 0.16 hectares have not been tested in the Local Plan Viability Study, evidence (planning history) suggests that the redevelopment would be likely viable.
Available (Y/N)	Y
Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. The site was subject of a planning application for new development recently and it is included in BLR (Part 1), and according to this, development is likely to take place within 15 years
Estimated dwelling capacity of deliverable and developable sites (low)	4
Estimated dwelling capacity of deliverable and developable sites (high)	6
Estimated dwelling capacity of deliverable and developable sites (mid-point)	5
Site Ref.	69

Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	70

Site Ref.

71



Site Name / Address	Chestnut House
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	OT11
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Overly complex site. Most of the site is already in active use.
Site boundary considerations (Where applicable)	
Existing use / description	At present, the site is occupied by professional services businesses. At present, there are no immediate proposals for redevelopment. Large area of buildings and car park.
Notes on development potential where provided	A potential location for Rugby Hub or a new Grade A office. This scheme could help create a new focal point for the town centre and improve the commercial offering.

	Inappropriate size of the Regeneration Strategy area, which is not appropriate for this Urban Capacity Study.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Primary Shopping Area, Primary Shopping Frontage, Town Centre Boundary.
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	71

Site Ref.

72



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Site Name / Address	Rugby Police Station, Newbold Road
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	TH26
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Presence of existing active use: community facility. No development opportunity
Site boundary considerations (Where applicable)	The site boundary and area have been amended following site visits as suitable in the UCS assessment process.
Existing use / description	The property is currently occupied and is an important public service. It is understood, that the Warwickshire Police have been undertaking their own review of their asset requirements in the town centre. At present, no engagement or planning application has been submitted. Policy station and car park in use. Accessed from Newbold Road and being at a higher

	ground level than the road. Adjacent to Caldecott Park.
Notes on development potential where provided	An interceptor car park and residential is proposed. Opportunity to develop together with site reference 57 (Town Hall).
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	72

Site Ref.

73



Site Name / Address	NHS Railings, The Railings
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	WE5
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	The revised development area has been reduced in half, as the landowner has indicated that half of the site may become available.
Existing use / description	NHS Sidings is still operational. Engagement with the NHS will be required to understand if the site is still suitable given the development delivery in the immediate vicinity. This will determine when the site could be considered for redevelopment and potentially through the One Public Estate mechanism. Group of buildings and car

	parking spaces in between. In use by the NHS. The site is on a slope down towards the north. There are several pedestrian accesses and a single vehicular access point (north). It is surrounded by an industrial estate to the north and west and residential areas to the east and south. There is a significant level difference between the site and Wood St, which sits at a higher level.
Notes on development potential where provided	Redevelopment of the NHS Sidings, to deliver new homes, aligned with the wider residential development within Webb Ellis Estate. There are multiple possible access points, including pedestrian options.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.52
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.21 (Revised site area of 0.42 ha divided in half to reflect advice from landowner that only half of the site may be available for development)
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	8
Estimated dwelling capacity (high)	15
Estimated dwelling capacity (mid-point)	11
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	The site is suitable for development, albeit its availability is not clear yet. There are multiple possible access points, including pedestrian permeability options, and there is an opportunity to improve the urban environment through development and adaptation of buildings and spaces in between.
Deliverable (Y/N)	Y

Commentary on deliverability	Evidence suggests that given its location, large size of the site, and housing typology mix, the redevelopment of the site would be viable. However, this should be confirmed with further assessments given the unknown benchmark value (not industrial, office nor surface car park). Conclusion: the site is potentially viable.
Available (Y/N)	Y
Commentary on availability	NHS has confirmed that half of the site might be available for alternative uses, including residential. Considering that only half of the site may become available, the estimated capacity has been reduced in half.
Estimated dwelling capacity of deliverable and developable sites (low)	8
Estimated dwelling capacity of deliverable and developable sites (high)	15
Estimated dwelling capacity of deliverable and developable sites (mid-point)	11
Site Ref.	73

Site Ref.

74



Site Name / Address	Network Rail Station Car Park, Murray Road
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	SG2
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	No immediate plans for redevelopment. The site remains an active car park for the station. Release of the site will be dependent on a comprehensive car parking study. Will require engagement with Network Rail alongside this. Station car park in use. Located adjacent to the station and rail tracks. Served by an existing access from

	Murray Road. Noise would be a consideration for mitigation. The area of the site closer to the road (west) is on a slope and the site is located at higher ground level than the road.
Notes on development potential where provided	Redevelopment of the surface car park to provide residential, flatted / Build to Rent accommodation. The site presents an opportunity to develop together with no.92 and increase permeability in the area. Highly sustainable location
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None
Site area (ha)	0.42
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.34
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	13
Estimated dwelling capacity (high)	24
Estimated dwelling capacity (mid-point)	19
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	The site is suitable for development, especially given its size, existing access and highly sustainable location near the railway station. It presents an opportunity to develop together with no.92 and increase permeability in the area.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location, low benchmark value, size and housing typology, the redevelopment of the site would be viable.
Available (Y/N)	N
Commentary on availability	The site is not available, in principle.

Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	74

Site Ref.

75



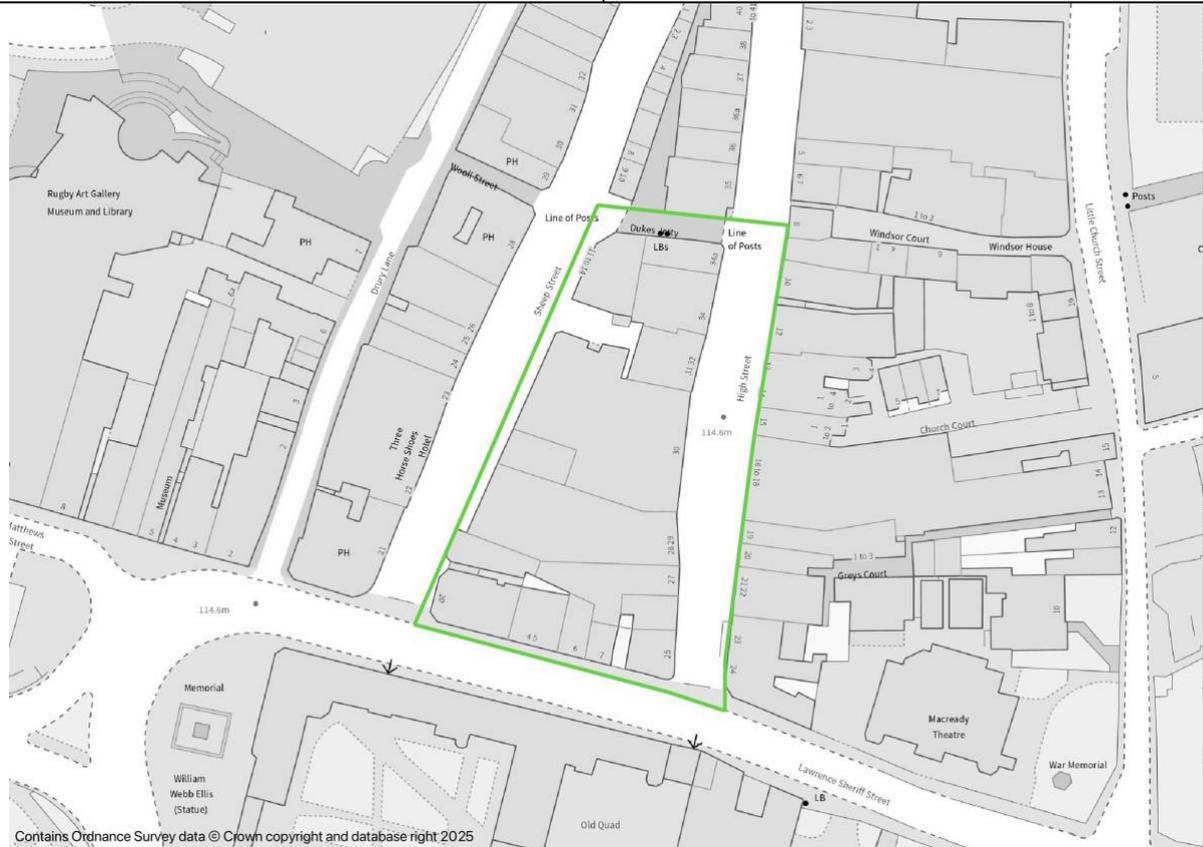
Site Name / Address	Woodside Park (Industrial Estate)
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	WE6
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Units are well occupied at present. This should come forward as the industrial stock begins to become dilapidated or no longer fit-for-purpose. A more detailed masterplanning process is required to understand and articulate the potential of the site as a whole. This process, which requires engagement with landowners, is needed to provide more detailed delivery advice. Site comprising several yards and

	warehouses in use. Existing access from Wood St. There is a significant level difference between the road and most of the site, which is at a lower level.
Notes on development potential where provided	Reprovision of industrial stock, to deliver an intensified, co-location scheme (industrial and workspace).
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None
Site area (ha)	0.89
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.71
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	29
Estimated dwelling capacity (high)	50
Estimated dwelling capacity (mid-point)	39
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Site is suitable for development, but would be more appropriate for industrial development as indicated in The Regeneration Strategy (which identifies this site for an intensified industrial and workspace scheme).
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	75

	Regeneration Strategy area, which is not appropriate for this Urban Capacity Study.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	-
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	76

Site Ref.

77



Site Name / Address	Old Town Hall
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	HS16
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Overly complex site. The site is already in active use.
Site boundary considerations (Where applicable)	
Existing use / description	Old town hall building. At present, no engagement or planning application has been submitted.
Notes on development potential where provided	The old town hall building is proposed to be retrofitted to deliver new flexible commercial uses. Inappropriate size of the Regeneration Strategy area, which is not appropriate for this Urban Capacity Study.
Located inside Town Centre boundary (Y/N)	Y

Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	-
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	77

Site Ref.

78



Site Name / Address	Woolworths
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	HS18
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Overly complex site. The site is already in active use. Inappropriate size.
Site boundary considerations (Where applicable)	
Existing use / description	Unknown
Notes on development potential where provided	Refurbish the building to deliver flexible commercial uses to reanimate the high street. Inappropriate size of the Regeneration Strategy area, which is not appropriate for this Urban Capacity Study.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	-
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	78

Site Ref.

