



SMALL SITE WINDFALL ALLOWANCE REPORT

SEPTEMBER 2025

1. INTRODUCTION

The purpose of this report is to provide information on how many small site windfall completions have been recorded each year for the past ten years. This information will be used to help decide whether Rugby Borough Council's estimation of 50 small site windfall completions per year is accurate, or whether it should be amended.

The Rugby Borough Local Plan was adopted on 4 June 2019 and covers the period 2011-2031. The Plan identifies a need of 12,400 dwellings to be provided in the Borough throughout the plan period at a rate of 540 per annum between 2011/12 to 2017/18 and 663 per annum between 2018/19 to 2030/31. Therefore, it is important for the Council to predict the expected number of housing completions for the next five years so that it can have an idea of whether this target is going to be achievable. The completions are primarily made up of units within major developments and larger sites, but small site windfall completions also contribute.

The National Planning Policy Framework (NPPF) published by the Ministry of Housing, Communities and Local Government in 2021 defines windfall sites as 'Sites not specifically identified in the development plan.' For the purposes of this report, a 'small' windfall site has been defined as being a site containing fewer than 5 dwellings, which is not built on garden land.

For Rugby Borough Council's monitoring purposes, a dwelling is classed as 'complete' when it is weathertight, i.e. windows and doors have been installed, even if there may still be internal fit out work to be finished.

2. METHODOLOGY

At the end of each financial year, Rugby Borough Council monitors the number of housing units completed that year. This is done by making a table of developments from the previous year where there were still units left to be completed, as well as planning applications which have been approved in the past financial year which involve the construction of new properties. Then the number of units completed on each site in the past year is ascertained, through a combination of internet research and in-person site visits and recorded.

To find the number of small site windfall completions the table is filtered to leave only sites with at least one completion that year, then further filtered by capacity, so that only sites of 4 units or fewer remain, and by previous use of the land, to exclude any sites where the construction is on garden land.

A table was made showing, for each financial year from 2015/16 to 2024/25, the total number of completions across all sites, the number of sites with a total capacity of 4 or fewer dwellings (windfall sites) that have recorded completions, the number of individual units within those developments that were completed (windfall site completions) and the completions on windfall sites as a percentage of total completions. This is shown in Appendix 1.

The average (mean) number of completions, windfall sites with completions, number of windfall site completions and windfall percentage of total completions was calculated and included in the table for the last 5 financial years ('5 Year Average', 2020/21 to 2024/25), and for the last 10 financial years ('10 Year Average', 2015/16 to 2024/25.)

Tables were also made, for each financial year, of all the developments that the windfall site completions came from. These contain the planning application reference/s, site address, site capacity and number of completions from the site that year. Appendices 2-11 contain these.

3. SUMMARY OF FINDINGS

While the 10-year average for small site windfall completions is 56, the average for the past 5 years is 51. It seems logical to round down to 50 rather than round up to 55 as the number for the past 4 financial years has been under 50 and, in general, the amount has trended downwards for the last 10 years.

The percentage of total completions made up of ones on windfall sites has varied considerably in the last 10 years, from 3.41% to 14.63%, so this does not seem to be a reliable alternative indicator of how many windfall completions there might be per year.

Overall, the council's estimate of 50 small site windfall completions per year going forward is supported by the data from the past 10 years.

APPENDIX 1: COMPLETIONS IN LAST 10 FINANCIAL YEARS

Financial Year	Total Number of Completions (all sites)	Number of Windfall Sites with Completions	Number of Windfall Units Completed	Windfall % of Total Completions
2024/25	675	25	41	6.07
2023/24	873	30	41	4.7
2022/23	1349	31	45	3.34
2021/22	939	35	49	5.22
2020/21	832	52	79	9.5
5 Year Average	934	35	51	5.46
2019/20	859	29	41	4.77
2018/19	939	47	62	6.6
2017/18	596	38	69	11.58
2016/17	376	39	55	14.63
2015/16	534	41	73	13.67
10 Year Average	797	37	56	7.03

APPENDIX 2: WINDFALL SITES 2024/25

Site Reference/s	Address	Site Capacity	Number of Completions 24/25
R18/1793, R20/0303	Land rear of Applewell House, 36a Bulkington Road, Coventry, CV7 9JT	1	1
R18/1293, R20/0189	61 BAWNMORE ROAD, BILTON, RUGBY, CV22 6JN	2	1
R19/1474, R21/0794	HOME FARM, MAIN STREET, BRANDON, COVENTRY, CV8 3HW	1	1
R20/0186	TOFT HOUSE, SOUTHAM ROAD, TOFT, RUGBY, CV22 6NR	2	1
R20/0712, R22/0968, R23/0494	MEADOW FARM, FOSSE WAY, STRETTON-ON-DUNSMORE, RUGBY, CV23 9NR	1	1
R20/0952	188, MURRAY ROAD, RUGBY, RUGBY, CV21 3JU	3	3
R21/0071, R21/0072	Adjacent to Forge Cottage, 26, Main Street, Willoughby, Rugby, CV23 8BH	1	1
R17/0413, R20/0222, R21/0075	PARK HOUSE, LITTLE LAWFORD LANE, LITTLE LAWFORD, RUGBY, CV23 0JJ	2	1
R21/0316, R22/1269	THE OLD VICARAGE, 16, HOSKYN CLOSE, RUGBY, CV21 4LA	1	1
R21/0572	FLECKNOE HOUSE FARM, SAWBRIDGE ROAD, WOLFHAMPCOTE, RUGBY, CV23 8AZ	2	2
R21/0940	THE GRANARY, COVENTRY ROAD, RUGBY, CV23 9JP	1	1
R21/0341, R21/1087	Land To the Rear Of 97a, Lentons Lane, Aldermans Green	1	1
R21/0859	INNER LODGE, DUNCHURCH PARK CONFERENCE CENTRE, RUGBY ROAD, DUNCHURCH, RUGBY, CV22 6QW	1	1
R21/0601	LAND AT WHARF FARM, CRICK ROAD, RUGBY	1	1
R22/0149	123, MURRAY ROAD, RUGBY, CV21 3JR	4	2
R22/0255, R22/0854	81, CLAREMONT ROAD, RUGBY, CV21 3LX	3	3
R22/0373	27A, CLIFTON ROAD, RUGBY, CV21 3PY	2	2
R22/0605	57 Boughton Road, Brownsover, Rugby, Warwickshire, CV21 1BH	4	4
R22/0410, R23/0189	Land Adjacent to 272, Bilton Road, Rugby, CV22 7EG	1	1
R22/0360	272, Lawford Road, New Bilton, Rugby, CV21 2JE	1	1
R22/0769, R23/0221	81, SOUTH STREET, RUGBY, CV21 3SF	1	1
R23/0017, R23/0677, R23/0761, R23/0798	6, Regent Place, Rugby, CV21 2PN	4	4

