



RUGBY BOROUGH COUNCIL AUTHORITY MONITORING REPORT 2025-2026

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1. INTRODUCTION

- 1.1 This Authority Monitoring Report (AMR) relates to activity which has taken place in the Borough during the monitoring year 1st April 2025 to 31st March 2026.
- 1.2 This Authority Monitoring Report shows delivery against the key Local Plan 2011-2031 policy indicators. An executive summary is provided as a 'quick reference' guide.

2. RUGBY BOROUGH LOCAL PLAN

- 2.1 The Rugby Borough Local Plan 2011-2031 was adopted on 4 June 2019.
- 2.2 The adopted Local Plan and Policies Map, together with made neighbourhood plans and the minerals and waste planning policies of Warwickshire County Council, form the statutory development plan for Rugby Borough Council.
- 2.3 The Local Plan can be viewed on the Council's website:
<https://www.rugby.gov.uk/w/local-plan-2011-31-adoption>
- 2.4 A proposed new Local Plan is currently under development, with public consultation having taken place on the Proposed Submission from 30th January 2026 to 13th March 2026, and the plan having been submitted for examination on 27th April 2026.
- 2.5 The Local Development Scheme was adopted in October 2024. The Statement of Community Involvement was adopted in January 2026.

3. EXECUTIVE SUMMARY

3.1 The following provides a summary of key indicators.

Development	2025-2026 Monitoring Year	Local Plan Requirement
Dwellings Delivered	505	663 p.a (local housing need calculated in accordance with the standard method was 636 homes per annum in 2025/26).
% on PDL*	14.2%	No requirement identified
Affordable Dwellings	17	No requirement identified
% Affordable Dwellings	3.37%	20% brownfield and 30% greenfield
Specialist Housing	2	No requirement identified
Employment Land Delivered (site area)	6.73 ha	7ha
Gypsy and Traveller Pitches	7	5.4
Town Centre Vacancies	15.1%	No requirement identified

4. GENERAL PRINCIPLES

POLICY GP3: PREVIOUSLY DEVELOPED LAND AND CONVERSIONS

- 4.1 Policy GP3 relates to previously developed land. 14.2% of the gross number of dwellings delivered during the monitoring period were built on previously developed land (PDL).
- 4.2 The percentage of new homes built on previously developed land over time is shown in the table below. It should be noted that high past recorded percentages for development on previously developed land are in part reflective of the previous classification of the Rugby Radio Station (Houlton) site as brownfield land. In more recent monitoring periods completions on this site have been categorised as green field.

Year	Percentage of new homes built on previously developed land.
2006-7	51%
2007-8	48%
2008-9	68%
2009-10	62%
2010-11	62%
2011-12	38%
2012-13	25%
2013-14	22%
2014-15	54.5%
2015-16	51%
2016-17	76%
2017-18	54%
2018-19	32%
2019-20	53%
2020-21	55%
2021-22	60%
2022-23	74%
2023-24	35%
2024-25	29%
2025-26	14.2%

POLICY SDC1: DENSITY OF HOUSING DEVELOPMENT

4.3 Policy SDC1 requires the density of development to be reported in the AMR. Housing density is dependent on the type of sites which come forward in any given year.

Year	Percentage of dwellings completed at:		
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	More than 50 dwellings per hectare
2006-2007	11%	30%	60%
2007-2008	18%	38%	45%
2008-2009	30%	22%	48%
2009-2010	25%	15%	59%

Year	Percentage of dwellings completed at:		
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	More than 50 dwellings per hectare
2010-2011	55%	32%	12%
2011-2012	46%	31%	23%
2012-2013	40%	32%	28%
2013-2014	42%	30%	28%
2014-2015	58%	17%	25%
2015-2016	34%	20%	46%
2016-2017	45%	21%	34%
2017-2018	51%	36%	12%
2018-2019	29%	42%	29%
2019-2020	36%	44%	20%
2020-2021	31%	46%	23%
2021-2022	38%	48%	14%
2022-2023	35%	10%	55%
2023-2024	33%	40%	27%
2024-2025*	27%	32%	41%
2025-2026	56%	23%	21%

Nb: Figures taken from dwellings on completed sites (and not still under construction)

* 2024/25 Figures were incorrect on last year's AMR and are corrected here.

