



**RUGBY BOROUGH COUNCIL
AUTHORITY MONITORING
REPORT
2023-2024**

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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 2023 to 31st March 2024.
- 1.2 This Authority Monitoring Report shows delivery against the key Local Plan 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 The Local Development Scheme was adopted in October 2024. The Statement of Community Involvement was adopted in September 2019 and updated in September 2020. There were no further updates during the 2023-24 monitoring period. However, an updated Statement of Community Involvement is proposed to be adopted at 11 December 2024 cabinet.

3. EXECUTIVE SUMMARY

3.1 The following provides a summary of key indicators.

Development	2023-2024 Monitoring Year	Local Plan Requirement
Dwellings Delivered	873	663 p.a
% on PDL	35%	No requirement identified
Affordable Dwellings	205	No requirement identified
% Affordable Dwellings	24%	20% brownfield and 30% greenfield
Specialist Housing	10 bed care home	No requirement identified
Employment Land Delivered (site area)	48.56.2 ha	7ha
Gypsy and Traveller Pitches	1	5.4
Town Centre Vacancies	12.4%	No requirement identified

4. GENERAL PRINCIPLES

POLICY GP3: PREVIOUSLY DEVELOPED LAND AND CONVERSIONS

4.1 Policy GP3 relates to Previously Developed Land. 35% of the gross number of dwellings delivered during the monitoring period were built on Previously Developed Land (PDL).

Percentage of new homes built on previously developed land over time

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%

POLICY SDC1: DENSITY OF HOUSING DEVELOPMENT

4.2 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%
2010-2011	55%	32%	12%
2011-2012	46%	31%	23%

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
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%

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

POLICY GP5: NEIGHBOURHOOD LEVEL DOCUMENTS

4.3 The Localism Act introduced the ability for a neighbourhood 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 will be 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	<ul style="list-style-type: none"> • Brandon and Bretford • Brinklow • Coton Forward • Monks Kirby • Ryton-on-Dunsmore • Willoughby • Wolvey
Designated Neighbourhood Areas	<ul style="list-style-type: none"> • Clifton-upon-Dunsmore • Grandborough • Dunchurch • Wolston • Newton and Biggin

4.4 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 seeks to deliver 12,400 dwellings within the Borough. The annual housing target for 2018-2031 is 663 dwellings per annum.

Total completions in 2022-2023

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	
2025/2026	663	
2026/2027	663	
2027/2028	663	
2028/2029	663	
2029/2030	663	
2030/2031	663	

5.3 A total of 873 new additional dwellings were delivered in 2023-2024, against an annual requirement of 663.

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 873 new additional dwellings, 845 were new build, 25 (gross) were created by the conversion/subdivision of existing dwellings and 29 were created by the change of buildings to residential from other uses. During the monitoring year 13 dwellings were lost as a result of the aforementioned conversions/subdivisions and 19 dwellings were

lost to demolition. An additional 6 dwellings were delivered through Use Class C2 older persons 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. Progress towards these requirements is set out below:

Employment Land Overview (ha)

	Ha	Total
A	Local Plan requirement 2011-2031	208
B	Delivery 2011 - 2023	161.35
C	Delivery in 2023-2024	48.56
D	Under Construction	19.71
E	Delivery and Under Construction to date (B+C+D)	229.62
F	Remaining Requirement (A-E)	-21.62
G	Approved in 2023-2024 (not started)	73.09
H	Other extant planning permissions (not started)	35.1
I	Total with planning permission not started	108.19

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 2023-2024

Reference Number	Site	Use Class (Sq m floorspace)	Site Area(ha)	Status
Complete				
R21/0525	Unit 5 Prospero Ansty, Rolls Royce Ltd, Coombe Fields Road, Ansty, Coventry, CV7 9JR	B8 27,900	8.05	Complete
R22/0485	Plot 3, Prospero Ansty, Ansty Aerodrome, Coombe Fields Road, Coombe Fields, Coventry, CV7 9JR	B2 B8 15,922	6.85	Complete

R22/0491	Plots 6 & 7 Prospero Ansty, Ansty Aerodrome, Combe Fields Road, Combe Fields, Coventry, CV7 9JR	B2 B8 35,739	16.71	Complete
R22/0803	Units 3 and 4 Symmetry Park, Zone C, Land North of Coventry Road, Thurlaston	B8 59,997	16.63	Complete
R21/0664	Unit 4, Parkfield Business Park, Rugby	B8 1408	0.32	Complete
Total Com		140,966	48.56	
Under Construction				
R23/0397	Symmetry Park Unit 7 Western Part of Zone D (Unit 7), Land North of Coventry Road, Thurlaston	B8 15,812 (part of R16/2569 below)	19.71	Under Construction
R23/0398	Symmetry Park Units 5 and 6, Central & Eastern Parts of Zone D (Units 5 & 6), Land North of Coventry Road, Thurlaston	B8 67,703 (part of R16/2569 below)		
Total UC		83,515	19.71	

Approved Planning Applications for New Employment Uses in 2023-2024 and Extant Permissions

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
Approved 2023-2024				
R19/0092	CIC Building, Zone 5 Ansty Park, Pilot Way, Ansty, CV7 9JU	B1 B2 11,566	4.49	Approval of Reserved Matters (R09/0035/MEIA)
R21/0631	Land off Parkfield Road, Rugby	B2 B8 4,550	1.59	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 109.70 E 232.30	0.78	Full Planning Permission
R23/0454	Unit 1 Parkfield Business Park, Rugby Western Relief Road, Rugby, CV21 1QJ	B2 B8 567	0.17	Full Planning Permission
R23/0558	Unit 10 Prospect Park,	B2 B8 30	0.003	Full Planning Permission

