5 YEAR HOUSING LAND SUPPLY POSITION STATEMENT 2026-2031

1. INTRODUCTION

1.1. This statement sets out Rugby Borough Council's 5 Year Housing Land Supply (5YHLS) as of 1 April 2026. The statement explains the calculation, before summarising the result. Appendix 1 sets out the detailed calculation, and Appendix 2 the list of sites.

1.2. The Rugby Borough Local Plan 2011-2031 was adopted on 4 June 2019.

1.3. Because the Local Plan is more than five years after adoption, 5YHLS is required by the National Planning Policy Framework (NPPF) to be calculated against local housing need rather than the plan requirement. As of the end of May 2026, local housing need calculated in accordance with the standard method was 643 homes per year.

2. PAST DELIVERY RECORD

2.1. The Local Plan 2011-2031 identified a need of 12,400 dwellings to be provided in the borough over the plan period at a rate of 540 per annum between 2011/12 to 2017/18 and 663 per annum between 2018/19 to 2030/31.

2.2. Between 1st April 2011 and 31st March 2026 there was a sizable over-delivery against the Local Plan annual requirement as detailed in the table below:

Year	Annual Requirement	Actual net dwellings
2011/2012	540	338
2012/2013	540	456
2013/2014	540	448
2014/2015	540	425
2015/2016	540	534
2016/2017	540	376
2017/2018	540	596
2018/2019	663	939
2019/2020	663	859
2020/2021	663	832
2021/2022	663	939
2022/2023	663	1,349
2023/2024	663	873
2024/2025	663	675
2025/2026	663	505
Total	9,084	10,144
Over-delivery		1,060

2.3. Rugby Borough Council's most recent published housing delivery test measurement (2025) covering the period 2022-2025 was 187%. No 5yhls consequences flow from this.

2.4. Based on the above, it has been determined that a 5% buffer should be applied to the 5YHLS calculation in accordance with paragraph 8 of Annex D to the National Planning Policy Framework.

2.5. Using ONS Live Table 125 (Dwelling stock estimates by local authority district) it is possible to calculate that the cumulative annual growth rate (CAGR) in the number of dwellings in Rugby Borough between 2015 and 2025 was 1.67%. This compares to a CAGR for England over the same period of 0.92% and for the West Midlands region of 0.85%. Over the twenty year period 2005-2025 the respective growth rates were 0.84% for England, 0.73% for the West Midlands and 1.49% for Rugby Borough.

2.6. Because of local government reorganisations in the past 10 years, it is not possible to calculate CAGR for a 10 and 20 year period for every local authority. Nonetheless, of the 285 lower tier local authorities for which it is possible to obtain the data, Rugby Borough had the 15th highest ten year CAGR. Rugby Borough's CAGR for the 20 year period 2005-2025 is 13th highest among the 276 lower tier local authorities for which this data is available. This places Rugby Borough in the top 10% of local authorities for housing delivery.

2.7. These numbers illustrate Rugby Borough's very strong track record of housing delivery.

2.8. As the Local Plan is more than five years post adoption, past over-delivery is required to be disregarded in calculating the housing land requirement going forward. This is confirmed by Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722: "...Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.". Although this statement relates to past under-delivery, it would logically apply equally to past over-delivery.

3. SUPPLY - ASSUMPTIONS

3.1. In calculating the 5YHLS it is necessary to identify deliverable sites as required in Annex D of the NPPF.

3.2. Annex B of the NPPF defines a deliverable site as follows:

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

a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long-term phasing plans).

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

3.3. Applying this, all sites with detailed permission (i.e. full or reserved matters) have been considered deliverable unless there is clear evidence that the site will not proceed.

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

3.5. A delivery rate of 40 dwellings per sales outlet per annum has been used as a baseline unless there is evidence, for example from the developer, to suggest a different assumption. For sites of more than 500 units Lichfields' *Start to Finish* research supports higher build out rates.

3.6. The Council are imposing shortened timescales within conditions relating to the submission of reserved matters applications (18 months rather than 2 years) and commencement of development in a year to encourage quicker delivery of sites.

3.7. Outline applications at RBC are subject to an 18 month condition for reserved matters applications to be submitted and then a further year timeframe for commencement. This reduced timeframe condition is implemented in order to promote faster delivery in order to regain a 5YHLS.

4. HOULTON

4.1. Houlton is a development to the east of Rugby with permission for the delivery of 6,200 homes together with a district centre, local centres, open space, secondary school and primary schools. It also provides space for retail, financial services, restaurants, a hotel, community uses, assembly and leisure, as well as commercial and employment uses. Outline permission was granted in 2014 and updated through a s73 permission in 2017. Urban and Civic are the master developer of the site and have built the significant infrastructure including the main vehicle, walking and cycling route. Urban and Civic provide serviced parcels for developers to take reserved matters forward.

4.2. The development framework for this site as set though the outline planning permission requires each key phase to be defined then followed with a framework including a regulatory plan, design guide and technical documents. The reserved matters applications for that key phase can then follow.