POLICY GP5: NEIGHBOURHOOD LEVEL DOCUMENTS

- 4.4 The Localism Act introduced the ability for a neighbourhood/parish to create a Neighbourhood Plan. Unlike other previously produced parish level documents, a Neighbourhood Plan forms part of the Development Plan and sits alongside the Local Plan. Decisions on planning applications are made using both the Local Plan and the Neighbourhood Plan alongside other material considerations. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan.

Neighbourhood Plans Overview

Made (adopted) Neighbourhood Plans	• Brandon and Bretford • Brinklow • Coton Forward • Monks Kirby • Ryton-on-Dunsmore • Willoughby • Wolvey • Clifton-upon-Dunsmore
Designated Neighbourhood Areas	• Dunchurch • Grandborough • Newton and Biggin • Stretton-on-Dunsmore

- Wolston

- 4.5 The Neighbourhood Planning pages of the Rugby Borough Council website provide the latest updates on the Neighbourhood Plans currently in progress including all made plans to date.

<https://www.rugby.gov.uk/neighbourhood-planning>

5. DEVELOPMENT STRATEGY

POLICY DS1: OVERALL DEVELOPMENT NEEDS

- 5.1 Policy DS1 of the Local Plan relates to overall development needs.

a) Housing Needs

- 5.2 The Local Plan sought to deliver 12,400 dwellings within the Borough 2011-2031. The annual housing target for 2018-2031 is 663 dwellings per annum. In 2025-26 local housing need calculated using the standard method set out in national policy and guidance was 636 dwellings per annum. The Local Plan was adopted in June 2019 and became more than five years old in June 2024. National policy states that where a local plan's housing requirement is more than five years old, housing supply should be measured against local housing need calculated using the standard method.

Total completions in 2025-2026

Year	Annual Requirement (Local Plan)	Annual requirement (standard method)	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	516	1,349
2023/2024	663	506	873
2024/2025	663	525	676
2025/2026	663	636	505

- 5.3 A total of 505 new additional dwellings were delivered in 2025-2026, against Local Housing Need, calculated using the government's standard method, of 636 new homes per year.

- 5.4 When we refer to a housing 'completion' we mean that the dwelling is weathertight in that it has doors and windows installed. There may still be internal fit out works to do after we record a dwelling as complete.
- 5.5 Of the 505 new additional dwellings, 446 were new build, 4 (gross) were created by the conversion/subdivision of existing dwellings and 64 were created by the change of buildings to residential from other uses. During the monitoring year no dwellings were lost as a result of the aforementioned conversions/subdivisions, 2 were lost through change of use to C2 and 9 dwellings were lost to demolition. An additional 2 dwellings were delivered through Use Class C2 children's accommodation development as detailed in paragraph 6.9 below.

b) Employment Needs

- 5.6 Policy DS1 requires provision of 208 hectares of employment land in the plan period, including 98 hectares to contribute to Coventry's unmet need. The plan does not explain what is meant by "employment land", but cross reference to Policy ED1 indicates it encompassed the following use classes: B1(a), B1(b), B1(c), B2 and B8. The supporting text to Policy DS1 at para 4.8 and the tables at paragraph 4.16 make clear that the references to hectares of employment land are to "gross site area". Progress towards these requirements is set out below:

Employment Land Overview (hectares)

	Ha	Total (ha)	Total (floorspace sqm)
A	Local Plan requirement 2011-2031	208	N/A
B	Delivery 2011 – 2025	227.95*	801,299.24
C	Delivery in 2025-2026	6.73	5,742.4
D	Under Construction	27.05	74,934.5
E	Delivery and Under Construction to date (B+C+D)	261.73	881,976.14
F	Remaining Requirement (A-E)	-53.73	N/A
G	Approved in 2025-2026 (not started)	128.97	395,595
H	Other extant planning permissions (not started)	27.53	59,929
I	Total with planning permission not started (G+H)	156.5	455,524

Note - total delivery to date excludes 26.02ha completed in 2019-2020 at Meggitt, Rolls Royce Ansty Aerodrome, Coombe Fields Road, CV7 9JR which was previously counted in past AMRs but is a replacement of existing employment land*.