79



Site Name / Address	Church / North Street Retail Frontage
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	OT13
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Overly complex site. Most of the site is already in active use.
Site boundary considerations (Where applicable)	
Existing use / description	At present, there are no proposals for the retail parade. They are still occupied. No engagement has occurred.
Notes on development potential where provided	Proposal includes creating a new cut through one of the retail units to improve connections between the High Street and this character area. Rather than redevelopment, the retail parade will be retrofitted to deliver new residential with

	the retail ground floors preserved. Inappropriate size of the Regeneration Strategy area, which is not appropriate for this Urban Capacity Study.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	-
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	79

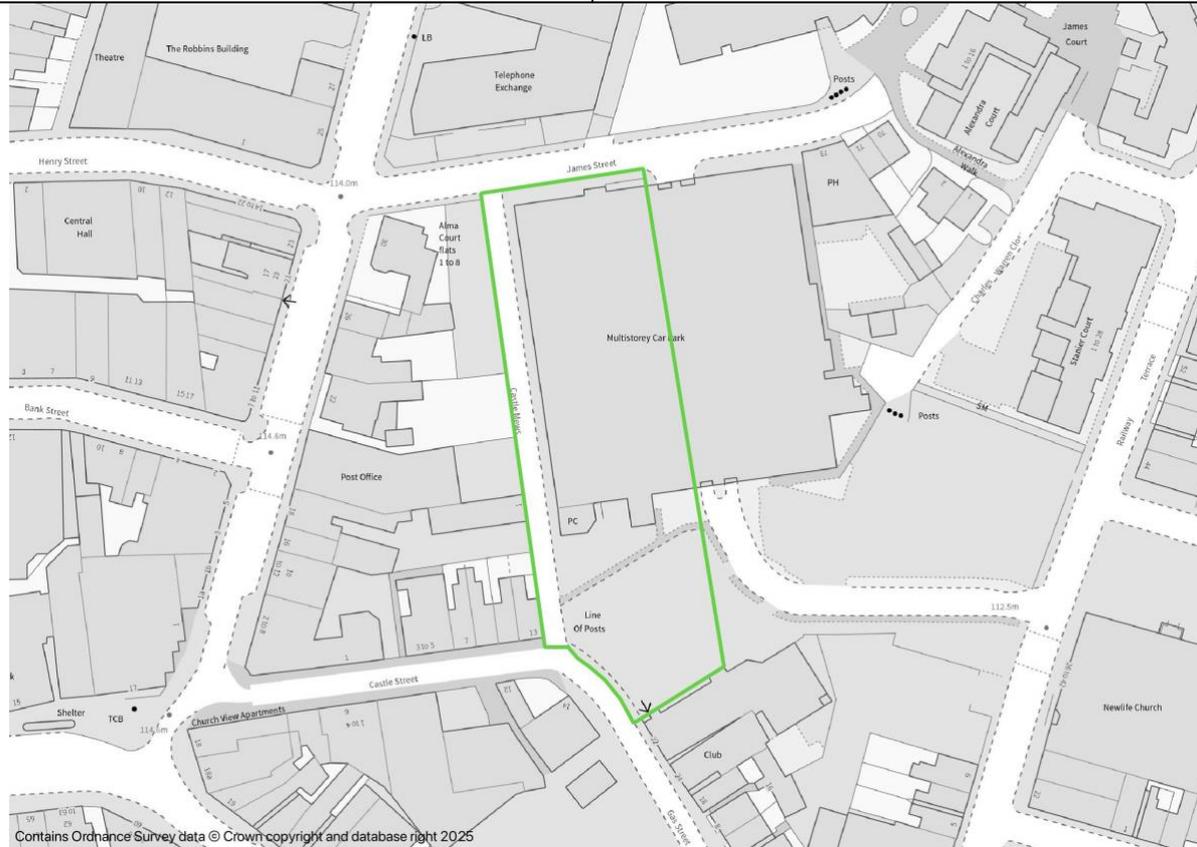
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	-
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	80

Site Ref.	81
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Site Name / Address	34 High Street and 11-14 Sheep Street
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	HS17
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Overly complex site. The site is already in active use.
Site boundary considerations (Where applicable)	
Existing use / description	The property is currently occupied. At present, no engagement or planning application has been submitted.
Notes on development potential where provided	Proposals seek to retrofit the building to deliver new retail, leisure and food and beverage (F&B) uses. Inappropriate size of the Regeneration Strategy area, which is not appropriate for this Urban Capacity Study.
Located inside Town Centre boundary (Y/N)	Y

Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	-
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	81

Site Ref.

82



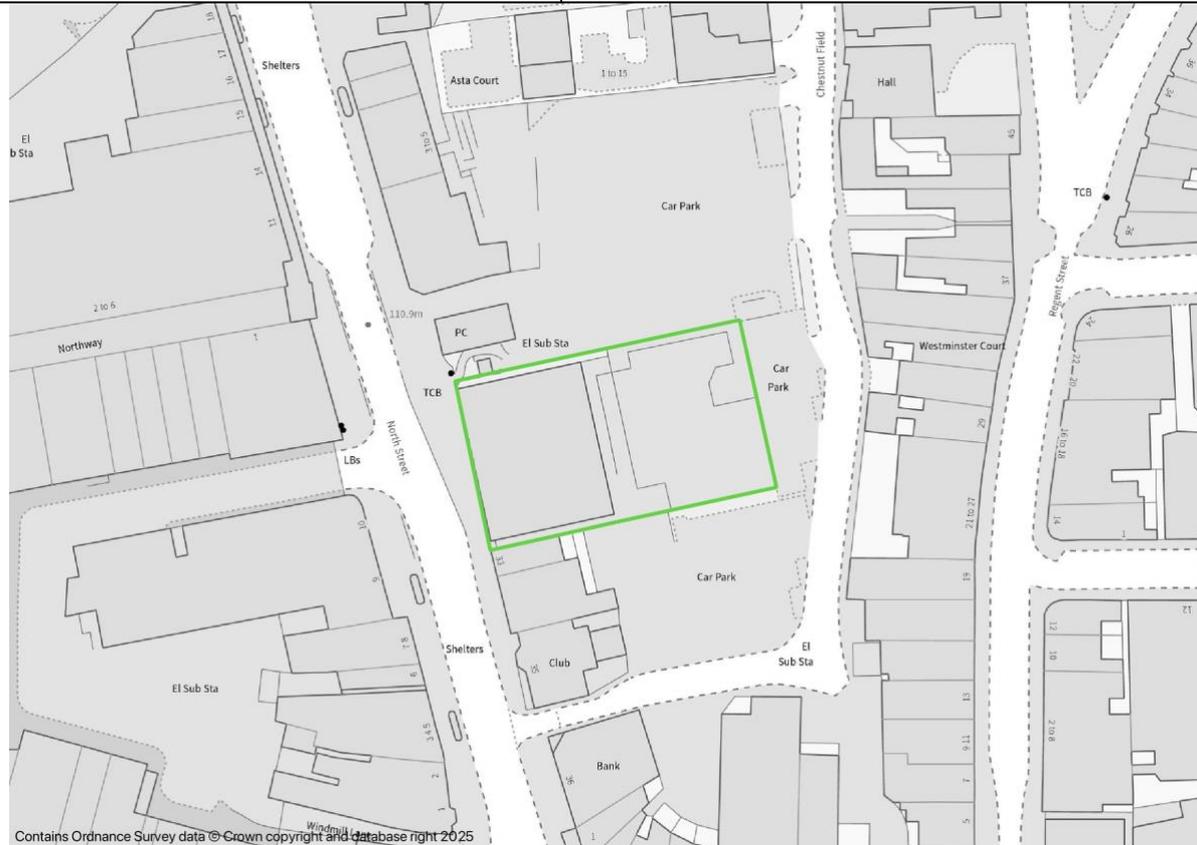
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Site Name / Address	BT Building
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	OM8
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Already covered in a separate site submission
Site boundary considerations (Where applicable)	
Existing use / description	Historically, the old exchange has been converted to office and is occupied by tenants that include Architects. The other half of the property (which is separate) is still operational. At this stage, engagement with BT on their operations has not been conducted and there are no current plans for redevelopment. However, previous examples identify that finding alternative

	sites for BT operations can be difficult and lengthy. This will therefore be long term opportunity.
Notes on development potential where provided	Delivery of a residential-led scheme with ancillary flexible commercial ground floor. Inappropriate size of the Regeneration Strategy area, which is not appropriate for this Urban Capacity Study.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	-
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	82

Site Ref.

83



Site Name / Address	Bank (Barclays, North Street)
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	OT12
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	The site boundary and area have been amended following site visits as suitable in the UCS assessment process.
Existing use / description	As we understand, the presence of banks on High Streets may become obsolete as they move services online. We anticipate this will occur in the medium to long term, in line with lease terms. Looking forward, the Council should proactively address new uses that could come forward in this location and

	suitable schemes. This will additionally become of greater relevance with the redevelopment of Rugby Central Phase 1 and the improvement of the entrances and new routes aimed to be created as part of these proposals. No immediate schemes have been proposed at present. Barclays and its car park sit at a lower level than surrounding public car park. Trees within the car park. Two-storey building and car park.
Notes on development potential where provided	Proposal for the reprovision of the commercial floorspace to consider workspace and new retail, to deliver new modern units, fit for purpose. Opportunity to coordinate development with site reference 17 (public car park)
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Town Centre Boundary, Primary Shopping Area, Secondary Shopping Frontage.
Site area (ha)	0.15
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.15
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	15
Estimated dwelling capacity (high)	23
Estimated dwelling capacity (mid-point)	19
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	The site is suitable for development and it offers the opportunity to coordinate/masterplan development with site reference 17 (public car park). It could improve street scene and include a mix of uses, where town centre uses are located at ground floor level and North Street. It benefits from access from North Street and Chestnut Field. Displacing the bank would unlikely be

	supported, only development if it includes the retention of the bank at ground floor level.
Deliverable (Y/N)	Y
Commentary on deliverability	The existing uses (office and professional services) of part of the building would have implications in viability, as they are, according to evidence, facing greater viability issues. However, a large part of the site is a car park (private), with an assumed low value. Whilst it is a relatively small site and high density would be expected given the location, it may not face viability issues, but only Development Plan compliance constraints. An ad hoc assessment would be appropriate.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	83

Site Ref.