4.3. The site is underway and progressing swiftly with numerous housebuilders on site. There have been rolling submissions of reserved matters for individual parcels within the defined key phases. Construction began at Houlton in the 2017-18 monitoring year. There have been completions in the past nine monitoring years from 2017-18 to 2025-26 at an average annual rate of 226 dwellings per annum. Appendix 3 shows the development which has taken place to date within different key phases as of April 2026.

4.4. The data shows that on average it is 6 months between a reserved matters application being validated and determined and a year between the determination of the reserved matters application and the first completion on site. This therefore gives on average an overall timescale of 1.5 years between submission of reserved matters to 1st completion – this timeframe includes any discharge of condition applications for pre-commencement conditions.

4.5. All applications on this site are dealt with via Planning Performance Agreements. This provides a project management tool to ensure delivery of the SUE. This also provides a framework for developers to work with the council from preapplication stage to discharge of condition and delivery stage.

4.6. Within the trajectory, individual parcels with reserved matters applications are listed however it would be remiss not to project the remainder of the outline dwellings which are still to be delivered as well due to the steady stream of reserved matters which are granted on individual parcels each year. Due to the PPA process for the site the Council are aware of sites coming forward and Appendix 3 shows the number of dwellings submitted through reserved matters applications in 2025/26 being 225 to date. The Council know that the next set of disposals by Urban & Civic are for the following parcels (all applications expected in 2027):

- Parcel 17 (A Station location) and Parcel 18 – 400 dwellings
- Parcel 19 – 92 dwellings
- Parcel 20 – 200 dwellings
- District Centre housing parcels (conversations have progressed with the ICB for Phase 1 as approved under the regulatory plan for this key phase – 4 acres of higher density housing (Built to Rent)

4.7. The remainder of Houlton is not projected until year 4 to account for reserved matters to be submitted and granted. Based on the average completion rate of 226 dwellings over the 9 years of delivery on Houlton the trajectory for the 'remainder of houlton' is conservative. This is indeed what the inspector found through APP/E3715/W/25/3373251.

5. SOUTH WEST RUGBY

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

5.2. In relation to residential use the following applications have been determined:
• R13/2102: Land at Ashlawn Road - Outline application for the erection of up to 860 dwellings and land for a primary school. Build out of this site is now completed.
• R15/1816: Land South of Coventry Road and North of Lime Tree Avenue – Outline application for up to 150 dwellings. Build out of this site is now completed.
• R18/0936: Land South of Coventry Road and Cawston Lane - Outline application for up to 210 dwellings and a two form entry primary school. This site is under construction.

5.3. In relation to strategic infrastructure, the Homestead Link Road has also been approved under R22/0928 and conditions are currently being discharged for this infrastructure link. Similarly, the community spine road has been approved under application R24/0733. Homes England have provided their programme (appendix 4) for the strategic road infrastructure as they are the enabler for this site. This means that they are forward funding the strategic road infrastructure, drainage and utilities.

5.4. The below map shows the landownership and different planning applications for the South West Rugby allocation.

KEY:

- catesby
- cawston_farm_1
- cawston_farm_2
- cawston_lane
- homes_england
- homestead_link_road
- taylor_wimpey_midlands
- miller_homes
- taylor_wimpey
- tritax
- tritax_safeguarded_land



5.5. The Tritax Symmetry parcel at Cawston Farm, South West Rugby for 275 units is subject to an outline planning application (R18/0995) which was submitted in May 2019 and was reported to planning committee in February 2025 and gained a resolution to grant planning permission subject to a S106 agreement. The sale agreement has been twin tracked with the section 106 negotiation and therefore a reserved matters application will be submitted by the developer in 2026-27 (pre-application discussions are currently underway). The trajectory applied by the council assumes 3 years between the grant of permission in 2026-27 and first completions in 2029-30 consistent with Lichfields *Start to Finish* (3rd Edition, 2024) for sites of 100-499 dwellings. This is also consistent with the timeframes for Millers (210 dwellings to the north of the application) in relation to the reserved matters determination which feeds into the overall timeframe.

5.6. An outline planning application for Cawston Farm 2 (R22/0853 - 350 units), which is also promoted by Tritax Symmetry, was submitted in August 2022 and is also awaiting determination. This application has not yet been determined because it is linked with the delivery of the Potsford Dam Link road which is simultaneously now being progressed through Tritax's safeguarded land employment submission (R25/0896). First completions on this site are currently projected for 2031-32.

5.7. A full application for 195 units (R25/0979) at 'Land South of Montague, Bilton' was also submitted in November 2025 and validated in December 2025 and is awaiting determination. Taylor Wimpey are projecting completions within a year of planning permission. The Council has therefore conservatively projected first completions in 2029-30.

5.8. Three further outline applications for South West Rugby totalling 2,870 dwellings and submitted respectively by Taylor Wimpey, Catesby Estates and Homes England were received in July 2025 and are awaiting determination.

