



**RUGBY BOROUGH  
COUNCIL  
LOCAL  
DEVELOPMENT  
FRAMEWORK**



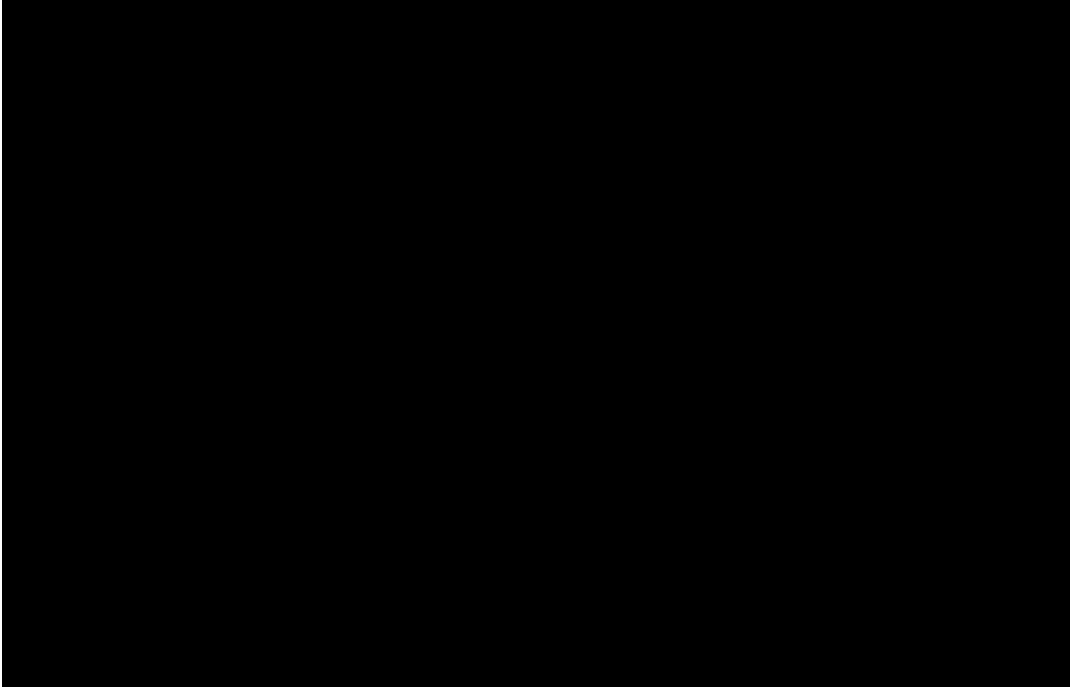
**ANNUAL  
MONITORING  
REPORT**



**DECEMBER 2009**



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# 1. Introduction

This is the fifth Annual Monitoring Report (AMR) produced by Rugby Borough Council (RBC) under the Planning and Compulsory Purchase Act 2004. This report relates to activity in the Borough in the financial year 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009.

The AMR is a representative snapshot of the most significant changes that have occurred in the Borough during the monitoring period, it is not intended to be an exhaustive study of all types of development which has taken place.

A high standard of monitoring is important to Rugby Borough Council in order to establish what is happening now, what may happen in the future and for comparison of these trends against existing and emerging policies and targets to determine what needs to be done.

## Context

The content of this report aims to assess the progress being made to achieve the objectives as set out within the Core Strategy chapter of the Rugby Borough Local Plan, July 2006; these objectives are detailed further within Chapter 2. It is the intention of this report to utilise the ten objectives to allow an analysis of development which has taken place across the Borough during the monitoring period, which is consistent with the production of previous AMR's and has relevance for future monitoring<sup>1</sup>.

## Format

The structure of this report is based on guidelines in Planning Policy Statements (PPS's) and their accompanying literature and guidance from Communities and Local Government (CLG) at the national level. Regionally the monitoring process has been highlighted by the West Midlands Regional Assembly (WMRA) as being of importance to understanding the progress towards the delivery of the Regional Spatial Strategy (RSS). Further guidance in terms of design and best practice in both the format of this document and in undertaking the monitoring process has been taken from the regular meetings of the sub-regional Information Officers Group (IOG). These meetings are attended by Local Authority Officers who are responsible for monitoring functions throughout the Coventry, Solihull and Warwickshire sub-region.

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<sup>1</sup> Data tables which support the information contained within this document are available on request from the Forward Planning Team.

The key reference points in the preparation of this document were:

- Office of the Deputy Prime Minister, 2005: Local Development Framework Monitoring: A good practice guide.
- Communities and Local Government, 2008: Planning Policy Statement 12: Local Spatial Planning<sup>2</sup>.
- Communities and Local Government, 2008: Regional Spatial Strategy and Core Strategy: Core Output Indicators 2/2008.
- West Midlands Regional Assembly, Monitoring the Regional Spatial Strategy Stakeholder Conference, 25<sup>th</sup> September 2009.

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<sup>2</sup> This reference has informed the chapter structure of the Annual Monitoring Report, with each chapter specifically relating to one of its indicator requirements.

## 2. Local Plan Objectives and Report Structure

In order to translate the vision and strategy of the Rugby Borough Council Local Plan, July 2006, into development policies, a set of objectives were developed. These objectives along with the Core Output Indicators update 2/2008 produced by Communities and Local Government (CLG) has formed the themes for each chapter of this AMR.

### **Rugby Borough Local Plan, July 2006, Objectives:**

- *To ensure the provision of an adequate amount of housing which is of high quality in varied and attractive residential environments, to meet the needs of the Borough's residents and strategic requirements.*
- *To ensure the provision and protection of employment opportunities which reflects strategic requirements and meets the needs of the Borough's residents.*
- *To ensure adequate provision is made for sporting, leisure and recreational activities for the Borough's residents and visitors.*
- *To protect and enhance the environmental and cultural assets of the Borough.*
- *To assist in the positive development of the rural economy.*
- *To ensure the efficient, effective and sustainable use of land and other resources and in particular to focus development on sustainable, previously developed sites.*
- *To focus development on Rugby Town and a limited number of rural centres of population with adequate local services to maximise accessibility and transport choice and reduce the need to travel.*
- *To maintain and enhance Rugby town centre.*
- *To protect facilities and services of value to the local economy.*
- *To ensure that development protects and enhances the amenities, promotes the safety of the community and is accessible to all*

### **3. Executive Summary**

This section sets out the salient points taken from each chapter of this 2008-2009 Annual Monitoring Report, in each case more detailed data and analysis is contained within the relevant corresponding chapter.

#### Local Development Scheme:

Rugby Borough Council's AMR plays an intrinsic part in the status of the Local Development Scheme (LDS) as an evolving document. The LDS is under review and an updated version will be published following this report. The 2008-9 monitoring period saw the adoption of an Affordable Housing Supplementary Planning Document with the objective of enabling affordable housing in both urban and rural areas of the Borough.

#### Business Development and Town Centre:

Rugby Town Centre has performed well during the monitoring period particularly in light of the wider macro-economic climate. During the monitoring period of 15,000 sq/m of B1a floor-space has been delivered within the Borough.

#### Housing Trajectory:

In meeting the West Midlands Regional Spatial Strategy housing target to 2026 (10,800 new homes), between 1<sup>st</sup> April 2008 and 31<sup>st</sup> March 2010, 360 net dwellings have been completed (382 gross). In order to meet the emerging RSS housing target (2006-2026) an annual dwelling completion rate of 489 is required. The Borough continues to have a deliverable 5 year housing land supply in meeting the adopted RSS targets, and this is outlined within the Housing Chapter.

#### Environmental Quality:

The monitoring period has once again been positive in terms of environmental quality. For the second year in succession there were no instances of planning permission being granted which was contrary to Environment Agency advice. There were also no losses to areas of importance to biodiversity.

#### Rural Services:

The rural services chapter outlines the level of service provision within the Borough's Main Rural Settlements as outlined in Policy S3 of the Rugby Borough Local Plan, July 2006.

#### Policy Monitoring:

In the 2008/09 monitoring period 984 planning applications were registered. One again the General Principles Chapter of the July 2006 Local Plan was used with the most frequency. Major applications accounted for 40 of all applications registered.

## 4. Rugby Borough Profile

The Borough of Rugby covers an area of 138 square miles located in central England, within the county of Warwickshire. The Borough is on the eastern edge of the West Midlands region, bordering directly on to the counties of Northamptonshire and Leicestershire, both of which are in the East Midlands region.

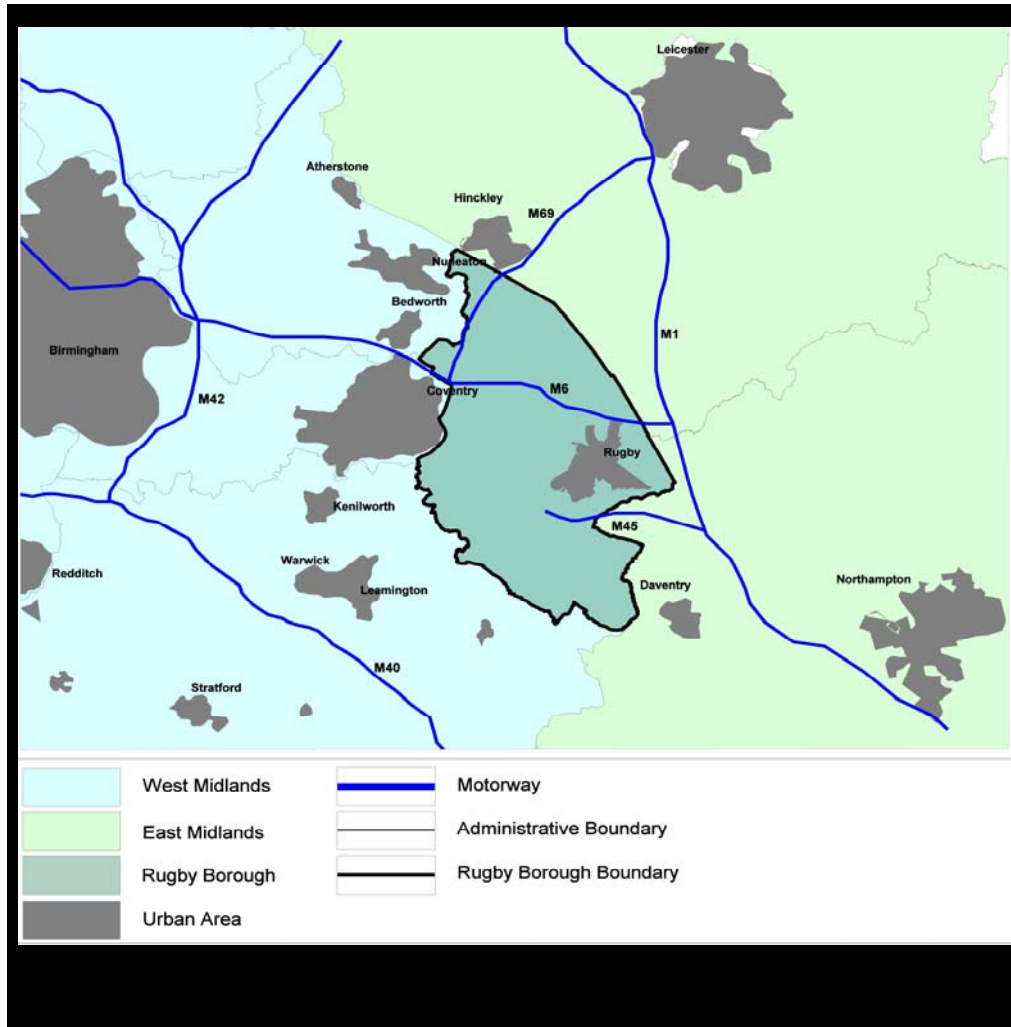


Figure 4a: Regional Context

The Borough has 41 parishes and the largest centre of population is the attractive market town of Rugby with two thirds of the Borough's 91,700<sup>3</sup> residents living in the town and the remainder residing in the rural area. The villages in the Borough range in size from 20 to 3,000 people. Rugby is unique in that it is the only place in the world that gives its name to an international sport.