Employment Land Completions and U/C in 2025-2026

Reference Number	Site	Use Class (Sqm floorspace)	Site Area(ha)	Status
Complete				
R21/0631	LAND OFF PARKFIELD ROAD, PARKFIELD ROAD, RUGBY	B2/B8 4,550	1.59	Complete
R24/0676	UNIT 3, IMPERIAL ROAD, RYTON-ON-DUNSMORE, COVENTRY, CV8 3LF	B2 530.4	4.88	Complete
R24/0769	BRITVIC SOFT DRINKS LTD, AVENTINE WAY, RUGBY, CV21 1HA	B2 662	0.26	Complete
Total Complete		5,742.4	6.73	
Under Construction				
R22/0551	LAND NORTH AND EAST OF CASTLE MOUND WAY, CASTLE MOUND WAY, RUGBY	B8 26,421	8.61	Under Construction
R24/0606	2, CENTRAL PARK DRIVE, RUGBY, CV23 0WE	B2/B8 3776	1.91	Under Construction – permission involved demolition so the floorspace recorded is the net increase in GIA
R25/0240	LEAM VALLEY GOLF CENTRE, SOUTHAM ROAD, KITES HARDWICK, RUGBY, CV23 8AA	B8 380	0.37	Under Construction

R24/0081 and R21/0985	UNIT 1 Mountpark Hinckley, LAND AT PADGE HALL FARM, WATLING STREET, BURBAGE	B8 44,357.5	16.16	Under Construction
	Total UC	74,934.5	27.05	

Approved Planning Applications for New Employment Uses in 2025-2026 and Extant Permissions

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
Approved 2025-2026				
R23/1027	CROWNER FIELDS FARM AND HOME FARM, HINCKLEY ROAD (B4065), ANSTY, WARWICKSHIRE, CV7 9JA	B8 275,331 E(g)(i) 17,911 E(g)(ii) 30,601 (Hotel 4,311, Group Accommodation 2,309, Parking 65,308 & Mobility Hub 190)	112.9	Outline Planning Permission
R25/0758	Unit 3 Mountpark Hinckley - LAND AT PADGE HALL FARM, WATLING STREET, BURBAGE	B2/B8 23,991	5.25	Reserved matters approved under outline permission R24/0081
R25/0706	Unit 2 Mountpark Hinckley - LAND AT PADGE HALL FARM, WATLING STREET, BURBAGE	B8 47,761	10.82	Reserved matters approved under outline permission R24/0081
Total 25/26		395,595	128.97	
Extant Permissions (pre 1 April 2025)				
R17/0022	Rugby Radio Station, A5 Watling Street, Rugby, CV23 0AS	B1, B2, B8 15,000	3.75	Outline Permission (excludes area now proposed to be allocated for housing in emerging local plan)
R23/0727	Plot 8, Prospero Ansty	3,234 B8	1.06	Full Planning Permission