5.9. Catesby (R25/0487) are promoting the site however have confirmed that the developer is likely to have two outlets of delivery for the 475 dwellings across the site based on similar sites. For Taylor Wimpey's 800 dwelling application (R25/0407) they will deliver the site and also have a minimum of two outlets and expect a build out rate of 68dpa consistent with Lichfields. Homes England are proposing 1,600 dwellings (R25/0491) and are an enabler across the site as referenced in paragraph 5.3. All three are working towards a 2026/27 committee date and section 106s are being drafted simultaneously.

5.10. The majority of these three parcels require the strategic infrastructure referenced in Appendix 4 to come forward. The Homestead Link Road is on track for completion mid-2029. Cawston Lane and Community Spine Road is on track for completion mid-2030. Construction is not necessary contingent on these routes though as Homes England are intending to submit an application for a temporary haul road this year and the other developers could also do this. Strategic Utilities will be in place for the site by the end of 2028. The overall trajectory for this strategic site this therefore evidenced on a deliverable infrastructure programme and knowledge in relation to the individual parcels through collaborative working with the consortium of developers.

6. WINDFALL

6.1. A windfall allowance for dwellings delivered on small sites of 50 dwellings per annum has been applied. A windfall site has been defined as being a site for fewer than 5 dwellings which is not built on garden land. This figure is based on data showing there has been an average of 50 dwellings per annum delivered on windfall sites between 2016/17 - 2025/26, and an average of 40 dwellings per annum between 2021/22 – 2025/6. The allowance has been set as 50 as the 5 year average figure has been significantly reduced by there only having been 22 windfall completions in 2025/26, and this figure is so much lower than the previous 9 years that it may be an anomaly. The 10-year figure is also reflective of a full economic cycle. The data shows there is a consistent supply of small windfall sites in the borough and that not to include an allowance would under-estimate the delivery of housing in the borough.

6.2. The data for windfall completions in past years is set out in the table below:

Financial Year	Number of Windfall Units Completed
2025/26	22
2024/25	41
2023/24	41
2022/23	45
2021/22	49
5 Year Average	**40**
2020/21	79
2019/20	41
2018/19	62
2017/18	69
2016/17	55
10 Year Average	**50**

7. OTHER 2019 LOCAL PLAN ALLOCATIONS

7.1. Individual assessment of sites has been undertaken for all site allocations under the Local Plan 2011-2031. Plott Lane, Stretton on Dunsmore and Linden Tree Bungalow, Wolston are not included in the supply. All other rural settlement allocations are either already completed, under construction or have detailed permission and specific assessment of their deliverability has been undertaken.

8. PLANNING APPLICATIONS AWAITING DETERMINATION

8.1. Two sites where planning permission is still under consideration, Morgan Sindall (54 Units) and Former Nursery, Rugby Road, Brandon (43 Units) are included. These sites are also both allocations in the emerging Local Plan 2025-2042, which is currently awaiting examination in November/December 2026.

9. SITES WITH FULL PLANNING PERMISSION AND "LAPSE RATES"

9.1. In the table below a further supply of 420 units is identified on other sites with full planning permission.

9.2. 167 of these units are on two sites: 108 at land north of Projects Drive and 59 at Dipbar Fields. Dipbar Fields is currently under construction by Charles Church, with 27 units having already been completed, and therefore cannot lapse. Projects Drive has secured planning permission for housebuilder Morro Partnerships and the West Midlands Combined Authority has approved the provision of gap funding: https://governance.wmca.org.uk/ieDecisionDetails.aspx?Id=2352. It is considered highly unlikely that this site will lapse and so it is inappropriate to apply a lapse rate to it.

9.3. That leaves 253 units on sites with full planning permission. Of these, 81 are under construction and so cannot lapse. A further 19 units have developer confirmed trajectories and therefore, with site specific information available, it is inappropriate to apply a lapse rate.

9.4. That leaves 153 units on sites with detailed planning permission which are not under construction and do not have a developer confirmed trajectory.

9.5. The National Planning Policy Framework requires an additional 5% supply buffer to be applied and there is no reference in either the NPPF or the Planning Practice Guidance to a requirement to apply generic assumed 'lapse rates' in calculating five year housing land supply. In an appeal decision dated 27 September 2024 (PINS ref APP/P4605/W/24/3342499) Inspector H Nicholls commented at para 82 "My view is that it would not be reasonable to take a step beyond the Framework and PPG requirements and apply a lapse rate to the deliverable supply". Therefore, no lapse rate is applied.

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

10. FIVE YEAR HOUSING LAND SUPPLY AS AT 1 APRIL 2026

10.1. Based on analysis of deliverable sites for the five-year period 1 April 2026 to 31 March 2031 the Council can identify a housing land supply of **3.33 years** against the standard method requirement.