84



Site Name / Address	Big Box Retail, Fire Station, Corporation Street
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	CSW23
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Overly complex site. The site is already in active use. Inappropriate size.
Site boundary considerations (Where applicable)	
Existing use / description	The properties are currently in use, some of which serve important public services. Large and complex site with a diversity of spaces and buildings: church, open space, car park, yard space, retail unit and fire station. The whole site appears to be in use. There are several trees along the boundary and adjacent to the church.

	Vehicular access available from Corporation Street. Levels fall to the north.
Notes on development potential where provided	Across the development parcel, new residential is proposed, this will include a mixture of homes and flats. The only area of the site which has an opportunity to be developed is already considered separately (site 11). All other buildings are in use and there is no prospect of the fire station and retail units to move.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Town Centre Boundary. Some surface water flood risk through the site.
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	84

Site Ref.

85



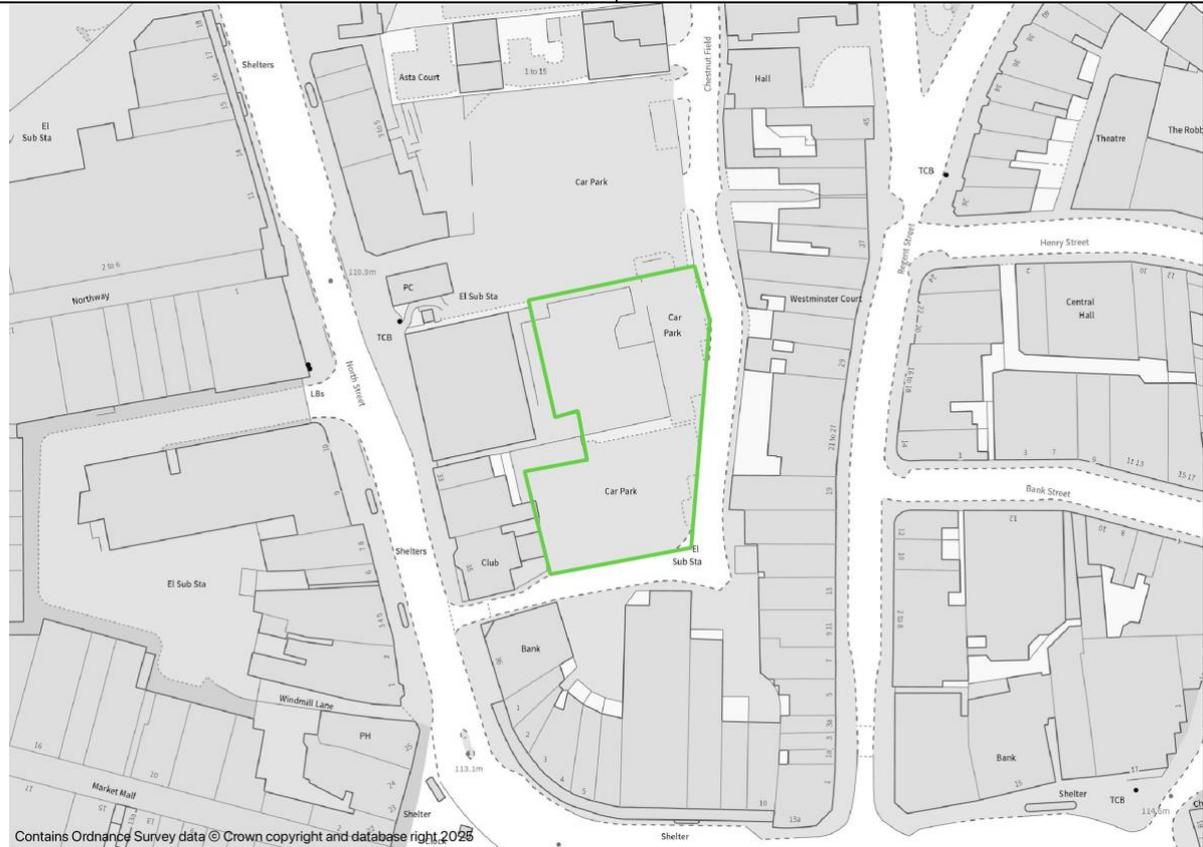
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Site Name / Address	Westlands Care Home, Oliver Street
Source	Regeneration Strategy
Other source	N/A
Site ID / Reference in source material (Where applicable)	CSW25
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	The site is already in active use.
Site boundary considerations (Where applicable)	
Existing use / description	The property is currently occupied. Care home in use. There are large trees at the front of the site. Access is available for vehicles. Buildings of 2 and 3 storeys on a sloping site that drops towards the north.
Notes on development potential where provided	New residential that could include new houses, or extra care scheme. Large site with adequate access and potential permeability to the car park site to the rear (site reference 11)
Located inside Town Centre boundary (Y/N)	N

Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	85

Site Ref.

86

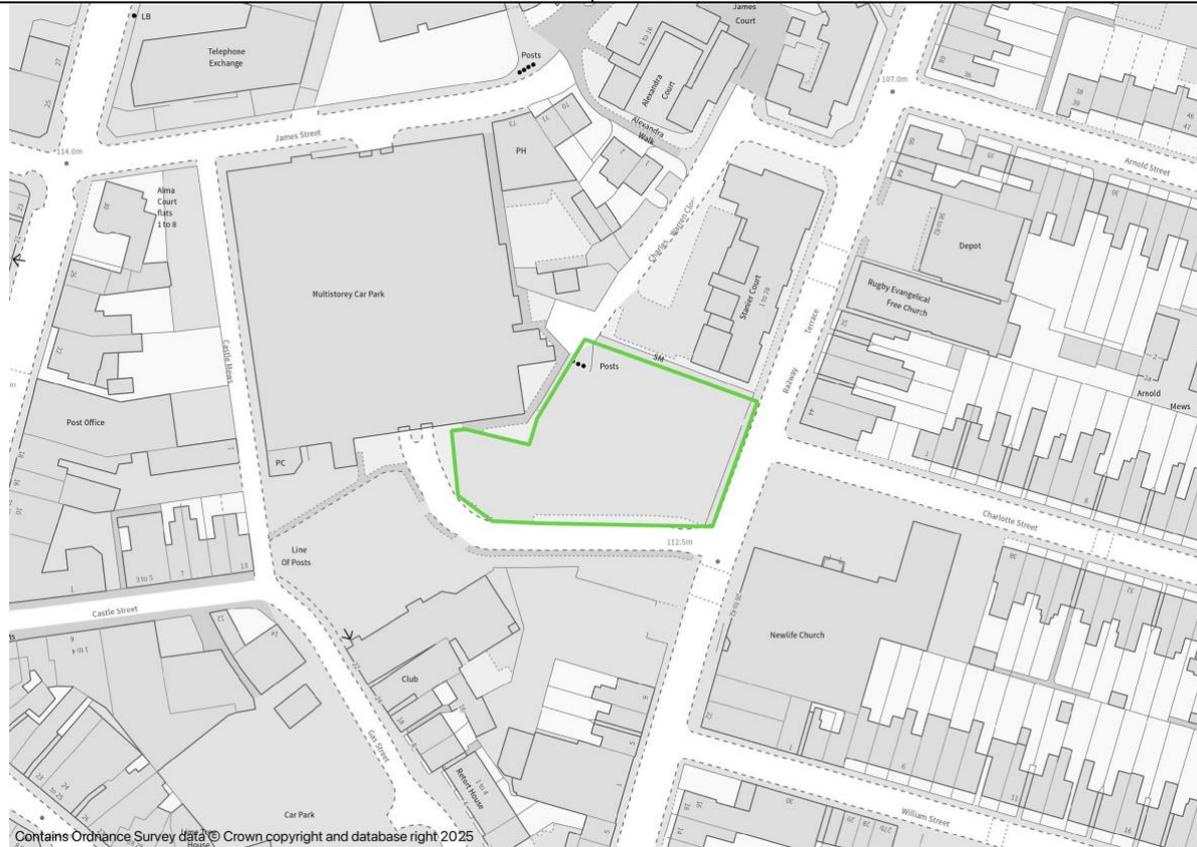


Site Name / Address	Chestnut Field Surface Car Park
Source	Call for Sites 2025 (RBC)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Already covered in a separate site submission
Site boundary considerations (Where applicable)	
Existing use / description	Car park: 40 spaces
Notes on development potential where provided	Already covered with site reference 17 (North Street Car Park) and site reference 83 (Barclays). No need for repetition
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	-
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	86

Site Ref.

87



Site Name / Address	Railway Terrace Car Park
Source	Call for Sites 2025 (RBC)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Car park: 60 spaces. Public car park in use. Topography slopes down to north. Pedestrian permeability. Sits higher than properties to the north.
Notes on development potential where provided	Residential / Mixed-Use Hub as part of Cultural Quarter. Part of assumed complex project involving RBC-led delivery with a development partner. Scope of mixed-use hub to be defined through TCDS and detailed feasibility study of redevelopment,

	i.e. whether this could be residential-led given the scale of plot and designed to complement mixed-use hub centred on Old Market Place and Gas Street. Ability for John Barford MSCP to provide adjacent compensatory parking and mitigate perceived loss of car parking, subject to extended opening hours and improved visitor experience of John Barford MSCP.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Town Centre Boundary.
Site area (ha)	0.19
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.19
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	19
Estimated dwelling capacity (high)	28
Estimated dwelling capacity (mid-point)	24
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site is suitable for development. New residential development would make an efficient use of land in a sustainable location near the railway station and services and facilities. It also offers the opportunity to improve the street scene and urban grain.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location and low benchmark value of surface car parks, the redevelopment of the site would be viable. Public land ownership increases the potential viability of the site too.
Available (Y/N)	N
Commentary on availability	Unlikely to be available within the plan period.
Estimated dwelling capacity of deliverable and developable sites (low)	19

Estimated dwelling capacity of deliverable and developable sites (high)	28
Estimated dwelling capacity of deliverable and developable sites (mid-point)	24
Site Ref.	87

Site Ref.

