



RUGBY BOROUGH COUNCIL LOCAL DEVELOPMENT FRAMEWORK



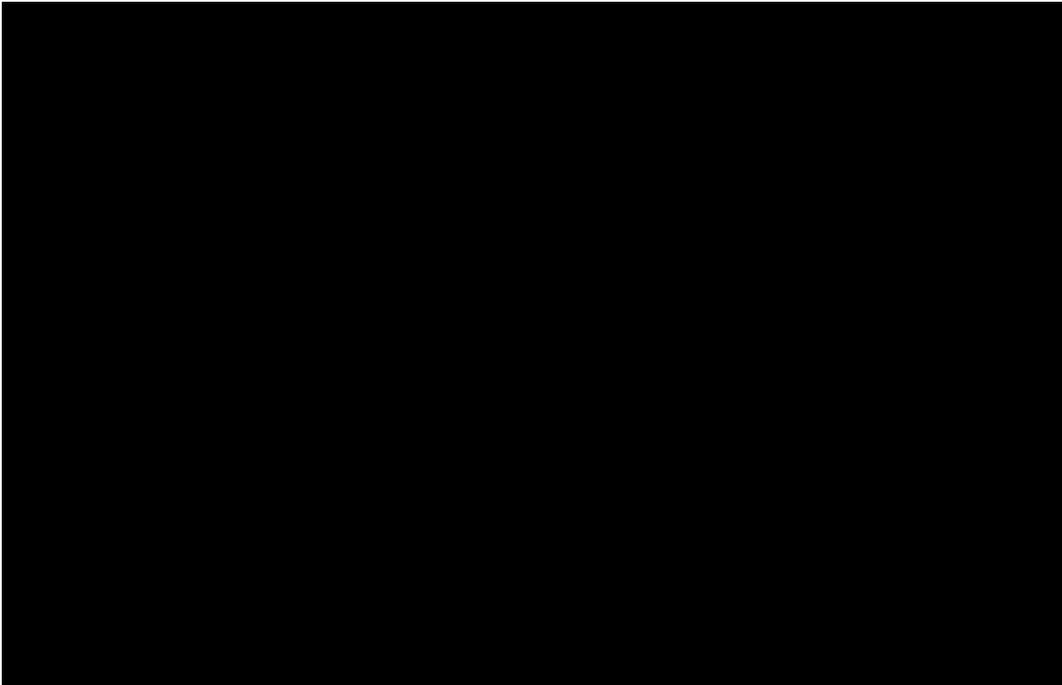
ANNUAL MONITORING REPORT



DECEMBER 2010



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1: Introduction:

This is the sixth Annual Monitoring Report (AMR) produced by Rugby Borough Council (RBC) as required by the Planning and Compulsory Purchase Act 2004. This report relates to activity which has taken place in the Borough during the monitoring year 1st April 2009 to 31st March 2010.

The AMR is a representative snapshot of the most significant changes experience within the Borough during the defined monitoring period; it is not intended to be an exhaustive study of all developments which have taken place.

A high standard of monitoring is important to RBC in order to establish what is happening now and what may happen in the future. The monitoring undertaken allows for the comparison of trends within the Borough 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 set out within the Rugby Borough Local Plan, July 2006; these objectives are outlined within Chapter 2. It is the intention of this report to utilise the ten Local Plan objectives to analyse how the development which has taken place in the Borough over the past year has helped in achieving these objectives.

The production methods and content of this AMR is consistent with those from previous years to allow for ease of comparison and to ensure that monitoring remains relevant.

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. 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 meeting of the sub-regional Information Officers Group (IOG). These meetings are attended by officers with monitoring responsibilities from throughout the Coventry, Solihull and Warwickshire sub-region.

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.
- Communities and Local Government, 2008: Regional Spatial Strategy and Core Strategy: Core Output Indicators 2/2008.

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

Local Development Scheme:

This AMR plays an intrinsic part in the status of the Local Development Scheme (LDS) as an evolving document. The 2009-10 monitoring period saw the submission of the Borough Council's Core Strategy Development Plan Document for examination by an independent inspector. This document sets out the Council's strategic approach to development up to 2026.

Business Development and Town Centre:

The performance of Rugby Town Centre has once again been positive in light of the wider macro-economic climate. The 2009-2010 monitoring period saw the completion of 11,890 m² of A1 retail floor space.

Housing Trajectory:

Since 2006, 2902 (net) dwellings have been delivered in the urban and rural areas against Rugby Borough Council's proposed target of delivering 10,800 net additional dwellings between 2006 and 2026. The annual completion rate required to deliver the remaining houses is 494 per annum. On this basis and as demonstrated within the Housing Chapter of this document the Borough continues to have a 5 year supply of available land for housing development.