10.2. The calculations are presented in Appendix 1.

APPENDIX 1: 5YHLS POSITION 2026-2031

Requirement

A	Standard method requirement (annual)	643
B	5 year target (643*5)	3215
C	plus 5% buffer	3375.8
D	5 Year annualised Requirement (C/5)	675

Supply

Year 1 of 5 year Supply is 2026/27

	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Annualised requirement	675	675	675	675	675	**3376**
Projected Supply	436	407	447	482	478	2250

	Total projected supply	5 year Supply
5YHLS with 5% buffer for period 2026-2031	2250	3.33

Appendix 2 - List of identified 5YHLS sites for 2026-2031

= not deliverable

Site name	Status	Application/permission date	2025-26	Gross to date	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033	TOTAL (from 2026/27)	Notes
South West Rugby														
Land North of Ashlawn Road, (David Wilson)	Detailed - R20/0124 - 206 Units under construction	permission 21/12/2021	79	205	1								1	Under construction. Only 1 left to complete so assume this will be in 26/27.
Coventry Road (Miller Homes)	Outline- R18/0936 - 210 Units. reserved matters R24/0971	permission 23/12/2022; reserved matters 12/09/2025			20	40	40	40	40	30			210	Detailed planning permission and under construction.
Cawston Farm 1 (Tritax Symmetry) (parcel 12, plot T2)	Current Application- Outline- R18/0995- 275 Units	Submitted 16/05/2019						20	40	40	40	135	275	Outline planning application awaiting determination.
Cawston Farm 2 (Tritax Symmetry)(Parcel 12, Plot T3)	Outline application R22/0853 - 350 units	Submitted 26/08/2022								40	40	270	350	Outline planning application awaiting determination.
Land South West of Cawston Lane (Catesby Estates)	Current Application- Outline Application R25/0487 (Awaiting determination) - 470 Units	Submitted 02/06/2025								50	50	370	470	Outline planning application awaiting determination.
Land to the North East of Cawston Lane & Land to the East of Alwyn Road (Taylor Wimpey TW1 to 4 and 5)	Current Application- Outline Application R25/0407 (Awaiting determination) - Up to 800 Units	Submitted 01/05/2025								68	68	664	800	Outline planning application awaiting determination.
Land East and West of Cawston Lane, North of Coventry Road and Land East of Alwyn Road (Homes England)	Current Application- Outline Application R25/0491 (Awaiting determination) - Up to 1600 Units	Submitted 05/06/2025								100	100	1400	1600	Outline planning application awaiting determination.
Land South of Montague Road, Bilton	Current Application- Full Application R25/0979 (Awaiting determination) - 195 Units	Submitted 03/11/2025						20	40	40	40	55	195	Full planning application awaiting determination.
Eden Park														
Eden Park Phases R5, R6, and R7 (Bloor Homes)	Detailed - R23/0453- 550 units	15/01/2025				25	55	55	55	55	55	250	550	Full planning permission.
Houlton														
Key Phase Two - Parcel A (Francis Jackson Homes)	Detailed - R21/1099 - 31 units	12/09/2022	6	28	3								3	Under construction

Site name	Status	Application/permission date	2025-26	Gross to date	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033	TOTAL (from 2026/27)	Notes
Key Phase Three - Parcels A and B (Redrow)	Detailed - R18/1177, R19/1375, R20/0709, R21/0739 - 248 Units	21/12/2018	25	238	10								10	Under construction.
Key Phase Three - Parcels C and F (William Davis)	Detailed - R20/0681 - 146 Units	01/04/2021	48	112	34								34	Under construction.
Key Phase Three - Parcel D (Mulberry Homes)	Detailed - R21/0873 - 147 units	11/04/2022	45	110	37								37	Under construction.
Key Phase Four - Parcel E (Miller Homes)	Detailed- R25/0549 - 216 Units	27/02/2026			37	40	40	40	40	19			216	Full planning permission.
Care Home Houlton, Land North of Handley Road	Detailed - R25/0653 - 28 units	20/11/2025			28								28	Full permission for 66 bed C2 care home. Divided by 2.4 = 28 homes equivalent. Proforma sent to developer 21/08/2026. Response to Proforma 21/08/26 - Updated trajectory.
Key Phase One - Parcel 14 (Morris Homes)	Current Application - Approval of Reserved Matters R26/0203 (approved 23 October 2026) - 82 Units	Submitted 24/02/2026				40	42						82	Reserved matters approved October 2026.
Key Phase Four - Parcel 23 (Morris Homes)	Current Application - Approval of Reserved Matters R26/0327 (Awaiting determination) - 78 Units	Submitted 30/03/2026				40	38						78	Reserved matters awaiting determination.
Land above Houlton Way (Dandara Central)	Current Application - Approval of Reserved Matters R26/0682 (awaiting determination) - Circa 289 units	Submitted 13/07/2026				20	40	40	40	40	40	69	289	Reserved matters submitted.
Remainder of Houlton allocation	Outline R11/0699 and R17/0022 - (6,200 Units allocation total) 3397 remaining without detailed permission.	21/05/2014						150	170	170	170	2737	3397	Outline planning permission.
Main Rural Settlements Allocations														
Land at Coventry Road, Wolvey (O'Flanagan Homes)	Detailed R22/0670 - 11 units	27/03/2024			11								11	Full planning permission. Proforma sent to developer 24/08/2026. Response to Proforma 25/08/26 - confirmed trajectory.
Land North of Coventry Road, Long Lawford (Bloor Homes)	Detailed- R17/1089- 149 Units	Appeal Approved 01/09/2021	85	136	13								13	Under construction. Remaining 13 properties are all under construction