88



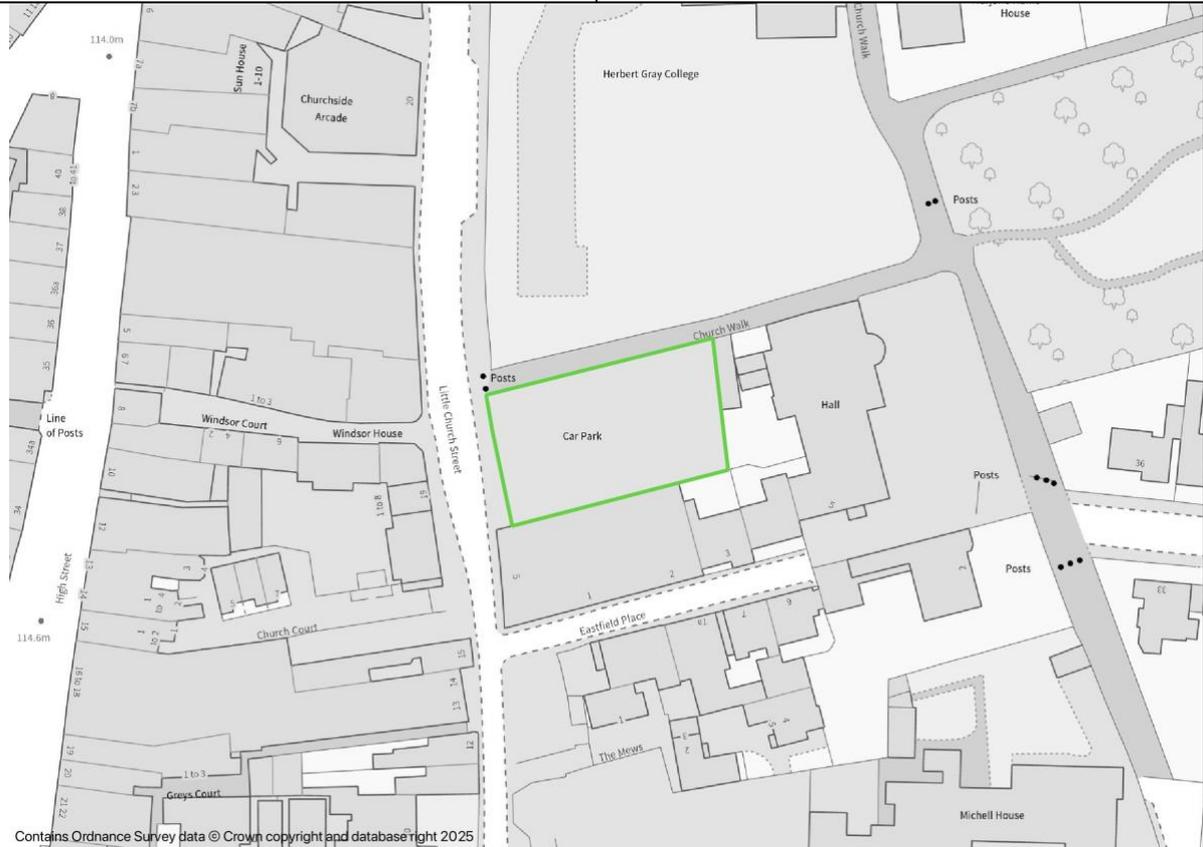
Site Name / Address	Old Market Place Car Park
Source	Call for Sites 2025 (RBC)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Car park: 36 spaces. Public car park in use. Accessed from Railway Terrace and with pedestrian access from Gas Street.
Notes on development potential where provided	Mixed-Use Hub as part of Cultural Quarter or public realm area. Primarily part of The Central Stitch which is the priority public realm project. then part of the cultural quarter. Scope of mixed-use hub to be defined through Town Centre Delivery Plan and detailed feasibility study of

	<p>redevelopment. Assuming that Old Market Place is linked to future reuse / redevelopment of Cultural Quarter. Consideration to be given to temporary use as part of Cultural Quarter development. Ability for John Barford MSCP to provide adjacent compensatory parking and mitigate perceived loss of car parking, subject to extended opening hours and improved visitor experience of John Barford MSCP. Opportunity to develop with site reference 87.</p>
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Town Centre Boundary. Adjacent to Conservation Area.
Site area (ha)	0.08
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.08
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	8
Estimated dwelling capacity (high)	12
Estimated dwelling capacity (mid-point)	10
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Small site with limited opportunity for development but it could be masterplanned with nearby sites (e.g. 87) to create attractive spaces and improve the urban grain and street scene. It is in a sustainable location.
Deliverable (Y/N)	Y
Commentary on deliverability	Whilst small sites below 0.16 hectares have not been tested in the Local Plan Viability Study, evidence suggests that the redevelopment would be likely viable due to low benchmark values of car parks. Public land ownership increases the potential viability of the site too.

Available (Y/N)	N
Commentary on availability	Unlikely to be available within the plan period.
Estimated dwelling capacity of deliverable and developable sites (low)	8
Estimated dwelling capacity of deliverable and developable sites (high)	12
Estimated dwelling capacity of deliverable and developable sites (mid-point)	10
Site Ref.	88

Site Ref.

89



Site Name / Address	Little Church Street Car Park
Source	Call for Sites 2025 (RBC)
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Car park: 30 spaces. Car park in use. Trees along the north boundary. Retain access to neighbours.
Notes on development potential where provided	Scope of disposal strategy to be confirmed, i.e. whether RBC seeks to take to market for market-led redevelopment or deliver its own residential development in this location. The site is limited in scale and impact, and potentially has an interface with potential

	redevelopment of former Herbert Grey College. Usage is also dependent on the success of regeneration of High Street / Sheep Street.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Town Centre Boundary, Conservation Area. Near listed building.
Site area (ha)	0.11
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.11
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	11
Estimated dwelling capacity (high)	17
Estimated dwelling capacity (mid-point)	14
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Suitable site for infill development. It is in a sustainable location and where development, if designed appropriately, could enhance the setting of adjacent heritage assets and help enhance the overall quality of the street scene.
Deliverable (Y/N)	Y
Commentary on deliverability	Whilst small sites below 0.16 hectares have not been tested in the Local Plan Viability Study, evidence suggests that the redevelopment would be likely viable due to low benchmark values of car parks. Public land ownership increases the potential viability of the site too.
Available (Y/N)	N
Commentary on availability	Unlikely to be available within the plan period.
Estimated dwelling capacity of deliverable and developable sites (low)	11
Estimated dwelling capacity of deliverable and developable sites (high)	17

Estimated dwelling capacity of deliverable and developable sites (mid-point)	14
Site Ref.	89

Site Ref.	90
Site Name / Address	Gas Street Car Park
Source	Call for Sites 2025 (RBC)
Other source	Regeneration Strategy
Site ID / Reference in source material (Where applicable)	OM10
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Car park: 53 spaces. Car park in use suitable for dev. Should retain access to rear of business units and pub.
Notes on development potential where provided	Mixed-Use Hub as part of Cultural Quarter. Part of assumed complex project involving RBC-led delivery with a development partner. Scope of mixed-use hub to be defined through TCDS and detailed feasibility study of redevelopment. Assuming that Gas Street is linked to future

	redevelopment of Old Market Place and future reuse / redevelopment of Brotherhood House. Consideration to be given to temporary use as part of Cultural Quarter development. Ability for John Barford MSCP to provide adjacent compensatory parking and mitigate perceived loss of car parking, subject to extended opening hours and improved visitor experience of John Barford MSCP. Opportunity to increase permeability and repair street scene.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Town Centre Boundary, partly within Conservation Area.
Site area (ha)	0.21
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.21
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	21
Estimated dwelling capacity (high)	31
Estimated dwelling capacity (mid-point)	26
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This is a suitable site for new development that brings an opportunity to increase permeability and repair both the street scene and urban grain of the area, which is currently dominated by vehicles. The site is in a sustainable location and well served by several points of access, although some points of access to neighbouring properties would need to be retained as part of the overall design of any new development.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location and low benchmark value of surface car parks, the redevelopment of the site would be

	viable. Public land ownership increases the potential viability of the site too.
Available (Y/N)	N
Commentary on availability	Unlikely available within the plan period.
Estimated dwelling capacity of deliverable and developable sites (low)	21
Estimated dwelling capacity of deliverable and developable sites (high)	31
Estimated dwelling capacity of deliverable and developable sites (mid-point)	26
Site Ref.	90

Site Ref.	91
Site Name / Address	28 & 29 High Street
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Brownfield Land Register: "not owned by a public authority, not permissioned,,,"Expired permission for ""Demolition of existing garages and workshops and erection of 10 no. 2 bed apartments and 2no. 1 bed apartments and provision of parking and recreational area."" (R06/1490/MAJP)" Existing three-storey vacant building, with a former pub on the ground

	floor. Upper floors appear vacant. Application for additional storey and conversion of first and second storeys to 12 flats refused in 2023 (R23/0207).
Notes on development potential where provided	Opportunity for flats above retail use. Opportunity to join to site reference 20.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within the Town Centre Boundary, the Conservation Area, Primary Shopping Area and Secondary Shopping Frontage.
Site area (ha)	0.14
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.14 (Site area reduced, with estimates of residential capacity based on 75% of area only, allowing retention of ground floor for commercial uses)
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	11
Estimated dwelling capacity (high)	16
Estimated dwelling capacity (mid-point)	13
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site is suitable for new development, likely in the form of conversion and adaptation of the building to town centre uses at ground floor level and flats above. It is in a sustainable location and appropriate for a mix of uses. There is also the opportunity to link development with site reference 20. The capacity estimate is based on 75% of the site coming forward for residential development, with the remaining 25% (i.e.: the ground floor) being retained or reused for commercial uses.
Deliverable (Y/N)	Y
Commentary on deliverability	Small sites below 0.16 hectares have not been tested in the Local Plan Viability Study. A site-specific assessment would be required to

