

### **Policy DS1: Overall Development Needs**

The following levels of housing and employment development will be planned for and provided within Rugby Borough between 2011 and 2031:

- a) 12,400 additional homes, including 2,800 dwellings to contribute to Coventry's unmet needs, with the following phased annual requirement:
  - Phase 1 2011-2018 540 dwellings per annum
  - Phase 2 2018-2031 663 dwellings per annum.
- b) 208 ha of employment land, including 98 ha to contribute to Coventry's unmet needs.

All new development will be sustainable and of a high quality, fully supported by infrastructure provision and environmental mitigation and enhancement as required in the policies contained within this Plan.

4.7. The 'Updated Assessment of Housing Need: Coventry-Warwickshire HMA' (September 2015) sets out the objectively assessed future housing needs of the Housing Market Area and the six local authority areas within it. The report indicates that Rugby Borough's Objectively Assessed Housing Need (OAHN) is 480 dwellings per annum, which equates to 9,600 dwellings over the plan period. However, in recognition that Coventry City Council is unable to accommodate its housing needs in full within the City boundary, the Local Plan seeks to provide for 2,800 dwellings over the plan period towards Coventry's housing needs. Rugby Borough Council therefore aims to meet its housing requirement by providing for a minimum of 12,400 new homes between 2011 and 2031, at an indicative rate of 620 dwellings per annum during the plan period. More recent housing needs evidence (2016) has analysed the 2014-based ONS subnational population projections (SNPP) and CLG (2014-based) household projections with regard to housing need in the Coventry and Warwickshire Housing Market Area (HMA). The analysis builds on information in the September 2015 Updated Assessment of Housing Need (UAoHN) which used 2012-based projection data to underpin a number of demographic and economic scenarios – ultimately leading to conclusions about housing needs across the HMA. The analysis shows across the HMA that the more up-to-date information suggests a virtually identical level of housing need (4,237 per annum compared with 4,272 previously). This updated analysis, taking account of more recent published data, does not suggest any fundamental differences from the analysis and conclusions as set out in the UAoHN of September 2015. Whilst some figures for individual local authorities change slightly, it is clear, at the HMA level that the assessed level of need in the UAoHN (and linked to 2012-based data) remains sound.

4.8. The Rugby Borough 'Employment Land Study' (May 2015) concludes that 96-128 hectares of employment land is required within Rugby Borough to meet Rugby's need throughout the plan period (6-8 hectares per annum). This is in order to support economic growth and balance the provision of new jobs with housing provision. Work informing the Local Plan has considered the extent of sites proposed for employment development, evidence of jobs growth forecasts and labour supply figures for the plan period, and average rates of past employment land take-up over a number of recent time periods, to provide an employment land target that aligns with the housing needs of the Local Plan.

The combination of these factors has led to the target of 110 hectares of gross employment land provision, to meet Rugby’s need being situated within the middle of the range recommended in the Employment Land Study. Policy DS1 also identifies 98 hectare of land to contribute to the unmet employment needs of Coventry that are being met within Rugby Borough, as agreed through the Memorandum of Understanding for the employment land needs of Coventry and Warwickshire.

4.9. In addition to this quantitative need for employment land in Rugby Borough, a proportion of this land must meet a qualitative demand for employment sites providing smaller units in the range of 5,000 - 50,000 sq.ft. This is especially important in accommodating demand from firms requiring floor space in this size band for B1c, B2 and ancillary B8 employment uses.

Meeting the housing requirement

4.10. The housing requirement included within the Local Plan will be provided in two distinct phases with different annual rates of delivery. Phase 1 of the plan period is between 2011 and 2018. The annual housing target in Phase 1 is 540 dwellings per annum, reflecting the adopted target contained within the previous Development Plan - the Core Strategy, June 2011. Phase 2 of the plan period is between 2018 and 2031. The annual housing target in phase 2 is 663 dwellings per annum.

4.11. This ‘step-change’ in delivery is considered appropriate. It would be perverse to retrospectively apply a higher housing target to past years than is required to meet the needs of Rugby Borough, or has been adopted in local planning policy. Upon adoption, the housing target will increase to take account of shortfall arising in Coventry City and the annual housing target is therefore increased to reflect this. The housing trajectory appended to the Local Plan demonstrates how the housing target will be achieved whilst complying with the requirements of national planning policy, particularly those relating to land supply.

4.12. The table below indicates how the Council intends to ensure the housing requirement is met within the plan period:

Dwellings constructed between 1 <sup>st</sup> April 2011 and 31 <sup>st</sup> March 2017	2577
Number of permitted dwellings anticipated to be completed between 1 <sup>st</sup> April 2017 and 31 <sup>st</sup> March 2031	6505
An allowance for windfall sites in this plan between 1 <sup>st</sup> April 2017 and March 31 <sup>st</sup> 2031	630
<b>Number of dwellings required to be allocated in this plan</b>	<b>2688</b>
Number of allocated dwellings anticipated to be completed within the plan period	4855
<b>Total anticipated provision in the plan period</b>	<b>14,567</b>