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
	Rugby, CV21 1TF			
R23/0727	Plot 8, Prospero Ansty	B8 3,234	1.06	Full planning permission
R21/0985	Padge Hall Farm	B8 or B2 136,350	63.84	Hybrid planning permission
Total 23/24		159,962	73.09	
Extant Permissions (pre 1 April 2023)				
R17/0022	Rugby Radio Station, A5 Watling Street, Rugby, CV23 0AS	B1, B2, B8 106,000	10.71	Outline Permission (Excludes Wago Limited offices (see below))
R19/1540	Units 4 and 9., Prospero Ansty	18,714 B2/B8	5.4	Outline Planning Permission
R20/0422	Land South of A5 (Watling Street) Adjacent to M69 Junction 1	B2/B8 1,858 B1 5,672	5.25	Hybrid Application. Note there is now an application R23/1047 for construction of a Motorway Service Area on this site, indicating that it is not the applicant's intention to implement permission R20,0422
R22/0380	Wago Limited offices, Rugby Radio Station, A5 Watling Street, Clifton upon Dunsmore	(B1/B8 12,161 part of R17/0022 above)	3.67	Approval of Reserved Matters (R17/0022)

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
R22/0462	6 Paynes Lane, Rugby, CV21 2UH	E, B2, B8 1,130	0.19	Full Planning Permission
R22/0551	Land North and East of Castle Mound Way, Castle Mound Way, Rugby.	B8 26,421	8.61	Full Planning Permission (Replaces R20/0272)
R22/0861	Land off Vigen Way, Coombe Fields	B2 4,715	1.04	Full Planning Permission
R22/0966	Unit 17 Europark, Watling Street, Newton	B8 2070	0.25	Full Planning Permission
Total Extant (pre 1 April 2023)		178,741	35.1	

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

5.7 No employment land was lost to other uses in the 2023-24 monitoring year.

POLICY DS2: SITES FOR GYPSY, TRAVELLERS AND TRAVELLING SHOWPEOPLE

5.8 The requirements identified in the GTAA 2017 are as follows:

Phase	Timeframe	Total Pitches (minimum)	Annualised
1	2017 to 2022	35	7
2	2022 to 2027	12	2.4
3	2027 to 2032	14	2.8
4	2032 to 2037	15	3
	Total	76	3.8

- 5.9 Within phase 1 there was an identified need for 35 pitches. A total of 20 pitches were granted permission to contribute towards the requirement. As such, at the end of Phase 1 there is an undersupply of 15 pitches for this period.
- 5.10 2023/24 is the second year of the Phase 2 Timeframe. There is an identified need of 12 pitches for this period, however accounting for the undersupply carried forward from Phase 1, this is increased to 27 pitches.
- 5.11 1 pitch was approved during the 2023-2024 monitoring period. Since 1st April 2017, a total of 24 pitches have been granted permission to contribute towards the requirement.

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 2023 – 31st March 2024, a total of 10 entries were made on the Self and Custom Build Register. 9 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 types are ‘self-build’ and ‘self-build or kit home’ with 3 entries each 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	3
Self-Build, Developer Built One-Off or Group Project	1
Self-Build, Kit Home, Developer Built One-Off or Group Project	2
Self-Build, Kit Home, Independent Community Self-Build, Supported Community Self-Build, Developer Built One-Off or Group Project	1

- 6.3 The majority of entries indicate that they would intend to build out their plot within 6 or 12 months, with 5 respondents selecting each of these timescales. The table below shows the distribution of entries according to timescales:

Timescale of Build Out

Timescale within (months)	Number of entries
6	5
12	5
24	0
36	0

6.4 The most common preferred location in this monitoring period is the near to or at Rural Settlements. The preferences are detailed in Table 3c below:

Preferred Location

Approximate Location Sought	Number of entries
Urban Area	1
At Rural Settlement	4
Other Rural	2
Any	3

6.5 No 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 with 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. 165 affordable homes were completed and there were 40 acquisitions in the 2023-24 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>. The dwellings at the care home at A One Social Club (now Daisy Court Care Home) are not self-contained and so the ratio of dwellings released is calculated in accordance with the housing delivery test rule book based on the national average number of adults living in a household (1.8), one dwelling is counted per 1.8 bedrooms in the care home. This means that this development contributes 6 dwellings are counted towards the supply. A total of 6 dwellings are therefore counted from this source.

Specialist housing approvals and completions

Reference number	Site	Type of provision	Development status
Complete or Under Construction			
R21/1188	1A, A One Social Club, Market Street, Rugby, CV21 3HG	10 bedroom care home with associated parking shared access	Complete
Approvals (including extant permissions)			
R21/0791	Mater Ecclesia Convent, Street Ashton House, Withybrook Road, Street Ashton, Rugby, CV23 0PJ	Change of Use from a Convent (Use Class: C2) to a Women's Refuge (Use Class: Sui generis)	Approved 19 th November 2021
R18/1811	Herbert Gray College, Little Church Street, Rugby, CV21 3AN	78 Extra Care (C2) and a 52-bed care home (C2)	Approved 26 th November 2021
R23/0235	Cawston House, Thurlaston Drive, Rugby, CV22 7SE	5 extra care cottages at Lime Tree Retirement Village	Approved 17 th July 2023

7. RETAIL AND TOWN CENTRE

POLICY TC2: NEW RETAIL AND TOWN CENTRE USES

- 7.1 This is the third 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 the Primary Shopping Area in Rugby town centre.

Rugby Town Centre Monitoring 2023/24

Use Class	Number of Units	Percentage
Class E	293	75.7%
Sui Generis	46	11.9%
Vacant	48	12.4%
Total	387	

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