R22/0644, R24/1124	GEMINI, SOUTHAM ROAD, DUNCHURCH, RUGBY, CV22 6NW	2	2
R22/1337, R23/1108, R23/1201	Land to the rear of 1 and 3 Bilton Lane, Edmondson Close, Dunchurch	2	2
R24/0319	IVY HOUSE, CHURCH STREET, CHURCHOVER, RUGBY, CV23 0EW	2	2

APPENDIX 3: WINDFALL SITES 2023/24

Site Reference/s	Address	Site Capacity	Number of Completions 23/24
R18/0828	Land adjacent to new Priory Cottage, Wolston, Coventry, CV8 3FX	1	1
R19/1234	NETHERGREEN, SHILTON LANE, SHILTON, COVENTRY, CV7 9LH	2	2
R21/0436	47 AVENUE ROAD, RUGBY, CV21 2JN	2	2
(R15/0152, R15/0955, R17/2111) R20/1037	Home Farm, Birdingbury Road, Bourton on Dunsmore, CV23 9RA	2	2
R21/0174	TOFT HOUSE, SOUTHAM ROAD, DUNCHURCH, RUGBY, CV22 6NR	2	2
R21/0887, R22/1213, R23/0091, R23/0195	MALVERN HALL FARM, SOUTHAM ROAD, LEAMINGTON HASTINGS, RUGBY, CV23 8EY	2	2
R22/0329	74, King Edward Road, Rugby, CV21 2TE	2	2
R20/0186	TOFT HOUSE, SOUTHAM ROAD, TOFT, RUGBY, CV22 6NR	2	1
R22/0149	123, MURRAY ROAD, RUGBY, CV21 3JR	4	2
R22/0390	53 Lower Road, Barnacle, Warwickshire, CV7 9LD	2	2
R22/0384	STORE AND PREMISES, 14, WELLS STREET, RUGBY, CV21 3JB	2	2
R22/0749	1, VICTORIA AVENUE, RUGBY, CV21 2BY	2	2
R19/0745	The Bungalow, Fosse Way, Princethorpe, CV23 9PR	1	1
R19/1051	NEWNHAM PADDOX HOUSE, NEWNHAM PADDOX, MONKS KIRBY, RUGBY, CV23 0RX	1	1
R19/1437	THE OLD BYRE, BOW LANE, WITHYBROOK, COVENTRY, CV7 9LQ	1	1
R17/0195, R20/0216	Crossways Farm, Cicey Lane, Nuneaton, Warwickshire, CV11 6RJ	1	1
R19/1442	LAND SOUTH OF, FRANKTON ROAD, BOURTON-ON-DUNSMORE	1	2
R20/0484	29, REGENT STREET, RUGBY, CV21 2PE	1	1
R20/0740, R23/0322	LAND TO REAR OF 36 WARREN ROAD, BOWEN ROAD, RUGBY	1	1
R21/0064	LAZY ACRES, FRANKTON LANE, FRANKTON, RUGBY, CV23 9JQ	1	1
R21/0132	LAND TO THE EAST OF, CHURCH ROAD, GRANDBOROUGH	1	1
R21/0614	54, CRAVEN ROAD, RUGBY, CV21 3HZ	1	1
R21/0452	MARSTON MILL FARM, PRIORY ROAD, WOLSTON, COVENTRY, CV8 3FX	1	1

R21/0467, R21/1002, R22/0376	SPICERS WOOD, COVENTRY ROAD, PAILTON, RUGBY, CV23 0QA	1	1
R21/1017, R23/0583	ABBERLEY, 1, LONG ITCHINGTON ROAD, BIRDINGBURY, RUGBY, CV23 8EG	1	1
R22/0831	12, REGENT PLACE, RUGBY, CV21 2PN	1	1
R22/1036	WILLOUGHBROOK, LONDON ROAD, WILLOUGHBY, CV23 8BL	1	1
R22/1117, R23/0197, R23/0198, R23/0199, R23/0201, R23/0210, R23/0264, R23/0379, R23/0429	26, LAND ADJACENT TO, THE GREEN, LONG LAWFORD, RUGBY, CV23 9BL	1	1
R23/0110	241 Sedlescombe House, Flat 9, Dunchurch Road, Rugby, Warwickshire, CV22 6HP	1	1
R23/0215	241 Sedlescombe House, Flat 3, Dunchurch Road, Rugby, Warwickshire, CV22 6HP	1	1

