



# **TOPIC PAPER: DEVELOPMENT NEEDS**

# 1. INTRODUCTION

- 1.1. This topic paper provides a summary of the council’s position on future development needs which underpins policies S2 (strategy for homes), S3 (strategy for employment land) and policy on main town centre uses in the centres chapter.
- 1.2. The evidence base for future development needs comprises:
  - The Coventry and Warwickshire Housing and Economic Development Needs Assessment 2022 (HEDNA)
  - The West Midlands Strategic Employment Sites Study 2024 (WMSESS)
  - The Coventry & Warwickshire HEDNA - WMSESS Alignment Paper 2024 (Alignment Paper)

## WHAT IS THE PLAN PERIOD?

- 1.3. National Planning Policy Framework (NPPF, December 2024) paragraph 22 advises that strategic policies should look ahead over a minimum period of 15 years from adoption.
- 1.4. The latest Local Development Scheme (October 2024) envisages submission of the new local plan for examination in summer 2026. It is assumed that adoption of the plan will be at some point in 2027. Therefore, the earliest end date for the plan would be 2042. The WMSESS and the Alignment Paper provide evidence for future development needs covering the periods to 2045 and 2050.
- 1.5. To align with this evidence, the end date for the plan is proposed to be 2045.
- 1.6. In terms of the base date for the plan, the WMSESS uses a base date of 2022, whereas the HEDNA and Alignment Paper use base dates of 2021. However, the North Norfolk Local Plan Examinations inspector’s letter dated 24 May 2024 stated “Turning to the base date of the plan, this should correspond to the date from which the housing needs of the district are quantified. As set out in paragraph 12 below, this should be April 2024.”.
- 1.7. Applying this, the preferred option plan proposes a plan period 2024-2045. This means that the plan period would run 1 April 2024 until 31 March 2045.

## WHAT IS THE HOUSING NEED?

- 1.8. The NPPF (December 2024) advises at paragraph 62 that “To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance”. Minimum local housing need for Rugby calculated in accordance with the standard method is 618 new homes per year. The total need over the 2024-2045 plan period is calculated by multiplying this need by the 21 year plan period. The total housing need is therefore 12,978 homes.

## WHAT IS THE RESIDUAL HOUSING NEED AFTER EXISTING SUPPLY?

1.9. In determining the residual amount of housing that needs to be planned for over the plan period, existing supply needs to be taken into account. This is shown in the table below:

1.10. The data behind these supply calculations is appended to this note.

Source	Number of homes 2024-2045
2024-2045 housing need	<b>12,978</b>
Houlton remainder deliverable by 2045 (assumes average of 180 per year)	3,780
South West Rugby	3,990
Eden Park	664
Coton Park East	34
Ashlawn Gardens	286
Other allocations under Local Plans 2011-2031	313
Other sites with planning permission or applications	719
less 10% non-implementation on sites that are unallocated and not under construction	-40
Small site windfalls (fewer than 5 homes at 50 homes per year)	1,050
Total supply	10,796
Residual need	2,182
Residual need with a 5% supply buffer	2,831
Residual need with a 10% supply buffer	3,480

1.11. Adding an additional supply buffer above the minimum target is usual practice in plan-making. This increases the likelihood of the council being able to maintain a five year housing land supply.

1.12. As can be seen, the residual need is for between 2,800 and 3,500 homes.

## WHAT IS THE EMPLOYMENT LAND NEED

1.13. The HEDNA, WMSESS and Alignment Paper divide the future need for employment land into three categories which is outlined in the following sections.

### NEED FOR OFFICES

1.14. This comprises land in the following use classes:

1.14.1. Eg(i) offices to carry out any operational and administrative functions

1.14.2. E(g)(ii) research and development of products or processes.

1.15. This need is calculated based on labour demand. In other words, the number of people working in office-based jobs in Rugby Borough in future is calculated and this is then translated into a floor area and land requirement. In calculating the need for land, it is assumed in the HEDNA that

offices are developed at a plot ratio of 0.5. This means that the floorspace of the buildings is equivalent to 50% of the total site area.

