

Rugby Borough Local Plan Examination

AGENDA

Day 1 - Tuesday 23 January 2018

The Benn Hall, Newbold Road, Rugby CV21 2LN

Please note:

- Participants are encouraged to familiarise themselves with the hearing statements produced by the Council and other parties in respect of the issues addressed at this session. These are available on the Examination website.
- References to issues and questions in brackets are those posed by the Inspector in the Matters, Issues and Questions (MIQs) document. This has already been circulated and can be viewed on the Examination website.

Morning Session (10.00 start)

1. Inspector's introduction
2. Opening statement by the Council
3. Matter 1/Issue 1a – Duty to Co-operate
 - Has the Council complied with the requirements of the Duty to Co-operate in preparing the Plan? [Issue 1a, Questions 1 a-e]

Participants

Rugby Borough Council

AFW for Warwickshire County Council

Richard Buxton for SALFV, Grandborough, Willoughby and Barby & Onley PCs

Brian Coleman

Coventry City Council

CPRE Warwickshire

David Lock Associates for Tarmac Limited

Gladman Developments

Home Builders Federation

Thomas Larkin

Oxalis for Roxhill Developments

Princethorpe Parish Council

RPS for St Modwen Developments Ltd

Thurlaston Parish Council

Alan Yates

4. Matter 1/Issue 1b – Other Legal and Procedural Requirements

Has the Council complied with the relevant legal and procedural requirements in preparing the Plan?

- Consultation requirements [Issue 1b, Question 1]
- Sustainability Appraisal [Issue 1b, Questions 2a-d]
- Other legal and procedural requirements [Issue, 1b, Questions 3-6]

Participants

Rugby Borough Council

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Willmore for Swanvale Developments Brian

Coleman

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Thurlaston Parish Council

Afternoon Session (14.00 start)

5. Matter 2/Issue 2a – Housing Needs

- Has the RBLP been positively prepared and is it justified, effective and consistent with national policy in relation to its provision for 12,400 additional homes between 2011-2031, with particular regard to:
 - Robustness of evidence base for OAN? [Issue 2a, Question 1a]
 - 2016-based national population projections? [Issue 2a, Question 1b]
 - Migration trends? [Issue 2a, Question 1c]
 - Household formation rates? [Issue 2a, Question 1d]
 - Demographic-based housing need figures? [Issue 2a, Question 1e]
 - Employment growth assumptions? [Issue 2a, Question 1f]
 - Uplift for market signals? [Issue 2a, Question 1g]
 - OAN figure for Rugby borough? [issue 2a, Question 1h]
 - Meeting Coventry's unmet needs? [Issue 2a, Question 1i]
 - Birmingham's unmet housing needs? [Issue 2a, Question 1j]

- Should the proposed housing target of 12,400 dwellings be increased or decreased? [Issue 2a, Question 2]
- Justification for stepped annual housing requirement? [Issue 2a, Question 3]

Participants for Housing Needs

Rugby Borough Council

Brian Coleman

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David Lock Associates for Tarmac Limited

Home Builders Federation

Oxalis for Roxhill Developments

Pegasus Group for AC Lloyd and Persimmon Homes

Pegasus Group for Mr P. Drakeford

Colin Reeves

Rosconn Group

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Thurlaston Parish Council

Alan Yates