APPENDIX 4: WINDFALL SITES 2022/23

Site Reference/s	Address	Site Capacity	Number of Completions 22/23
R18/0471	The Grange Cattery, The Cottage, Wolston Grange, CV23 9HJ	1	1
R18/1097, R19/0322, R21/0033	99 Pytchley Road, Rugby, CV22 5NG	1	1
R18/2128	The Robbins Building, 25 Albert Street, Rugby, CV21 2SD	1	1
R19/1076, R20/0733	23, LUTTERWORTH ROAD, PAILTON, RUGBY, CV23 0QE	4	4
R20/0186	TOFT HOUSE, SOUTHAM ROAD, TOFT, RUGBY, CV22 6NR	2	1
R20/0318	MACK HAIR AND BEAUTY, 35 SHEEP STREET, RUGBY, CV21 3BX	2	2
R20/0563	18, DAVID ROAD, RUGBY, CV22 7PX	1	1
R20/0572	REAR OF, 58, Manor Road, Rugby, CV21 2TG	2	2
R20/0711	STABLES, MAIN STREET, WITBYBROOK, CV7 9LX	1	1
R20/0116	54, AVENUE ROAD, RUGBY, CV21 2JN	3	3
R21/0104	11, ROWLAND STREET, RUGBY, CV21 2BN	2	2
R21/0436	47, AVENUE ROAD, RUGBY, CV21 2JN	2	2
R21/0530	48, RUGBY ROAD, DUNCHURCH, RUGBY, CV22 6PW	2	2
R21/1046	24, RAILWAY TERRACE, RUGBY, CV21 3LJ	2	2
R21/1113	20, CALDECOTT STREET, RUGBY, CV21 3TH	4	4
R21/0175	91, CRAVEN ROAD, RUGBY, CV21 3JZ	1	1
R21/0231	78, CRAVEN ROAD, RUGBY, CV21 3JX	1	1
R22/0266	70, Boughton Road, Rugby, Warwickshire, CV21 1BJ	1	1
R22/0267	70, Boughton Road, Rugby, Warwickshire, CV21 1BJ	1	1
R22/0756	Top Floor Flat, 111, Bath Street, Rugby, CV21 3JA	1	1
R22/0760	129, Flat 2, Bath Street, Rugby, Warwickshire, CV21 3JA	1	1
R22/0763	64, Ground Floor Flat, Boughton Road, Rugby, Warwickshire, CV21 1BJ	1	1
R22/0759	129, BATH STREET, RUGBY, CV21 3JA	1	1
R22/0761	FLAT 1, 146, GROSVENOR ROAD, RUGBY, RUGBY, CV21 3LB	1	1
R22/0732	64 First Floor Flat, Boughton Road, Brownsover, Rugby, Warwickshire, CV21 1BJ	1	1

R22/0758	Ground Floor Flat (front), 111, Bath Street, Rugby, CV21 3JA	1	1
R22/0762	FLAT 2, 146, GROSVENOR ROAD, RUGBY, RUGBY, CV21 3LB	1	1
R22/0801	CLIFTON CRUISERS, CLIFTON WHARF, CLIFTON UPON DUNSMORE, RUGBY, CV23 0EY	1	1
R22/1038	71b King Edward Road, Rugby, Warwickshire, CV21 2TE	1	1
R22/0764	71 King Edward Road, Rugby, Warwickshire, CV21 2TE	1	1
R22/0757	Ground Floor Flat (Rear), 111, Bath Street, Rugby, CV21 3JA	1	1

APPENDIX 5: WINDFALL SITES 2021/22

Site Reference/s	Address	Site Capacity	Number of Completions 21/22
R17/0094	TOFT HOUSE, SOUTHAM ROAD, TOFT, CV22 6NR	2	2
R17/1863	Land off Flecknoe Road, Broadwell, Rugby	1	1
R18/0659	Buildings South-West of and adjacent to Mill House, Stockton Road, Rugby, CV23 8EE	1	1
R18/0786	Stave Hall Farm, Fosse Way, Monks Kirby, CV23 0RL	1	1
R18/0989	Tuckeys Farm, Cathiron Lane, Harborough Magna, CV23 0JH	1	1
R18/1013	Building adjacent to 91 Heath Lane, Brinklow, Rugby, CV23 0NX	1	1
R18/0240	Hollybank Farm, Southam Road, Leamington Hastings, Rugby, CV23 8DX	1	1
R18/1461	Hillcrest, Hinckley Road, Wolvey, Hinckley, LE10 3HQ	1	1
R18/1719	65 Claremont Road, Rugby, CV21 3LX	1	1
R17/1634	GRANGE FARM, London Road, Coventry, CV8 3EW	4	4
R18/0828	Land adjacent to new Priory Cottage, Wolston, Coventry, CV8 3FX	2	1
R18/0592	Potford Dam Farm, Coventry Road, Cawston, Rugby, CV23 9JP	1	1
R18/1974	Masters Barn, Masters Yard, Birdingbury, Rugby, CV23 8EU	1	1
R19/0523	LAND TO THE EAST OF, CHURCH ROAD, GRANDBOROUGH,	1	1
R19/0641	54 Lower Hillmorton Road, Rugby, CV21 3TE	1	1
R19/0645	AGRICULTURAL BUILDING, LAND OFF FOSSE WAY, STRETTON-ON-DUNSMORE,	1	1
R19/0691	54, REGENT STREET, RUGBY, CV21 2PS	1	1
R19/0545, R19/1382	Land To Rear of No.99, Lentons Lane, Coventry, CV2 1NY	1	1
R18/2238, R21/0347	PEAR TREE COTTAGE, BACK LANE, BIRDINGBURY, CV23 8EN	1	1
R19/0086	HAZELL HOUSE, BURNTHURST LANE, PRINCETHORPE, CV23 9QA	1	1
R19/0975	GIBRALTAR FARM, GIBRALTAR LANE, BROADWELL, RUGBY, CV23 8EX	1	1
R19/0985, R18/0342	AGRICULTURAL BUILDING (south side), FLECKNOE ROAD, BROADWELL	1	1