	<p>understand the viability likelihood of this site. The evidence suggests that flatted development is less likely to be viable, and very small sites have not been tested. There is evidence of recent planning applications in the area for the conversion of the site (upper floors) to residential uses and no viability issues were raised, therefore, the evidence suggests that there is likelihood of this site being viable. Conclusion: the site is potentially viable.</p>
Available (Y/N)	Y
Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. The site was subject of a planning application for new development recently.
Estimated dwelling capacity of deliverable and developable sites (low)	11
Estimated dwelling capacity of deliverable and developable sites (high)	16
Estimated dwelling capacity of deliverable and developable sites (mid-point)	13
Site Ref.	91

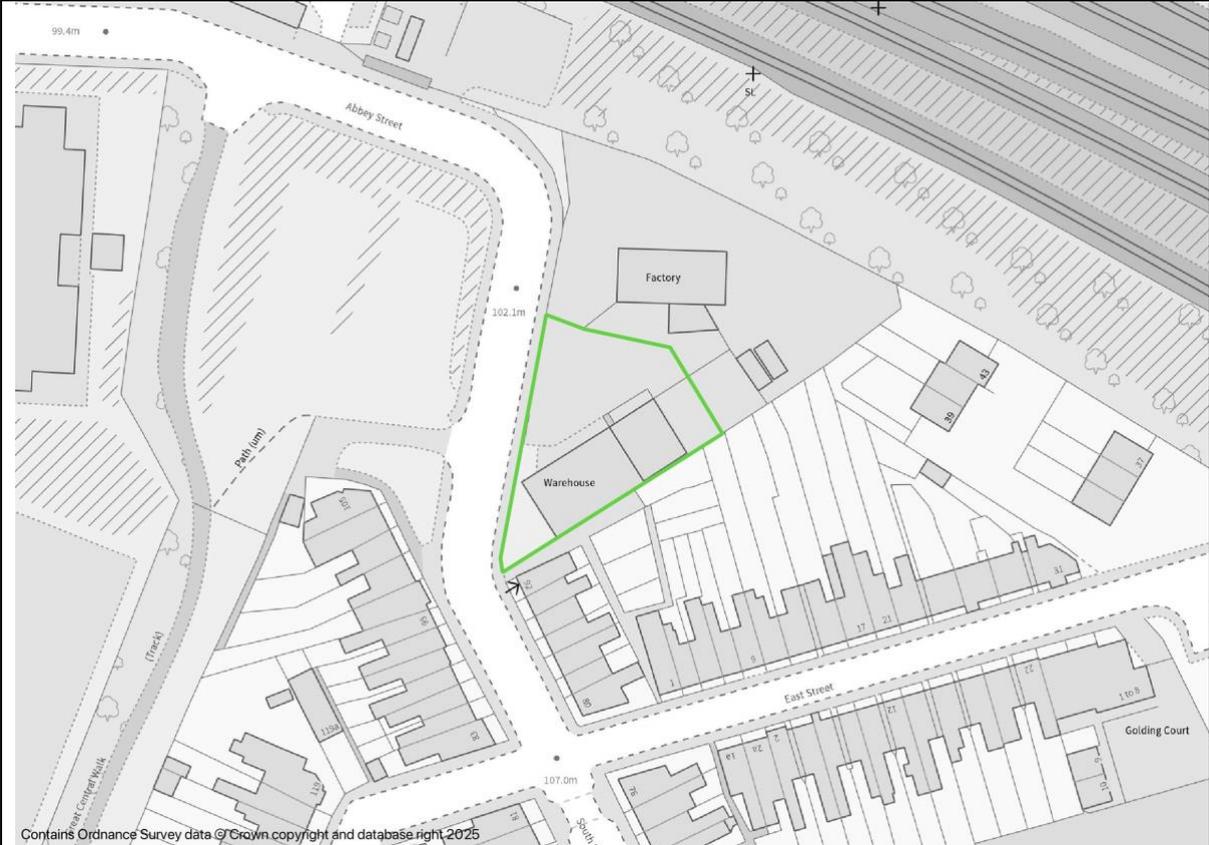
Site Ref.	92
<p>Contains Ordnance Survey data © Crown copyright and database right 2025</p>	
Site Name / Address	Garage North of Abbey Street
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Garage. Narrow site adjacent to railway. MOT garage.
Notes on development potential where provided	Narrow site with limited capacity.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y

Policy and environmental designations / constraints	None
Site area (ha)	0.17
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.17
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	7
Estimated dwelling capacity (high)	12
Estimated dwelling capacity (mid-point)	9
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This is a narrow site with limited capacity but it could present smart opportunities for new development. The site could be more efficiently used and given nearby residential uses, it could be redeveloped for housing. The site is suitable.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location, low benchmark value of industrial use and housing typology, the redevelopment of the site would be viable.
Available (Y/N)	N
Commentary on availability	Site not available.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	92

Site Ref.	93a

Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None
Site area (ha)	0.14
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.14
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	6
Estimated dwelling capacity (high)	10
Estimated dwelling capacity (mid-point)	8
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site is modest in size, but it presents a suitable opportunity for residential development. It benefits from being in a residential area and easily accessible, as well as benefitting from open spaces nearby.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location, low benchmark value of industrial use and housing typology, the redevelopment of the site could be viable. Notwithstanding this, having the site (all site 93) two landowners may complicate delivery.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	93a

Site Ref.	93b
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Site Name / Address	Garage East of Abbey Street (South)
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Garage and outdoor car storage. Yard and MOT garage. In use. A few trees. Opposite open space and close to railway. Ground falls to the north
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	N

Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None
Site area (ha)	0.09
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.09
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	4
Estimated dwelling capacity (high)	6
Estimated dwelling capacity (mid-point)	5
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site is modest in size, but it presents a suitable opportunity for residential development. It benefits from being in a residential area and easily accessible, as well as benefitting from open spaces nearby.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location, low benchmark value of industrial use and housing typology, the redevelopment of the site could be viable. Notwithstanding this, having the site (all site 93) two landowners may complicate delivery.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	93b

Site Ref.**94**

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Site Name / Address	Land rear of 3 South Street
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Landlocked site with no access.
Site boundary considerations (Where applicable)	
Existing use / description	Yard and storage buildings. Garages and hard standing. Landlocked site with no clear access.
Notes on development potential where provided	Explore access arrangements.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	Landlocked.
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	94

Site Ref.	95
Site Name / Address	Depot between 39 and 57 Abbey Street
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Tyre shop depot and car park. Tyre and auto service centre in use. It is served by an existing vehicular access from the road.
Notes on development potential where provided	The site presents an opportunity to repair the urban grain of terraces and the street scene. Highly sustainable location.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y

Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None
Site area (ha)	0.10
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.10
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	4
Estimated dwelling capacity (high)	7
Estimated dwelling capacity (mid-point)	6
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	The site presents an opportunity to repair the urban grain of terraces and the street scene. It is in a highly sustainable location. The site is suitable for new development.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location, low benchmark value of industrial use and housing typology mix, the redevelopment of the site would be viable.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	95

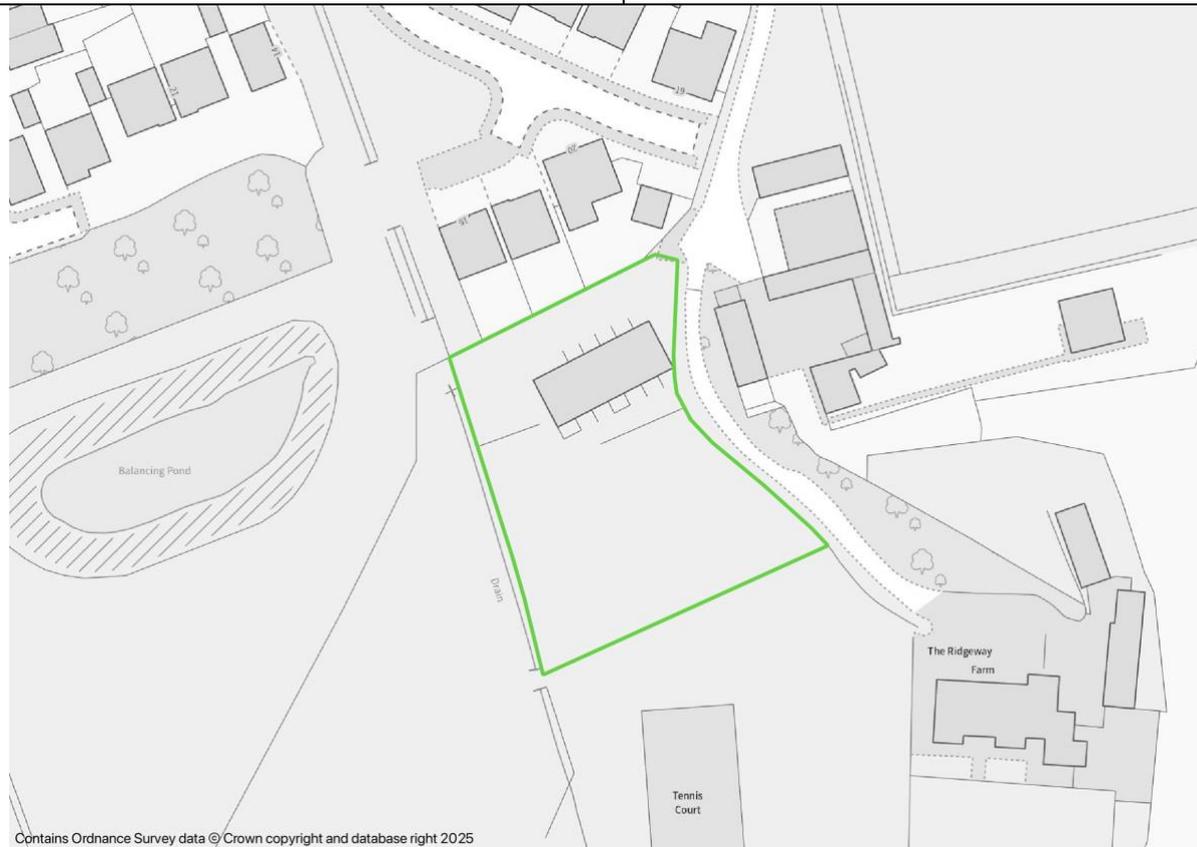
Site Ref.