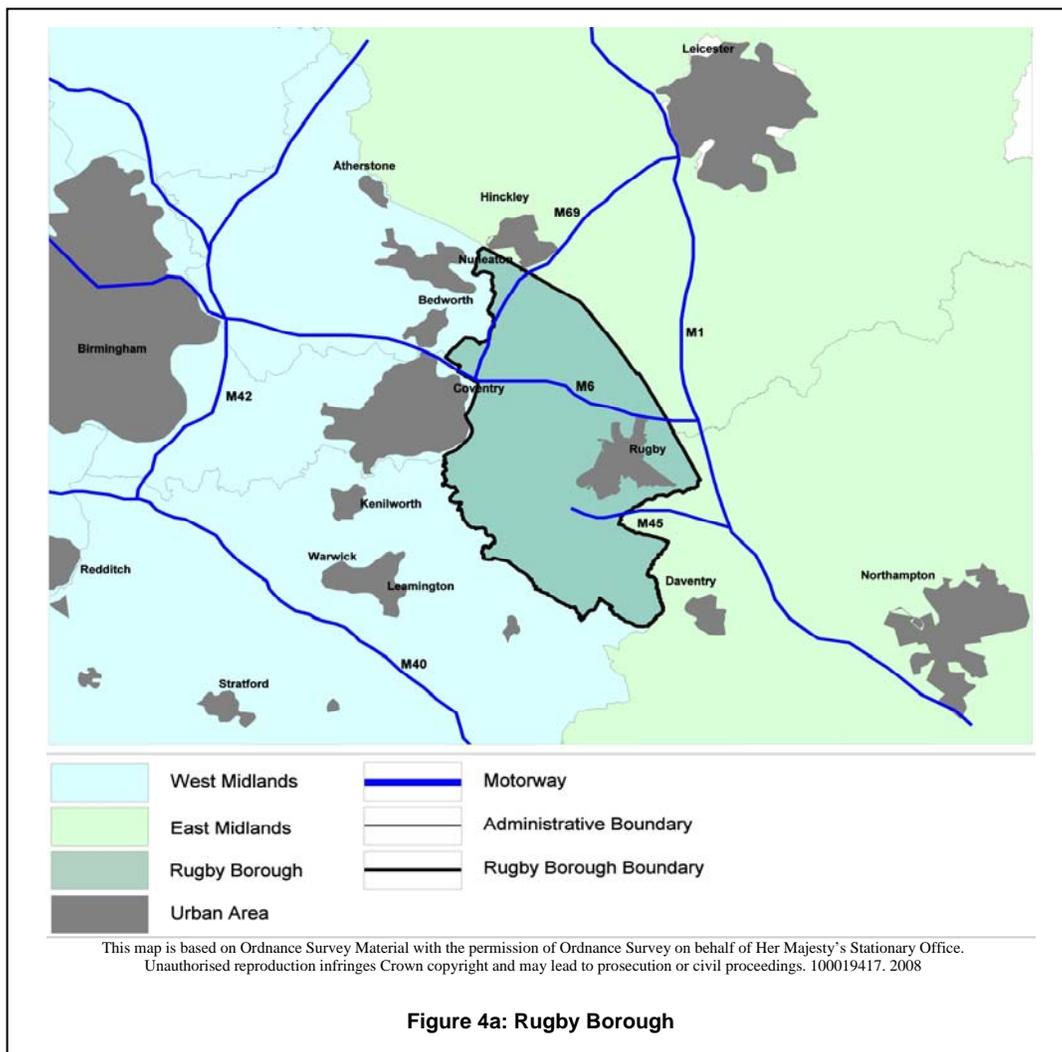
Environmental Quality:

The monitoring period has once again been positive in terms of environmental quality. For the third 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.

4 Rugby Borough Profile:

Rugby Borough is in central Warwickshire, on the borders of the East and West Midlands. The Borough covers 35,558 hectares (around 88,000 acres) and incorporates many strategic road links. It also has excellent rail links, being on the West Coast Main Line.

The Borough reflects the diversity of Warwickshire particularly well, with a blend of urban and rural, affluence and relative deprivation. The Borough covers the town of Rugby (population 63,500) together with 39 parishes ranging in population from as little as 20 to nearly 3,000. This gives a total population for the Borough of around 93,700. People from minority ethnic communities represent 6% of the Borough's population. These groups comprise a significant Indian majority, but there are sizeable populations of Pakistani, Afro-Caribbean, Chinese and Portuguese families.



District Profile:

The Borough has seen a 3.9 percent increase in the population over the past 5 years, a rise of 3,400 people. This is just above the Warwickshire average and sits in the middle of the Districts and Boroughs, splitting the North, which has low population percentage changes, and the South of the County, which has seen relatively higher population increases since 2003.

The Borough's age profile is fairly consistent with the County figures, however, Rugby has the highest representation of those aged 0-15 years old, also higher than the Regional proportions.

Population – 93,300			Males – 46,700		Females – 46,700		
Age Group	Population (Thousands)	Age Group	Population (Thousands)	Age Group	Population (Thousands)	Age Group	Population (Thousands)
0	1.2	20-24	4.3	45-49	7.2	70+	11.4
1-4	4.5	25-29	4.7	50-54	6.1		
5-9	5.4	30-34	5.1	55-59	5.7		
10-14	5.9	35-39	6.7	60-64	6.1		
15-19	6.7	40-44	7.5	65-69	4.9		

Figure 4b: Rugby Borough Age Profile (Source: Warwickshire Observatory 2010)

In terms of population projections, Rugby's population is projected to increase by 21.8% by 2031. Whilst this is similar to the Warwickshire average, it represents a much higher projected growth than the West Midlands Region (13.9%). Warwickshire's entire Districts and Boroughs see their 65+ age group projected to increase by the largest percentage over the next 25 years, with Rugby's over 65's expected to increase by 78%. The Borough's working age population and child population are both expected to rise by 2031, in-line with Warwickshire figures, all of which will heavily impact on service provision and allocation of resources.