R19/0882	DUNSMORE GARAGE, COVENTRY ROAD, THURLASTON, RUGBY, CV23 9JR	4	4
R19/0510	Rear of 139-143 Clifton Road, Rugby, CV21 3QN	1	1
R18/1486, R19/0772	Land adjacent to Stockton Road, Birdingbury, Rugby, CV23 8EE	1	1
R19/0942	SHELFORD LODGE BARN, LUTTERWORTH ROAD, WOLVEY, HINCKLEY, LE10 3HN	1	1
R19/1119	Land off Rugby Road (Spikes Lane), Rugby Road, Harborough Magna	2	2
R19/1223	33, ROKEBY STREET, RUGBY, CV21 3RH	2	2
R19/1138	North Site, Bilton Fields Farm, Rugby, CV22 6RU	3	3
R19/1302	55, AVONDALE ROAD, BRANDON, COVENTRY, CV8 3HS	1	1
R19/1279	HOME FARM, RUGBY ROAD, BRETTFORD, RUGBY, CV23 0LB	1	1
R20/0186	TOFT HOUSE, SOUTHAM ROAD, TOFT, RUGBY, CV22 6NR	2	1
R20/0232	3, LOWER HILLMORTON ROAD, RUGBY, CV21 3ST	1	1
R20/0249	Land adjacent 2, GRACE CLOSE, RUGBY, CV22 7YT	1	1
R19/1137, R20/0235	Land to the West of Brambles Barn and The Coach House, Bilton Fields Farm Lane, Rugby, CV22 6RU	4	4

APPENDIX 6: WINDFALL SITES 2020/21

Site Reference/s	Address	Site Capacity	Number of Completions 20/21
R17/0190	287 Hillmorton Road, Rugby, CV22 5BH	4	4
R18/0688, R20/0651, R20/0874	Bayton Lodge, Withybrook Road, Wolvey, Bedworth, CV12 9JW	4	2
R17/2030	12 And 14 Watts Lane, Rugby, CV21 4PE	4	4
R18/1912	Rugby West Indian Association, St Peters Road, Rugby, CV21 3QP	4	4
R19/0882	DUNSMORE GARAGE, COVENTRY ROAD, THURLASTON, RUGBY, CV23 9JR	4	2
R19/1311	5, NEWBOLD ROAD, RUGBY, CV21 2RN	4	4
R18/1725, R18/0501, R18/0025, R18/2173, R17/0438, R15/1411, R20/0208	ASHMOOR, COVENTRY ROAD, LONG LAWFORD, RUGBY, CV23 9ED	3	3
R18/0227, R18/2164, R18/2262	2 Badby Leys, Rugby, CV22 5RB	3	3
R20/0064	37, LOWER STREET, RUGBY, CV21 4NP	3	3
R20/0126	28, LOWER HILLMORTON ROAD, RUGBY, CV21 3SU	2	2
R17/0173	STORE TUCKEYS FARM, CATHIRON LANE, RUGBY, CV23 0JH	2	1
R17/1773, R17/1157, R18/0753 (overlap with R18/0690)	Cadena, Lutterworth Road, Burton Hastings, CV11 6RA	2	1
R17/1325	289 Hillmorton Road, Rugby, CV22 5BN	2	2
R17/1736, R17/0260	Vicarage Farm, Coventry Road, Rugby, CV23 9HB	2	1
R18/1365	Stag and Pheasant, 27 Main Street, Newton, CV23 0DY	2	2
R18/1766, R19/0856	Cherry Trees Residential Home, 242 Dunchurch Road, Rugby, CV22 6HS	2	2
R18/1362 R18/0054	Jax Barn, Flecknoe Road, Broadwell, Rugby, CV23 8HS	2	2
R18/1155	Seventh Day Adventist Church, Wells Street, Rugby, CV21 3JB	2	2
R19/0212	Springfield, Cawston Lane, Dunchurch, CV22 7RX	2	2
R16/0489, R14/1606	NEW BARN STABLES, BURNTHURST LANE, RUGBY, CV23 9QA	1	1
R17/2095, R16/1663, R17/1602, R16/2134, R13/0940, R19/1319	LION FARM, 48 RUGBY ROAD, DUNCHURCH, RUGBY, CV22 6PW	1	1