Site name	Status	Application/permission date	2025-26	Gross to date	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033	TOTAL (from 2026/27)	Notes
														so assume completion in 2026/27.
Land off Squires Road, Stretton on Dunsmore	Detailed- R24/0289- 55 Units	10/10/2024	16	16	39								39	Outline planning permission. Remaining 39 properties are all under construction so assume completion in 2026/27.
Plott Lane, Stretton on Dunsmore	Revised application not yet received											25	25	Application not yet received, allocated for 25 units
Linden Tree Bungalow, Wolston	Application not yet received											15	15	Application not yet received, allocated for 15 units
Current Permissions & Prior Approvals - 50 dwellings or more														
Dipbar Fields, Dunchurch (Persimmon Homes)	Detailed - R19/1047 (Outline-R13/0690)- 86 Units	20/06/2023	27	27	31	28							59	Under construction. Proforma sent to developer 24/08/2026. Response to Proforma 03/09/26 - Updated trajectory but left figure for 25/26 the same as confirmed on site in May 2026.
Rugby Central Shopping Centre	Detailed - R22/0657 - 200 units	19/02/2024										200	200	Full planning permission. Required to commence by 2027. Demolition and site clearance needed first. Assumed that one block would be completed at a time
Land North of Projects Drive, Rugby	Detailed - R24/0103 - 108 dwellings	26/06/2025				40	40	28					108	Under construction.
Morgan Sindall, Corporation Street, Rugby, CV21 2DW	Current application - Prior Approval COU R26/0501 - 54 dwellings	Submitted 18/05/2026					54						54	Prior Approval Change of Use application awaiting determination
Current Permissions & Prior Approvals- 10-49 dwellings														
Yum Yum World Ltd, 4 High Street, Rugby, CV21 3BG	Detailed- R17/0967- 21 Units	03/04/2019		5	16								16	Under construction

Site name	Status	Application/permission date	2025-26	Gross to date	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033	TOTAL (from 2026/27)	Notes
Development Land at Pailton Radio Station, Montilo Lane, Pailton, CV23 0HD	Detailed - R24/0920 - 10 Units	22/11/2024			10								10	Full planning permission.
Elms Farm, Oxford Road, Marton, CV23 9RQ	Detailed - R21/0469 - 11 units	12/07/2023			11								11	Full planning permission.
16-20 Lawford Road, Rugby, CV21 2DY	Detailed - R15/1520, R21/0930 - 10 units	12/05/2022			10								10	Full planning permission, development has been commenced.
First Floor 7-8 Church Street, Rugby, CV21 3PH	Detailed - R22/0479 - 10 Units	09/11/2022			9								9	Full planning permission. Proforma sent to developer 24/08/2026. Response to Proforma 24/08/26 - confirmed trajectory but advised 9 dwellings now not 10.
Land West Side of Heritage Close, Rugby	Detailed - R22/0383 - 10 units	06/12/2023			10								10	Full planning permission. Proforma sent to developer 24/08/2026. Response to Proforma 25/08/26 confirming trajectory.
Former Inwoods House, Ashlawn Road, Dunchurch	Detailed - R23/0491 - 25 units	20/03/2024			4	8	13						25	Under construction. Proforma sent to developer 24/08/2026. Trajectory updated based on response to proforma 26/08/2026.
Binley Woods Service Centre & 64 Rugby Road, Binley Woods	Detailed - R22/0207 - 28 units	19/09/2024				28							28	Under construction. Proforma sent to developer 24/08/2026. Response to Proforma 28/08/26 - confirmed trajectory.
25 Barby Lane, Rugby, CV22 5QJ	Detailed - R24/0474 - 11 units	12/03/2026				11							11	Full planning permission.
92 Lower Hillmorton Road, Rugby, CV21 3TF	Detailed - R26/0155 - 34 units	05/06/2026					15	19					34	Full planning permission.
Former Nursery, Rugby Road, Brandon, CV8 3GJ	Current application - Outline R24/0716 - 43 dwellings	Submitted 29/07/2024					20	20	3				43	Outline planning application has resolution to grant subject to s106