The Index of Multiple Deprivation (IMD) 2007 shows that despite an overall drop in rankings at District level (suggesting Rugby to be less deprived relative to other Local Authorities in the IMD 2007 than in the IMD 2004) five of Rugby's SOAs appear

within the top 30% most deprived areas nationally (1 in the top 10-20%, 4 in the top 20-30%), compared to four SOAs on the same measure in 2004. Rugby does feature as relatively deprived in other aspects of the IMD, in particular, the District has 21 SOAs in the top 30% most deprived nationally in terms of geographical barriers.

Stronger Communities:

Rugby Borough residents' perceptions regarding whether people from different backgrounds get on well together and whether they are satisfied with their local area are relatively low compared with the other districts/boroughs. Satisfaction with the way the Borough Council run things is also relatively low but it would appear that residents feel engaged with decision making processes.

Perceptions of antisocial behavior are below the County average which may be related to targeted work in the Borough. Perceptions about the way the police and

the council deal with concerns about crime and antisocial behaviour are however less good, highlighting a difference between people's perceptions and the recorded figures for crime.

Over two thirds of resident households have only 1 or 2 people living in them. The Borough has the fourth highest number of total resident households and the average household size is the lowest for the county. The highest percentage of housing stock in Rugby Borough is semi-detached which is roughly equal to the figure for the county.

Safer Communities:

The Borough has seen large decreases in crime and disorder over the past 2 years. Targeted partnership working has helped to reduce levels to its lowest in March 2009. The borough suffers the second highest rate of crime after Nuneaton and Bedworth and records 74 crimes per thousand population. Over the last 12 months the wards that have seen the highest levels of crime have been Benn, New Bilton, Newbold and Brownsover South. By far the highest number of injuries caused by road traffic collisions occurs in the rural area with Brownsover, Benn and Newbold featuring as the highest urban locality (except for 2007) when there was a significantly higher number in Rugby Town West. In 2008 the Borough had the highest number of road casualties per thousand people.

Healthier Communities and Older People:

The health of people in Rugby is in some respects better and in others worse than the Warwickshire and England Average. Life expectancy for males and females is very close to the Warwickshire average. Male life expectancy is better than the England average of 77.77 years whereas female life expectancy is marginally below the England average of 81.8 years.

The proportion of low birth weight babies in Rugby is above the Warwickshire average. Under 18 conception rates are lower than the Warwickshire average. The estimated smoking prevalence for Rugby is higher than the Warwickshire average. Similarly the proportion of obese adults is slightly higher than the Warwickshire average. More than the average consumes 5 portions of fruit and vegetables per day although this still means that just over 70% of people do not consume the recommended five portions of fruit and vegetables per day.

Children and Young People:

Rugby has 14,161 pupils in 43 Warwickshire County Council maintained schools across the Borough. Past figures show that students achieving A-A* and A-C grades are second highest of all the districts and boroughs and are about the County averages of 24.5% and 51.4% respectively.

As of 2009, the Borough has 20.5% of pupils with a registered Special Educational Need (SEN), this sits in the middle of the Districts and Borough's, splitting the north of the County which has a higher rate of children registered with SEN's and the South of the County which has lower rates of children registered with SEN's. Rugby falls within the County average.

Rugby has the highest proportion of 16-74 year olds with no qualifications: 10.9%, 0.9% above the county average. The Borough has the second lowest proportion in the County of 16-74 year olds with NVQ Level 2 or higher, 68.3% compared with the Warwickshire rate of 71.0%.

Statistical Profile

Based on the most up to date information 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