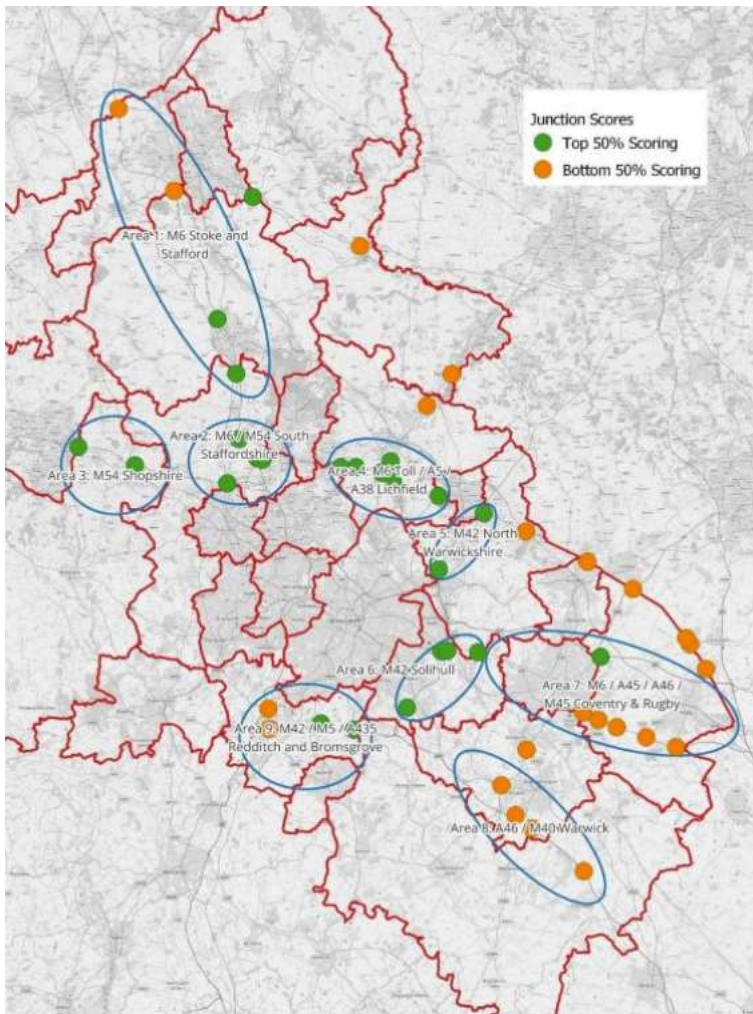
## NEED FOR INDUSTRIAL LAND ON SMALLER SITES

- 1.16. This need comprises land within the use classes EG(iii) (industrial processes which can be carried out in a residential area without detriment to amenity), B2 (general industrial) and B8 (storage and distribution) which is delivered on sites of less than 25 hectares in area.
- 1.17. This need is calculated based on past completion trends for Rugby Borough. This need was originally calculated in the HEDNA and was updated through the Alignment Paper to take account of additional more recent completions trend data.
- 1.18. This need includes large units of 100,000sqft/9,000sqm or more in floor area that are built on smaller sites. The need for large units on smaller sites is calculated based on past trends.
- 1.19. The Alignment Paper calls industrial need on smaller sites “non-strategic” site need.
- 1.20. The HEDNA assumes that industrial land on smaller sites is developed at a plot ratio of 0.4. This means that the floorspace of the buildings is equivalent to 40% of the total site area.

## NEED FOR INDUSTRIAL LAND LARGER SITES

- 1.21. This comprises land for B2, B8 and classes E(g)(ii) and (iii) uses that is constructed on sites of 25ha or more in site area.
- 1.22. Not all buildings constructed on sites of this size will exceed 100,000sqft/9,000sqm in floorspace, and the WMSESS methodology makes an allowance for 25% of floor space on large sites (referred to in the WMSESS as “strategic sites”) to be used for smaller units.
- 1.23. The need for large industrial sites is calculated based on the methodology set out in the WMSESS. The methodology combines replacement demand, which is an assessment of the need to replace existing floorspace due to units reaching the end of their operational lifespan, with (for storage and distribution uses) an assessment of the floorspace needed to handle projected future freight volumes. Importantly, the methodology for calculating the need for large employment sites is a West Midlands-wide methodology. This is appropriate because businesses operating from such sites are likely to be regional/national businesses and the market for buildings on large employment sites is regional rather than localised.
- 1.24. The WMSESS assumes that large “strategic” industrial sites are developed at a plot ratio of 0.35. This means that the floorspace of the buildings is equivalent to 35% of the total site area.
- 1.25. The WMSESS does not identify need for larger industrial sites based on individual local authority areas. Instead, the projected future West Midlands need is apportioned to “opportunity areas” which correspond to groups of junctions on the main motorway and A-road network. This is because large-scale industrial uses would need to be located close to these junctions.
- 1.26. The opportunity area that encompasses part of Rugby Borough is “Area 7: M6/ A45/ A46 / M45 Coventry and Rugby”. The location of this area is shown in the map below.