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
R19/1540 and R25/0912	Plots 4, Prospero Ansty	15,302 B2/B8	11.75	Detailed permission
R19/1540 and R26/0459	Plot 9, Prospero Ansty	6,407 B2/B8	2.63	Outline permission, detailed application awaiting determination
R22/0380	WAGO, HOULTON (RUGBY RADIO STATION), WATLING STREET, CLIFTON UPON DUNSMORE, RUGBY, CV23 0AS (Phase 2)	B1 B8 4,166.9	1.19	Phase 1 complete, Phase 2 to be completed
R22/0861	Land off Viggen Way, Coombe Fields	B2 4,715	1.04	Full Planning Permission
R23/0409	Site A, Land on the West Side of Watling Street, Europark, Rugby, CV23 0AL	B8 3,090.80 E 232.30	1.16	Full Planning Permission
R23/0410	Site B, Land on the South West Side of Watling Street, Europark, Rugby, CV23 0AL	B2 2,109.70 E 232.30	0.78	Full Planning Permission
R22/0602	REAR OF, LODGE FARM, OXFORD ROAD, RYTON-ON-DUNSMORE, COVENTRY, CV8 3EJ	B2 1992	1.17	Full Planning Permission
R23/0558	Unit 10 Prospect Park, Rugby, CV21 1TF	B2 B8 30	0.003	Full Planning Permission
R23/1189	UNIT 2, SAPPHIRE WAY, Coombe Fields, COVENTRY, CV7 9DR	E(g)(ii) 2,037	2.84	Full Planning Permission

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
R24/0257	LAND AT PADGE HALL FARM, WATLING STREET, BURBAGE	B8 1,380	0.16	Full Planning Permission
Total Extant (pre 1 April 2025)		59,929	27.53	

POLICY ED1: PROTECTION OF RUGBY'S EMPLOYMENT LAND (HA)

5.7 No employment land was lost to other uses in the 2025-26 monitoring year.

POLICY DS2: SITES FOR GYPSY, TRAVELLERS AND TRAVELLING SHOWPEOPLE

5.8 The numbers of pitches approved are as follows

Monitoring Period	Pitches Approved
2017-2022	20
2022-2023	3
2023-2024	1
2024-2025	1
2025-2026	7

5.9 7 pitches were approved during the 2025-2026 monitoring period under planning applications R24/0975, R24/0976, R24/0977, R24/0978 (2), R24/0979 and R24/0980. These were all renewals of previous temporary planning permissions.

6. HOUSING

POLICY H1: INFORMING HOUSING MIX – SELF-BUILD AND CUSTOM HOUSEBUILDING

- 6.1 Policy H1 relates to housing mix, which includes self-build and custom build housing. Section 2A of the Housing and Planning Act 2015 requires local planning authorities to grant planning permission for enough serviced plots of land for self-build and custom housebuilding in each base period.
- 6.2 In the period 1st April 2025 – 31st March 2026, a total of 5 entries were made on the Self and Custom Build Register. 4 entries registered in the monitoring period expressed an interest in a site that could accommodate a 'detached' dwelling, and 1 entry expressed an interest in any type of dwelling. The preferred plot type is 'self-build' with 3 entries registering an interest in these types of plots. The remaining entrants opted for a combination of plot types.

Plot Type

Type of Plot	Number of entries
Self-Build	3
Developer Built One-Off/Group Project	0
Kit Home	0
Self-Build or Kit Home	1
Self-Build, Developer Built One-Off or Group Project	1
Self-Build, Kit Home, Developer Built One-Off or Group Project	0

- 6.3 The majority of entries indicate that they would intend to build out their plot within 6 months, with 3 respondents selecting this timescale. The table below shows the distribution of entries according to timescales:

Timescale of Build Out

Timescale within (months)	Number of entries
6	3
12	2
24	0
36	0

- 6.4 The majority of entries in this monitoring period did not express a preference as to the location of the plot. The preferences are detailed in Table 3c below:

Preferred Location

Approximate Location Sought	Number of entries
Urban Area	0
At Rural Settlement	1
Other Rural	0
Any	4

- 6.5 11 planning applications approved during the monitoring period specified they were for the purpose of self-build and custom housebuilding. Details of the Council's self-build strategy are contained within the Council's updated Housing Needs SPD 2021, which was adopted in July 2021.

H2: AFFORDABLE HOUSING PROVISION

- 6.6 Policy H2 relates to affordable housing. 16 affordable homes were completed and there was 1 acquisition in the 2025-26 monitoring year.

H4: RURAL EXCEPTION SITES

- 6.7 Rural exception sites are affordable housing that meets the needs of local people adjacent to defined rural settlement boundaries.
- 6.8 No rural exception sites were delivered within Rugby Borough during the monitoring period.