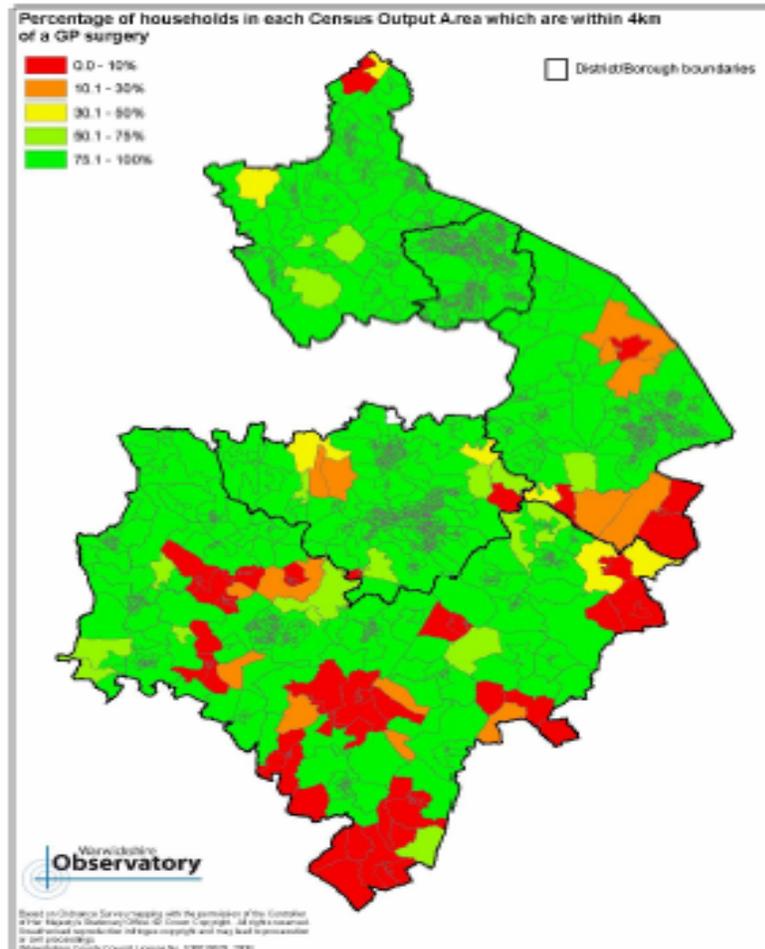


Figure 4d shows the relative position of Rugby and Warwickshire within the region in terms of deprivation. There are 37 areas in Warwickshire that are within the 30% most deprived nationally, identified within the Indices of Multiple Deprivation, which measures a range of factors including income, education,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

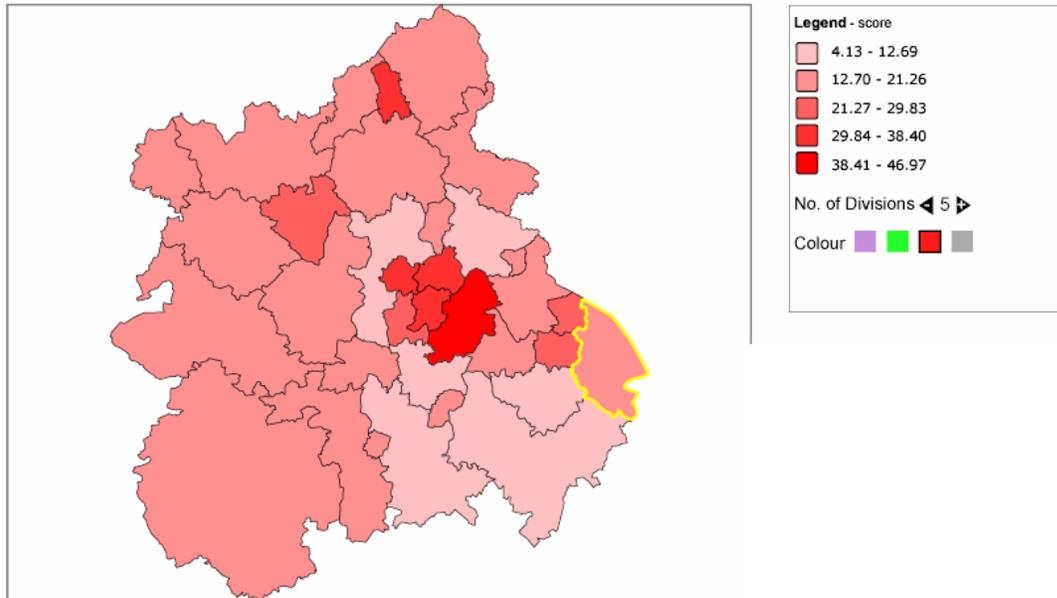
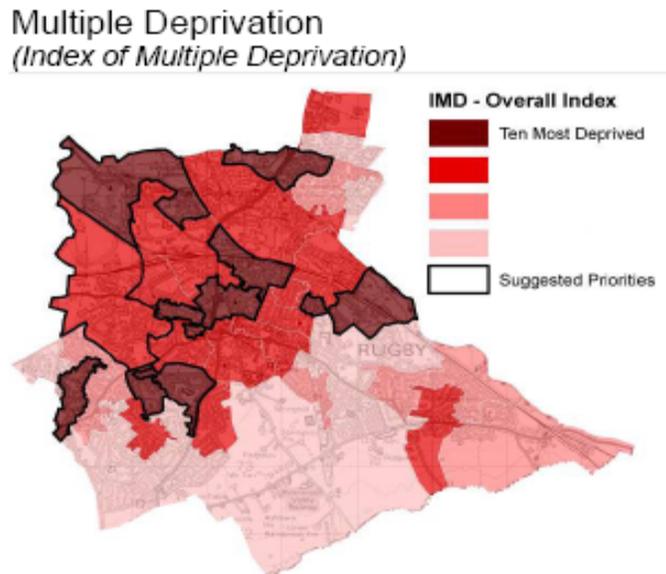
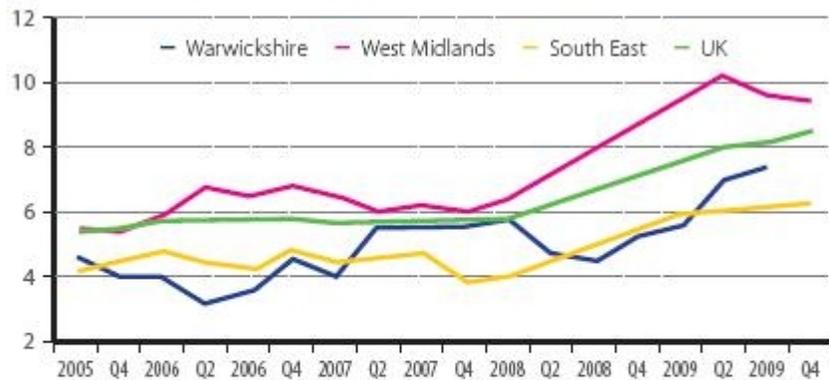


Figure 4e: Areas of multiple deprivation Rugby Town (2009)



The unemployment rate for the Borough was 3.2% at September 2010. The claimant count in November 2010 was 1659 up from 1965 in November 2009. The graph below shows the unemployment rate in Warwickshire, over time in comparison to the West Midlands, South East and UK.