Site name	Status	Application/permission date	2025-26	Gross to date	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033	TOTAL (from 2026/27)	Notes
Current Permissions & Prior Approvals- 5-9 dwellings														
7 & 8 , St Matthews Street, Rugby, CV21 3BY	Detailed - R20/1092 - 7 Units	19/02/2021		3	4								4	Under construction
15 Bilton Lane, Rugby	Detailed - R19/1309 (R21/0353, R21/0451, R22/0125) - 5 Units	17/05/2021	1	3	2								2	Under construction
Land at Manor Farm, Hinckley Road, Burton Hastings. CV11 6RG	Detailed - R22/0260 - 6 units	22/12/2022			6								6	Full planning permission
The Malthouse, Main Street, Thurlaston	Detailed - R21/0477 - 6 units	30/06/2022			6								6	Under construction
11-12 Sheep Street, Rugby, CV21 3BU	Detailed - R22/0979 - 5 units	03/07/2023			5								5	Full planning permission
2-3 High Street, Rugby, CV21 3BG	Detailed - R23/0722 - 6 units	27/03/2024			6								6	Full planning permission
Rugby Business Centre, 21-23 Clifton Road, Rugby, CV21 3PY	Detailed - R23/0812 - 6 units	12/07/2024			6								6	Full planning permission
140 Railway Terrace, Rugby, CV21 3HN	Detailed - R24/0533 - 5 units	14/02/2025				5							5	Full planning permission
Rugby Business Centre, 21-23 Clifton Road, Rugby, CV21 3PY	Detailed - R24/0829 - 8 units	19/12/2024			8								8	Full planning permission
Land on the South Side of Spring Street, Rugby	Detailed - R23/1115 - 9 units	11/04/2025			9								9	Full planning permission
Land North of Post Office Road, Leamington Hastings	Detailed - R25/0432 - 5 units	10/07/2025				5							5	Full planning permission
1-2 St Matthews Street, Rugby, CV21 3BY	Detailed - R25/0238 - 9 units	21/07/2025				9							9	Full planning permission
Fishpools Farm, Main Street, Frankton, CV23 9PB	Detailed - R25/0590 - 5 units	01/09/2025				5							5	Full planning permission
Land to the Rear of 150 Railway Terrace, Rugby	Detailed - R25/0421 - 8 units	15/10/2025				8							8	Full planning permission
Drayton House, Southam Road, Dunchurch, CV22 6NL	Detailed - R25/0297 - 5 units	24/12/2025				5							5	Full planning permission
92-93 Coventry Road, Dunchurch, CV22 6RE	Outline application, awaiting reserved matters - R24/1090 - 5 units	05/06/2025											5	Outline planning permission but reserved matters withdrawn unclear if coming forward
Windfalls for sites of <5 dwellings					50	50	50	50	50	50	50		350	
TOTAL TRAJECTORY					436	407	447	482	478	702	653	6190	9795	

Appendix 3 - Past Delivery Timescales for Houlton SUE

Application Reference	Address	Capacity	Date Reserved Matters App Valid	Date Reserved Matters App Approved	Days between App being valid & Approval	Date of 1st Completion	Days between Approval of RM & 1st Completion	Years between approval of RM & 1st completion	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021/22 Completions	2022/23 Completions	2023/24 Completions	2024/25 Completions	2025/26 Completions
R20/0525	Key Phase 1 Parcel D (Davidsons)	42	06/10/2020	07/05/2021	213	01/04/2022	329	0.90							42			
R16/0337	Key Phase 1, Parcels G (Part), J & L (Part) (Davidsons)	104	13/04/2016	08/07/2016	86	12/12/2017	522	1.43		23	69	12						
R20/0108	Key Phase 1 Parcel F (Davidsons)	27	12/02/2020	20/11/2020	282	01/04/2021	132	0.36						8	19			
R17/0366	Key Phase 1, Parcels G (part), H & L (part) (Davidsons)	128	10/03/2017	22/09/2017	196	16/04/2019	571	1.56				60	10	58				
R21/1099	Key Phase 2 Parcel A (Francis Jackson Homes)	31	18/03/2022	12/09/2022	178	15/12/2023	459	1.26								11	11	6
R16/1033	Key Phase 2, Parcel B & Parcel C (Part) (Morris Homes)	173	24/10/2016	01/06/2017	220	27/07/2018	421	1.15			19	32	32	90				
R20/0860	Key Phase 2 Parcel C (Morris Homes)	84	09/10/2020	29/04/2021	202	01/04/2022	337	0.92							68	16		
R16/2195	Key Phase 2, Parcel D (Crest Nicholson)	186	14/12/2016	15/06/2017	183	02/05/2018	321	0.88			58	37	53	34	4			
R19/1284 & R21/0193	Key Phase 2 Parcel E (Countryside)	352	08/11/2019	19/03/2020	132	01/04/2020	13	0.04					14	59	228	51		
R19/0806	Key Phase 2 Parcel G (Part) (Davidsons)	29	21/06/2019	21/01/2020	214	01/04/2021	436	1.19						19	10			
R18/1177 & R21/0739	Key Phase 3 Parcels A & B (Redrow)	242	17/07/2018	21/12/2018	157	14/02/2020	420	1.15				3	69	17	50	45	29	25
R20/0681	Key Phase 3 Parcels C & F (William Davis)	146	19/08/2020	01/04/2021	225	07/11/2022	585	1.60							9	41	14	48
R21/0873	Key Phase 3 Parcel D (Mulberry Homes)	147	13/08/2021	11/04/2022	241	24/01/2024	653	1.79								35	30	45
R18/0544 & R20/0538	LAND AT WHARF FARM, CRICK ROAD, HILLMORTON, RUGBY (Bellway)	382	20/03/2018	20/07/2018	122	01/04/2019	255	0.70				8	114	68	163	26	3	
R20/0540	Land North of Wharf Farm, The Slivers (Civic Living)	38	22/07/2020	12/11/2020	113	05/11/2021	358	0.98						28	10			
R25/0549	Key Phase Four - Parcel E (Miller Homes)	216	10/07/2025	27/02/2026	232	N/A	N/A	N/A	Commenced on site									
R26/0203	Parcel 14 (Morris Homes)	82	10/03/2026	23/10/2026	227	N/A	N/A	N/A	not started									
R26/0327	Parcel 23 (Morris Homes)	78	17/04/2026	N/A														
R26/0682	Parcel B (Dandara)	289	13/08/2026	N/A														
AVERAGE					**190**		**387**	**1.06**										
									TOTAL	**23**	**146**	**152**	**292**	**381**	**603**	**225**	**87**	**124**	**2033**
																	Average per year		**226**