1.27. The WMSESS calculates the need for additional large employment sites, beyond land that was already in the pipeline in 2022 (because it had planning permission or was allocated for development in a local plan). These existing pipeline sites are referred to as “commitments”. The Alignment paper updates this to take account of new commitments since 2022.



## SUMMARY OF ASSESSED EMPLOYMENT LAND NEED

1.28. The assessed need for each of the different categories of employment floorspace is set out below.

Category	Land need hectares 2021-2045	Floorspace need in square metres 2021-2045	Source of need
Offices	6.24	32500	HEDNA requirement 2021-2041 based on labour demand. Pro-rated to 2045.
Industrial land on smaller sites	68	272,000	Alignment Paper
Industrial land on larger sites within area 7	84	294,000	Alignment Paper

## WHAT IS THE RESIDUAL NEED FOR LAND FOR OFFICES AFTER SUPPLY?

1.29. The need for 32,500sqm of office space 2021-2045 is identified above. From this can be subtracted completions since 2021, leaving a residual requirement for 22,013sqm 2024-2024. Existing commitments that would go towards meeting that need are set out below:

Site	Site area hectares	Floor space Square metres	Notes
<b>Requirement 2021-2045</b>		32500	
<b>Completions since 2021</b>			
Cadent, Plot 1A, Prospero Ansty	2.1	9755	2021/22
Land on West Side of Watling St, Clifton on Dunsmore (Alcohols Ltd)	0.15	732	2022/23 plot ratio of 0.5
<b>Residual Requirement at 1 April 2024</b>		22013	
<b>Commitments</b>			
Wago Ltd, Houlton	3.67	11577.3	
CIC Building, Ansty Park	4.49	11566	
Fraser's Campus	3.58	17911	assume plot ratio of 0.5 per HEDNA para 9.23
<b>Total commitments</b>	<b>11.74</b>	<b>41,054</b>	

1.30. As can be seen, existing completions and commitments for office space exceed assessed need. There is, therefore, not a quantitative need to allocate further land for offices.

## WHAT IS THE NEED FOR INDUSTRIAL LAND ON LARGE SITES?

1.31. As set out above, the WMSESS/Alignment Paper calculates the need for employment sites of 84ha 2022-2045 after existing supply. Existing supply as at 2022 in the alignment paper appendix A1 totals 137ha. To this is added Padge Hall Farm for 64ha, bringing total identified commitments to 201ha.

1.32. If Rugby Borough accommodates all of the residual requirement of 84ha for opportunity area 7 and this is added to committed supply in Rugby Borough as at 2022, that brings the gross 2022-2045 requirement to 285ha.

1.33. To bring this up to a 2024 base date, completions on the Alignment Paper strategic site commitments in the period 2022-2024 need to be subtracted. Those completions are detailed in the table below:

Site	Completed 2022-2024 hectares	Completed 2022-2024 sqm
Tritax Symmetry, South West Rugby	24.51	89,800
Prospero Ansty	37.96	102,026
Prologis Park, Ryton	13.65	44,343
<b>Total</b>	<b>76.12</b>	<b>236,169</b>

Total adjusted at a standardised 0.35 plot ratio	67.5	236,169
--	------	---------

1.34. Therefore, the gross 2024-2045 requirement is 217.5ha (84ha + 201ha – 67.5ha). At a standard plot ratio of 0.35 that would equate to a gross requirement for 761,250m<sup>2</sup> in additional floorspace on strategic sites 2024-2045.