96



Site Name / Address	Land to the rear of 1 Faraday Road
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Access through a hard surface, not tarmac, chippings/gravel. Old farm buildings and house. In use. Open space and allotments to the rear. Car park of large vehicles to the rear.
Notes on development potential where provided	It should demonstrate right to access.
Located inside Town Centre boundary (Y/N)	N

Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Adjacent to Local Wildlife Site.
Site area (ha)	0.44
Gross to net ratio applied to determine developable area	0.80
Revised development area (ha)	0.35
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	14
Estimated dwelling capacity (high)	25
Estimated dwelling capacity (mid-point)	19
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site is suitable for new development. It has capacity for development similar in scale to the neighbouring development. Access exists although clarification on the right to access would be beneficial. Redevelopment could entail the reuse of some of the existing structures within the site.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location, size and housing typology, the redevelopment of the site would be viable.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	96

Site Ref.**97**

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Site Name / Address	Land to the rear of 16 Windmill Drive
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Outside of the study area.
Site boundary considerations (Where applicable)	
Existing use / description	Building and allotment space
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	Outside the Urban Edge. Not assessed.
Site area (ha)	

Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	97

Site Ref.	98
	
Site Name / Address	Land West of 20 Windmill Drive
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Outside of the study area.
Site boundary considerations (Where applicable)	
Existing use / description	Agricultural buildings
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	Outside the Urban Edge. Not assessed.
Site area (ha)	

Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	98

Site Ref.	99
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Site Name / Address	Land to the rear of 89 Alwyn Road
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Building and car park. Triangular shaped site, accessed via a PROW that leads to the recreation ground and allotments and the north. Trees within the site and flat ground.
Notes on development potential where provided	The PROW provides vehicular access to site but could present obstacle to new development with increased traffic.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Adjacent to designated open space and accessed via a narrow driveway/path (PROW)
Site area (ha)	0.13
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.13
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	3
Estimated dwelling capacity (high)	5
Estimated dwelling capacity (mid-point)	4
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	The PROW provides vehicular access to site but any housing development would likely result in an increase of vehicular movements on the PROW and which may present an obstacle to new development with increased traffic. It is not considered suitable for housing due to access limitations and is, in any event, rejected from this stage of the study as a small site.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	99

Site Ref.	100
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Site Name / Address	Land to the rear of 25 Evans Road
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Garages not in use. Access via a steep driveway. Site on sloping ground. There is access to at least 1 more property via the site (rear access only). The site lies at higher ground level than houses to the NW.
Notes on development potential where provided	Limited capacity and consider back-to-back distances.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.10
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.10
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	4
Estimated dwelling capacity (mid-point)	3
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Whilst the site has limited capacity and design should consider back-to-back distances, the site is suitable for small infill development, given its location in a residential area and existing access arrangements. It is though rejected from this stage of the study as a small site.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	100

Site Ref.	101
<small>Contains Ordnance Survey data © Crown copyright and database right 2025</small>	
Site Name / Address	Garage at Bilton Road and May Lane
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Garage and outdoor car storage. Garages in use. Access from May Lane.
Notes on development potential where provided	Corner site with an opportunity to improve urban grain and street scene.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None

Site area (ha)	0.06
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.06
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	4
Estimated dwelling capacity (mid-point)	3
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Small site with limited development capacity.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	101

Site Ref.	102
<p>Contains Ordnance Survey data © Crown copyright and database right 2025</p>	
Site Name / Address	Retail Units at Bilton Road and Lytham Road
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Veterinary and carpet retail units with car park. Veterinary Clinic and carpet store in use. Accessed from Latham Road. Adjacent to Sow Brook.
Notes on development potential where provided	Subject to flood risks being addressed. Mixed use development could be suitable with retail at lower level.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within the Flood Risk Zones 2 and 3
Site area (ha)	0.08
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.08
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	3
Estimated dwelling capacity (mid-point)	2
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Site not suitable for residential development as it is within a flood risk area.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	102

Site Ref.	103
Contains Ordnance Survey data © Crown copyright and database right 2025	
Site Name / Address	Land West of Princess Street
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Car park. Site currently only accessible form Princess Street, not from Essex Street. The site is a former car park, abandoned and overgrown.
Notes on development potential where provided	Opportunity to connect to Essex Street and the land to the west (site reference 113) or to develop it jointly.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.16
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.16
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	6
Estimated dwelling capacity (high)	11
Estimated dwelling capacity (mid-point)	9
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site is suitable for development and it would present an opportunity to connect to Essex Street and the land to the west (site reference 113) or to develop it jointly or for both sites to be masterplanned. The site is well-accessed and would complete a row of terraced housing, improving the grain of development and street scene with a more efficient land use. The site was previously included within the red line of planning application R24/0111, implying that the site could be designed and developed with sites 54, 64 and 113.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location, low benchmark value of (car park), and housing typology, the redevelopment of the site would be viable.
Available (Y/N)	Y
Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. The site was subject of a planning application for new development recently.
Estimated dwelling capacity of deliverable and developable sites (low)	6
Estimated dwelling capacity of deliverable and developable sites (high)	11

Estimated dwelling capacity of deliverable and developable sites (mid-point)	9
Site Ref.	103

Site Ref.	104
<p>Contains Ordnance Survey data © Crown copyright and database right 2025</p>	
Site Name / Address	Land adjacent to 13 Gladstone Street
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Currently in use as allotment space.
Notes on development potential where provided	There is not a significant capacity for development and the site is designated open space, currently used for allotments.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None

Site area (ha)	0.04
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.04
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	3
Estimated dwelling capacity (mid-point)	2
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	This is a small site which is designated as open space, currently used for allotments. This site is not suitable for development.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	104

Site Ref.	105
	
Site Name / Address	Long Lawford Memorial Hall, 9 Railway Street, Long Lawford
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Outside of the study area.
Site boundary considerations (Where applicable)	
Existing use / description	Hall and car park
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	Outside of Built-Up Boundary.

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	105

Site Ref.	106
Site Name / Address	Lard North of 16 Thurnmill Road, Long Lawford
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Outside of the study area.
Site boundary considerations (Where applicable)	
Existing use / description	Garage and outdoor car storage
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	Outside of Built-Up Boundary.

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	106

Site Ref.	107
	
Site Name / Address	Garages North of 13 Ashman Avenue, Long Lawford
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Outside of the study area.
Site boundary considerations (Where applicable)	
Existing use / description	Garages
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	Outside of Built-Up Boundary.

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	107

Site Ref.	108
<p>Contains Ordnance Survey data © Crown copyright and database right 2025</p>	
Site Name / Address	Scouts Hut to the West of 34 Lea Crescent, Newbold on Avon
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	Outside of the study area.
Site boundary considerations (Where applicable)	
Existing use / description	Scout hut. Outside of Urban Edge. Scout hut boarded up. Access available.
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	

Policy and environmental designations / constraints	Outside of Built-Up Boundary.
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	108

Site Ref.

109



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Site Name / Address	New Life Church, 28-42 Railway Terrace
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	Y
Reason for ruling out a site on initial review	The site is already in active use.
Site boundary considerations (Where applicable)	
Existing use / description	Building and car park. Church in use. Recent development
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	None

Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	109

Site Ref.	110
	
Site Name / Address	Land to the rear of 80 Railway Terrace
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	N
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Hard surface. Hard surface (car park/yard) to the rear of houses. Accessed from Railway Terrace. Close to neighbours. Topography rises towards the east.
Notes on development potential where provided	Planning permission granted for five no. dwellings and four no. Apartments in April 2025 (R23/1115)
Located inside Town Centre boundary (Y/N)	
Located within 800m of a town / district centre (Y/N)	

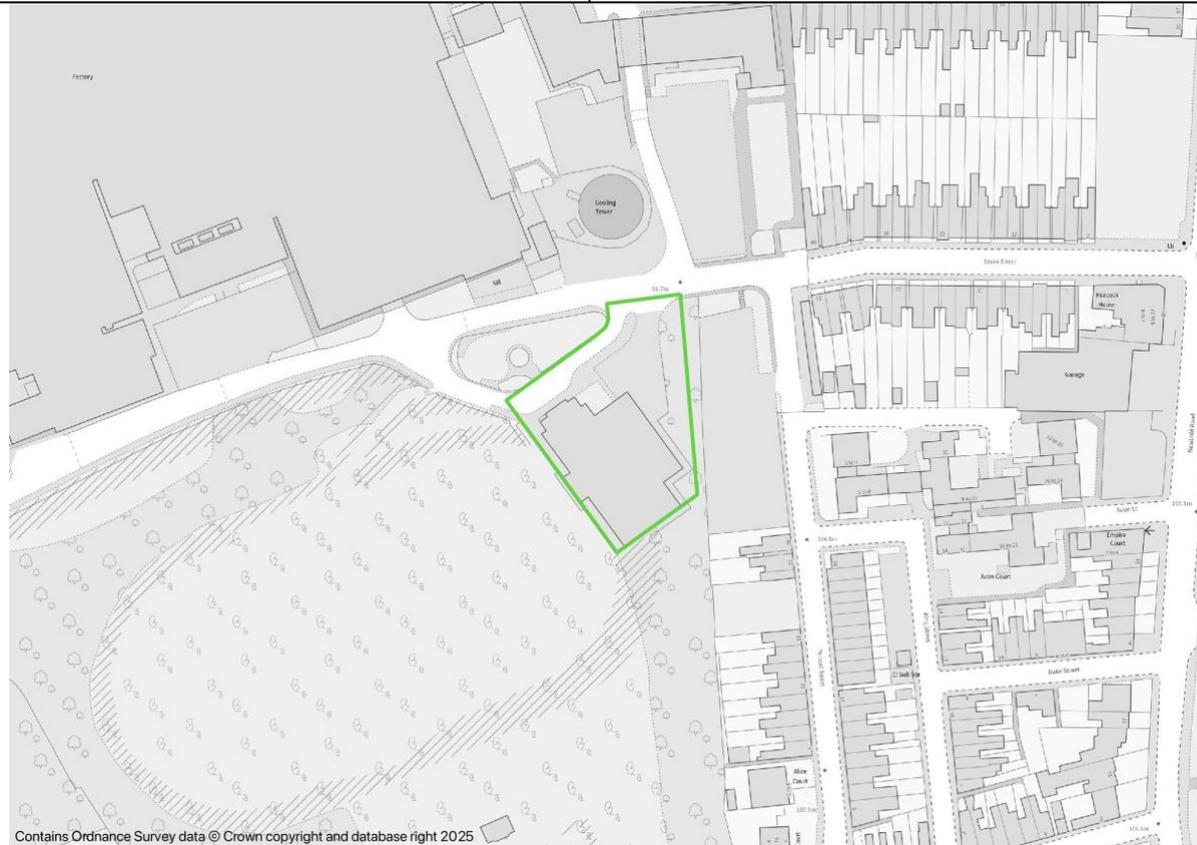
Located within 800m of a railway station (Y/N)	
Policy and environmental designations / constraints	
Site area (ha)	
Gross to net ratio applied to determine developable area	
Revised development area (ha)	
Low density multiple applied (du/ha)	
High density multiplier applied (du/ha)	
Estimated dwelling capacity (low)	
Estimated dwelling capacity (high)	
Estimated dwelling capacity (mid-point)	
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	
Initial review of site suitability (Accept / Reject)	
Commentary on site suitability	
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	110