Sources : Annual Population Survey (Labour Force Survey), National Statistics (www.nomisweb.co.uk)
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 Notes : The unemployment rate is calculated as the number of unemployed people aged 16 to 59/64 expressed as a percentage of the economically active population aged 16 to 59/64 (active persons are those who are either employed or unemployed). County data is unavailable for the most recent time periods.

Figure 4f: Warwickshire unemployment rate over time.

Figure 4g highlights the employment by type within Rugby Borough, the table also allows for a number of comparisons.

Employment by Occupation of those aged 16+ in Employment ¹⁴	North Warwickshire		Nuneaton and Bedworth		Rugby		Stratford-on-Avon		Warwick		Warwickshire		West Midlands	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Managers and senior officials	6,200	18.7	7,000	11.9	8,200	18.2	15,000	24.6	13,200	19.8	49,600	18.7	359,000	14.5
Professional occupations	4,800	14.6	5,800	9.9	5,700	12.8	6,700	10.9	11,800	17.8	34,900	13.2	290,700	11.7
Associate professional & technical	*	*	5,800	9.7	7,900	17.5	7,400	12.1	9,700	14.6	33,200	12.5	316,100	12.8
Administrative & secretarial	4,100	12.4	8,400	14.1	4,700	10.4	5,000	8.2	9,700	14.6	31,900	12.0	297,200	12.0
Skilled trades occupations	2,900	8.7	6,700	11.3	6,900	13.4	8,900	14.5	4,500	6.7	28,900	10.9	287,700	11.6
Personal service occupations	*	*	4,400	7.4	2,700	5.9	4,900	8.0	4,500	6.8	18,000	6.8	199,800	8.1
Sales and customer service occupations	2,800	8.4	5,100	8.6	*	*	3,800	6.2	5,300	7.9	18,500	7.0	191,200	7.7
Process plant & machine operatives	*	*	7,800	13.2	2,700	5.9	3,200	5.2	*	*	18,600	7.0	215,400	8.7
Elementary occupations	5,900	17.8	7,700	13.0	5,300	11.8	6,000	9.8	5,300	7.9	30,100	11.4	311,100	12.6

* Sample size too small for reliable estimate
 Source: Annual Population Survey 2007-2008, Office for National Statistics

Figure 4g: Employment by type (2007-2008)

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.

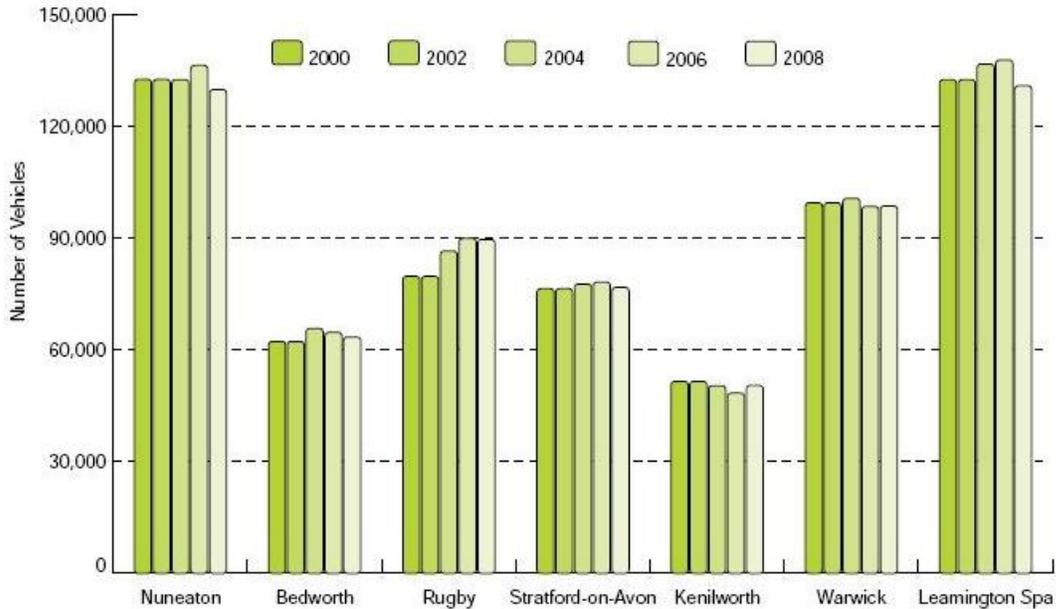
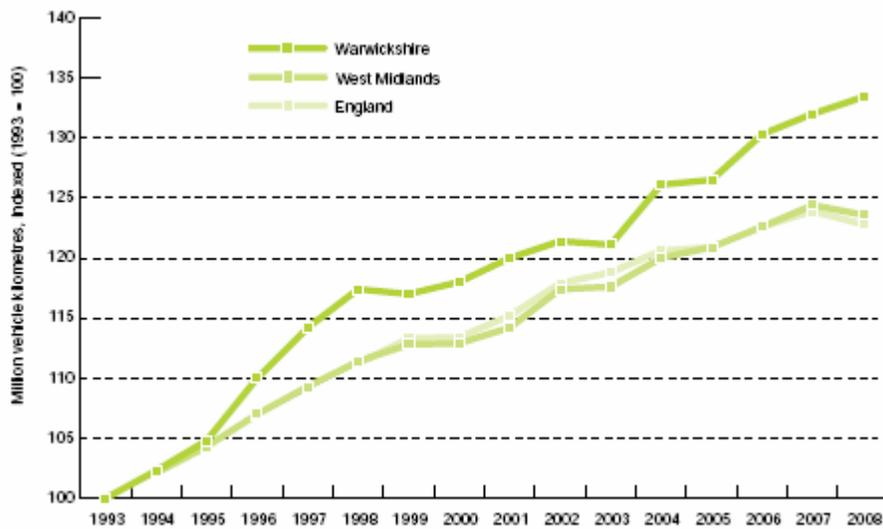