1.35. To calculate the residual requirement for strategic sites, we must then subtract commitments. Sites that are counted as existing supply in those documents are set out in the table below:

Site	Committed/residual (hectares)	Committed/residual (sqm)
Tritax Symmetry, South West Rugby committed/residual	19.71	83,541
Prospero Ansty committed/residual	6.5	21,948
Padge Hall Farm	63.84	136,350
Coton Park East	8.7	26,421
Permission R22/0861 Land off Vigen Way, Coombe Fields, Ansty Park (site not listed in alignment paper)	1.04	4,715
Total	99.79	272,975
Total adjusted at a standardised 0.35 plot ratio	77.99	272,975

1.36. When 272,975m<sup>2</sup> is subtracted from a gross requirement of 761,250m<sup>2</sup> this leaves a residual requirement for 488,275m<sup>2</sup> (139.5ha at a 0.35 plot ratio). This net requirement is higher than the 84ha identified in the alignment paper because 16ha at Houlton is now not coming forward and because the 2022 commitments have been remeasured and plot ratios have been standardised at 0.35 which is the ratio used in the WMSESS and Alignment Paper.

## WHAT IS THE NEED FOR INDUSTRIAL LAND ON SMALLER SITES AFTER SUPPLY?

1.36.1. As noted above, the need for industrial land on smaller sites 2021-2045 is 68 hectares or 272,000 square metres.

1.36.2. From this can be subtracted completions in the period 2021-2024 on smaller sites totalling 6,704 square metres or 1.7 hectares.

1.36.3. This gives a gross 2024-2045 requirement of 265,296sqm or 66.3ha.

1.36.4. There are 14,012 square metres (3.5 hectares) of commitments on smaller sites, leaving a residual need of 63 hectares (251,284 square metres). Employment completions and commitments are set out in full in Appendices 2 and 3 to this topic paper.

## WHAT IS THE COMBINED INDUSTRIAL NEED

1.36.5. The combined gross industrial need (on large and smaller sites) is 761,250sqm + 265,296sqm = 1,026,546sqm. In hectares that is 284ha (217.5 + 66.3).

1.36.6. After existing committed supply the requirement is for 739,559sqm (202.5ha).

## UNMET INDUSTRIAL NEED FROM COVENTRY

1.36.7. It is understood that of its 2021-2041 requirement for industrial land on smaller sites Coventry City Council is unable to meet 45 hectares or 180,000 square metres.

1.36.8. This unmet need could in principle be met in any of Coventry's neighbouring local authorities of Solihull Metropolitan Borough, North Warwickshire Borough, Nuneaton and Bedworth Borough, Rugby Borough or Warwick District.

1.36.9. If all of that unmet need were to be accommodated in Rugby Borough, it would increase the residual industrial need to 919,559 square metres.

1.36.10. The gross need 2024-2045 would, if Coventry's unmet need were to be included, increase to 1,206,546sqm.

## WHAT TYPES OF INDUSTRIAL LAND DO WE NEED ON SMALL AND LARGE SITES

1.36.11. The WMSESS recommended that provision in opportunity area 7 should include 1-2 larger B8/mixed sites of circa 50ha and 1-2 smaller B2/B1 sites of circa 25ha. The larger B8/mixed sites have already been granted planning permission at Padge Hall Farm and Frasers Campus, leaving a need for B2 sites.

1.36.12. The HEDNA 2022 similarly recommended at paragraph 11.11 "...whilst B8 demand is very strong, (...) there is a need for separate allocations for B1c/B2 where land is delineated from sites going for B8 in order to support the manufacturing sector."

1.36.13. The WMSESS explains that "strategic sites" should meet the following criteria:

- Good connections with the strategic highway network (for road)
- Sufficiently large and flexible - ideally sites would be a minimum of 25ha and readily over 50ha
- Is or can be served from an electricity supply grid with sufficient capacity.
- Is accessible to labour and includes a clear sustainable transport solution for the local road network.
- Is located away from incompatible land-uses
- The ability to deliver high-bay warehousing

1.36.14. The WMSESS also identifies that it is important to include "separate allocations for mid-sized and smaller industrial areas, more suited to diverse uses. These uses may also be less suited to the criteria needed for strategic sites, preferring proximity to population density and urban areas over the strategic network." (para 1.44).



