

Rugby Borough Local Plan Examination

AGENDA

Day 2 – Wednesday 24 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. Matter 2/Issue 2b – Employment Land

- Has the RBLP been positively prepared and is it justified, effective and consistent with national policy in relation to its proposal to provide 110 hectares of employment land between 2011 and 2031? In particular:
 - Basis for 110 ha in the light of labour demand and supply forecasts? *[Issue 2b, Question 1a]*
 - Relationship between housing and employment land provision? *[Issue 2b, Question 1b]*
 - Take up rates for employment land? *[Issue 2b, Question 1c]*
 - Adequacy of proposed supply to meet the future demand for B Use Class floorspace? *[Issue 2b, Question 1c]*
- To what extent does the planned provision assist in meeting the sub-regional employment land requirements of the Coventry and Warwickshire functional economic market area, with particular reference to:
 - Shortfall in Coventry's employment land supply? *[Issue 2b, Question 2a]*
 - Need for strategic employment sites to support the economic growth ambitions for Coventry and Warwickshire? *[Issue 2b, Question 2b]*

Participants for Employment Land

Rugby Borough Council

Coventry & Warwickshire LEP

Brian Coleman

Coventry and Warwickshire Chamber of Commerce

David Lock Associates for Manse Opus LLP & Rolls-Royce

Delta Planning for A C Lloyd Holdings Ltd

Framptons for Consortium of Developers

Framptons for D B Symmetry

Mark Pawsey MP

Oxalis for Roxhill Developments

Pegasus Group for AC Lloyd

Colin Reeves

RPS for St Modwen Developments Ltd

Savills for Neyland Properties

Thurlaston Parish Council

Alan Yates

Afternoon Session (14.00 start)

3. Matter 3/Issue 3a – Overall Development Strategy

NB The discussion on Issue 3a will continue on Day 3 – the order of questions may be adjusted accordingly.

- Has the overall development strategy of the RBLP been positively prepared, is it justified as the most appropriate strategy, effective in terms of cross-boundary strategic priorities and will it enable the delivery of sustainable development in accordance with national policy? With particular reference to:
 - Settlement hierarchy in Policy GP2? [*Issue 3a, Question 1a*]
 - Development on the urban edges of Coventry and Hinckley? [*Issue 3a, Question 1b*]
 - Basis for the broad location and spatial distribution of development in Policies GP2, DS3 and DS4? [*Issue 3a, Question 1c*]
 - Justification against alternative strategies for the broad location and spatial distribution of development? [*Issue 3a, Question 1d*]
 - Reliance on large scale urban extensions and a new settlement? [*Issue 3a, Question 1e*]
 - Spatial strategy for the unmet housing and employment land needs of Coventry? [*Issue 3a, Question 1f*]

- Justification for selection of Lodge Farm site in preference to Walsgrave Hill Farm or other options? [*Issue 3a, Question 1g*]
- Justification for provision of 15,370 dwellings to meet housing requirement of 12,400 dwellings? [*Issue 3a, Question 1h*]
- Local housing market capacity to support the scale and rate of planned housing growth on south side of Rugby? [*Issue 3a, Question 1i*]
- Strategic and local employment land requirements of the borough and the wider sub-region? [*Issue 3a, Question 1j*]
- Need for additional allocations of employment land at Ansty and Ryton Prologis Park? [*Issue 3a, Question 1k*]

Participants for Overall Development Strategy

Rugby Borough Council

Richard Allanach

Bloor Homes

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

Brian Coleman

Coventry City Council

Coventry and Warwickshire Chamber of Commerce

CPRE Warwickshire

Daventry District Council

David Lock Associates for Manse Opus LLP & Rolls-Royce

David Lock Associates for Tarmac Limited

Delta Planning for A C Lloyd Holdings Ltd

Framptons for D B Symmetry

Framptons for Consortium of Developers

Gladman Developments

Home Builders Federation

Oxalis for Roxhill Developments

Pegasus Group for AC Lloyd and Persimmon Homes

Pegasus Group for Mr P. Drakeford

Pegasus for Merriman Properties

Rosconn Group

RPS for St Modwen Development Ltd

Savills for Legal & General

University Hospitals Coventry and Warwickshire NHS Trust

Alan Yates