Site Ref.	111
Site Name / Address	Car Wash adjacent to 44 Craven Road
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Car wash. Existing garage, old petrol station.
Notes on development potential where provided	Opportunity to improve street scene and urban grain of traditional terraces.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None

Site area (ha)	0.05
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.05
Low density multiple applied (du/ha)	75
High density multiplier applied (du/ha)	125
Estimated dwelling capacity (low)	4
Estimated dwelling capacity (high)	6
Estimated dwelling capacity (mid-point)	5
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site is suitable for development, as it has existing adequate access arrangements, it is in a highly sustainable location and it has the opportunity to improve street scene and urban grain of traditional terraces.
Deliverable (Y/N)	Y
Commentary on deliverability	Whilst small sites below 0.16 hectares have not been tested in the Local Plan Viability Study, evidence suggests that given its location and low benchmark value of industrial use, the redevelopment of the site would be viable. However, flatted typology expected for this location and the low sale values of the area, may challenge its viability. Development proposals may be on the margin of viability and bespoke viability assessments would be encouraged. Conclusion: the site is potentially viable.
Available (Y/N)	Y
Commentary on availability	Available, but not in the short term.
Estimated dwelling capacity of deliverable and developable sites (low)	4
Estimated dwelling capacity of deliverable and developable sites (high)	6
Estimated dwelling capacity of deliverable and developable sites (mid-point)	5
Site Ref.	111

Site Ref.	112
Site Name / Address	Land opposite 6 Lancaster Road
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Polytunnels and outdoor storage area. Yard and storage area for gardens maintenance in use. Accessed from the park. Surrounded by trees and hedge.
Notes on development potential where provided	Designated open space and access limitations.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	Designated open space
Site area (ha)	0.15
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.15
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	6
Estimated dwelling capacity (high)	11
Estimated dwelling capacity (mid-point)	8
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	This site is not suitable for development as it is designated open space and has access limitations.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	112

Site Ref.**113**

Site Name / Address	Land south of Cooling Tower,
Source	Desk-based review
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Building and car park. Site not accessible at the time of the site visit
Notes on development potential where provided	Access should be investigated.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.25
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.25
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	10
Estimated dwelling capacity (high)	18
Estimated dwelling capacity (mid-point)	14
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site is suitable for development in principle, subject to further investigation on potential access arrangements. The site was previously included within the red line of planning application R24/0111, implying that the site could be designed and developed with sites 54, 103 and 113.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location, low benchmark value of industrial use and housing typology mix, the redevelopment of the site would be viable. Notwithstanding the above, a recent planning application demonstrates the significant challenges for this site to come forward, due to numerous constraints that limit the development capacity, which could have implications on viability. Conclusion: the site is potentially viable.
Available (Y/N)	Y
Commentary on availability	There is a reasonable prospect that the site will come forward for development within the timeframe of the plan. The site was subject of a planning application for new development recently.
Estimated dwelling capacity of deliverable and developable sites (low)	10
Estimated dwelling capacity of deliverable and developable sites (high)	18

Estimated dwelling capacity of deliverable and developable sites (mid-point)	14
Site Ref.	113

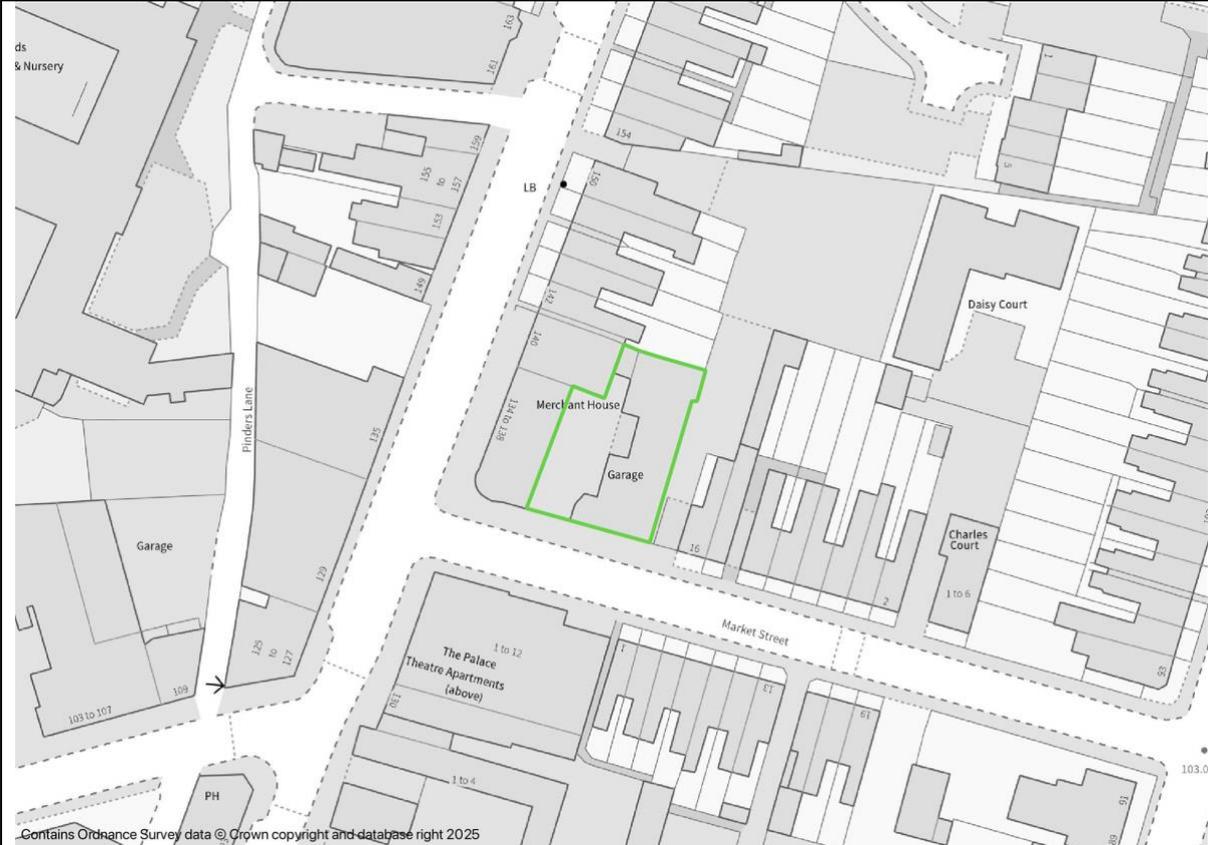
Site Ref.

114



Site Name / Address	Garage to the rear of 103-107 Albert Street
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	MOT garage with access on two roads (Albert Street and Pinders Lane). Residential units around it.
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y

Policy and environmental designations / constraints	None
Site area (ha)	0.16
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.16
Low density multiple applied (du/ha)	75
High density multiplier applied (du/ha)	125
Estimated dwelling capacity (low)	12
Estimated dwelling capacity (high)	20
Estimated dwelling capacity (mid-point)	16
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	This site is suitable for development, it benefits from existing adequate access arrangements and is located in a sustainable location. It would also present an opportunity to integrate the site with the surrounding built environment and improve the street scene.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location and low benchmark value of industrial use, the redevelopment of the site would be viable. However, flatted typology expected for this location and the low sale values of the area, may challenge its viability. Development proposals may be on the margin of viability and bespoke viability assessments would be encouraged.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	114

Site Ref.	115
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Site Name / Address	Garage to west of 16 Market Street
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Garage building and yard with access from Markt Street. Residential units to the east and retail units along Railway Terrace.
Notes on development potential where provided	It would require retaining access to the retail units at 134-138 Railway Terrace.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y

Policy and environmental designations / constraints	None
Site area (ha)	0.05
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.05
Low density multiple applied (du/ha)	75
High density multiplier applied (du/ha)	125
Estimated dwelling capacity (low)	4
Estimated dwelling capacity (high)	6
Estimated dwelling capacity (mid-point)	5
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Small site with limited development capacity but suitable for development, with an existing access arrangement, which would be required retaining so retail units at 134-138 Railway Terrace retain rear access.
Deliverable (Y/N)	Y
Commentary on deliverability	Whilst small sites below 0.16 hectares have not been tested in the Local Plan Viability Study, evidence suggests that given its location and low benchmark value of industrial use, the redevelopment of the site would be viable. However, flatted typology expected for this location and the low sale values of the area, may challenge its viability. Development proposals may be on the margin of viability and bespoke viability assessments would be encouraged.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	115