# APPENDIX: HOUSING COMMITMENTS

Site	Status	Number of units	Completed to date	total from 2024
Coton Park East (South site- Persimmon)	Detailed - R20/0336 - 225 Units	225	191	34
<b>Ashlawn Gardens</b>				
Land North of Ashlawn Road (Barratt)	Detailed - R19/1185 - 333 Units	333	230	103
Land North of Ashlawn Road, (David Wilson)	Detailed - R20/0124 - 206 Units	206	106	100
Land North of Ashlawn Road (Barratt)	Detailed R21/0689 (Outline R13/2102) - 216 Units	216	133	83
<b>South West Rugby</b>				
Coventry Road (L&Q Estates) (parcel 6, plot L&Q1)	Outline- R18/0936 - 210 Units	210	0	210
Cawston Farm 1 (Tritax Symmetry) (parcel 12, plot T2)	Current Application- Outline- R18/0995- 275 Units	275	0	275
Cawston Farm 2 (Tritax Symmetry)(Parcel 12, Plot T3)	Outline application R22/0853 - 350 units	350	0	350
Land south west of Cawston Lane (L&Q Estates) (parcel 7, plot L&Q2)	Application not yet received (EIA Scoping Opinion R22/0707 for 550 dwellings)	450	0	450
Land on the west site of Alwyn Road (Taylor Wimpey) (parcel 8, plots TW1 to 4)	Application not yet received (R22/1236 EIA scoping opinion for 900 dwellings)	782	0	782
Land South of Montague Rd (TW) (Parcel 4, plot TW5)	Application not yet received	51	0	51
L&Q estates parcel 3	Application not yet received	91		91
Richborough Estates plot 1	Application not yet received	170	0	170
Homes England plots 1-5	Application not yet received	1564	0	1564
<b>Eden Park</b>			0	
Eden Park Phase R3 (Bloor Homes)	Detailed - R19/0976- 146 Units	146	37	109
Eden Park Phases R5, R6, and R7 (Bloor Homes)	Outline R10/1272, RM R23/0453 (awaiting determination) - 555 units	555	0	555
<b>Houlton</b>				

Site	Status	Number of units	Completed to date	total from 2024
Land at Wharf Farm (Bellway/David Wilson Homes)	Detailed R15/1702, R18/0544 and R20/0538 382 units	382	379	3
Key Phase Two - Parcel A (Francis Jackson Homes)	Detailed - R21/1099 - 31 units	31	11	20
Key Phase Three - Parcels A and B (Redrow)	Detailed - R18/1177, R19/1375, R20/0709, R21/0739 - 248 Units	248	184	64
Key Phase Three - Parcels C and F (William Davis)	Detailed - R20/0681 - 146 Units	146	50	96
Key Phase Three - Parcel D (Mulberry Homes)	Detailed - R21/0873 - 147 units	147	35	112
Rest of Houlton	Outline R11/0699 and R17/0022	5246	1163	4083
<b>Main rural settlement allocations</b>				
Wolvey Campus, Wolvey (Countryside Properties)	Detailed R22/0113 - 90 Units	90	44	46
Land at Coventry Road, Wolvey (O'Flanagan Homes)	Detailed R22/0670 - 11 units	11	0	11
Land at Sherwood Farm, Binley Woods (Lion Court Homes)	Detailed - R18/2076 - 80 Units	80	42	38
Land North of Coventry Road, Long Lawford (Bloor Homes)	Detailed- R17/1089- 149 Units	149	26	123
Land off Squires Road, Stretton on Dunsmore	Outline- R17/1767- 55 Units	55	0	55
Plott Lane, Stretton on Dunsmore	Revised application not yet received	25	0	25
Linden Tree Bungalow, Wolston	Application not yet received	15	0	15
<b>Other permissions</b>				
Former Newton Vehicle Rentals Site, 117 Newbold Road	Detailed- R19/1496 - 122 Units. Previous Detailed- R17/2113 & R19/0902 and R23/0357	122	0	122
Dipbar Fields, Dunchurch (Morris Homes)	Detailed - R19/1047 (Outline- R13/0690)- 86 Units	86	0	86
Biart Place, Rugby	Detailed - R23/0282 - 100 units	100	0	100
Yum Yum World Ltd, 4 High Street, Rugby, CV21 3BG	Detailed- R17/0967- 21 Units	21	5	16
Land South East of Brownsover Lane, Brownsover Lane (Jelson Homes)	Detailed - R14/1941, R22/0449- 14 Units	14	0	14