<sup>3</sup> 2008 Mid-year population estimates, National Statistics



## Local Community

The Borough's overall population remained steady between 1971-2001 but between 2001-2006 the population increased by 3.1%. The rise in population was largely due to people migrating into the area but also as a result of people living longer. Whilst numbers of young people are in decline the number of over 50's is beginning to increase sharply and the population of the Borough is expected to increase to well over 100,000 by 2026.

**Figure 4b Demographic Structure**

Population 91,000		Male 45,400		Female 45,600			
Age Group	Population (thousands)	Age Group	Population (thousands)	Age Group	Population (thousands)	Age Group	Population (thousands)
0	1.2	20-24	4.1	45-49	6.6	70 and over	10.8
1-4	4.2	25-29	4.5	50-54	5.7		
5-9	5.4	30-34	5.3	55-59	5.8		
10-14	6	35-39	6.9	60-64	6.0		
15-19	6.5	40-44	7.4	65-69	4.4		

Source National Statistics June 07 Resident Population Estimates for Local Authorities, All Persons

The average household size within the Borough of Rugby is 2.35 persons. However the number of households has risen faster than the population with around a quarter of Rugby's 39,000<sup>4</sup> households occupied by a single person.

Rugby has settled and well-established ethnic minority communities, making up around 10.3% of the total population<sup>5</sup>, the largest two being Indian and Black Caribbean. Over recent years, there has been a significant increase in the number of migrant workers from eastern European countries, particularly Poland, with over 1,000 new workers in 2008 alone.

The average house price in the Borough (2008) was £195,944, which is below the national average and the neighbouring areas of Stratford and Warwick. A semi detached property in Rugby costs on average, in excess of 6 times the typical annual wage for a full-time worker in the Borough. Based on the statistics published by the Land Registry, market housing is continuing to become more expensive and insufficient affordable housing has been built. Rugby's average household incomes are however higher than that for the West Midlands region but below the national average. The gross weekly pay of full time female workers from Rugby is below both regional and national levels.

The Borough contains 4 of the 37 areas in Warwickshire that are within the 30% most deprived nationally, identified within the Indices of Multiple Deprivation (2207), which measures a range of factors including income, education, employment, health, crime, amenities, housing and environment. The areas included are Newbold (town), Northern Overslade, Newbold on avon and Brownsover South which is amongst the 20% most deprived areas. The Borough

<sup>4</sup> Social Inclusion Strategy 2005-2011

<sup>5</sup> 2005 Mid-year population estimates, National Statistics

also has a number of villages that feature in the bottom 10% nationally with regard to access to services

The lowest levels of deprivation are scored against measures of employment, education and training, and income. This is largely due to Rugby's older age group bias, with high overall levels of employment that support a range of skilled professional and administrative jobs.

### Local Economy

The focus for the Borough's large scale employment sites is on the edge of the urban area of the Borough, principally to the north of town with proximity to junction 1 of the M6. Whilst new distribution parks have sprung up in this area, Rugby has a number of smaller, older sites that accommodate small to medium manufacturing businesses that are generally located around the edge of the town centre. The distribution and transport sector currently accounts for 25% of the Borough's employment. The manufacturing, construction, tourism and transport and communication sectors are all high employers in the Borough when compared with the West Midlands overall. The Manufacturing sector accounts for 19% of employment within the Borough and since 2003 it has experienced a reduction of 6%.

Rugby Borough has a traditionally low rate of unemployment that has recently risen to 3.9%<sup>6</sup> during the recession. There are 43,200 residents economically active with 27,100 of the residents working within the Borough and 16,100 residents are employed outside the Borough. The number of residents is offset by 16,600 non-residents being employed in the Borough making it a net importer of employment. The working population of Rugby is more highly qualified than comparable regional and national averages, with almost 30% holding a degree level qualification or higher. Compared to the same averages there are also significantly fewer people in Rugby with low (below NVQ2 level) or no qualifications which in turn enables them to support a range of professional and skilled occupations.

Rugby Town Centre most recently has seen the development of the Swann Shopping Centre adding to the centres wide range of stores, including many independent specialist stores. Proposals are afoot for the redevelopment of the former cattle market and Hebert Grey College alongside further pedestrianisation of the Town Centre which shall revitalise the Town Centre. The Town Centre had a vacancy rate of 4% of its units (AMR 2007-08) which was below the national average 10.8%. There have been a number of vacancies of late due to the economic circumstances of certain retailers which has led to the closure of their stores nationwide.

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<sup>6</sup> Jobseeker's Allowance (JSA) March 2009

## Local Transport Network

Like other parts of the sub-region, Rugby has benefited in recent years from its central position on the national motorway network. Proximity to the M1, M6, M45 and A14 gives Rugby a strong position whilst the A5 also provides sub regional connectivity. The Borough's train station situated on the edge of the town centre sits on the West Coast Main Line making London less than an hour away. There are direct links to Manchester, Liverpool, Glasgow and other northern destinations. There are also excellent links to Birmingham, Northampton and Milton Keynes. A few miles outside the town is the Daventry International Rail Freight Terminal, one of the key rail freight interchanges in Europe.

## Local Environment

The Borough's residents have the delights of the attractive environments including Caldecott Park, Coombe Abbey Country Park and Draycote Water for social and recreation purposes. The Borough contains many environmental assets including 7 Sites of Special Scientific Interest, 4 Local Nature Reserves, 2 Regionally Important Geological Sites and many important nature conservation sites. To the west of the Borough there is a large swath of Green Belt separating it from the City of Coventry.

An Air Quality Management Area exists within Rugby Town due to an excess of nitrogen dioxide related primarily to specific traffic congestion issues. The Borough's traffic flow between 2002 and 2007 has increased by 21% the largest growth experienced within Warwickshire (Figure 4k). The completion of the new Western Relief Road will provide a new north-south route and help to alleviate the increase in traffic flows.

## Statistical Profile.

Based on 2007 data 78% of the Borough's residents are within 2km of a doctor's surgery (GP). This is an improvement over the previous year however there are still two areas where provision is low as shown in Figure 4c below which offers the Warwickshire wide comparison.

**Figure 4c: Access to Doctors Surgeries**

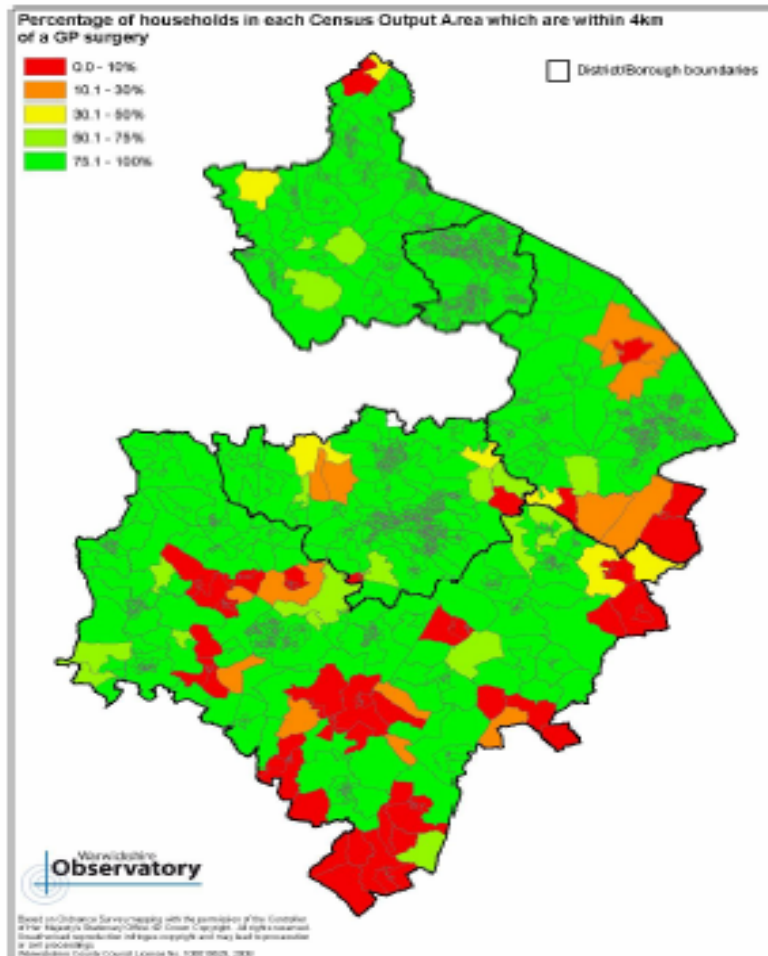


Figure 4d shows the relative position of Rugby and Warwickshire within the region in terms of deprivation. There are 37 areas in Warwickshire that are within the 30% most deprived nationally, identified within the Indices of Multiple Deprivation (2007), which measures a range of factors including income, education, employment, health, crime, amenities, housing and the environment.

One neighbourhood within the Rugby urban area is amongst the 20% most deprived areas in England. The urban area also contains two wards in central Rugby that are amongst the 10 worst in Warwickshire with regards to crime and quality of the living environment (see Figure 4e).

3 further areas of Rugby feature within the bottom 30% most deprived areas in England. There are a number of villages that feature in the bottom 10% in England with regard to access to services.

Figure 4d: Index of Multiple Deprivation (2007) West Midlands Areas

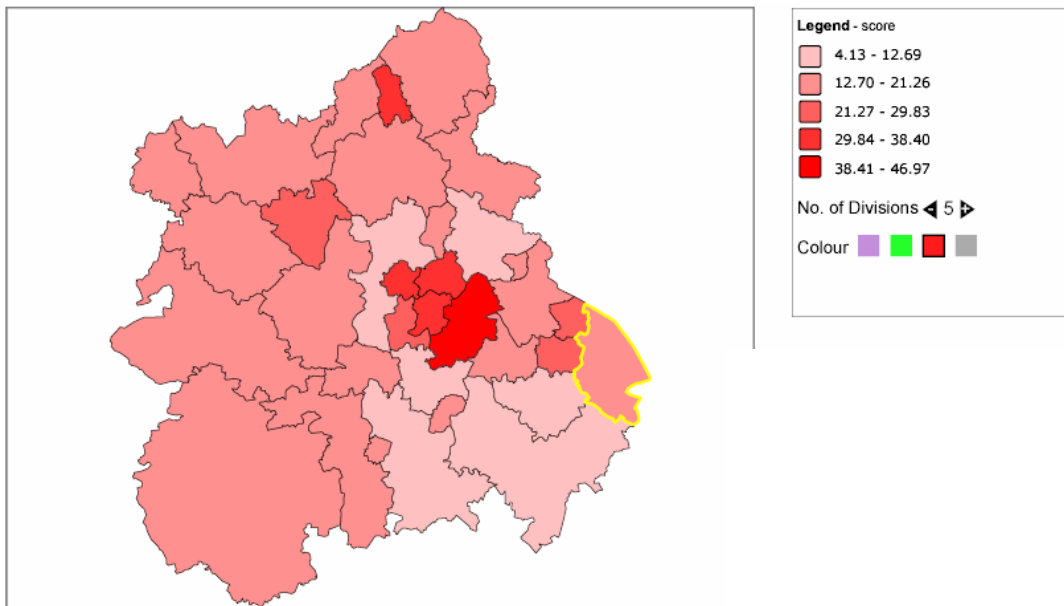
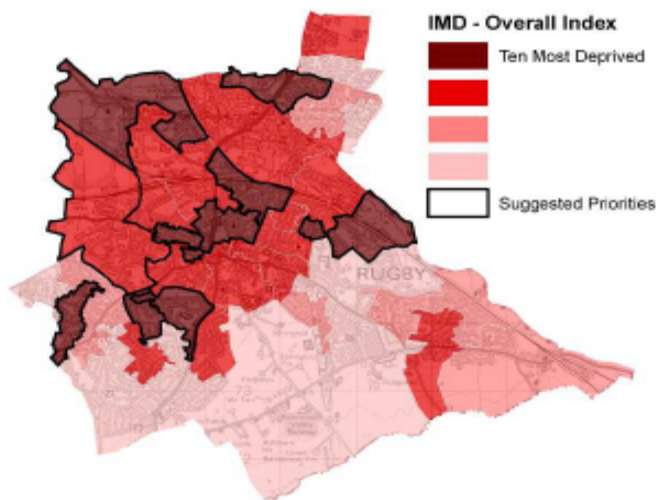


Figure 4e: Areas of multiple deprivation Rugby Town (2009)

Multiple Deprivation  
(Index of Multiple Deprivation)



The average annual gross pay of people living in Rugby is £25,000 (2007) compared to a national average of £24,204. 19.3% of households in the Borough earn less than £10,000 per year. There are also significant discrepancies within small geographical areas in terms of socio-economic classifications (the average 'level' at which people work – from high management / professional to routine occupations or unemployment).

House prices in the Borough are on average £195,944 which is below the national average of £224,064 and the neighbouring areas of Stratford and Warwick. A semi-detached house in Rugby costs on average, in excess of six times the typical annual wage for a full-time worker in the Borough. Based on the statistics published by the Land Registry, market housing is continuing to become more expensive and insufficient Affordable Housing has been built..

**Figure 4f Housing figures**

	Average Cost	Detached	Semi-detached	Terraced	Flat
Stratford	£286,685	£413,524	£246,395	£199,621	£143,022
Warwick	£236,800	£385,260	£214,332	£209,530	£151,099
Rugby	£195,944	£302,162	£160,181	£142,972	£124,242
North Warks	£189,820	£294,648	£165,236	£137,165	£132,854
Nuneaton and Bedworth	£139,908	£222,187	£135,720	£109,954	£98,487
National	£224,064	£344,989	£196,506	£177,633	£199,669

Source: Land Registry (July 2008)

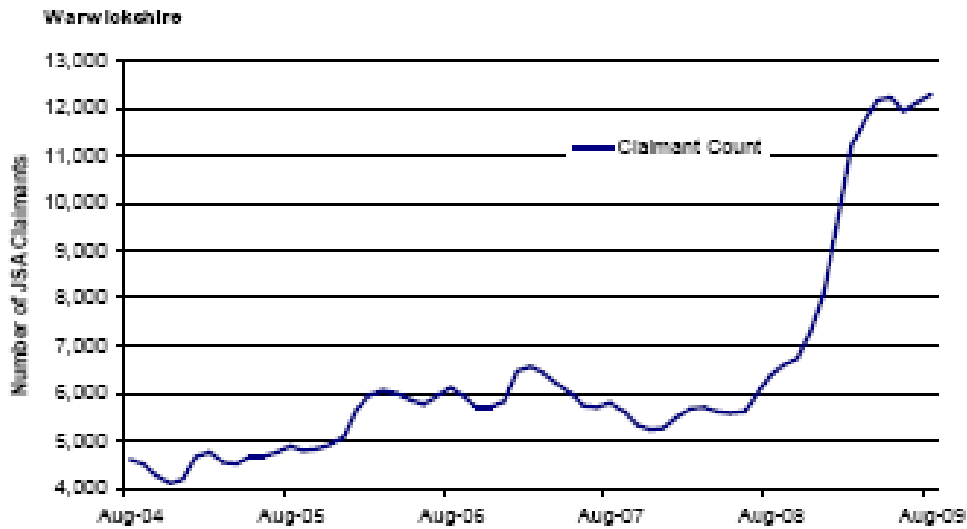
Incidences of crime fell from 2007 - 2008 to 2008 - 2009. The figures below have been extracted from the Rugby Borough Crime and Disorder Reduction Partnership Strategic Assessment 2009/10

**Figure 4g: Rugby - Recorded Crime and Incident Rates 2007/8 Compared to 2008/9**

	2007/8 Rate Per 1000 Population	2008/9 Rate Per 1000 Population	Comparison of 2007/8 to 2008/9 Change in Crime/ Incident Levels	Comments
Most Serious Violence	7.86	6.57	- 16.4%	16% reduction
Serious Acquisitive Crime (totals below crime types)	17.81	15.00	- 16.6%	17% reduction
Domestic Burglary	14.13*	10.89*	- 22.9%	23% reduction
Robbery	1.19	0.87	- 26.9%	27% reduction
Vehicle Crime	10.72	9.58	- 10.7%	11% reduction
Criminal Damage	20.60	17.45	- 15.31%	15% reduction
Anti-Social Behaviour Incidents	65.27	61.07	- 6.45%	6% reduction

The unemployment rate for the Borough was 3.7% at September 2007. The claimant count level in May 2008 was 1,039, up by 56 on a year earlier. The claimant count in Warwickshire between August 2008 and August 2009 increased 92.5% which can be seen in figure 4h.

**Figure 4h Job Seeker Allowance claimants in Warwickshire**



Source: National Statistics (2009)

The primary occupations of the boroughs working population are management, professional, skilled trades and elementary occupations.

The manufacturing and distribution sectors account for a significant amount of jobs within the Borough (42.8%) higher than the regional (39.3%) and national average (35.3%), due to the Borough being accessible with good transport links. The Borough though does not perform so well within the public administration, education and health sector (10.8%), which is significantly lower than the regional (26.8%) and national (26.9%) average.

**Figure 4i Employment by occupation (April 2007 - March 2008)**

	Rugby (numbers)	Rugby (%)	West Midlands (%)	Great Britain (%)
1 Managers and senior officials	6,400	13.9	13.9	15.0
2 Professional occupations	7,000	15.0	12.2	13.0
3 Associate professional & technical	7,000	15.2	12.4	14.3
4 Administrative & secretarial	4,400	9.4	12.0	12.1
5 Skilled trades occupations	6,600	14.2	12.0	10.9
6 Personal service occupations	3,300	7.1	7.5	8.0
7 Sales and customer service occs	1,600	3.5	7.7	7.7
8 Process plant & machine operatives	3,000	6.4	9.4	7.3
9 Elementary occupations	6,800	14.6	12.5	11.4

Source: ONS annual population survey (2008)

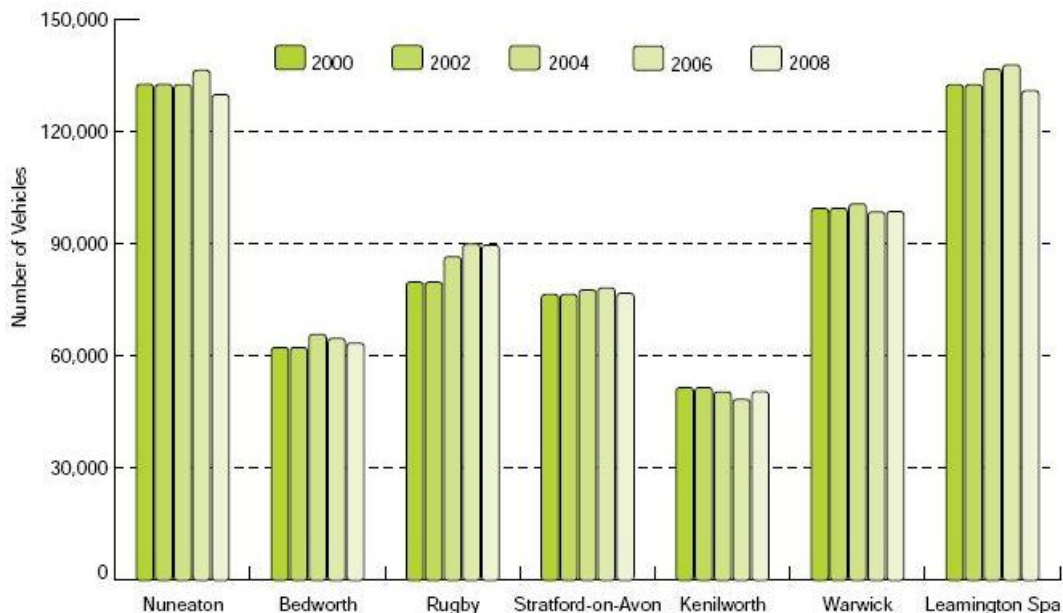
**Figure 4j: Employee Jobs (2008)**

Employee jobs (2008)				
	Rugby (employee jobs)	Rugby West Midlands (%) (%)		Great Britain (%)
Total employee jobs	43,500	-	-	-
Full-time	30,200	69.4	69.4	68.8
Part-time	13,300	30.6	30.6	31.2
Employee jobs by industry				
Manufacturing	5,400	12.5	13.8	10.2
Construction	4,400	10.1	4.9	4.8
Services	33,200	76.3	79.7	83.5
Distribution, hotels & restaurants	9,800	22.6	23.6	23.4
Transport & communications	3,600	8.4	5.8	5.8
Finance, IT, other business activities	7,800	18.0	18.6	22.0
Public admin, education & health	9,600	22.0	27.0	27.0
Other services	2,300	5.3	4.6	5.3
Tourism-related†	3,800	8.7	7.4	8.2

Source: ONS annual business inquiry employee analysis

The main mode of transport for people who are employed is car/van based, accounting for 64% of all employees transport use. Between 2002 and 2009 Rugby has experienced a steady growth in overall traffic flow. The growth in traffic has been more marked than anywhere else in Warwickshire and figure 4k clearly shows the growth between 2002 and 2008.

**Figure 4k Traffic Growth 2002 - 2009**



Source: Warwickshire County Council (2009)

An Air Quality Management Area (AQMA) came into force across the entire urban area of Rugby in December 2004 due the levels of NO<sub>2</sub> exceeding the national objective. The AQMA is bounded by the M45, M6, A45, minor roads to the west of Long Lawford and the boundary with Daventry District. Air quality



problems in Rugby are directly related to the large number of peak hour vehicles and HGV's travelling through the town centre.

Within the Borough there are 7 Sites of Special Scientific Interest, 3 Local Nature Reserves, 2 Regionally Important Geological Sites and 14 Sites of Importance for Nature Conservation. The Borough is home to 27 Scheduled Ancient Monuments, 4 Registered Parks and Gardens, 20 Conservation Areas and 507 Listed Buildings of which 6 are Grade I and 35 are Grade II\*.

Parts of the Borough are identified within Flood Zone 2 and 3 of the Environment Agency Flood Zone Maps. The average household daily water consumption for the Severn Trent region is 137 (litres/day), which is below the national average. The total domestic water supplied in Warwickshire is 71,264,450 (litres/day) with un-metered households contributing to the majority of the consumption.

## 5. Local Development Scheme

**This chapter monitors the Council's progress in relation to requirements set out in the adopted local development scheme. Progress is shown up to the publication of this report in order to ensure a comprehensive account of development.**

As required by the Planning and Compulsory Purchase Act 2004, the Council has produced a Local Development Scheme (LDS) for Rugby Borough that was approved in January 2005 and revised for a second time in January 2007. The LDS sets out the documents that Rugby Borough Council will produce and sets a timetable for the preparation and review of these documents.

The three year programme includes "milestones" that must be achieved in order that Public Service Agreement 6 (PSA 6) is met. The PSA 6 targets are a mechanism that will be used by the Government to monitor improvements in the performance of Local Planning Authorities (LPA's). The key milestones include consultation periods that will inform the public about opportunities to get involved in the plan making process and to let them know the likely dates for involvement.

This scheme specifically covers the period January 2007 to January 2010 although it is required to indicate in general terms what future work is proposed beyond this period and any work that has been undertaken prior to commencement. The progress of the Council in achieving the LDS will be monitored annually as part of this AMR. The LDS period considered during this monitoring report is 1<sup>st</sup> January 2009 to 31<sup>st</sup> December 2009.

### LDS Progress Monitoring

Figure 5a, shows the progress through the adopted LDS that has been achieved as the monitoring report has been published. All symbols shown in green represent milestones that have been achieved on schedule. Symbols shown in amber are currently in progress. Symbols shown in red indicate documents that have fallen behind schedule or are no longer required.

During the monitoring year the council has formally adopted 2 supplementary planning documents, the Borough Council now has four formally adopted SPD's, these are listed below:

- Residential Extension Design Guide SPD
- Planning Obligations SPD
- Affordable Housing SPD
- Sustainable Design and Construction SPD

Work on the Proposed Submission Core Strategy Development Plan Document has progressed during 2009 and during this year 2 periods of public consultation have been undertaken. The Proposed Submission Core Strategy was published in July 2009, this triggered a six week period of public consultation. In light of representations made during this period of public involvement a further "focused

change” consultation took place in October 2009 to invite representations on those changes which had been made.

The LDS timetable summary from 2008-2011 is detailed overleaf in figure 5a.

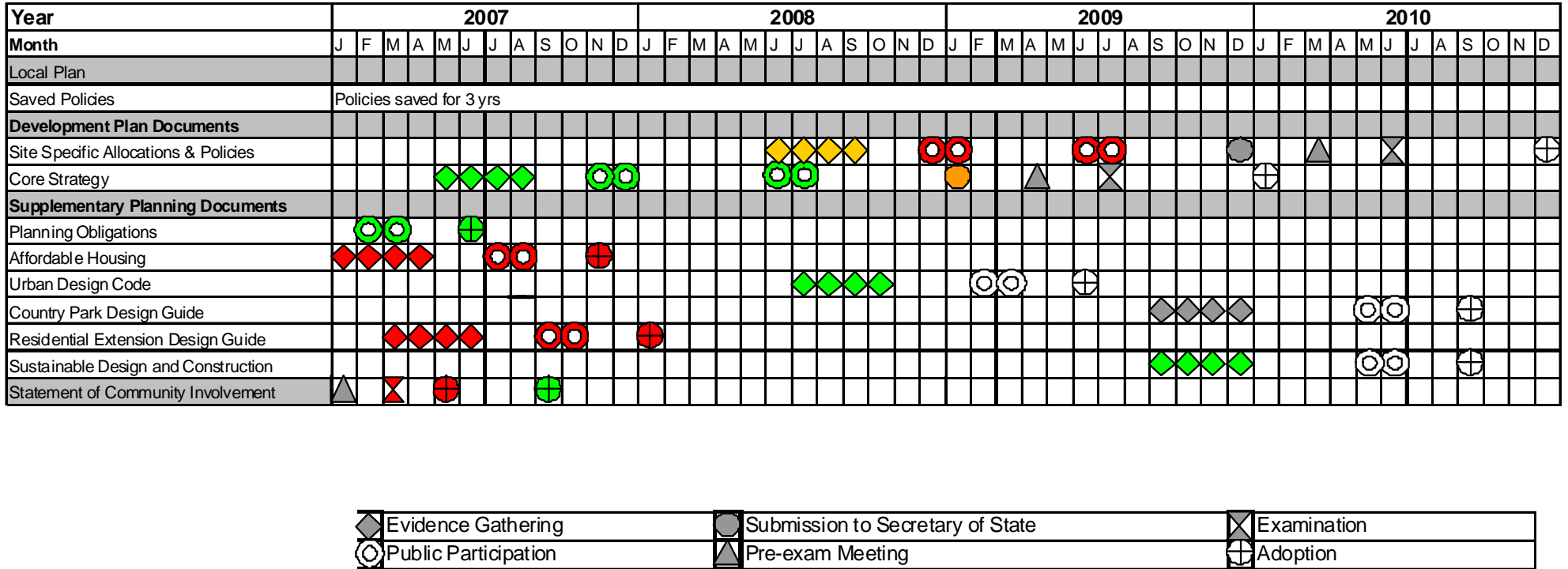


Figure 5a: Rugby LDS Timetable Summary 2007-10

## **6. Business Development and Town Centres**

Local Plan Objective: To ensure the provision and protection of employment opportunities which reflects strategic requirements and meets the needs of the Borough's residents.

There is a clear and direct link between economic performance and quality of life. The planning system is a key lever the government has to contribute towards improving productivity and the UK's long-term economic performance. The maximisation of job opportunities for all and the delivery of sustainable economic development in order to improve the economic performance of all English regions as well as reducing the gap in economic growth between these regions are key policy outcomes for the Government. Aligned with these national goals is the Council's priority for enterprises to enjoy, achieve and prosper within the Borough.

The Warwickshire Structure Plan (WASP) sets a requirement of at least 144 hectares of land to meet all employment needs within the Borough between 1996 and 2011. In addition to this the West Midlands Regional Spatial Strategy considers Rugby to be a sub-regional focus due to its accessible location and potential for growth across a range of sectors linked to local employment need. Through Policy PA7 of the emerging West Midlands Regional Spatial Strategy the 50 Hectare employment site at Ansty is recognised as a Regional Investment Site which recognises its importance to the Regional Economy.

### Employment floor space in Rugby Borough:

In line with indicators BD1, BD2 and BD3 of the Core Output Indicators Update 2/2008 figure 6a shows the amount and type of floorspace completed by type (Indicator BD1), the amount of employment floorspace completed on previously developed land (Indicator BD2) during the 2008-09 monitoring period. Indicator BD4 as expressed in figure 6b gives a clear indication of the amount of floorspace created within the Borough for Town Centre Uses in the 2008-09 monitoring period.

**Figure 6a: Employment floor space completions (2008-9) by use class, amount of employment floor space built on previously developed land (2008-9), hectares available for employment development by use class. Core Output Indicators BD1, BD2 and BD3.**

		<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
<b>BD1</b>	Gross	15568	0	0	0	0	15568
	Net	15568	0	0	0	0	15568
<b>BD2</b>	Gross	0	0	0	0	0	0
	% gross on PDL	0	0	0	0	0	0

**Figure 6b: Total amount of floor space completed for “town centre uses” within the Borough 2008-2009. Core Output Indicator BD4.**

		A1	A2	B1a	D2	Total
<b>BD4</b>	<b>Gross</b>	0	0	15568	0	15568
	<b>Net</b>	0	0	15568	0	15568

Recycling employment land for other uses is referred to as “losses”. In Rugby since 1996, approaching 26 Ha of employment land has been lost, at an average rate of 2 Ha per annum.

Figure 3c outlines those employment sites which have been redeveloped since 1996 and indicates what they have been recycled in to.

**Figure 6c: Employment sites redeveloped since 1996 (including sites with permission for redevelopment).**

Site	Former Use Class	Site size (Ha)	Redevelopment
Ace industrial Estate	B1, B2	0.03	Housing
Boughton Road	B2	6.90	Housing
Clifton Links	B2	3.10	Housing
Clifton Road	B2	1.43	Housing
Cawston House Estate	B1	1.74	Housing
Hillmorton Road	B1,B2	1.40	Housing
Morgan Matroc	B1,B2	3.00	Housing
Leicester Road	B1,B2	0.89	Retail
Somers Road	B2	2.40	Housing
Wolston Business Park	B1	2.20	Housing
Woodside Park, Wood St	B1	2.80	Housing
<b>Total</b>		<b>25.89</b>	

Figure 6d is included within this years Annual Monitoring Report to highlight those major employment sites which have been allocated since the 1980's this includes more recent sites which are currently being "built out" at both Central Park and Ansty.

**Figure 6d: Major employment development allocations from late 1980's onwards.**

Site	Size (HA)
Valley Park	20
Central Park	50
Malpass Farm	10
Ansty MIS	50
<b>Total</b>	<b>130</b>

Out of Town Major Retail Units:

The range of shopping offer and available facilities in Rugby is supplemented by the presence of large scale out-of-centre retail parks, particularly to the north of the town centre which have been developed over time since the late 1990's.

In April 2008 consultants Drivers Jonas undertook a Retail and Leisure Study for Rugby Borough Council. The following figures are contained within the study and offer the most up to date and accurate information regarding out of town major retail units.

**Figure 6e: Major out of town food supermarkets.**

Supermarket	Store Size (Sq/M)
Tesco	4562
Sainsbury's	1000
LIDL	706
Aldi, Bilton Road	4785
Aldi, Central Park	871
<b>TOTAL</b>	<b>11924 Sq/M</b>

Elliot's Field retail park is located approximately 1.3 miles from Rugby Town Centre, close to Junction 1 Retail and Leisure Park and the large Tesco supermarket, highlighted in the above table. The park is accessed off the A456 Leicester Road which is one of the main transport corridors into Rugby. Figure 6f overleaf outlines the current occupiers of the site.

**Figure 6f: Out of centre retail parks and occupancy, Elliot's Field.**

Store Name	Store Size (Sq/M)
Next	657
Wickes	3500
Halfords	678
Homebase	2815
Pets at Home	734
Allied Carpets	1224
TK Maxx	1224
Brantano	1224
Comet	488
Carpetright	1000
<b>TOTAL</b>	<b>12077 Sq/M</b>

Junction 1 Retail and Leisure Park also lies of the busy Leicester Road to the north of the Town Centre in close proximity to Elliot's Park. The site currently contains 3 leisure units and 10 retail units alongside 875 car parking spaces. The figure below outlines the sites occupiers.

**Figure 6g: Out of centre retail parks and occupancy, Junction 1**

Store Name	Store Size (Sq/M)
Laura Ashley Home	381
Carphone Warehouse	180
Dreams	373
Curry's	1425
AHF Home Furnishings	2265
JJB Sports	940
Boots	951
<b>TOTAL</b>	<b>6515 Sq/M</b>

During the 2008-2009 monitoring period Rugby has experienced no new retail, office or leisure development outside of the Town Centre.

Rugby Town Centre:

The following figures are based upon a survey which was undertaken by Rugby Borough Council's Forward Planning Team during the monitoring period; the survey included any ground floor unit within the designated town centre area, as shown on the proposals maps within the Rugby Borough Local Plan, July 2006.



The survey has been compiled with reference to the Use Class Order as specified in the 2006 amendment to the General Permitted Development Order. The full data tables from the Town Centre Survey can be made available on request. The remainder of this section provides a summary of uses found within the primary shopping area of the Town Centre.

Town Centre Survey Results:

The table below summarises the findings of the aforementioned survey. To improve the legibility of the results, seven categories of allocated Use Class have been combined which equates to 5% of the total uses within the Town Centre. (Classes listed as "other" are B2, B8, C1, C2, Sui Generis, Mixed Use and Demolished)

**Figure 6h : Town Centre Survey Results.  
(Figures have been rounded)**

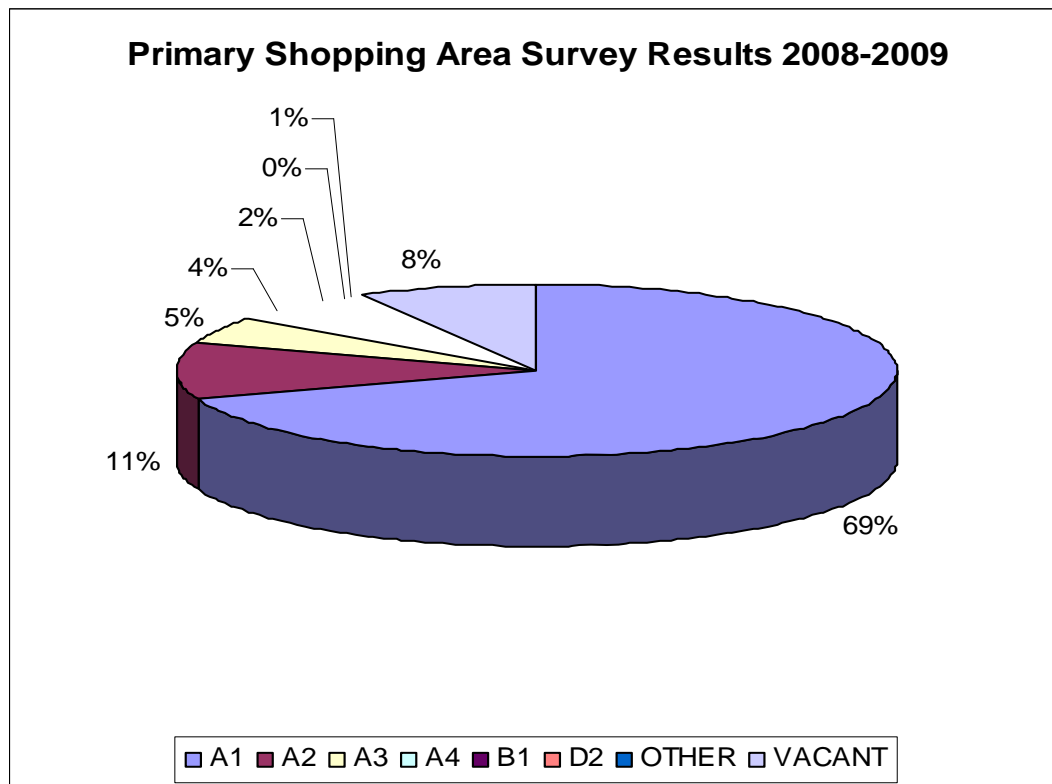
Use Class	2007/08 Count	% of total in 2007/08	2008/09 Count	% of total in 2008/09	% change from 07/08 to 08/09
A1	226	31%	222	30%	-1%
A2	75	10%	74	10%	0%
A3	30	4%	30	4%	0%
A4	25	3%	24	3%	0%
A5	8	1%	8	1%	0%
B1	57	8%	57	8%	0%
C3	191	26%	196	26%	0%
D1	48	7%	48	6%	-1%
D2	16	2%	15	2%	0%
Vacant	27	4%	43	6%	+2%
Other	33	4%	35	5%	+1%
<b>TOTAL</b>	<b>736</b>	<b>100%</b>	<b>752</b>	<b>100%</b>	

Primary Shopping Area:

The following figures demonstrate the position of the offer within Rugby Town Centre's Primary Shopping Area. The data here is based on the information gained from the wider town centre survey. This section of the report narrows the survey to only include those units located within the Primary Shopping Area, as defined within the Rugby Borough Local Plan, July 2006.

**Figure 6i: Rugby Town Centre Primary Shopping Area Survey Results.**  
(NB. All figures are rounded)

Use Class	2007-2008 Survey Outcome	2007-2008 Percentage Split	2008-2009 Survey Outcome	2008-2009 Percentage Split
A1	130	73%	128	70%
A2	20	11%	21	11%
A3	5	3%	10	5%
A4	5	3%	7	4%
B1	3	2%	3	2%
D2	0	0%	0	0%
Other	4	2%	1	1%
Vacant	11	6%	14	8%
<b>TOTAL</b>	<b>178</b>	<b>100%</b>	<b>184</b>	<b>100%</b>



## 7. Leisure and Recreation:

Local Plan Objective: To ensure adequate provision is made for sporting, leisure and recreation activities for the Borough's residents and visitors.

An Open Space Strategy is in place, it is prepared to guide the corporate actions of the Borough Council and to inform the determination of development proposals. The Open Space Strategy was written using data compiled through an extensive audit of open spaces within the Borough.

The Borough of Rugby has a legacy of a number of quality open spaces such as Caldecott Park, countryside sites and other green spaces. Rugby is split into distinct areas: the main urban area and the surrounding predominantly rural areas. These areas consist of approximately 200 hectares of parks, recreation grounds and open spaces, diverse range of biological diversity consisting of 7 Sites of Special Scientific Interest (SSSI's), 3 Local Nature Reserves (LNR's), 2 Regionally Important Geological Sites (RIGS) and 14 Sites of Importance for Nature Conservation (SINC's).

As part of the evidence base for the formulation of Rugby Borough Council's LDF Core Strategy an Open Space Audit was undertaken in line with the requirements of PPG 17. This audit provides an assessment of local need through public consultation, auditing local provision, analysing quality and assessing current provision standards along with quantity analysis and accessibility.

The following figure gives a summary of the existing provision of open space within the Borough, this information is taken from Rugby Borough Council's Open Space Study.

**Figure 7a: Provision of Open Space within Rugby Borough**

Typology	Existing Provision Rugby(Sq/M)	Existing Provision Rural (Sq/M)	Rugby Urban Area, Sq/M per person	Rugby Rural Area, Sq/M per person
Urban Parks and Gardens	542,077	2,116,236	9	68
Local Amenity Green Spaces	577,421	706,919	9.5	23
Green Corridors	494,010	13,358	-	-
Natural/Semi natural green spaces	1,062,432	7,072,539	18	226
Allotments	235,499	204,995	4	6.5
Churchyards and Cemeteries	112,562	159,881	-	-
Outdoor Sports Facilities	1,423,368	1,590,571	23.5	51
Education	604,207	166,772	10	5
Children and young persons facilities	43,062	63,007	0.7	2
Civic Space	2,794	0	-	-
<b>TOTAL</b>	<b>5,097,432</b>	<b>12,049,238</b>	<b>84</b>	<b>387</b>

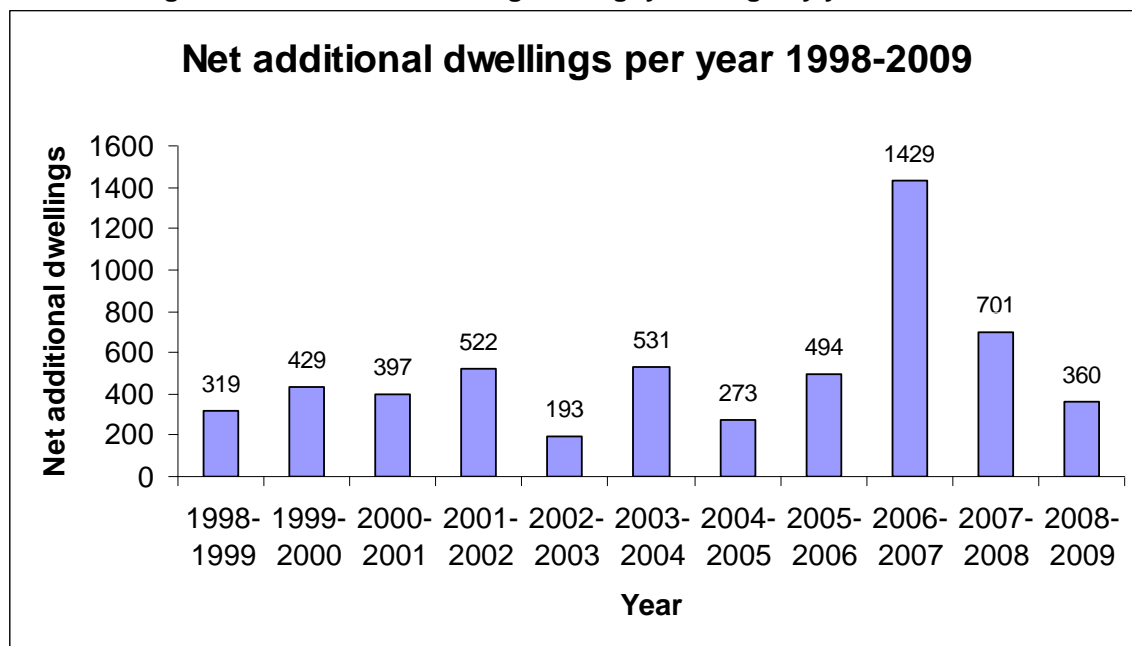
## 8. Housing

Local Plan Objective: To ensure the provision of an adequate amount of housing which is of high quality in varied and attractive residential environments, to meet the needs of the Borough's residents and strategic requirements.

This chapter provides an overview of housing development in the Borough and relates this information to the requirements of the WMRSS. The sustainability of housing development will also be considered in terms of strategic Government requirements relating to the re-use of previously developed land (PDL) and the development of affordable housing. The CLG 2008 Core Output Indicators inform the structure of this chapter and the monitoring undertaken allows for further discussion and graphical representation around these key areas.

During the 2008/9 monitoring period Rugby Borough has seen the net dwelling completion rate fall on the previous two monitoring periods to 360 dwellings (382 gross completions minus 16 conversions out of housing and 6 demolitions). The sites over 1 Ha provided 204 dwellings and major sites (sites over 10 dwellings) made up 69% of all completed dwellings in the 2008-09 monitoring period.

**Fig 8a: Net additional dwellings in Rugby Borough by year 1998-2009**



### Plan period and housing targets

As a result of Policy H1 of the Rugby Borough Local Plan (2006) becoming “un-saved” the following information relates to the progress being made towards meeting housing delivery targets set out in both the adopted (January 2008) and emerging West Midlands Regional Spatial Strategy (RSS). The housing delivery target outlined in the adopted RSS has been used for figure 4b (H1), the proportion of housing completions required to meet Warwickshire’s housing delivery target in the emerging Regional Spatial Strategy has been applied to the

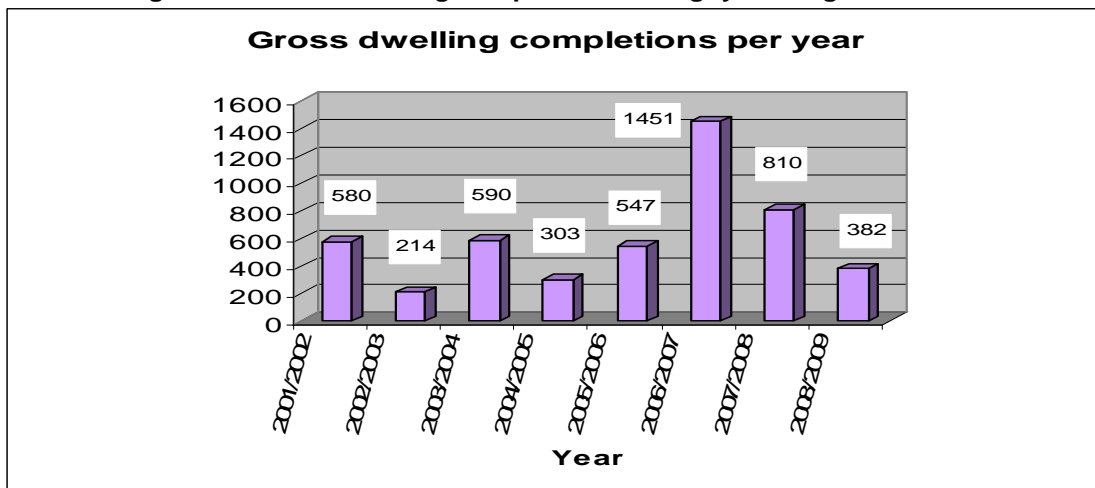
adopted RSS in line within guidance from the Government Office for the West Midlands (GOWM). The emerging West Midlands Regional Spatial Strategy Phase 2 Revision (Draft) sets a total housing requirement of 10,800 new dwellings during the period 2006-2026. This equates to 26% of the total number of houses required to meet Warwickshire's total housing requirement for the same period. This is tabulated below in-line within CLG Core Output Indicators – update 2/2008 in order to demonstrate the planned housing period and provision. This indicator identifies the source of housing targets used in the trajectory and the amount of housing to be delivered over the plan-period.

**Figure 8b: Core Output Indicator H1 – Plan period and housing targets.**

	<b>Start of plan period</b>	<b>End of plan period</b>	<b>Total housing requirement</b>	<b>Source of plan target</b>
<b>H1</b>	1/4/2001	31/3/2021	8190	<b>Regional Spatial Strategy for the West Midlands, January 2008</b> (With emerging RSS proportions applied)
<b>H1 (b)</b>	1/4/2006	31/3/2026	10,800	<b>West Midland Regional Spatial Strategy, Phase 2 Revision, Draft.</b>

As can be seen from Fig 8b the adopted RSS, with the emerging RSS proportions applied seeks the delivery of 8190 dwellings within Rugby Borough between 2001 and 2021. Between the 1<sup>st</sup> April 2001 and 31<sup>st</sup> March 2009 4877 houses have been completed (Figure 8c) at a net rate of 563 per annum.

**Figure 8c: Gross dwelling completions in Rugby Borough 2001-2009**



In line with Core Output Indicator H2 (a-d), figures 8d and 8e have been produced to show actual net completions from 1<sup>st</sup> April 2002 to 31<sup>st</sup> March 2009 and estimated net annual completions from the 2009/2010 to 2025/2026 monitoring periods. In accordance with the 2/2008 update to the Core Output Indicators, managed delivery targets are also included to show the completion levels required to meet the net housing provision target set out within the Adopted WMRSS and the emerging targets from the West Midlands Regional Spatial Strategy.

In order to determine the projected completions, existing major site permissions (over 10 dwellings) and saved Local Plan Housing allocations have been totalled and incorporated into a housing forecast table together with those sites identified as being deliverable in the 1-5 year time period through Rugby Borough Council Strategic Housing Land Availability Phase 2 Assessment, June 2009 (Table available on request).

**Figure 8d: Actual net additional dwellings and projected net additional dwellings in line with adopted WMRSS and emerging West Midlands Regional Spatial Strategy targets. (Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008. Indicators H2a to H2d)**

		02/ 03	03/ 04	04/ 05	05/ 06	06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	
H2a		193	531	273	494	1429	701																			
H2b								360																		
H2c	a)net additions							249	405	535	534	293	186	90	0	0	0	0	0	0	0	0	0	0	0	0
	c) Target												313	313	313	313	313									
H2d								482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482

**National Indicator 159:**

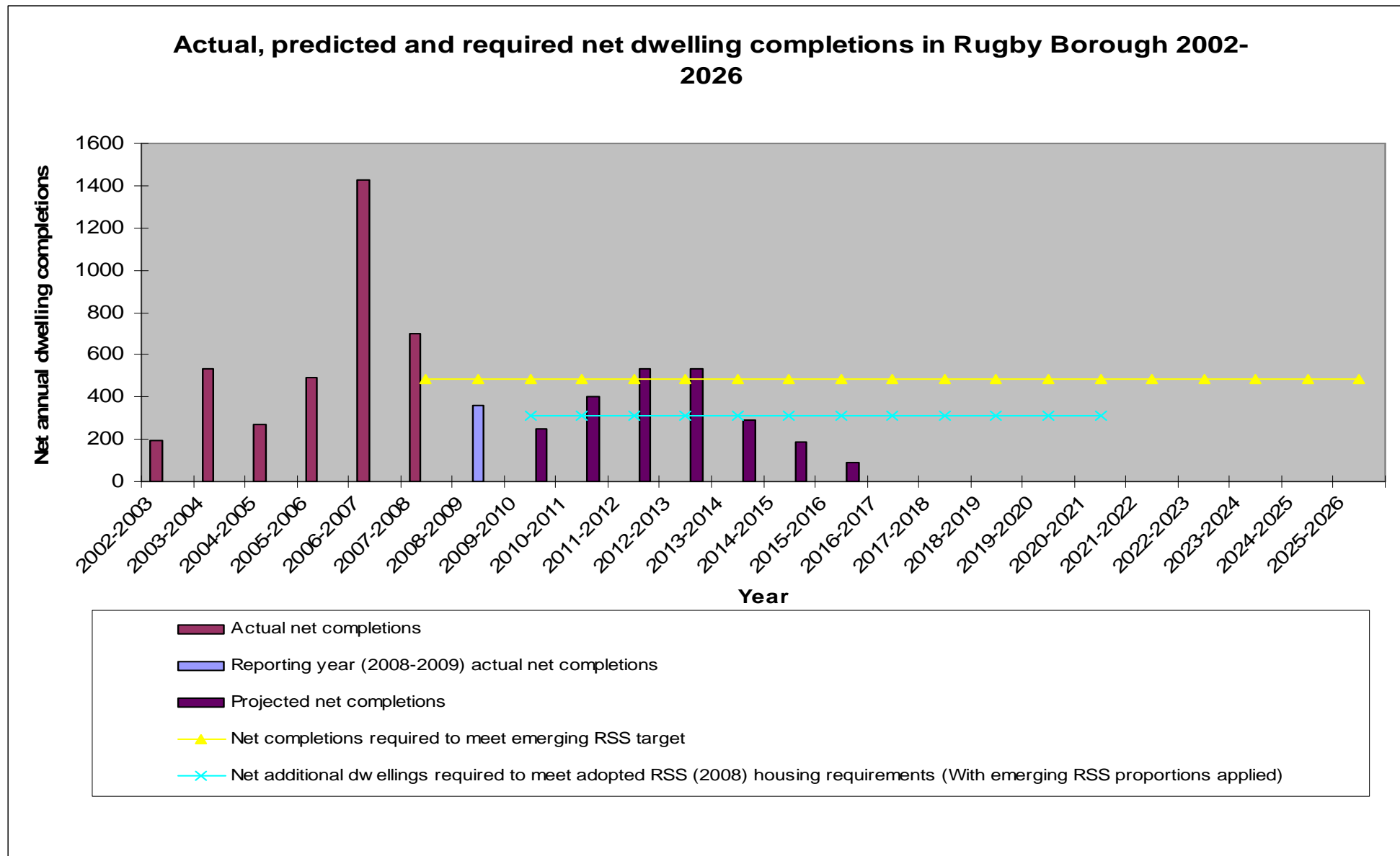
Planning Policy Statement 3 requires Local Planning Authorities to maintain a 5 year supply of deliverable sites for housing through their Local Development Frameworks. National Indicator 159 supports PPS 3 as a means of ensuring that a 5 year supply of deliverable sites is identified and maintained.

The formula for working out NI159: Supply of ready to develop sites is  $(X/Y) \times 100$ , where X = The amount of housing that can be built on deliverable sites for the 5 year period (1<sup>st</sup> April 2010 – 31<sup>st</sup> March 2015) and Y = The planned housing provision required for the 5 year period (net additional dwellings). These 2 figures are shown in figure 4d, H2c (a) and (b).

The supply of deliverable housing for 1<sup>st</sup> April 2010 – 31<sup>st</sup> March 2015 is 1953 (X). The planned housing provision required for 1<sup>st</sup> April 2010 – 31<sup>st</sup> March 2015 is 1565 (Y).

The indicator of the degree to which a supply of ready to develop housing sites is maintained is  $(1953/1565) \times 100 = 125\%$ . Good performance is where the percentage is 100% or greater, this clearly demonstrates that Rugby Borough has a continuous 5 year supply of ready to develop housing land.

Fig 8e: Actual, predicted and required net additional dwelling completions in Rugby Borough 2002-2026





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Housing development on previously developed land:

This section of the housing chapter focuses on the use of previously developed land (PDL) for housing development. Figure 4f addresses the requirements of H3 of the 2/2008 Core Output Indicators and clearly shows an increase in the amount of housing development on PDL as the same figure for the 2007-2008 monitoring period stood at 48%.

**Fig 8f: New and converted dwellings on PDL (Core Output Indicator H3.)**

<b>H3</b>	<b>Gross additional dwellings 2008/2009</b>	<b>% on previously developed land (PDL)</b>
		382

The following figure 4g shows the annually reported Best Value Performance Indicator 106 (BVPI 106) figures for the percentage of new homes built on PDL; the following figures are derived from the Valuation Office Valuation List for the Borough of Rugby relating to the collection of council tax.

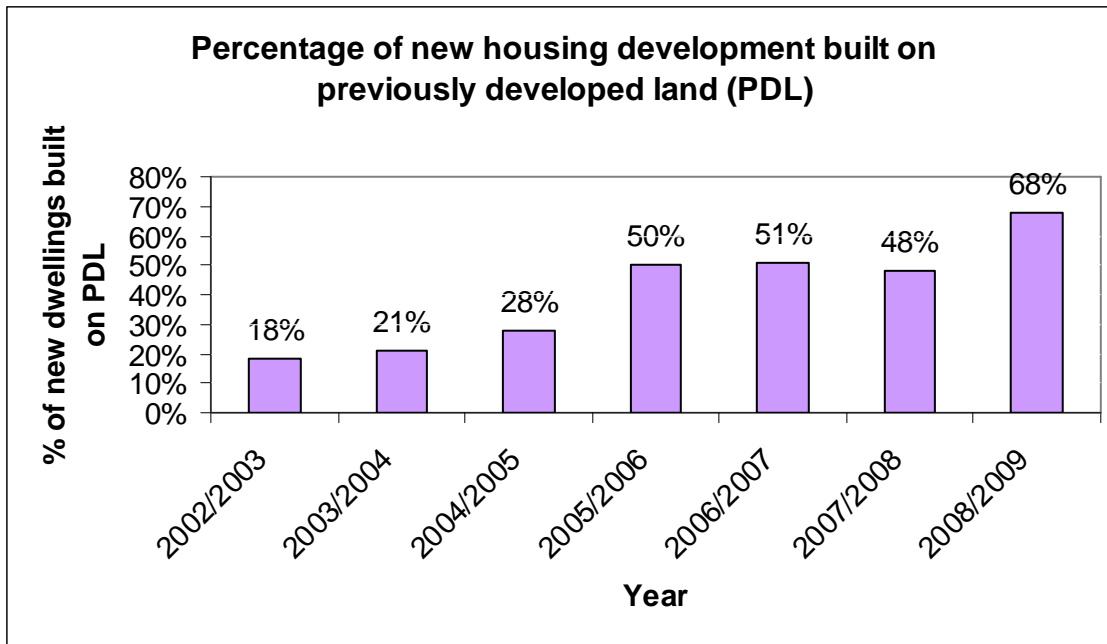
**Fig 8g: Percentage of new homes built on PDL, 2002-2009.**

<b>Year</b>	<b>Percentage of new homes built on previously developed land (PDL)</b>
2002/3	18%
2003/4	21%
2004/5	28%
2005/6	50%
2006/7	51%
2007/8	48%
2008/9	68%

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Figure 8h graphically represents the increasing amount of new housing development built on previously developed land over time. The chart is a good visual representation of the increasing success that Rugby Borough Council has had in securing housing development on PDL year on year.

**Figure 8h: Percentage of new housing development built on PDL.**



To provide meaningful monitoring in relation to Government policy objectives, the number of dwellings granted planning permission on PDL is now reported below in figure 8i, this summarises the information gathered during the 2008/2009 monitoring period relating to the number of houses permitted on PDL.

**Fig 8i: Number of dwellings granted planning permission on PDL.**

Planning Permission Category	Number of dwellings permitted
Dwellings granted p/p on PDL	166
Dwellings granted p/p not on PDL	10
Total number of dwellings granted p/p	176

From the information within this section of the report it can be concluded that the implementation of planning policy in directing new housing development towards PDL has been extremely effective during the monitoring period.

**Density of housing development:**

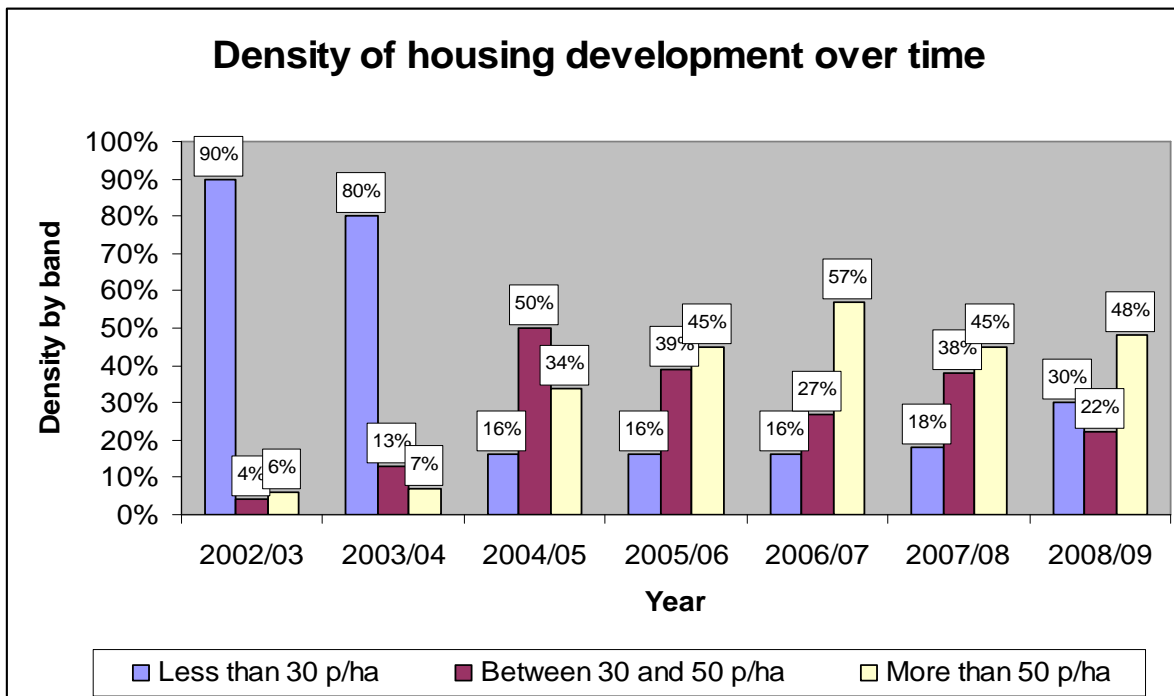
The following figures have been extracted from the Housing Summary Regional Return Form which Rugby Borough is required to complete for each monitoring period. For the effective monitoring of housing densities, only those sites over 10 dwellings are monitored.

Figures 8j and 8k highlight the content of each housing summary return since the 2002-2003 monitoring period. The collection of this information allows analysis of the densities which are being achieved by housing developments throughout the Borough.

**Figure 8j: Housing development densities over time (2002-2009)**

Year	Percentage of dwellings completed at:		
	Less than 30 p/ha	Between 30 and 50 p/ha	More than 50 p/ha
2002-2003	90%	4%	6%
2003-2004	80%	13%	7%
2004-2005	16%	50%	34%
2005-2006	16%	39%	45%
2006-2007	11%	30%	60%
2007-2008	18%	38%	45%
2008-2009	30%	22%	48%

**Figure 8k: Density of housing developments over time (2002-2009)**



Figures 8j and 8k clearly demonstrate the higher densities which have been achieved by housing developments in the Borough, year on year. During the period since 2002 there has been a significant reduction in the number of developments which have been

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completed with a density of 30 dwellings per hectare or below. The key finding from the above figures is the significant number of dwellings which have been completed at a higher density rate (over 50 dwellings per hectare). The figures here allow it to be concluded that the implementation of Policy H2: Housing Densities of the Rugby Borough Local Plan (2006) has been successfully implemented during the 2008-2009 monitoring period.

Gypsy and Traveller Sites:

Local Planning Authorities are required to have regard and make provision for the accommodation needs of Gypsy and Travellers. Figure 8I is produced in line with Core Output Indicator H4 of the Communities and Local Government 2/2008 update to the Core Output Indicators.

**Fig 8I: Provision of Gypsy and Traveller Pitches in Rugby Borough 2008-2009**

<b>H4</b>	<b>Permanent</b>	<b>Transit</b>	<b>Total</b>
<b>Net additional pitches for Gypsy and Travellers</b>	<b>0</b>	<b>0</b>	<b>0</b>

Affordable Housing Provision:

A key priority of the English planning system is affordable housing and therefore the importance of demonstrating delivery through the Annual Monitoring Report. Widening of opportunities for home ownership and ensuring the delivery of high quality housing for all together with improving affordability across the housing market are key Government strategic housing policy objectives set out within Planning Policy Statement 3: Housing (PPS 3). In line with this one of Rugby Borough Council's priorities is to "meet the housing needs of our residents both now and in the future".

Reduced site thresholds for the requirement of affordable housing were introduced through the 2006 Local Plan. The monitoring of Section 106 agreements and close working partnerships with Preferred Partner Registered Social Landlords (RSL's) allows for both better monitoring of affordable housing provision and increased efficiency in the delivery of this housing.

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Figure 8m shows the gross number of affordable dwellings delivered during the 2008-2009 monitoring period in line with the requirements set out within H5 in the 2/2008 update to the Core Output Indicators.

**Figure 8m: Gross Affordable Housing Completions.**

<b>H5</b>	<b>Socially rented homes provided</b>	<b>Intermediate tenure homes provided</b>	<b>Total</b>
<b>Number of dwellings provided by tenure.</b>	<b>28</b>	<b>19</b>	<b>47</b>

The information contained below within figure 8n is taken from regional monitoring returns from the past 6 monitoring rounds. It shows the delivery of 762 affordable dwellings between 1<sup>st</sup> April 2003 and 31<sup>st</sup> March 2009.

**Fig 8n: Affordable housing completions by tenure (2003-2008)**

	<b>2003/ 2004</b>	<b>2004/ 2005</b>	<b>2005/ 2006</b>	<b>2006/ 2007</b>	<b>2007/ 2008</b>	<b>2008/ 2009</b>	<b>TOTALS</b>
<b>Local Authority</b>	0	0	0	0	0	0	0
<b>RSL - Rented</b>	44	22	19	118	181	28	412
<b>RSL – Shared Ownership</b>	32	20	18	98	39	0	207
<b>Discounted Market</b>	0	0	117	4	3	19	143
<b>SUB TOTAL</b>	<b>76</b>	<b>42</b>	<b>154</b>	<b>220</b>	<b>223</b>	<b>47</b>	<b>762</b>
<b>Other (Unknown tenure)</b>	18	0	0	0	0	0	18
<b>TOTAL</b>	<b>94</b>	<b>42</b>	<b>154</b>	<b>220</b>	<b>223</b>	<b>47</b>	<b>780</b>
<b>Total housing completions</b>	<b>531</b>	<b>273</b>	<b>494</b>	<b>1429</b>	<b>701</b>	<b>360</b>	<b>3788</b>
<b>% Affordable provision.</b>	<b>17.7</b>	<b>15.4</b>	<b>31.2</b>	<b>15.4</b>	<b>31.9</b>	<b>13.05</b>	<b>20.59%</b>

**Building for life:**

Building for Life is run by CABI and the Home Builders Federation with Design for Homes

Good quality housing design can improve social wellbeing and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. Building for Life promotes design excellence and celebrates best practice in the house building industry. Building for Life is the national standard for well designed homes and neighborhoods.

The 20 Building for Life criteria embody a vision for functional, attractive and sustainable housing. New housing developments are scored against the criteria to assess the quality of their design. Throughout the 2008-2009 monitoring period there were 12 sites in the Borough which saw completions of 10 or more dwellings. The details of the site assessments undertaken are outlined overleaf in figure 8o.

**Figure 8o: Building For Life, site assessment results**

<b>H6</b>	Number of sites with a Building for Life Assessment of 16 or more.	Number of dwellings on those sites.	% of dwellings of 16 or more.	Number of sites with a Building for Life Assessment of 14 to 15.	Number of dwellings on those sites	% of dwellings of 14 to 15.	Number of sites with a Building for Life Assessment of 10 to 14.	Number of dwellings on those sites	% of dwellings of 10 to 14.	Number of sites with a Building for Life Assessment of less than 10.	Number of dwellings on those sites	% of dwellings less than 10.	Total number of housing sites (or phases of housing sites)	Number of dwellings on those sites
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>238</b>	<b>92.2%</b>	<b>1</b>	<b>20</b>	<b>7.75%</b>	<b>N/A</b>	<b>N/A</b>

## 9.Environmental Quality:

Local Plan Objective: To protect and enhance the environmental and cultural assets of the Borough.

The environment of the Borough contributes to Rugby's unique character and attractiveness and is important in its own right to both the urban and rural areas of the Borough. It is important that historic and natural landscape character which is rich in biological diversity is preserved and enhanced to retain the Borough's uniqueness. It is a priority of the Council to ensure and sustain an environment which our residents can take pride in and which impress our visitors. It is also important that the retention of the environment is complimented by sensitive development for future generations to ensure that Rugby is an attractive and unique place to live and work. This chapter focuses on the environmental quality of the Borough and investigates the changes which have occurred during the 2008-2009 monitoring period.

In line with the 2/2008 Core Output indicators figure 9a provides an overview of Environment Agency consultation responses to planning applications in regards to flooding and water quality.

**Figure 9a: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (Core Output Indicator E1).**

<b>E1</b>	<b>Number of planning permissions granted contrary to Environment agency advice on flooding and water quality grounds.</b>
	0

The above clearly shows that no planning permissions were granted approvals which were contrary to Environment Agency advice. It must be highlighted that on only 2 occasions during the monitoring period was permission granted which was subjected to assessment against the Rugby Borough Local Plan, July 2006 Policy GP10: Flooding and Surface Water Drainage.

Areas of biodiversity and changes to these areas are measured as Core Output Indicator E2 of the Core Output Indicators Update 2/2008. The Borough has 7 Sites of Special Scientific Interest (SSSI), 3 Local Nature Reserves (LNR's), 2 Regional Important Geological Sites (RIGS) and 14 Sites of Importance for Nature Conservation (SINC's). During the monitoring period there have been no losses or additions to these sites of biodiversity habitat and this can be seen in Figure 9b detailed overleaf.



**Figure 9b: Losses or additions to areas of importance to biodiversity (Core Output Indicator E2).**

<b>E2</b>	<b>Losses or additions to areas of importance to biodiversity.</b>		
	<b>Losses</b>	<b>Additions</b>	<b>Total</b>
	0	0	0

The careful use of energy resources can help in limiting pollution. Core Output Indicator E3 aims to show the amount of renewable energy generation within the Borough by installed capacity and type. Due to the nature of the revised indicator and the monitoring mechanisms employed by the Borough Council it is not possible to report back the figures for energy generation from installed renewable energy capacity. Although the developments cannot be monitored it can be reported that on 1 occasion planning permission was approved which was compliant with Policy GP4 and on 2 occasions where compliant with GP5 of the Rugby Borough Local Plan, July 2006. These two policies relate to Energy Conservation and Renewable Energy respectively.

## 10. Rural Services.

Local Plan Objective: To assist the positive development of the rural economy.

Local Plan Objective: To protect facilities and services of value to the local community.

Local Plan Objective: To ensure that development protects and enhances the amenities, promotes the safety of the community and is accessible to all.

The development strategy chapter of the Adopted Local Plan, July 2006 directs the majority of development towards Rugby urban area. However, it is recognised that certain rural settlements due to their size and access to services and amenities are by their very nature sustainable to some degree.

The Main Rural Settlements highlighted in figure 10a have been surveyed as the most sustainable locations within the Borough as set out in Policy S3 of the Rugby Borough Local Plan, July 2006.

**Fig 10a: Main Rural Settlements Population Statistics**

MAIN RURAL SETTLEMENT	POPULATION
Binley Woods	2607
Brinklow	1041
Clifton Upon Dunsmore	1219
Princethorpe	382
Dunchurch	2842
Long Lawford	2863
Ryton On Dunsmore	1672
Stretton On Dunsmore	1143
Wolston	2357
Wolvey	1779

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Figure 10b shows the categories of services assessed during the survey of Main Rural Settlements. The table shows a cumulative total of service provision by type across all Main Rural Settlements.

**Fig 10b: Summary of results from the survey of services present within Main Rural Settlements.**

Category	Service	2008-09
<b>General</b>	Public House	22
	Library	2
	Police Station	0
	Bus Services	14
<b>Accommodation</b>	Hotel	3
	Bed and Breakfast	7
	Guest House	0
<b>Shops</b>	Post Office	8
	Convenience Store	12
	Clothing	4
	Bakery	3
	Hardware	0
	Electrical	0
	Other (shop)	
<b>Leisure</b>	Park/Play Area	17
	Village Hall	9
	Sports Facility	16
<b>Food</b>	Resteraunt	19
	Café	0
	Fish and chip shop	3
<b>Education</b>	Nursery	7
	Pre-school	9
	Infant School	10
	Junior School	10
	High school	1
<b>Religious</b>	Church	14
	Chapel	5
	Other (religious)	0
<b>Employment</b>	Industrial Estate	5
	Other (employment)	10

## 11: Policy Monitoring

During the monitoring period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009, 984 applications were registered. Figures 7a onwards show how the policies contained within the Rugby Borough Local Plan (2006) have been used in the determination of planning applications, these are split into two categories approved and refused. These categories have then been further divided to demonstrate whether the application complied or conflicted with the development plan policy.

Figure 11a below shows the total policy usage throughout the monitoring period, detailed policy use is shown in under the relevant sub-heading.

**Figure 11a: Total Policy Usage.**

	Approved		Refused		Total Usage
	Complied	Conflicted	Complied	Conflicted	
<b>Totals</b>	1064	48	114	109	1335

### Development strategy policies

Policy Number	Policy Name	Approved		Refused		Total Usage
		Complied	Conflicted	Complied	Conflicted	
<b>Development Strategy Policies</b>						
S1	Urban development priorities	7	0	0	0	7
S2	The release of development land for housing and employment development in the areas identified in Policy S1	0	0	0	0	0
S3	Rural settlement heirachy	3	0	1	1	5
S4	Windfall development	2	0	0	1	3
<b>TOTAL</b>		12	0	1	2	15

- No applications which were determined during the monitoring period were approved which conflicted with the policies contained within the Development Strategy Chapter.
- On two occasions the non-compliance with policies contained within the Development Strategy was cited as a reason for refusal, specifically for conflicting with Policies S3 and S4 as shown in the table above.
- The policies within this chapter were used a total of 15 times, on 12 occasions these were in the approval of planning permissions.

**General Principles**

Policy Number	Policy Name	Approved		Refused		Total Usage
		Complied	Conflicted	Complied	Conflicted	
<b>General Principles</b>						
GP1	Appearance and design of development	278	11	22	30	341
GP2	Landscaping	7	0	0	0	7
GP3	Protection of amenity	269	9	39	14	331
GP4	Energy conservation	1	0	0	0	1
GP5	Renewable Energy	2	0	0	0	2
GP6	Safeguarding development potential	0	0	0	0	0
GP7	Public Rights of Way network	1	0	0	1	2
GP8	Access for people with disability or impaired mobility	8	0	2	2	12
GP9	Crime prevention	1	0	0	0	1
GP10	Flooding and surface water drainage	2	0	0	0	2
GP11	Pollution control	2	0	0	0	2
GP12	Air quality management area	0	0	0	0	0
GP13	Public health and safety	0	0	0	0	0
GP14	Telecommunications	0	0	0	0	0
GP15	Planning obligations	0	0	0	0	0
GP16	Parish Plans	14	0	0	0	14
GP17	Display of advertisements	20	1	1	3	25
GP18	Erection of canopies or awnings	1	0	0	0	1
<b>TOTAL</b>		606	21	64	50	741

- The General Principle Policies of the Adopted Local Plan (2006) continued to be used with the greatest frequency. New development provides an opportunity to make and improve high quality spaces. The General Principles are there to ensure that new development compliments and enhances all elements of the existing environment.
- In line with the aims of the plan the 2008-09 monitoring period once again saw Policies GP1 and GP3 complied with 278 and 269 times respectively in the grant of planning permission.
- The usage of Policy GP4: Energy Conservation is once again understated; its implementation can be seen in the above table.
- It can be seen that a number of policies within the General Principles Chapter went unused.
- It is possible to conclude that the General Principles chapter has been successful in the past year, the policies were used a total of 741 times, on only 21 occasions they were not complied with in the grant of planning permission.

**Housing**

Policy Number	Policy Name	Approved		Refused		Total Usage
		Complied	Conflicted	Complied	Conflicted	
<b>Housing</b>						
H1	Housing Provision	0	0	0	0	0
H2	Housing density	3	0	0	2	5
H3	Housing proposals in Rugby urban area	1	0	0	0	1
H4	Reserve housing sites	0	0	0	0	0
H5	Safeguarded housing land	0	0	0	0	0
H6	Affordable housing	0	0	0	0	0
H7	Rural exceptions policy	0	0	0	0	0
H8	Residential extensions	174	5	12	23	214
H9	Retention of existing residential properties		0	0	0	0
H10	Backland development	3	0	0	1	4
H11	Open space provision in residential developments in the urban area	0	0	0	0	0
H12	Open space provision in residential developments in the rural area	0	0	0	0	0
H13	Gypsy sites	0	0	0	0	0
H14	Housing developments outside Rugby urban area	3	0	0	1	4
H15	Residential conversions of buildings in Main Rural Settlements	0	0	0	0	0
H16	Subdivision of existing dwellings in Main Rural Settlements	0	0	0	0	0
H17	Housing in the countryside	0	0	0	0	0
H18	Residential conversions of buildings in the countryside and Local Needs Settlements	2	0	0	0	2
H19	Subdivision of existing dwellings in the countryside and Local Needs Settlements	0	0	0	0	0
H20	Housing for rural businesses	2	0	1	0	3
H21	Replacement dwellings in the countryside and Local Needs Settlements	0	0	0	0	0
H22	Extensions to houses in the countryside	25	5	4	11	45
<b>TOTAL</b>		213	10	17	38	278

- The housing policies contained within the Adopted Local Plan (2006) were the second highest policies in terms of usage, with applications being assessed against individual policies on 278 times.
- There were 214 applications for residential extensions during the monitoring period of these 179 were approved, making this the most popular type of housing development and Policy H8 the most frequently used housing policy.
- At no point during the 2008-09 monitoring period was Policy H6: Affordable Housing used, anecdotal evidence would suggest that this is attributable to the wider economic climate and a subsequent impact of the economic downturn.

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**Environment**

Policy Number	Policy Name	Approved		Refused		Total Usage
		Complied	Conflicted	Complied	Conflicted	
<b>Environment</b>						
E1	Development in the countryside	12	1	2	2	17
E2	The Green Belt	23	5	1	4	33
E3	The use of existing buildings in the Green Belt	4	0	1	0	5
E4	Development involving agricultural land	2	0	1	0	3
E5	Landscape and settlement character	2	0	0	1	3
E6	Biodiversity	11	0	5	1	17
E7	Development affecting sites of importance for nature conservation (including sites of importance for geology)	0	0	0	0	0
E8	Species protection	20	0	6	1	27
E9	Development affecting trees woodlands and hedgerows	2	0	0	0	2
E10	Development in Conservation Areas	40	4	2	3	49
E11	Development resulting in the demolition of unlisted buildings in a Conservation Area.	0	0	0	0	0
E12	Development resulting in the demolition of listed buildings	0	0	0	0	0
E13	Development resulting in the alteration, extension or change of use of a listed building.	5	0	0	0	5
E14	Development affecting the setting of a listed building	8	1	0	0	9
E15	Development affecting buildings or sites on the local list	0	0	0	0	0
E16	Development and archaeology	3	0	0	1	4
E17	Telecommunications	1	0	0	0	1
<b>TOTAL</b>		133	11	18	13	175

- Development has been approved on 5 occasions during the monitoring period which has not been in compliance with Policy E2: The Green Belt.
- In terms of the historic environment, development in a conservation area has been approved on 44 occasions, 4 of these approvals have conflicted with Policy E10: Development in Conservation Areas.
- On only one occasion planning permission has been granted which did not comply with Policy E14: Development affecting the setting of a listed building.

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**Economic Development**

Policy Number	Policy Name	Approved		Refused		Total Usage
		Complied	Conflicted	Complied	Conflicted	
<b>Economic Development</b>						
ED1	Employment land allocation	0	0	0	0	0
ED2	Major employment sites within the urban area	0	0	0	0	0
ED3	Major investment sites	0	0	0	0	0
ED4	Major developed sites in the Green Belt	1	0	0	0	1
ED5	Retention of existing strategically significant employment sites	3	0	0	0	3
ED6	Retention of employment land	0	0	0	0	0
ED7	Employment development within Rugby Urban Area	0	0	0	0	0
ED8	Employment development outside Rugby Urban Area	0	0	0	1	1
ED9	Employment development in the countryside	0	1	0	0	1
ED10	Agricultural and forestry development	1	0	0	0	1
ED11	Farm diversification	0	0	1	0	1
ED12	Conversion of buildings outside Rugby Urban Area	1	0	0	0	1
ED13	Livestock Market re-location	0	0	0	0	0
ED14	Working from home	0	0	0	0	0
	<b>TOTAL</b>	6	1	1	1	9

- The economic development policies contained within the Adopted Local Plan (2006) have been used on 9 occasions during the 2008-09 period, on only 1 occasion they have been cited as a reason for refusal.
- Policy ED5: Retention of existing strategically significant employment sites was used with the most frequency, this highlights the continuing importance of the Borough's Strategically Significant Employment Sites.



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**Leisure and Recreation**

Policy Number	Policy Name	Approved		Refused		Total Usage
		Complied	Conflicted	Complied	Conflicted	
<b>Leisure and Recreation</b>						
LR1	Open space standards	0	0	0	0	0
LR2	Country park	0	0	0	0	0
LR3	Quality and accessibility of open space	0	0	0	0	0
LR4	Safeguarding open space	0	0	0	0	0
LR5	Provision of open space as part of new development	0	0	0	0	0
LR6	Indoor and outdoor leisure, sport and recreation developments to meet the needs of a local community	0	0	0	0	0
LR7	Indoor and outdoor leisure, sport and recreation developments of more than local significance	0	0	0	0	0
LR8	Retention of existing leisure, sport or recreation facilities	0	0	0	0	0
LR9	Equestrian activities	4	0	0	0	4
LR10	Tourism and visitor facilities and attractions	0	1	0	0	1
LR11	Conversion of buildings to tourist facilities	0	0	0	0	0
<b>TOTAL</b>		4	1	0	0	5

- The policies within the Leisure and Recreation chapter of the plan went largely unused during the monitoring period.
- On no occasion was a planning application refused for conflicting with a policy within this chapter of the plan.
- Policy LR9: Equestrian Activities was the most implemented policy from the Leisure and Recreation chapter during the monitoring period.

**Transport**

Policy Number	Policy Name	Approved		Refused		Total Usage
		Complied	Conflicted	Complied	Conflicted	
<b>Transport</b>						
T1	Integrated and sustainable transport strategy	0	0	0	0	0
T2	Travel Plans	0	0	0	0	0
T3	Access and highway layout	28	0	3	2	33
T4	Cycle and pedestrian facilities	2	0	2	0	4
T5	Parking facilities	38	2	7	1	48
T6	Vehicle servicing of commercial developments	1	1	0	1	3
T7	Bus/rail interchange	0	0	0	0	0
T8	Key transport corridors	0	0	0	0	0
T9	Safeguarding the route of the Rugby Western Relief Road	0	0	0	0	0
T10	Safeguarding of County route improvement schemes	0	0	0	0	0
T11	Safeguarding future railway opportunities	0	0	0	0	0
T12	Motorway service areas	0	0	0	0	0
T13	Airport flight paths	1	0	0	0	1
<b>TOTAL</b>		70	3	12	4	89

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- Transport policies continued to maintain the quality of the transport system, reduce the impact of transport on the environment and improve the environment for those that travel into, within and through the Borough.
- The policies within this chapter were implemented on 89 occasions in the determination of planning applications. On four occasions they were cited as a reason for refusal due to proposals not being in compliance.

**Town Centre, Retailing and Community Services**

Policy Number	Policy Name	Approved		Refused		Total Usage
		Complied	Conflicted	Complied	Conflicted	
<b>Town centre, retailing and community services.</b>						
TCR1	The primary shopping area	2	0	0	0	2
TCR2	Town centre shopping area uses	3	0	0	0	3
TCR3	Town centre uses	2	0	0	0	2
TCR4	Chapel Street redevelopment	0	0	0	0	0
TCR5	Town centre gateway	0	0	0	0	0
TCR6	Food and drink uses in the town centre shopping area	1	0	0	0	1
TCR7	Local shops and community services in urban and rural areas	1	0	1	0	2
TCR8	Retention of local shops and community services in urban and rural areas	1	1	0	1	3
TCR9	Shop fronts	10	0	0	0	10
<b>TOTAL</b>		20	1	1	1	23

- The Town Centre, Retailing and Community Services chapter had continued success through the monitoring period.
- There was only one occasion where a policy was conflicted with in the approval of planning permission, as can be seen from the table above this was Policy TCR8: Retention of local shops and community services in urban and rural areas.
- On only once occasion was planning permission refused which did not comply with policies contained within this chapter, this was also Policy TCR8.