Site Ref.	116
 <p>Contains Ordnance Survey data © Crown copyright and database right 2025</p>	
Site Name / Address	Old Petrol Station at Boughton Road
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Abandoned petrol station, car sales, car wash and garage. Boarded up site, vacant and with a sign advertising the site for rent.
Notes on development potential where provided	Opportunity to incorporate the grass open space immediately south of the old petrol station.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y

Policy and environmental designations / constraints	Flood Risk Zone 2.
Site area (ha)	0.14
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.14
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	3
Estimated dwelling capacity (high)	6
Estimated dwelling capacity (mid-point)	4
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Site not suitable for residential development as it is within a flood risk area.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	116

Site Ref.	117
	
Site Name / Address	Formula 1 Autocentres - Rugby, Hillmorton Road
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Existing tyre shop. Single warehouse and car park at the front. Access from Hillmorton Road. Retail units to the east and the Rugby Railway Club to the west.
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	N

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	None
Site area (ha)	0.07
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.07
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	1
Estimated dwelling capacity (high)	3
Estimated dwelling capacity (mid-point)	2
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Site suitable for small scale residential development, with available vehicular access. It is though rejected from this stage of the study as being a small site.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	117

Site Ref.	118
<p>Contains Ordnance Survey data © Crown copyright and database right 2025</p>	
Site Name / Address	Enterprise Car & Van Hire, Corporation Street
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Car rental office and car park. Access available.
Notes on development potential where provided	Opportunity to complete the block and improve street scene.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	Within Town Centre Boundary.
Site area (ha)	0.11
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.11
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	11
Estimated dwelling capacity (high)	16
Estimated dwelling capacity (mid-point)	13
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Suitable site for development that could make a more efficient use of a sustainable location near the town centre. The site also provides opportunities to complete the block and improve street scene.
Deliverable (Y/N)	Y
Commentary on deliverability	Whilst small sites below 0.16 hectares have not been tested in the Local Plan Viability Study, evidence suggests that should the benchmark land value be low, the redevelopment of the site would be viable. The benchmark land value should be investigated in an ad hoc assessment.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	118

Site Ref.

119a



Site Name / Address	Kwik Fit, Lawford Road (West)
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Tyre shop and garage yard/car park.
Notes on development potential where provided	Opportunity for development and improve urban grain and street scene.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Conservation Area boundaries.
Site area (ha)	0.12

Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.12
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	5
Estimated dwelling capacity (mid-point)	4
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	It has an existing and adequate vehicular access, it is in a sustainable location and provides opportunities for improving the urban grain and street scene. However, the site is too small as to accommodate sufficient residential development.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	119a

Site Ref.	119b
Site Name / Address	Kwik Fit, Lawford Road (East)
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Tyre shop and garage. Historic building.
Notes on development potential where provided	Opportunity for development and restoration of historic building and improve urban grain and street scene.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within Conservation Area boundaries. Adjacent to a listed building.

Site area (ha)	0.05
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.05
Low density multiple applied (du/ha)	20
High density multiplier applied (du/ha)	40
Estimated dwelling capacity (low)	1
Estimated dwelling capacity (high)	2
Estimated dwelling capacity (mid-point)	2
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	The site offers opportunities for restoring the existing building and improving the street scene. However, the site is too small as to accommodate sufficient residential development.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	119b

Site Ref.	120
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Site Name / Address	Garage (BT Tyres), Albert Street
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Garage in use. Single storey building. Accessed from Albert Street and Albert Place.
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y

Policy and environmental designations / constraints	Adjacent to listed building. Within Town Centre Boundary.
Site area (ha)	0.04
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.04
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	4
Estimated dwelling capacity (high)	6
Estimated dwelling capacity (mid-point)	5
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Small site with limited capacity but which could accommodate residential development, sensitively designed adjacent to a listed building. The site benefits from access from two roads and it is suitable for development.
Deliverable (Y/N)	Y
Commentary on deliverability	Whilst small sites below 0.16 hectares have not been tested in the Local Plan Viability Study, evidence suggests that given its location and low benchmark value of industrial use, the redevelopment of the site would be viable.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	120

Site Ref.	121
 <p>Contains Ordnance Survey data © Crown copyright and database right 2025</p>	
Site Name / Address	Coral, Railway Terrace
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Existing and in use retail units, restaurant and yard at the rear. A combination of single storey and two storey buildings. Access from Railway Terrace.
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	Y

Policy and environmental designations / constraints	None
Site area (ha)	0.09
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.09
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	4
Estimated dwelling capacity (high)	6
Estimated dwelling capacity (mid-point)	5
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Small site suitable for development that could accommodate residential development and which would make a more efficient use of land. It has the opportunity to improve the street scene.
Deliverable (Y/N)	Y
Commentary on deliverability	Small sites below 0.16 hectares have not been tested in the Local Plan Viability Study. The viability of this site is in unknown given the unknown benchmark value (not industrial, office nor surface car park). However, evidence suggests that the housing typology mix would impact positively on compliance with the Development Plan and on viability.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	121

Site Ref.	122
<p data-bbox="204 1055 671 1077">Contains Ordnance Survey data © Crown copyright and database right 2025</p>	
Site Name / Address	Rugby Autotyres, Railway Terrace Beds & PCF Floors and Carpets, Railway Terrace
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Existing retail unit and garage in use. Access from Railway Terrace and Spring Street. Single storey buildings.
Notes on development potential where provided	Opportunity to connect to and develop together with site reference 109.
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y

Located within 800m of a railway station (Y/N)	Y
Policy and environmental designations / constraints	None
Site area (ha)	0.11
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.11
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	4
Estimated dwelling capacity (high)	7
Estimated dwelling capacity (mid-point)	6
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Site suitable for development with an opportunity to connect to and develop together with site reference 109. It has access from the road and could contribute to create an attractive corner and a better integration with neighbouring development.
Deliverable (Y/N)	Y
Commentary on deliverability	Evidence suggests that given its location, low benchmark value of industrial use and housing typology mix, the redevelopment of the site would be viable.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	122

Site Ref.	123
<p>Contains Ordnance Survey data © Crown copyright and database right 2025.</p>	
Site Name / Address	Selecta Tyre, Railway Terrace
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Existing MOT garage in use. Accessed from Railway Terrace. Single storey warehouse with car park at the front. Adjacent to church.
Notes on development potential where provided	
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	None
Site area (ha)	0.07
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.07
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	3
Estimated dwelling capacity (high)	5
Estimated dwelling capacity (mid-point)	4
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Site suitable for small scale residential development, with available vehicular access and the opportunity to improve the street scene and settlement pattern. It is though rejected from this stage of the study as a small site.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	123

Site Ref.	124
Site Name / Address	12 High Street
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Existing three-storey vacant building, formerly in retail use on the ground floor, which appears to be under refurbishment works. Upper floors appear vacant.
Notes on development potential where provided	Opportunity for flats above retail use.
Located inside Town Centre boundary (Y/N)	Y
Located within 800m of a town / district centre (Y/N)	Y

Located within 800m of a railway station (Y/N)	N
Policy and environmental designations / constraints	Within the Town Centre Boundary, the Conservation Area, Primary Shopping Area and Secondary Shopping Frontage.
Site area (ha)	0.02
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.02
Low density multiple applied (du/ha)	100
High density multiplier applied (du/ha)	150
Estimated dwelling capacity (low)	2
Estimated dwelling capacity (high)	3
Estimated dwelling capacity (mid-point)	2
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	Y
Initial review of site suitability (Accept / Reject)	Reject
Commentary on site suitability	Suitable site for redevelopment or conversion for town centre uses at lower level and flats above. It is though rejected from this stage of the study as a small site.
Deliverable (Y/N)	
Commentary on deliverability	
Available (Y/N)	
Commentary on availability	
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	124

Site Ref.	125
Site Name / Address	Topp Tiles, Newbold Road
Source	Site visit
Other source	N/A
Site ID / Reference in source material (Where applicable)	N/A
Is site subject to assessment (Y/N) *Note: if a site is already allocated, has permission or is accepted in the HELAA then it is not subject to further assessment in this study	Y
Ruled-out site based on initial review? (Y/N)	N
Reason for ruling out a site on initial review	
Site boundary considerations (Where applicable)	
Existing use / description	Retail unit in use. Large warehouse building with car park at the front. Access from Newbold Road.
Notes on development potential where provided	Opportunity for flats above retail use. Opportunity to coordinate development with site reference 63
Located inside Town Centre boundary (Y/N)	N
Located within 800m of a town / district centre (Y/N)	Y
Located within 800m of a railway station (Y/N)	N

Policy and environmental designations / constraints	None
Site area (ha)	0.09
Gross to net ratio applied to determine developable area	1.00
Revised development area (ha)	0.09
Low density multiple applied (du/ha)	40
High density multiplier applied (du/ha)	70
Estimated dwelling capacity (low)	4
Estimated dwelling capacity (high)	7
Estimated dwelling capacity (mid-point)	5
Small Site? Capacity fewer than five homes (based on mid-point) (Y/N)	N
Initial review of site suitability (Accept / Reject)	Accept
Commentary on site suitability	Site suitable for residential development or a mixed-use development, benefiting from an existing access and making a more efficient use of land. Opportunity to coordinate development with site reference 63
Deliverable (Y/N)	Y
Commentary on deliverability	Small sites below 0.16 hectares have not been tested in the Local Plan Viability Study. The viability of this site is in unknown given the unknown benchmark value (not industrial, office nor surface car park). However, evidence suggests that the housing typology mix would impact positively on compliance with the Development Plan and on viability.
Available (Y/N)	N
Commentary on availability	No evidence of availability.
Estimated dwelling capacity of deliverable and developable sites (low)	
Estimated dwelling capacity of deliverable and developable sites (high)	
Estimated dwelling capacity of deliverable and developable sites (mid-point)	
Site Ref.	125

RUGBY BOROUGH COUNCIL
Urban Capacity Study

Final Report: Site Proformas
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