Site	Status	Number of units	Completed to date	total from 2024
Development Land at Pailton Radio Station, Montilo Lane, Pailton, CV23 0HD	Detailed - R21/0937 - 10 Units	10	0	10
Elms Farm, Oxford Road, Marton, CV23 9RQ	Detailed - R21/0469 - 11 units	11	0	11
32 High Street, Rugby, CV21 3BW	Detailed - R21/0894 - 32 units	32	0	32
16-20 Lawford Road, Rugby, CV21 2DY	Detailed - R15/150, R21/0930 - 10 units	10	0	10
First Floor 7-8 Church Street, Rugby, CV21 3PH	Detailed - R22/0479 - 10 Units	10	0	10
Wolston Allotments, Stretton Road, Wolston (Spitfire Homes)	Detailed - R22/0201 and R19/1411 - 48 units	48	0	48
Brinklow Marina, Cathiron Lane, Brinklow, CV23 0JH	Detailed - R22/1037 - 30 residential moorings	30	0	30
Land West Side of Heritage Close, Rugby	Detailed - R22/0383 - 10 units	10	0	10
Former Inwoods House, Ashlawn Road, Dunchurch	Detailed - R23/0491 - 25 units	25	0	25
76 Buchanan Road, Bilton	Detailed- R18/0830, 21/0963 - 8 Units	8	0	8
Manor Farm, Birdingbury Lane, Frankton. CV23 9PB	Detailed- R19/1451 and R19/0754- 5 Units (4 remaining)	5	4	1
7 & 8 , St Matthews Street, Rugby, CV21 3BY	Detailed - R20/1092 - 7 Units	7	3	4
5, 5b and 6 Market Place, Rugby, CV21 3DY	Detailed - R20/0043 - 7 Units	7	0	7
Rosewood House, 42-44 Rosewood Avenue, Rugby, CV22 5PL	Detailed - R19/1498 - 5 units	5	0	5
Diamond House Hotel, 28 Hillmorton Road, Rugby, CV22 5AA	Detailed - R20/0960 - 8 Units	8	6	2
49 Midas Lounge, Church Street, Rugby, CV21 3PT	Detailed - R22/0702 - 8 Units	8	0	8
Manor Farm House, Main Street, Frankton, Rugby, CV23 9PB	Detailed - R21/0905 - 5 Units	5	4	1
15 Bilton Lane, Rugby	Detailed - R19/1309 (R21/0353, R21/0451, R22/0125) - 5 Units	5	2	3
Land at Manor Farm, Hinckley Road, Burton Hastings. CV11 6RG	Detailed R22/0260 - 6 units	6	0	6
Brotherhood House, Gas Street, Rugby, CV21 2TX	Detailed R20/0690, R23/0226 - 9 units	9	0	9
The Malthouse, Main Street, Thurlaston	Detailed R21/0477 - 6 units	6	0	6

Site	Status	Number of units	Completed to date	total from 2024
11-12 Sheep Street, Rugby, CV21 3BU	Detailed R22/0979 - 5 units	5	0	5
Cawston House, Thurlaston Drive, Rugby, CV22 7SE	Detailed R23/0235 - 5 units	5	0	5
2-3 High Street, Rugby, CV21 3BG	Detailed R23/0722 - 6 units	6	0	6
<b>Current applications</b>				
Land North of Projects Drive, Rugby	Current application - Outline R24/0103 - 108 dwellings	108	0	108
25 Barby Lane, Rugby, CV22 5QJ	Current application - Outline R24/0474 - 11 dwellings	11	0	11

## APPENDIX 2: EMPLOYMENT COMPLETIONS

Category	Planning reference	Site	Use class	Floorspace	Hectares	Date Completed
Strategic	R17/2019	Unit DC8 - Prologis Ryton (Furnoloc)	B8	13,685	13.65	2022/23
Strategic	R17/2019	Unit DC9 - Prologis Ryton	B8	30,658		2022/23
Strategic	R20/1026	Symmetry Park - Unit 1 Iron Mountain	B8	12,488	7.88	2022/23
Strategic	R20/1026	Symmetry Park - Unit 2 Iron Mountain	B8	17,304		2022/23
Strategic	R22/0803	Symmetry Park - Unit 3 Iron Mountain	B8	36,663.2	16.63	2023/24
Strategic	R22/0803	Symmetry Park - Unit 4 Iron Mountain	B8	23,344.8		2023/24
Strategic	R19/1512	Cadent, Plot 1A, Prospero Ansty	B1(a) and B1(b)/E(g)(ii)	8779.5 B1(a), 975.5 B1(b)	2.1	2021/22
Strategic	R21/1165	Unit 1 B1, B2 and 1B3 (Staircraft Group Limited, Polestar), Prospero Ansty	B2	22,493	6.35	2022/23
Strategic	R22/0485	Plot 3, Prospero Ansty	B2 or B8	15,921.0	6.85	2023/24
Strategic	R21/0525	Plot 5, Prospero Ansty	B8	27,874.0	8.05	2023/24
Strategic	R22/0491	Plot 6, Prospero Ansty	B2 or B8	24,932.0	16.71	2023/24
Strategic	R22/0491	Plot 7, Prospero Ansty	B2 or B8	10,806.0		
Non-strategic	R19/0072	Unit 1, Parkfield Business Park, Rugby	B8	4,083	0.44	2020/21
Non-strategic	R16/0064	Dollman Farm, Houlton	B1(a)	567	0.24	2020/21
Non-strategic	R20/0929	Britvic Limited	B2	2,900	0.68	2021/22
Non-strategic	R21/0926	Land on West Side of Watling St, Clifton on Dunsmore (Alcohols Ltd)	B1(a)	732	2.03 (Alcohols Ltd)	2022/23
Non-strategic	R21/0926	Land on West Side of Watling St, Clifton on Dunsmore (Alcohols Ltd)	B2	1,501	2.03 (Alcohols Ltd)	2022/23
Non-strategic	R21/0926	Land on West Side of Watling St, Clifton on Dunsmore (Alcohols Ltd)	B8	895	2.03 (Alcohols Ltd)	2022/23
Non-strategic	R21/0664	Unit 4, Parkfield Business Park, Rugby	B8	1408	0.32	2023/24

# APPENDIX 3: EMPLOYMENT COMMITMENTS

Category	Planning reference	Site	Use class	Floorspace	Hectares	Status
Strategic	R23/0727	Plot 8, Prospero Ansty	B8	3,234.0	1.06	Detailed permission
Strategic		Plot 4, Prospero Ansty	B8	13,985.0	3.6	Allocation
Strategic		Plot 9, Prospero Ansty	B2/B8	4,729.0	1.8	Allocation
Strategic	R23/0398	Symmetry Park - Unit 5	B8	36,296.6	19.7	Under construction
Strategic	R23/0398	Symmetry Park - Unit 6	B8	31,407.2		Under construction
Strategic	R23/0397	Symmetry Park - Unit 7	B8	15,837.5		Under construction
Strategic	R22/0551	Coton Park East, Land north east of Castle Mound Way, Rugby	B8	26,421.0	8.61	Detailed permission
discount		Houtlon employment land reminder	B1/B2/B8	10.71ha site area	10.71	Not coming forward
Strategic	R21/0985	Unit 1, Padge Hall Farm	B8	55,740.0	63.84	Detailed permission
Strategic		Padge Hall Farm remainder of site	B8 or B2	80,610.0		Outline permission
Strategic not counted in WMSESS	R22/0861	Land off Viggen Way, Coombe Fields	B2	4715	1.04	Detailed permission
Local	R21/0631	Land off Parkfield Road, Rugby	B2 or B8	4550	1.59	Detailed permission
Local	R23/0409	Site A, Europapark, Watling Street	B8	3323	1.16	Detailed permission
Local	R23/0410	Site B, Europapark, Watling Street	B2	2342	0.78	Detailed permission
Local	R23/0454	Unit 1, Parkfield Business Park, Rugby	B8	567	0.17	Detailed permission
Local	R22/0966	Unit 17, Europapark, Watling Street	B8	2070	0.25	Detailed permission
Local	R22/0462	6 Paynes Lane, Rugby	E, B2 or B8	1130	0.19	Detailed permission
Local	R23/0558	Unit 10, Prospect Park, Rugby	E(g)(iii)	30	0.003	Detailed permission
discount	R20/0422	Land South of A5 (Watling Street) adjacent to M69 Junction 1	B2/B8 and B1	7530	5.25	Hybrid application