R16/1125	Burnhams Farm, 9 School Street, Church Lawford, CV23 9EE	1	1
R17/0899	The Old Stables, Watling Street, Rugby, CV23 0AQ	1	1
R17/1303	40 Main Street, Clifton upon Dunsmore, Rugby, CV23 0BH	1	1
R17/0529	Highgate House, Coventry Road, Dunchurch, CV22 6RF	1	1
R17/0630	Fosse Bungalow, Fosse Way, CV23 9JF	1	1
R17/0777, R19/1485	Land Rear of the White House, Main Road, Ansty, Coventry	1	1
R17/1169	24 Church Road, Shilton, Coventry, CV7 9HW	1	1
R17/1725	Bath Farm Cottage, Moor Lane, Willoughby, Rugby, CV23 8BT	1	1
R17/0615, R16/2332	Navigation Farm, Longdown Lane, Willoughby, Rugby, CV23 8AG	1	1
R18/0338, R17/1103	Gate Farm, Main Street, Bourton on Dunsmore, Rugby, CV23 9QX	1	1
R18/0856	Land adjacent to 61 Shenstone Avenue, Rugby	1	1
R18/1356	20 Cawston Lane, CV22 6QE	1	1
R18/1502	121 Heather Road, Binley Woods, CV3 2DB	1	1
R18/1534 (R17/1697)	Malin Farm, Main Street, Wolvey, CV27 9LX	1	1
R18/1222	Caldecote Farm, Calcutt Lane, Rugby, CV23 8HY	1	1
R18/2252	43 Bilton Road, Rugby, CV22 7AN	1	1
R17/1790	Pleasant View, Bush Hill Lane, Wolfhampcote, Rugby	1	1
R18/1788	41 Oliver Street, Rugby, CV21 2ET	1	1
R18/1329	1 Chapel Street, Rugby, CV21 3EB	1	1
R18/1669	Former Stables adj. to Railway House Fosse Way Stretton Under Fosse CV23 0PU	1	1
R15/1873 R14/1124 R20/0297	Land South of LONDON ROAD at SP422728, Dunsmore Heath	1	1
R19/0286	GIBRALTAR HOUSE FARM, GIBRALTAR LANE, LEAMINGTON HASTINGS, CV23 8EX	1	1
R18/2129	5 HEATHER ROAD, BINLEY WOODS, RUGBY, CV3 2DE	1	1
R19/0153	63 CROMWELL ROAD, HILLMORTON, RUGBY, CV22 5LZ	1	1
R19/0722	Littlefield Farm (formerly East Barn and West Barn, Grandborough Fields Farm), Flecknoe Station Road, Grandborough, Rugby, CV23 8BA	1	1
R19/0859	9 Woodlands Road, Binley Woods, Coventry, CV3 2DA	1	1
R19/0830	54, AVENUE ROAD, RUGBY, RUGBY, CV21 2JN	1	1

R19/1133	29A, DUNSMORE AVENUE, RUGBY, CV22 5HD	1	1
R19/1344	CALCUTT HEIGHTS, CALCUTT HEIGHTS FARM, CALCUTT LANE, RUGBY, CV23 8HY	1	1
R20/0454	37A, REGENT STREET, RUGBY, CV21 2PE	1	1
R20/0755	SUITE 2, COURTYARD BARNs, BUCKWELL LANE, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BJ	1	1

APPENDIX 7: WINDFALL SITES 2019/20

Site Reference/s	Address	Site Capacity	Number of Completions 19/20
R16/0409	5 Helmdon Close, Rugby, CV21 1RS	4	4
R18/0688	Bayton Lodge, Withybrook Road, Wolvey, Bedworth, CV12 9JW	4	2
R16/0640	99 Oliver Street, Rugby, CV21 2LF	3	3
R13/2176	15A-15 Regent Street, Rugby, CV21 2PE	2	2
R17/0127	2 Sandy Lane, Rugby, CV21 2UR	2	2
R17/0058	66 STEPHEN STREET, RUGBY, CV21 2ES	2	2
R17/0173	STORE TUCKEYS FARM, CATHIRON LANE, RUGBY, CV23 0JH	2	1
R17/0094	TOFT HOUSE, SOUTHAM ROAD, TOFT, CV22 6NR	2	1
R16/1996	Land adjacent 37a Woodlands Road, CV3 2JL	2	2
R17/1736, R17/0260	Vicarage Farm, Coventry Road, Rugby, CV23 9HB	2	1
R19/1040	98, HILLMORTON ROAD, RUGBY, CV22 5AH	2	2
R19/1283	13, CLAREMONT ROAD, RUGBY, CV21 3NA	2	2
R14/1614	27B WILLIAM STREET, CV21 3HA	1	1
R16/2334	Former Haywagon, The Green, Churchover, CV23 0EP	1	1
R16/1065	Barn at Cathiron Fields Farm, Cathiron Lane, Cathiron, Rugby, CV23 0JH	1	1
R17/1713, R16/2571 (and R16/2027)	LAND ADJACENT MERLIN FIELD FARM, GIBRALTAR LANE, RUGBY, CV23 8EX	1	1
R17/1550	Land to the rear of 56 Leamington Road, Ryton on Dunsmore, Coventry, CV8 3FN	1	1
R16/0693	Tithe Farm Cottage, Fields Farm Lane, Marton, Rugby, CV23 9RS	1	1
R17/2056	Land adjacent to Stockton Road, Birdingbury, Rugby, CV23 8EE	1	1
R18/0035, R17/1364	Hill Farm, Draycote Road, Bourton on Dunsmore, CV23 9RD	1	1
R17/0080	Barn at Manor Farm, Draycote Road Draycote, Rugby, CV23 9RB	1	1
R18/0448	292 Hillmorton Road, Rugby, CV22 5BW	1	1
R18/1273	Hillcrest Farm, Clayhill Lane, Long Lawford, Rugby, CV23 9BG	1	1
R18/1727, R13/2275	Barn off Frankton Lane, Highfield, Rugby, CV23 9PP	1	1
R18/2056	Abbey Farm, Hinckley Road, Wolvey, LE10 3HQ	1	1

R18/1321	Toft House, Southam Road, Toft, Rugby, CV22 6NR	1	1
R18/1308	Proposed House, Stockton Road, Birdingbury	1	1
R18/2191, R18/0211	122 Hillmorton Road, Rugby, CV22 5AL	1	1
R19/0194	6 Tom Brown Stret, Rugby, CV21 3JT	1	1