H6: SPECIALIST HOUSING

- 6.9 Specialist Housing includes residential care homes, extra care housing and continuing care retirement communities. It also includes housing built for other groups of people with specific needs, such as student housing. In accordance with Planning Practice Guidance, C2 completions are counted towards housing land supply:
<https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>.

Specialist housing approvals and completions

Reference number	Site	Type of provision	Development status
Complete or Under Construction			
R25/0165	75, Reservoir Road, Rugby, Warwickshire, CV21 1BW	Proposed certificate of Lawfulness for C2 children's home for 2 children with 2 live-in carers	Complete
R25/0670	5, THE ARBOURS, RUGBY, RUGBY, CV22 5AY	Proposed certificate of Lawfulness for childrens/young persons home	Complete
Approvals (including extant permissions)			
R25/0653	Rugby Radio Station (Houlton), Land north of Handley Road, Rugby	Erection of a 66 bed care home (C2 Use Class) and associated communal facilities, including car parking, landscaping and associated infrastructure.	Full Planning Permission

7. RETAIL AND TOWN CENTRE

POLICY TC2: NEW RETAIL AND TOWN CENTRE USES

- 7.1 This is the fifth set of town centre monitoring data since the introduction of the new 'Class E' (Commercial, business and service) use class. The introduction of 'Class E' effectively merged uses classes A1, A2, A3, some 'D' and B1 uses into a new flexible

use class. The data identifies the number of Class E, Sui Generis and vacant units within Rugby town centre.

Rugby Town Centre Monitoring 2025/26

Use Class	Number of Units	Percentage
Class E	284	71.7%
Sui Generis	45	11.4%
Vacant	60	15.1%
Class C1	1	0.3%
Class F1	6	1.5%
Total	396	

New Retail Floorspace outside Rugby Town Centre

7.2 The following table sets out new retail developments outside the town centre including extant permissions.

Reference number	Site	Type of provision	Development status
Complete or Under Construction			
R19/1540	Rolls Royce, Ansty, Aerodrome, Combe Fields Road, Coombe Fields, Coventry, CV7 9JR	Outline permission for a new employment area (Prospero Ansty) comprising B1a, B1b, B1c & B2 floorspace (up to 160,000 m ² , of which no more than 20,000 m ² is for B1a and/or B1b), hotel (C1) (up to 4,500 m ²), retail (A1/A3) (up to 250 m ²);	Under construction
Approvals (including extant permissions)			
R22/0286	Elliot's Field Shopping Park, Leicester Road, Rugby	Erection of a drive-thru retail unit (flexible Class E(b) / Sui Generis Use) and associated alterations to the car park	Approved 20 th December 2022
R23/1027	Crowner Fields Farm and Home Farm, Hinckley Road (B4065), Ansty, Warwickshire, CV7 9JA	Creation of an employment-led headquarters campus development, composed of head office and distribution/warehouse facilities, concept research and development retail and leisure (including gym, swimming pool, fitness studio/sports hall, sport pitches and associated facilities), ancillary food and beverage and convenience retail , onsite accommodation including a	Approved 5 th May 2025

		hotel and group accommodation, learning and development academy (including auditorium and training rooms), supplier offices, nursery, helipad, landscaping and ecological enhancements, site contouring, earth bunds, drainage, surface and multi-storey car parking, cycle parking, access roads, cycleways and footways, permanent ingress/egress points, utility diversions, ancillary buildings and structures, temporary construction ingress/egress, associated infrastructure and works, and demolition of existing buildings/structures.	
R25/0952	6, Highway House, Lutterworth Road, Wolvey, Hinckley, LE10 3HW	Change of use from office (Class E(g)) to vehicle dealership (Sui-Generis) and vehicle servicing (Class B2)	Approved 29 th January 2026
R23/1047	LAND TO EAST OF, WOLVEY ROAD, STRETTON BASKERVILLE	E 1882.45 Sui Generis 72.95	Approved 28 May 2025