Ella Casey

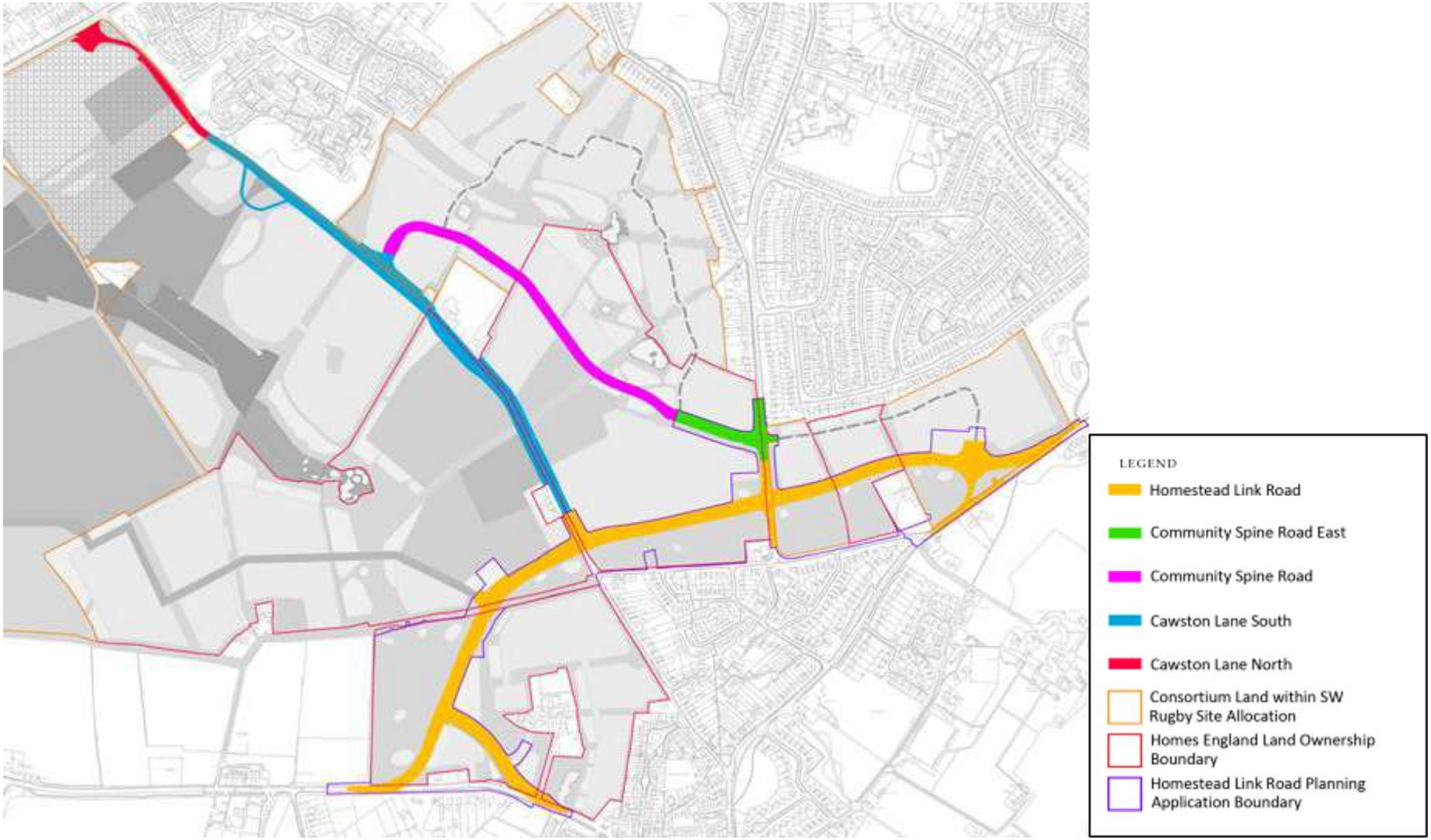
From: [redacted]homesengland.gov.uk>
Sent: 12 November 2026 11:30
To: Ella Casey; [redacted]
Cc: [redacted]
Subject: RE: SWR Infrastructure & Housing Delivery

Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL

Dear Ella,

The key highways that are critical for the delivery of the majority of the Consortium homes within the South West Rugby allocation are identified on the Strategic Highways Infrastructure Plan below:



Our associated high level Strategic Highways Infrastructure Delivery Programme for the above infrastructure is below:

Programme	26/27				27/28				28/29				29/30				29/30				29/30			
	Q.1	Q.2	Q.3	Q.4	Q.1	Q.2	Q.3	Q.4	Q.1	Q.2	Q.3	Q.4	Q.1	Q.2	Q.3	Q.4	Q.1	Q.2	Q.3	Q.4	Q.1	Q.2	Q.3	Q.4
Cawston Lane Pumping Station																								
Cawston Lane North (Red) (Miller)																								
Homestead Link Road (Yellow) (HE)																								
Community Spine Road East (Green) (HE)																								
Community Spine West (Pink) (HE)																								
Cawston Lane South (Blue) (HE)																								
Strategic Utilities (HE)																								
Sustainable Transport Corridor (developer of HE5b)																								

Further detail is contained in the table below, which provides our high level milestones to the above Strategic Highways Infrastructure:

	Homestead Link Road including Community Spine East (Yellow and Green Highways)	Community Spine West and Cawston Lane South inc. Foul Drainage (Pink and Blue Highways)	Strategic Utilities
Homestead Link Road Planning Application Submitted	**18/08/2022**		
Homestead Link Road Planning Application Validated (REF: R22/0928)	**08/09/2022**		
Homestead Link Road Planning Committee Resolution to Grant (REF: R22/0928)	**06/03/2024**		
Homestead Link Road Planning Decision Notice Issued (REF: R22/0928)	**18/02/2025**		
Homestead Link Road Technical Approval	28/02/2027		
Homestead Link Road Contractor Appointment	31/05/2027		
Homestead Link Road Start on Site	02/01/2028		
Homestead Link Road Complete	30/06/2029		
Homestead Link Road Adoption	30/06/2030		
Cawston Lane and Community Spine Planning Application Submitted		**05/08/2024**	
Cawston Lane and Community Spine Planning Application Validated (REF: R24/0733)		**05/09/2024**	
Cawston Lane and Community Spine Planning Committee Resolution to Grant (REF: R24/0733)		**01/07/2026**	
Cawston Lane and Community Spine Planning Decision Notice Issued (REF: R24/0733)		**02/07/2026**	
Cawston Lane and Community Spine Technical Approvals		31/12/2027	
Cawston Lane and Community Spine Contractor Appointment		31/05/2028	
Cawston Lane and Community Spine Start on Site		02/01/2029	
Cawston Lane and Community Spine Complete		30/06/2030	
Cawston Lane and Community Spine Adoption		30/06/2031	
IDNO Tenders Returned			**26/08/2022**
Substation Planning Application Submitted			**11/04/2025**
Substation Planning Application Validated (REF: R25/0360)			**14/05/2025**
Substation Planning Application Planning Committee Resolution to Grant			**08/10/2025**
Substation Planning Application Planning Committee Decision Notice Issued			**09/10/2025**
IDNO Contract Signed			31/12/2026
IDNO Start on Site			02/01/2027
Temporary Haul Road Application Submitted			31/12/2026

The majority of the Strategic Highways Infrastructure depends on the Technical Approval of the Homestead Link Road and the Community Spine Road East. Currently we are working to a Technical Approval date being 28 February 2026. If that date slips by a month, quarter or year, all of the Strategic Highways Infrastructure including Cawston Lane South and Community Spine West will slip by an equivalent period, as the majority of the highway construction cannot be delivered concurrently.

With regards to the local plan trajectory, we note that you are forecasting the first 100 completions during 2031/32, however subject to the Strategic Highways Infrastructure Delivery Programme above, we very much expect that our first completions will be at least 12 months earlier.

We hope that this helps but if we can provide any further information, please do not hesitate to let us know.

Kind regards

[redacted]
Senior Development Manager
Regional Delivery - Midlands
0207 393 2316
07929 856702

Homes England

@HomesEngland

The Housing and Regeneration Agency
We believe that affordable, quality homes in well-designed places are key to improving people's lives.
We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk