

Rebuttal Affordable Housing Proof of Evidence of James Stacey BA (Hons) Dip TP MRTPI

Coventry Stadium, Rugby Road, Brandon Rugby Borough



Rebuttal Affordable Housing Proof of Evidence of James Stacey BA(Hons) Dip TP MRTPI

Demolition of existing buildings and outline planning application (with matters of access, layout, scale, and appearance included) for residential development (Use Class C3) including means of access into the site from the Rugby Road, provision of open space and associated infrastructure and provision of sports pitch, erection of pavilion and formation of associated car park.

Coventry Stadium, Brandon, Rugby Borough

Brandon Estates Ltd

September 2023

PINS REF: APP/E3715/W/23/3322013

LPA REF: R18/0186

OUR REF: M23/0310-03.RPT

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Appendix JSr1 Affordable Housing – Housing Land Supply **Spreadsheet**



Introduction

Section 1

- 1.1 This short rebuttal evidence is primarily submitted in response to the evidence of the Rule 6 Party Proof of Evidence of Mr David Carter.
- 1.2 However, I also briefly comment below on the scarcity of the evidence presented by the Council in respect of affordable housing.
- 1.3 The specific concerns which necessitate this rebuttal evidence relate to the need to clarify the evidence provided in respect of the future supply of Affordable housing delivery.

Scarcity of LPA evidence

- 1.4 I note within the Council Proof of Evidence of Mr Gary Stevens, there is very little commentary in respect of affordable housing.
- 1.5 Whilst Mr Stevens does highlight that there are 27 households on the waiting list for Brandon/Bretford (Paragraph 5.5, on page 10) and in my opinion this compares favourably with the proposed 25 affordable homes, it does need to be contrasted with the evidence contained with the Council's Fol response and my Proof of Evidence. My Figure 10.1 (on page 57) of my main Proof of Evidence identifies that there are 231 households who have expressed a local preference.
- 1.6 Furthermore, Paragraph 5.5 of Mr Stevens Proof of Evidence states "The provision of 25 affordable homes is considered to have significant weight having regard to the evidence of housing need provided by the Council." However, I am at a total loss to fully understand the rational for this level of weighting, as Mr Stevens does not provide any substantive facts or figures to establish his position. Of course, I note the weight given by Mr Carter is lower than that suggested by the LPA.
- 1.7 In due course, the appellants will be asking the Inspector to favour their evidence in respect of the depth and scope of the affordable housing evidence, the level of need and how the appeal proposals can assist in meeting that need, along with a higher level of weight be attached to the delivery of much needed affordable housing. The weight being substantial weight.

Introduction 1



1.8 I do not comment on other matters contained within the Rule 6 Parties or the Council's Proofs of Evidence, but the lack of comment should not be construed as agreement.

Introduction 2



Rebuttal Evidence

Section 2

Rule 6 Party Proof of Evidence of David Carter

- 2.1 I note that Mr Carter at paragraph 3.20 (on page 9) acknowledges the past shortfalls in affordable housing delivery, but Mr Carter considers that the future supply of affordable housing will improve: "The acceleration of the housing requirement in the latter years of the plan means that the level of affordable housing across the plan period (2011-31) is likely to increase".
- 2.2 It is unclear within which period Mr Carter is specifically referring to. However, from my perspective any attempt to delay the delivery of much needed affordable housing now, to some unknown date later in the Plan period, is unacceptable. The households in need of affordable housing are real people in real need now (my emphasis).
- 2.3 To demonstrate the acute need for affordable housing <u>now</u>, I have further analysed on a site by site basis, the likely delivery of affordable housing contained within the Council's Housing Land Supply Position Statement ("HLSPS") (CD 8.5). This covers the period 1 April 2022 to 31 March 2027 and indicates that the Council has a forward supply of 3,586 dwellings over the next five years. (my emphasis).
- 2.4 This more detailed analysis, contained in **Appendix JSr1**, and expands upon the high level analysis I presented within Section 9 of my main proof of evidence. Within Section 9, I presented two potential scenario's for the delivery of affordable housing within the next 5 years.
- 2.5 The first being if we were generously to assume that all 3,586 dwellings included in the 5YHLS will come forward on sites eligible for affordable housing; and that all of these sites would provide the maximum Policy H2 compliant levels of affordable housing (i.e. 30%) as a proportion of overall housing completions, this is likely to deliver only 1,076 affordable dwellings over the period, equating to just 215 new affordable dwellings per annum.
- 2.6 The second approach was to assume that prevailing rates of affordable housing delivery will be achieved. As set out in Figure 4.1 of my Main proof of evidence, since the start of the Local Plan period in 2011/12, an average of 21% of all housing

Rebuttal Evidence 3



completions have been affordable homes (not accounting for any Right to Buy deductions). Taking 21% of all 3,586 dwellings counted in the 5YHLS would deliver 753 affordable dwellings over the period, equating to just 150 affordable dwellings per annum.

- 2.7 I concluded that both of these figures would be insufficient against the need for 495 affordable dwellings per annum that is identified in the HEDNA 2022, applicable from 2022/23 onwards.
- 2.8 I further intimated that, "the Council's current future supply of identified affordable housing will not deliver sufficient affordable housing to meet annual needs. This makes it even more important that suitable sites, such as the appeal site, being granted planning permission now in order to boost the supply of affordable housing". (Paragraph 9.18 on page 56).

Detailed analysis

- 2.9 For the purpose of this evidence, the calculations with regard to future affordable housing delivery have been calculated using the sites included in the supply above 11 dwellings as they are considered to qualify for affordable housing contributions.
- 2.10 Unfortunately, there is no publicly available information breaking down the split in completions between market and affordable. I have therefore based my future supply analysis assuming all of the affordable housing units are still to be built.
- 2.11 In reality, this will not be the case and therefore my analysis is based on a best-case scenario for the council's anticipated delivery.
- 2.12 Of the 3,586 dwellings included in the Council's latest 5YHLS, it is considered that 635 dwellings across 31 qualifying sites will come forwards on sites eligible for affordable housing, i.e. those above the 11 dwelling threshold.
- 2.13 Following a review of each of the applications on these 31 sites (Appendix JSr1), the Council have committed to deliver 635 gross affordable dwellings over the five-year period, equating to 125 gross affordable homes per annum.
- 2.14 The detailed analysis demonstrates that there is no step change in the delivery of affordable housing over the next 5 years compared to the previous 5-years.
- 2.15 Clearly the Council's future supply figures derived from the analysis is lower than the high level analysis I presented in Section 9 i.e. 215 or 150 affordable homes per annum.

Rebuttal Evidence 4



- 2.16 Based on this more detailed analysis the claim by Mr Carter is not accurate within the next 5 years.
- 2.17 Consequently, I have no confidence that the council can see a sufficient step change in the delivery of affordable housing to meet annual needs. This makes it even more important that suitable sites, such as the appeal site, being granted planning permission now in order to boost the supply of affordable housing.

Conclusions

2.18 In light of the Council's poor record of affordable housing delivery, the volatility of future affordable housing delivery and the level of affordable housing needs identified there can be no doubt that the provision of 25 affordable dwellings on this site should be afforded **substantial weight** in the determination of this appeal.

Rebuttal Evidence 5



Appendices for Rebuttal Affordable Housing Proof of Evidence of James Stacey BA (Hons) Dip TP MRTPI

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Demolition of existing buildings and outline planning application (with matters of access, layout, scale, and appearance included) for residential development (Use Class C3) including means of access into the site from the Rugby Road, provision of open space and associated infrastructure and provision of sports pitch, erection of pavilion and formation of associated car park.

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Appendices

Appendix JSr1 Affordable Housing – Housing Land Supply Spreadsheet



Appendix JSr1

Affordable Housing – Housing Land Supply Spreadsheet

TKP Ref.	Site address	Site status	Dwellings Planned	AH Contribution type	On Site AH units	On Site AH %age	Commuted Sum	Deliverable	Р	rojected Dwo	ellings 202	2/23 - 2026 <i>i</i>	/27	Total projected dwelling 2022/23 - 2026/27	Projected Gross AH Dwellings 2022/23 - 2026/27	Source
	Local Plan Allocations Coton Park East								2022/23	2023/24	2024/25	2025/26	2026/27			
TKP 001	Coton Park East (North site- AC Llyod)	Current Application - Detailed - R20/0787 - 475 Units	475	Onsite	143	30%	n/a	Υ	0	0	20	40	40	100	30	Officer report dated 10 March 2023
TKP 002	Coton Park East (South site- Permission)	Detailed - R20/0336 - 225 Units	225	Onsite	67	30%	n/a	Υ	20	40	40	40	40	180	54	• S106 dated 02 November 2022
TKP 003	Coton Park East (Remainder)	Application not yet received - 100 Units	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
South Wes	st									ı			T	1		
TKP 004	Bilton Fields, Ashlawn Road (David Wilson)	Detailed - R19/0941- 105 Units	105	Onsite	42	40%	n/a	Υ	40	40	5	0	0	85	34	Officer report dated 09 January 2020 S106 attached to R13/2102 (no date)
TKP 005	Land North of Ashlawn Road (Barratts)	Detailed - R19/1185 - 333 Units	333	Onsite	133	40%	n/a	Υ	40	40	40	40	40	200	80	Officer report dated 04 September 2020 S106 attached to R13/2102 (no date)
TKP 006	Land North of Ashlawn Road (David Wilson)	Detailed - R20/0124 - 206 Units	206	Onsite	82	40%	n/a	Y	40	40	40	40	40	200	80	 Officer report dated 01 December 2021 \$106 attached to R13/2102 (no date)
TKP 007	Remainder of Ashlawn Road	Detailed R21/0689 (Outline R12/2102) - 216 Units	216	Onsite	87	40%	n/a	Y	40	40	40	40	40	200	80	 Officer report dated 23 March 2022 \$106 attached to R13/2102 (no date)
TKP 008	Homestead Farm (WCC)	Application not yet received	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 009	Land South of Dunkleys Farm (WCC)	Application not yet received	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 010	Land South of Montegue Road (TW)	Application not yet received	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 011	Land South of Montague Rd (RE & Sworders)	Application not yet received	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 012	Coventry Road (G)	Outline- R18/0936 - 210 Units	210	Onsite	63	30%	n/a	Υ	0	0	0	0	20	20	6	 S106 dated 10 January 2023
TKP 013	Land West of Cawston Lane (G)	Application not yet received (EIA Scoping Opinion R77/0707)	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 014	Land South of Alwyn Road (M)	Application not yet received (R22/1236 EIA scoping opinion)	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 015	Land North of Dunkleys Farm (WCC)	Application not yet received	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 016	Deeley Land (DBS)	Application not yet received	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 017	Land West of Cawston Lane (WCC)	Application not yet received	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 018	Cawston Spinnery (DBS)	Current Application- Outline- R18/0995- 275 Units	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable

Main Rura	l Settlements Allocations															
TKP 019	Wolvey Campus, Wolvey	Detailed R22/0113 - 90 Units	90	Onsite	18	20%	n/a	Υ	0	0	40	40	10	90	18	 Officer report dated 26 August 2022 \$106 dated 05 January 2022
TKP 020	Land at Coventry Road, Wolvey	Current detailed application R22/0670 - 11 units (previous outline permission (R19/0869) resolved to grant subject to S106 but withdrawn by agent)	11	Onsite	3	30%	n/a	Y	0	0	0	11	0	11	3	• Planning statement dated (05 July 2022)
TKP 021	Land off Squires Road, Stretton on Dunmore	Outline- R17/1767- 55 Units	55	Onsite	17	30%	n/a	Υ	0	0	0	40	15	55	17	• S106 dated 04 October 2022
TKP 022	Plott Lane, Stretton Dunsmore	Revised application not yet received	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 023	Leamington Road, Ryton on Dunsmore	Application not yet received	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 024	Land at Sherwood Farm Binley Woods (Lion Court Homes)	Detailed - R18/2076 - 80 Units (R21/1020 S73 under	80	Onsite	24	30%	n/a	Y	0	40	40	0	0	80	24	 S106 dated 25 August 2021 Design and Access Statement 13 June 2019
TK 025	Linden Tree Bungalow, Walston	Application not yet received	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 026	Land North of Coventry Road, Long Lawford	Detailed- R17/1089- 149 Units	149	Onsite - Viability	23	15.40%	n/a	Υ	0	29	40	40	40	149	23	 \$106 dated 07 July 2021 Officer report dated 10 December 2020
	egy Allocations Rugby SUE (R10/1272)															
TKP 027	Gateway Phase 3	Detailed - R19/0976- 148 Units	146	Onsite - Viability	8	5%	n/a	Υ	30	40	40	36	0	146	7	 Officer report dated 07 August 2020 S106 dated 15 May 2019
TKP 028	Remainder of Gateway Allocation (including RS, R6, and R7)	Outline R10/1272 - (1300 Units Gateway allocation total), 544 dwellings remaining without detailed permission.	1,300	Onsite	520	40%	n/a	Y	0	0	0	19	55	74	30	• S106 dated 15 May 2019
Rugby Rad	lio Station SUE			1	1			ı	1	ı			ı			
TKP 029	Key Phase One- Land at Wharf Farm (Bellway/David Wilson Homes)	Detailed R15/1702, R18/0544 and R20/0538 382 units	382	Onsite - Viability	39	10.26%	n/a	Y	40	40	40	40	32	192	20	• \$106 deed of variation dated 28 May 2021 atatched to R15/1702
TKP 030	Key Phase One- Parcel F (Davidsons additional)	Detailed - R20/0108- 27 Units	27	None	0	0%	n/a	Y	19	0	0	0	0	19	0	 S106 DoV no.1 Interim Affordable Housing Delivery Plan (no date)attached to R11/0699
TKP 031	Key Phase One - Parcel D (Davidsons)	Detailed - R20/0525 - 42 Units	42	Onsite	14	33%	n/a	Y	40	2	0	0	0	42	14	 \$106 Agreement for Obligation Approval Notice dated 05 October 2020 attached to R17/0022

147 147																	
Process Serve Martines Process Proce	TKP 032	· · · · · · · · · · · · · · · · · · ·		352	Onsite	143	40%	N/A	Y	40	40	40	40	40	200	80	• Planning statement attached to R19/1284 dated 19 November 2019
19 025	TKP 033	'		248	None - Phasing	0	0%	n/a	Y	40	40	40	39	0	159	0	• Officer report attached to R18/1177 (no date)
Detailed Flag Substitute of Reg Place Detailed Flag Substitute Set	TKP 034		Detailed - R20/0681 - 146 Units	146	None - Phasing	0	0%	n/a	Y	40	40	40	26	0	146	0	Design compliance statement (no date)
Seminative of Enable State American Company A	TKP 035	Outside of Key Phase	Detailed - R20/0540 - 38 Units	38	None	0	0%	n/a	Y	10	0	0	0	0	10	0	No mention of AH in application material
Cavitor Extension. The Sprinney-Southern Part II Sprinney-Southern Par	TKP 036		allocation total) 4114 remaining without detailed	2,086	Onsite	36.1	10%	n/a	Y	0	63	65	80	153	361	36	No RM reference numbers provided 10% assumed.
TRP 037 Services	Current Pe	ermissions & Prior Approvals - 1	LOO dwellings or more														
Rough Roug	TKP 037	Spinneys- Southern Part of	R19/1387- 246	246	Onsite	99	40%	n/a	у	11	0	0	0	0	11	0	• S106 attached to outline R11/0114 dated 04 September 2020
Registration Regi	TKP 038	Road, Rugby	Detailed- R19/0804- 360 Units	360	None	0	0%	0	Y	118	117	0	0	0	235	0	• Planning statement dated 03 June 2019
Current Permissions & Prior Approvals - 50.99 dwellings	TKP 039	Rentals Site, 117 Newbold	Previous Detailed-	122	None-viability	0	0%	n/a	Y	40	40	40	2	0	122	0	• Officer report dated 24 August 2020
TRP 040 Herbert Gray College Detailed - R18/1811 (78 units C2) 78 None - C2 0 0% n/a Y 0 0 0 0 0 0 0 0 0	Current Pe								<u>, </u>								
Shaw School of Dancing, Jubilee Street, CV21 2/J Jubilee Street, CV21 2/J Southern Site) Detailed-R19/1397-12 Units 12 None 0 0% n/a y 12 0 0 0 0 12 0 No mention of application materials.		,		78	None - C2	0	0%	n/a	Y	0	0	0	0	0	0	0	Officer report dated26 November 2021
TKP 041 Jubilee Street, CV21 2J Detailed-R19/1397-12 Units 12 None 0 0% n/a Y 12 0 0 0 0 12 0 Nomethor of application materials of the proposal policy of the proposal polic	Current Pe		0-49 dwellings			1	·				,	·	1				
Street, Rugby, CV21 3BG Detailed-R17/1967-21 Units 21 None - Viability 12 None 15 0 0 0 0 0 0 0 0 0	TKP 041	Jubilee Street. CV21 2JJ	Detailed- R19/1397- 12 Units	12	None	0	0%	n/a	у	12	0	0	0	0	12	0	No mention of AH in application material
TKP 043 Woodside Park, Rugby, CV21 2NP TKP 044 Gemini, Southam Road, Toft. CV2 6NW TKP 044 Gemini, Southam Road, Toft. CV2 6NW TKP 045 Land P19216, Brownsover Road, Brownsover Road, Brownsover Lane, Brownsover Lane, Brownsover Lane, Brownsover Lane, Brownsover Units TKP 045 Development Land at Pailton Radio Station, Montilo Lane, Pailton, CV2 30 HD Detailed - R12/1947, Pailton, CV2 6NW TKP 048 21 Mill Road, Rugby Detailed - R17/1567 - 9 Units 12 None 0 0% n/a Y 12 0 0 0 0 0 10 0 0 10 0 0 0 0 0 0 0 0	TKP 042	Street, Rugby, CV21 3BG	Detailed- R17/0967- 21 Units	21	None - Viability	0	0%	n/a	Y	16	0	0	0	0	16	0	Officer report (no date)
TKP 044 Gemin, Southam Road, 1oft. CV22 6NW CV22 6N	TKP 043	Woodside Park, Rugby, CV21	Detailed- R19/1419- 12 Units	12	None	0	0%	n/a	Y	12	0	0	0	0	12	0	• Officer report dated 09 November 2020
Road, Brownsover Detailed - R18/124/- 16 Unit 16 None 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	TKP 044			10		0	0%	n/a	Y	0	10	0	0	0	10	0	Below thresholdNo mention of AH in application
TK 046 Brownsover Lane,	TKP 045	· ·	Detailed- R18/1247- 16 Unit	16	None	0	0%	n/a	Y	16	0	0	0	0	16	0	Planning statement dated (no date)
TKP 047 Radio Station, Montilo Lane, Pailton, CV23 0HD Detailed - R21/0937 - 10 Units 10 None - Prior approval 0 0% n/a Y 0 10 0 <th< td=""><td>TK 046</td><td>Brownsover Lane, Brownsover</td><td></td><td>14</td><td></td><td>0</td><td>0%</td><td>n/a</td><td>Y</td><td>14</td><td>0</td><td>0</td><td>0</td><td>0</td><td>14</td><td>0</td><td>• Officer report (no date)</td></th<>	TK 046	Brownsover Lane, Brownsover		14		0	0%	n/a	Y	14	0	0	0	0	14	0	• Officer report (no date)
TKP 048 21 Mill Road, Rugby Detailed- R17/1567- 9 Units 9 None - Below threshold 0 0% n/a Y 9 0 0 0 0 9 0 • Below threshold TKP 049 76 Buchanan Road, Bilton Detailed- R18/0830- 8 Units 8 None - Below threshold None - Below thresh		Radio Station, Montilo Lane, Pailton, CV23 0HD	Detailed - R21/0937 - 10 Units	10		0	0%	n/a	Y	0	10	0	0	0	10	0	Below threshold No mention of AH in application
TKP 048 21 Mill Road, Rugby Detailed- R1//1567- 9 Units 9 threshold 0 0% n/a Y 9 0 0 0 9 0 • Below thresh TKP 049 76 Buchanan Road, Bilton Detailed- R18/0830- 8 Units 8 None - Below thresh	Current Pe	ermissions & Prior Approvals- 5	-9 dwellings														
$18P049 \parallel 76B0chanan Road Bilton \parallel 1)etailed-R1870830-X100ff \parallel X \parallel Y \parallel 1 = 100000000000000000000000000000000$	TKP 048	21 Mill Road, Rugby	Detailed- R17/1567- 9 Units	9	threshold	0	0%	n/a	Y	9	0	0	0	0	9	0	Below threshold
	TKP 049	76 Buchanan Road, Bilton	Detailed- R18/0830- 8 Units	8		0	0%	n/a	Y	5	0	0	0	0	5	0	Below threshold

TKP 050	The Old Hall, 24 Lilbourner Road, Clifton upon Dunsmore	Detailed- R18/2022, R19/1433, R19/0379 - 7 Units	7	None - Below threshold	0	0%	n/a	Y	3	0	0	0	0	3	0	Below threshold
TKP 051	Former Goji Restaurant, 424 London Road, Stretton on Dunsmore, CV23 9HN	Detailed- R16/1939, R20/0363- 7 Units	7	None - Below threshold	0	0%	n/a	Y	0	7	0	0	0	7	0	Below threshold
TKP 052	123 Clifton Road, Rugby. CV21 3QJ	Detailed- R19/0924- 6 Units	6	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
TKP 053	2A Lower Hillmorton Road, Rugby. CV21 3SU	Detailed- R19/1315- 8 Units	8	None - Below threshold	0	0%	n/a	Y	8	0	0	0	0	8	0	Below threshold
TKP 054	Manor Farm, Birdingbury Lane, Frankton. CV23 9PB	Detailed- R19/1451 and R19/0754- 5 Units (4 remaining)	5	None - Below threshold	0	0%	n/a	Y	4	0	0	0	0	4	0	Below threshold
TKP 055	Land to rear of 321 Hillmorton Road, Rugby.	Detailed - R19/1013- 9 Units	9	None - Below threshold	0	0%	n/a	Y	9	0	0	0	0	9	0	Below threshold
TKP 056	Advertising right between 254- 256 Lawford Road, New Bilton, Rugby, CV21	Detailed- R19/0485 - 6 Units	6	None - Below threshold	0	0%	n/a	Y	6	0	0	0	0	6	0	Below threshold
TKP 057	First Floor 8a Church Street, Rugby, CV21 3PH	Detailed - R20/0254 - 6 Units	6	None - Below threshold	0	0%	n/a	Υ	6	0	0	0	0	6	0	Below threshold
TKP 058	7 & 8 , St Matthews Street, Rugby, CV21 3BY	Detailed - R20/1092 - 7 Units	7	None - Below threshold	0	0%	n/a	Y	7	0	0	0	0	7	0	Below threshold
TKP 059	5, 5b and 6 Market Place, Rugby, CV21 3DY	Detailed - R20/0043 - 7 Units	7	None - Below threshold	0	0%	n/a	Y	7	0	0	0	0	7	0	Below threshold
TKP 060	Land west of Sawbridge Road, Grandborough.	Detailed - R21/0122 (R18/0405 Outline) - 9 Units	9	None - Below threshold	0	0%	n/a	Y	0	9	0	0	0	9	0	Below threshold
TKP 061	Newbold Farm, Main Street, Newbold, CV21 1HW	Detailed - R14/2369 R20/0105 (13 total) 6 units remaining	6	None - Below threshold	0	0%	n/a	Y	6	0	0	0	0	6	0	Below threshold
TKP 062	Rosewood House, 42-44 Rosewood Avenue, Rugby, CV22 5PL	Detailed - R19/1498 - 5 units	5	None - Below threshold	0	0%	n/a	Y	0	5	0	0	0	5	0	Below threshold
TKP 063	Grange Farm, London Road, Ryton on Dunsmore CV8 3EW	Detailed - R19/0947, R21/0562 - 7 Units	7	None - Below threshold	0	0%	n/a	Y	0	7	0	0	0	7	0	Below threshold
TKP 064	Diamond House Hotel, 28 Hillmorton Road, Rugby, CV22 5AA	Detailed - R20/0960 - 8 Units	8	None - Below threshold	0	0%	n/a	Υ	0	8	0	0	0	8	0	Below threshold
TKP 065	49 Midas Lounge, Church Street, Rugby, CV21 3PT	Detailed - R21/0115 - 5 Units	5	None - Below threshold	0	0%	n/a	Υ	0	5	0	0	0	5	0	Below threshold
TKP 066	241 Sedlescombe Park, Dunchurch Road, Rugby, CV22 6HP	Detailed - R21/0164 - 9 Units	9	None - Below threshold	0	0%	n/a	Υ	0	9	0	0	0	9	0	Below threshold
TKP 067	Manor Farm House, Main Street, Frankton, Rugby, CV23 9PB	Detailed - R21/0905 - 5 Units	5	None - Below threshold	0	0%	n/a	Υ	0	5	0	0	0	5	0	Below threshold
TKP 068	15 Bilton Lane, Rugby	Detailed - R19/1309 (R21/0353, R21/0451, R22/01251	6	None - Below threshold	0	0%	n/a	Y	0	5	0	0	0	5	0	Below threshold
TKP 069	A One Social Club, 1A Market Street, Rugby. CV21 3HG	Detailed R21/0307 6 units, (Outline- R15/0605)	6	None - Below threshold	0	0%	n/a	Y	0	6	0	0	0	6	0	Below threshold
TKP 070	Land at Manor Farm, Hinckley Road, Burton Hastings. CV11 6RG	Detailed R22/0260 - 6 units	6	None - Below threshold	0	0%	n/a	Y	6	0	0	0	0	6	0	Below threshold
	Outline Permissions															
	Land at, and to the rear of, 80- 84 Railway Terrace, Rugby, CV21 3EZ	Outline- R18/1765- 9 Units	9	None - Below threshold	0	0%	n/a	Υ	9	0	0	0	0	9	0	Below threshold
TKP 072	Land Rear of 30 Albert Street, Rugby. CV21 2RS	Outline- R19/0981- 8 Units	8	None - Below threshold	0	0%	n/a	Y	8	0	0	0	0	8	0	Below threshold
	dwellings															
TVD 072	Lawford Fields Farm, Long Lawford	Current application - Outline R20/0134 - 350 Units	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable

	dwellings															
	Dipbar Fields, Dunchurch (Morris Homes)	Current Application- Detailed - R19/1047 for Outline- R13/0690- 86 Units	0	n/a	0	0	n/a	N	0	0	0	0	0	0	0	Not Deliverable
Submitted	ubmitted Applications for 10 - 49 dwellings															
Submitted	Applications for 5-9 dwelling	s														
Windfalls									50	50	50	50	50	250		
TOTAL TR	AJECTORY		821	827	660	663	615	3586	635							