APPENDIX 8: WINDFALL SITES 2018/19

Site Reference/s	Address	Site Capacity	Number of Completions 18/19
R14/2027	NEWTON MANOR LANE, Brownsover, CV23 0DW	1	1
R15/0572	The Barn, Frankton Lane, Frankton, CV23 9JQ	1	1
R15/0300	48 Windsor Street, CV21 3NY	2	2
R15/2009	Buildings J and K, Coton House, LUTTERWORTH ROAD, Churchover, CV23 0AA	2	2
R17/0541, R15/1754, R14/2148	33 LIVINGSTONE AVENUE, Long Lawford, CV23 9BU	4	1
R14/2002	Land North of BAILEYS LANE, Long Lawford	1	1
R15/1763	Bush Hill Farm Barn, BUSH HILL LANE, Flecknoe, CV23 8AX	1	1
R13/1909	16 TOM BROWN STREET, CV21 3JT	2	1
R14/2149	DEANE ROAD, HILLMORTON	2	2
R14/1607, R17/1484, R17/1925	BARN AT GATE FARM, MAIN STREET, BOURTON ON DUNSMORE, CV23 9QX	2	2
R14/2302	Home Farm, Main Street, Broadwell, CV23 8HB	1	1
R16/0546	28 Adkinson Avenue, Dunchurch CV22 6RG	2	2
R15/1143	TOFT MANOR, SOUTHAM ROAD, TOFT, CV22 6NR	1	1
R15/1331	BUILDERS YARD REAR OF AVON LODGE, LAWFORDE HEATH LANE, CV23 9BW	1	1
R16/0614 and R16/1725	Hill House Farm, Birdingbury Road, Leamington Hastings, CV23 8DX	1	1
R15/2277	RADEA CLUB, 6 CASTLE STREET, RUGBY, CV21 2TP	4	4
R16/1176	WARREN FARM HOUSE, HIGH STREET, RYTON ON DUNSMORE, COVENTRY, CV8 3FH	1	1
R16/1587	Old Station House, Station Road, Clifton upon Dunsmore, CV23 0BU	1	1
R16/1209	38 Charlotte Street, Rugby, CV21 3HB	2	2
R15/2068, R16/2546	YEW TREE HALL, 34 Brookside, Rugby, CV23 9LY	3	1
R16/1782 and R15/2134	102 Grove Road, Ansty, Rugby, CV7 9JE	1	1
R16/1811 (and R16/0017)	49 CHARLESFIELD ROAD, RUGBY, CV22 5PG	2	2
R16/1723	BRICKHILL FARM, BIRDINGBURY ROAD, LEAMINGTON HASTINGS, RUGBY, CV23 8DY	1	1
R16/2468	MACBRAE FARM, 57 LONDON ROAD, DUNSMORE HEATH, RUGBY, CV23 9JB	1	1

R16/0155	WOODYARD BUILDINGS TO REAR OF WOODYARD FARM, Main Street, WITHYBROOK, CV7 9LX	1	1
R16/2264	52 AVENUE ROAD, NEW BILTON, CV21 2JN	3	3
R17/0421, R16/0646	117 Grosvenor Road, Rugby, CV21 3LB	4	1
R17/0094	TOFT HOUSE, SOUTHAM ROAD, TOFT, CV22 6NR	2	1
R17/2071	Land adjacent to Marston House (known as Rosemary Cottage), Heath Lane, Brinklow, Rugby, CV23 0NX	1	1
R17/0264, R18/1421	LAND TO THE REAR OF THE WOODLANDS	2	2
R17/1076	Lower Rainsbrook Lodge, Onley Lane, Rugby, CV22 5QD	1	1
R17/1038	Abbeyfield, 242 London Road, Stretton on Dunsmore, CV23 9JA	1	1
R17/0730	Newnham Fields Farm, Coal Pit Lane, Rugby, CV23 0SL	1	1
R17/0928	Land off Brownsover Lane, Old Brownsover, Rugby	1	1
R17/0443, R18/1309, R19/0089	Land East of Toft Leas, Toft Lane, Dunchurch	2	2
R17/1228	46 Broad Street, Brinklow, Rugby, CV23 0LN	1	1
R17/2058	2A Earl Street, Rugby, CV21 3SS	2	2
R17/1748	KC 162 Murray Road, Rugby, CV21 3JU	1	1
R18/0923	Land at junction of Birdingbury Road and Stockton Road, Birdingbury, CV23 8EE	1	1
R18/1061	55 Avondale Road, Coventry, CV8 3HS	1	1
R18/1013	Building adjacent to 91 Heath Lane, Brinklow, Rugby, CV23 0NX	1	1
R18/1455	46 Broad Street, Brinklow, Rugby, CV23 0LN	1	1
R17/1871 (R15/2115)	94 Main Street, Long Lawford, Rugby, CV23 9BB	1	1
R18/0570	48 Lower Hillmorton Road, Rugby, CV21 3TE	1	1
R18/1025	36 Regent Place, Rugby, CV21 2PN	1	1
R17/0153	Sunrise Cottage Coventry Road Shilton Coventry Warwickshire CV2 1NT	1	1
R18/2093	Caravan at Hawkesbury Field Farm, Lentons Lane, Aldermans Green, CV1 1NY	1	1

APPENDIX 9: WINDFALL SITES 2017/18

Site Reference/s	Address	Site Capacity	Number of Completions 17/18
R15/1236	Five Ways Lakes, COVENTRY ROAD, Wolvey, LE10 3HF	1	1
R17/0727, R15/1251	Flecknoe House Farm, SAWBRIDGE ROAD, Flecknoe, CV23 8AZ	1	1
R15/1888	The Engine, 1 Bridget Street, CV21 2BG	4	4
R15/0824, R15/0822, R15/0823	Pike Hall Farm, Gibraltar Lane, CV23 8EX	1	1
R15/1613, R17/0379	Calias Farm, Broadwell, CV23 8HW	1	1
R17/0541, R15/1754, R14/2148	33 LIVINGSTONE AVENUE, Long Lawford, CV23 9BU	4	3
R15/0616	Elysian Fields, Southam Road, Hill, CV23 8DX	1	1
R15/1305	7 Collingwood Avenue, Bilton, CV22 7EX	2	2
R15/2033, R16/1752	Land North of BURNTHURST LANE	1	1
R15/2162, R16/2347, R17/1499	The Old Granary, BURNTHURST LANE, Princethorpe, CV23 9QA	1	1
R15/2059, R16/1332, R17/0282, R17/1461	24 CRICK ROAD, Hillmorton, CV21 4DX	4	4
R15/2439 and R15/0992	Pioneer Farm, STOCKTON ROAD, Birdingbury, CV23 8EE	1	1
R11/0997 and R16/1360	THE FORMER COFFIN WORKS, REAR OF 5-9 HUNTER STREET, CV21 3LT	2	2
R17/0357, R13/0779	SITE ADJACENT TO BRAMBLES BARN, BILTON FIELDS FARM LANE, CV22 6RU	3	3
R16/0476 and R14/0711	Former Stables, Hunter Street	3	3
R13/2031	Manor Farm, Draycote, CV23 9RB	3	3
R14/2085	48A LOWER HILLMORTON ROAD	2	2
R14/1329	Dunchurch Post Office, Dunchurch, Rugby, CV22 6NH	1	1
R14/2249	Potford Dam Farm, Coventry Road, Cawston, Rugby, CV23 9JP	1	1
R15/1522	Long Orchard, Grandborough Road	1	1
R14/2248	COPPICEWELL RARE BREEDS FARM, WOLVEY ROAD, BULKINGTON, CV12 9JX	1	1
R16/0603 (R14/1465)	28A HILLMORTON ROAD, RUGBY, CV22 5AA	2	2
R16/0316	FIRBANK, OVERSTONE ROAD, COVENTRY, CV7 9LU	1	1
R15/2068, R16/2546	YEW TREE HALL, 34 Brookside, Rugby, CV23 9LY	3	2
R16/1627	6-7 High Street, Rugby, CV21 3BG	4	4

R13/1731	Rear of 3 THE CRESCENT, BRINKLOW, RUGBY, CV23 0LG	1	1
R15/2535	CHAPEL BARN, GRANDBOROUGH FIELDS ROAD, GRANDBOROUGH, RUGBY, CV23 8DT	1	1
R16/0954	69 TEMPLE STREET, RUGBY, CV21 3TB	1	1
R16/1207	FIRST FLOOR, 9 NORTH STREET, RUGBY, CV21 2AB	4	4
R16/1494	LAND SOUTH WEST OF SMEATON LANE, COOMBE FIELDS, CV23 0PS	1	1
R16/0683	SHILTON HOUSE FARM, 15 Church Road, Shilton, Coventry, CV7 9HX	1	1
R17/1134	The Bungalow Cestersover Farm, Lutterworth Road, Pailton, CV23 0QP	1	1
R17/0114, R17/1072	8 Lawford Lane, Bilton, Rugby, CV22 7JP	3	3
R16/2558	The Engine, 1 Bridget Street, New Bilton, Rugby, CV23	1	1
R17/0743	22 Lawford Lane, Bilton, Rugby, CV22 7JP	2	2
R17/0432	Development site rear of 47 Hillmorton Road, Temple Street, Rugby.	2	2
R17/0961	George Haephy & Son Ltd. 18 Sheep Street, Rugby, CV21 3BU	3	3
R17/1460	2 Oatland Drive, Cawston, Rugby, CV22 7UN	1	1

APPENDIX 10: WINDFALL SITES

2016/17

Site Reference/s	Address	Site Capacity	Number of Completions 16/17
R15/1512	97A Albert Street, CV21 2SW	1	1
R15/2393	Unit 3 Webb Ellis Industrial Estate, Woodside Park, CV21 2NP	4	4
R14/2199 (and R12/1353)	Coton House, LUTTERWORTH ROAD, Churchover, CV23 0AA	1	1
R15/0876	Land adjacent existing cottages at Coton House, LUTTERWORTH ROAD, Churchover, CV23 0AA	1	1
R14/2032	29A DUNSMORE AVENUE, CV22 5HD	1	1
R15/0480 (and R15/1470)	10 Bilton Lane, CV22 6PT	1	1
R15/1674 (R14/2295)	267 Hillmorton Road, CV22 5BH	1	1
R15/2067	156 Oxford Street, CV21 3LY	1	1
R15/2098	Barn at Cathiron Farm, CATHIRON LANE, Harborough Magna, CV23 0JH	1	1
R14/2303 and R12/0794	31 COVENTRY ROAD	1	1
R11/0855	1 CHURCH HILL, STRETTON ON DUNSMORE, CV23 9NA	1	1
R12/1852	THISTLE FARM, 280 London Road, STRETTON ON DUNSMORE, RUGBY, CV23 9HZ	1	1
R13/1909	16 TOM BROWN STREET, CV21 3JT	2	1
R14/1962	47A ROWLAND STREET, NEW BILTON, CV21 2BW	2	2
R13/1255	CHURCH FARM, LONDON ROAD, RYTON ON DUNSMORE, CV8 3EW	2	2
R15/0030	13-15 HIGH STREET, CV21 3BG	3	3
R14/2238	13 MAIN STREET, WILLOUGHBY, CV23 8BH	1	1
R14/0880	Harborough Fields Farm, Churchover Lane, Churchover, CV23 0ER	2	2
R14/1381	41 NEWBOLD ROAD	2	2
R13/1510	4 Chapel Street, Rugby, CV21 3EB	1	1
R13/2303	Hitesh Store, 30 The Green, Bilton, Rugby, CV22 7LY	4	4
R14/2350	60 Nelson Way, Bilton, Rugby, CV22 7LF	1	1
R13/0114	7 Regent Place, Rugby, CV21 2PJ	1	1
R13/2139	Clifton Cruisers, Vicarage Hill, Clifton upon Dunsmore, CV23 0EY	1	1
R11/2435	The Old Manor House, Easenhall Road, Harborough Magna, CV23 0HN	1	1

R15/1178	97 Newbold Road	4	2
R14/2316 (OVERLAPS R13/1580)	40 Main Street, Clifton upon Dunsmore, CV23 0BH	1	1
R14/1704	1A Bagshaw Close	1	1
R16/0606	MILETHORN FARM, LEICESTER ROAD, CV7 9LZ	1	1
R16/0664	9 LOWER STREET, HILLMORTON, CV21 4NP	1	1
R16/0994	THE NOOK ON THE SQUARE, Rugby, CV22 6NU	1	1
R16/1816 (and R11/1725)	Red Lion Inn, 23 MAIN STREET, COVENTRY, CV8 3HH	1	1
R16/2468	MACBRAE FARM, 57 LONDON ROAD, DUNSMORE HEATH, RUGBY, CV23 9JB	1	1
R16/0919	APHRODITE SPA, 14 MAIN STREET, NEWBOLD, RUGBY, CV21 1HW	1	1
R17/0025	1 Dunsmore Avenue, Hillmorton, Rugby, CV22 5HD	1	1
R16/1347	OLD STATION YARD, OXFORD ROAD, MARTON, CV23 9RU	1	1
R16/0953	84 NEWBOLD ROAD, RUGBY, CV21 2NQ	2	2
R16/0646	117 Grosvenor Road, Rugby, CV21 3LB	4	3
R16/2507	COMMERCIAL, NEW BARN, 2 CAMBRIDGE STREET	1	1

APPENDIX 11: WINDFALL SITES

2015/16

Site Reference/s	Address	Site Capacity	Number of Completions 15/16
R15/2197	10 LUTTERWORTH ROAD, Pailton, CV23 0QE	1	1
R16/0403	1 Denyer Court, BROAD STREET, Brinklow, CV23 0JL	1	1
R15/2506	8 CROSS STREET, CV21 3ND	2	2
R16/0436	14 Murray Road, CV21 3JN	1	1
R15/0069	Cawston Manor, COVENTRY ROAD, CV22 7RZ	3	3
R14/2257	Land adjoining 14 THE LOCKS, Hillmorton, CV21 4PP	1	1
R15/0519 and R15/1624	12A CAMBRIDGE STREET, CV21 3NG	4	4
R15/0709	4 PRINCES STREET, CV21 2LR	2	2
R15/0568	Land rear of Cromwell House, FOSSE WAY, Princethorpe, CV23 9QH	4	4
R15/0916 (and R13/0192)	Land adjacent to 25 Brookside, CV23 9NH	1	1
R15/1419	Plot 7, r/o Elm Cottage, Willow Lane, CV22 5LX	1	1
R15/0214	Land adjacent to BJ House, Bath Street, CV21 3JF	4	4
R15/2098	Barn at Cathiron Farm, CATHIRON LANE, Harborough Magna, CV23 0JH	1	1
R16/0204	4 Earl Street, CV21 3SS	2	2
R16/0226	36 NEWLAND STREET, New Bilton, CV22 7BJ	2	2
R13/1079	The Cottage, Crowner Fields Farm, Ansty, CV7 9HZ	1	1
R12/0291	Heath Lane Fire Station	3	2
R12/1224	38 Abbey Street	1	1
R13/0094 (and R14/1220 amendment)	SPRINGFIELD, FOSSE WAY, CV23 9PG	1	1
R13/1534	POOL HOUSE BUNGALOW, RUGBY ROAD, BRANDON, CV8 3GJ	2	2
R13/1789	WESLEY ROAD METHODIST CHURCH, WESLEY ROAD, RUGBY, CV21 4PG	2	2
R14/0886	Heathlands, Coventry Road, Cawston	1	1
R13/2316	Lineside Nursery, CV23 9EL	1	1
R14/0381	32-34 New Street	3	3
R14/1357	Rawburn Grounds Farm, Sawbridge, Road, Grandborough	1	1
R14/1717	LAND ADJACENT MANOR FARM, GREEN LANE, LE17 5BB	1	1

R14/1500	COOMBE ABBEY FARM, COOMBE FIELDS ROAD, BINLEY WOODS, CV3 2AB	2	2
R14/1587	4 NEWLAND STREET, NEW BILTON, RUGBY, CV22 7BJ	2	2
R13/2047	RUGBY SPIRITUAL CHURCH, 5 NEWBOLD ROAD, CV21 2RN	4	4
R14/1318	5 NEWBOLD ROAD	3	3
R14/2024	106 RUGBY ROAD	1	1
R14/2382 (amendments R13/2089)	The Old Post Office, Marton Road, Birdingbury, Rugby, CV23 8EH	1	1
R14/0132 (and R14/1207)	19 High Street, Rugby, CV21 3BG	1	1
R12/0916	Sheaf and Sickle, Coventry Road, Long Lawford, CV23 9DT	1	1
R13/1153	22 Railway Terrace	3	3
R13/2161 (and R14/1207)	19 High Street, Rugby, CV21 3BG	1	1
R13/1665	46 Clifton Road, Rugby, CV21 3QF	1	1
R11/1895	Fields Farm, Lower Green, Woolscott, Rugby, CV23 8DD	3	3
R12/0323	The Old Vicarage, Ryton on Dunsmore	1	1
R12/0096	Tibbits Farm, Nethercote House Road, Nethercote, Rugby, CV23 8AS	3	1
R15/1178	97 Newbold Road, Rugby, CV21 2NG	4	2