Figure 4k Traffic Growth 2002 – 2009 (Source: Warwickshire County Council (2010))

The figure below highlights the significant growth in traffic flows from all motor vehicles in Warwickshire since 1993.



Source: Department for Transport

Figure 4h: Estimated traffic flows in warwickshire 1993-2008

An Air Quality Management Area (AQMA) came into force across the entire urban area of Rugby in December 2004 due the levels of NO₂ 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.

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 March 2010. 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 December 2009 to December 2012 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 through the AMR.

LDS Progress Monitoring

Figure 5a shows the adopted LDS that has been achieved as the monitoring report has been published.

Work on the Proposed Submission Core Strategy Development Plan Document has progressed during 2009/10 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 2009-2012 is detailed overleaf in figure 5a.

6: Business Development and Town Centre:

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.

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 2009-10 monitoring period. Indicator BD4 as expressed in figure 6a gives a clear indication of the amount of floorspace created within the Borough for Town Centre Uses in the 2009-10 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.

		B1a	B1b	B1c	B2	B8	Total
BD1	Gross	0	0	0	0	0	0
	Net	0	0	0	0	0	0
BD2	Gross	0	0	0	0	0	0
	% gross on PDL	0	0	0	0	0	0

As shown, there were no completions in any of the above categories in 2009-10. However the monitoring period did see the approval of planning permission for 12.4 Ha of land for use as a manufacturing technology centre at the Ansty park site. Also 3826 sq/m of employment floor space has been granted permission as part of the wider Rugby Livestock Market scheme.

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
BD4	Gross	11890m ²	0	0	0	11890m ²
	Net	11890m ²	0	0	0	11890m ²

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 1.85 Ha per annum.

Figure 6c 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
Total		25.89	

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 6d: 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
TOTAL	11924 Sq/M

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 6e: 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
TOTAL	12077 Sq/M

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 6f: 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
TOTAL	6515 Sq/M

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 5g of the total uses within the Town Centre. (Classes listed as "other" are B2, B8, C1, C2, Sui Generis, Mixed Use and Demolished)

Use Class	2008/09 Count	% of total in 2008/09	2009/10 Count	% of total in 2009/10	% change from 08/09 to 09/10
A1	222	30%	224	30%	0%
A2	74	10%	72	10%	0%
A3	30	4%	29	4%	0%
A4	24	3%	23	3%	0%
A5	8	1%	8	1%	0%
B1	57	8%	55	7%	1%
C3	196	26%	196	26%	0%
D1	48	6%	47	6%	0%
D2	15	2%	14	2%	0%
Vacant	43	6%	47	6%	0%
Other	35	5%	35	5%	0%
TOTAL	752	100%	750	100%	

Figure 6g: Town Centre Survey Results

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.

Use Class	2008-2009 Survey Outcome	2008-2009 Percentage Split	2009-2010 Survey Outcome	2009-2010 Percentage Split
A1	128	70%	128	70%
A2	21	11%	21	11%
A3	10	5%	9	5%
A4	7	4%	7	4%
B1	3	2%	3	2%
D2	0	0%	0	0%
Other	1	1%	12	7%
Vacant	14	8%	1	1%
TOTAL	184	100%	181	100%

Figure 6h: Primary Shopping Area Results.

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	-	-
TOTAL	5,097,432	12,049,238	84	387

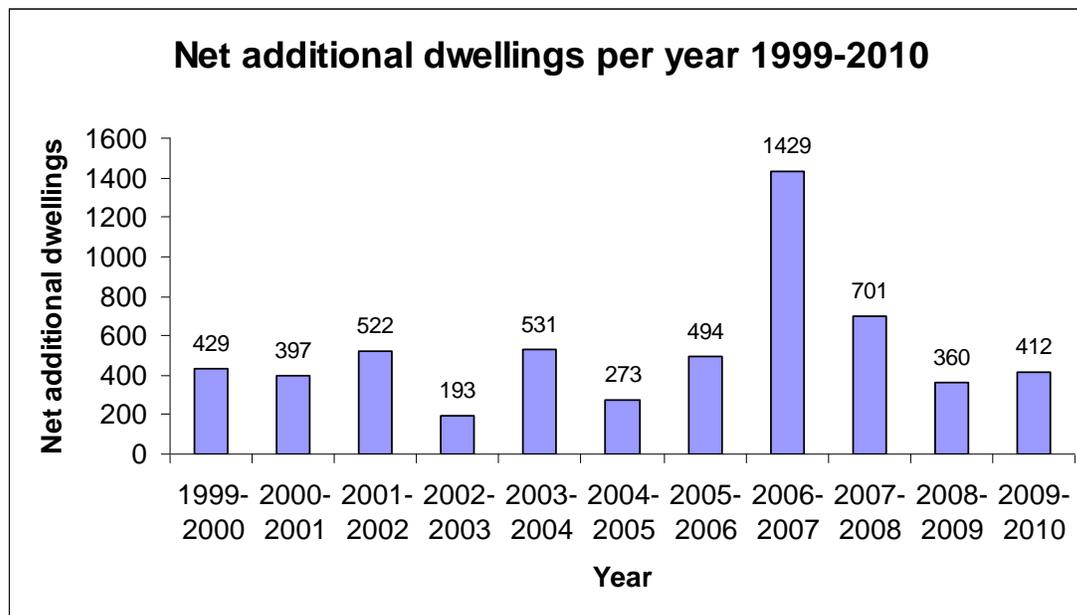
8: Housing:

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 Borough Council's strategic housing delivery requirements. These targets were originally set out within the West Midlands Regional Spatial Strategy. The Regional Spatial Strategy was revoked on 6th July 2010, this document set the required levels of growth for Rugby Borough and this amount of development has been planned for through the Core Strategy. A report setting out the Council's intention to continue to work to the figures in the Core Strategy was sent for approval by Cabinet and endorsement was received on 23rd August 2010.

The sustainability of housing development will 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.

Fig 8a: Net additional dwellings in Rugby Borough by year 1999-2010



Housing Targets:

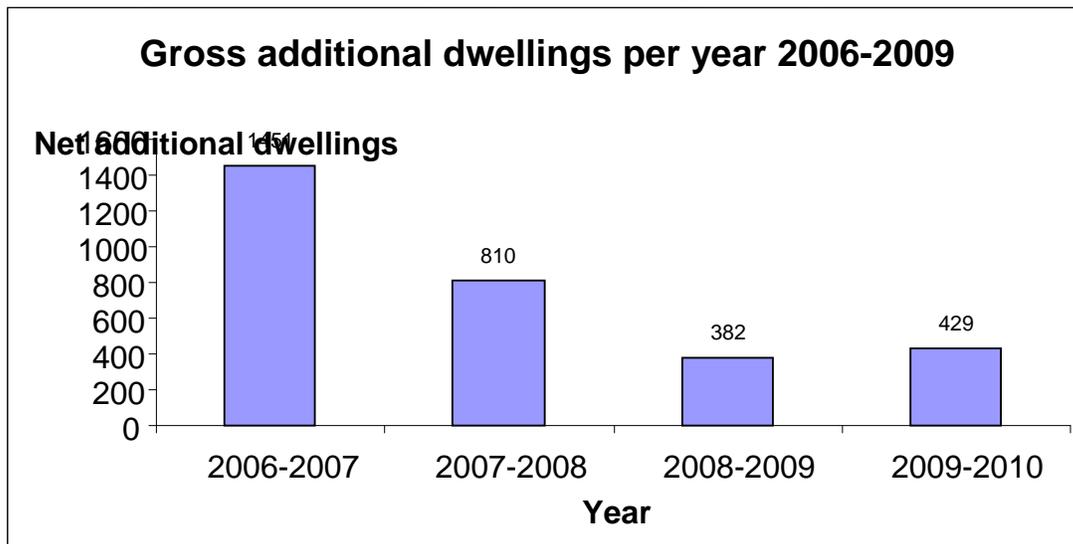
As a result of Policy H1 of the Rugby Borough Local Plan (2006) becoming “un-saved” the following information relates to the progress being made towards meeting housing delivery targets approved by Cabinet and endorsement was received on 23rd August 2010. This agreement sets the target for the delivery of 10,800 net additional dwellings in the period 2006-2026. Figure 8b utilises this housing delivery target.

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

	Start of plan period	End of plan period	Total housing requirement	Source of plan target
H1	1/4/2006	31/3/2026	10,800	N/A

As can be seen from the figure above, the Borough Councils housing delivery requirement stands at 10,800 net additional dwellings during the period 2006-2026. Between 1st April 2006 and 31st March 2010, 3066 dwellings (gross) have been completed within Rugby Borough at an average annual rate of 767. Fig 8c shows the gross number of dwellings delivered per annum in the Borough since 2006.

Figure 8c: Gross dwelling completions in Rugby Borough 2006-2010.



In line with Core Output Indicator H2 (a-d), figures 8d and 8e have been produced to show actual net completions and predicted future annual completion rates from March 2010 – April 2026. 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 target required to meet the Borough Council's agreed level of housing growth.

In order to determine future completion rates, existing major sites (over 10 dwellings) with permission and saved Local Plan housing allocations have been totaled and incorporated into a realistic delivery forecast table. Included within this table are those sites identified as being deliverable through the 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 Rugby Borough Local Plan(2006 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)

		06/ 07	07/ 08	08/ 09	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					1429	701	360																		
H2b								412																	
H2c	a)net additions							338	558	567	618	537	534	0	0	0	0	0	0	0	0	0	0	0	0
	c) Target								504	504	504	504	504												
H2d								489	489	489	489	489	489	489	489	489	489	489	489	489	489	489	489	489	489

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 (1st April 2011 – 31st March 2016) 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 1st April 2011 – 31st March 2016 is 2814 (X). The planned housing provision required for 1st April 2010 – 31st March 2015 is 2520 (Y).The indicator of the degree to which a supply of ready to develop housing sites is maintained is $(2814/2520) \times 100 = 112\%$. 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.

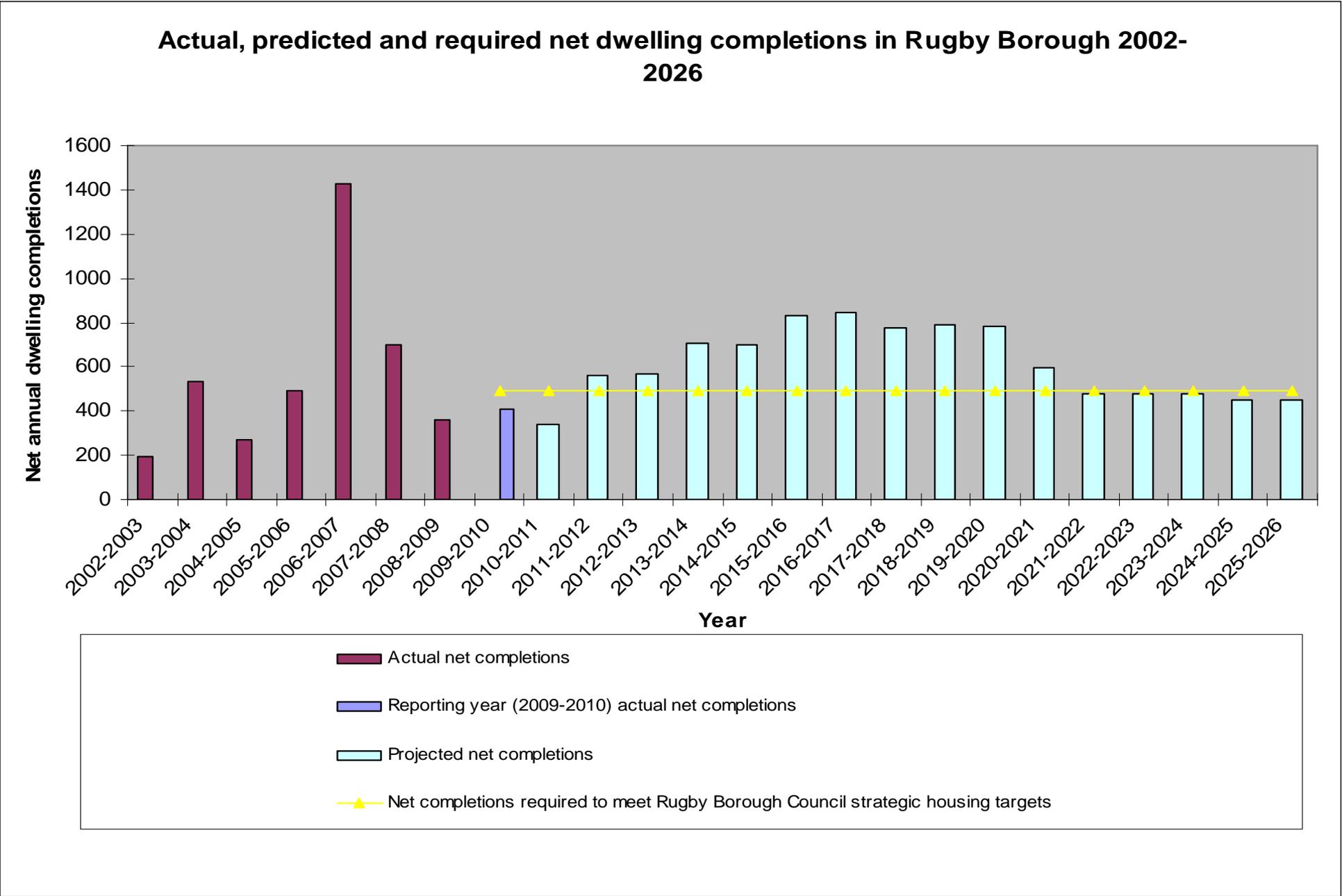


Figure 8e: Housing Trajectory.

Housing Development on Previously Developed Land:

This section of the housing chapter focuses on the use of Previously Developed Land for residential development. Figure 8f addresses the requirements of Core Output Indicator H3 of the 2/2008 update.

H3	Gross additional dwellings 2009 - 2010	% of additional dwellings on PDL
	429	49.1%

Figure 8f: Dwellings delivered on previously developed land.

The following figure 8g shows the annually reported Best Value Performance Indicator 106 (BVPI 106) which also looks at the percentage of new homes built on PDL over time. The following figures have been taken from the Valuation Office list for Rugby Borough relating to the collection of council tax and represents the percentage of new dwellings occupied on PDL.

Year	Percentage of new homes built on previously developed land.
2002-3	18%
2003-4	21%
2004-5	28%
2005-6	50%
2006-7	51%
2007-8	48%
2008-9	68%
2009-10	62%

Figure 8g: Percentage of new homes built on previously developed land over time

Figure 8h graphically represents the amount of new housing development built on PDL over times, in line with the figures derived from Valuation Office information. The chart is a good visual representation and once again shows that the Borough Council has been successful in securing housing development on previously developed land in the past year.

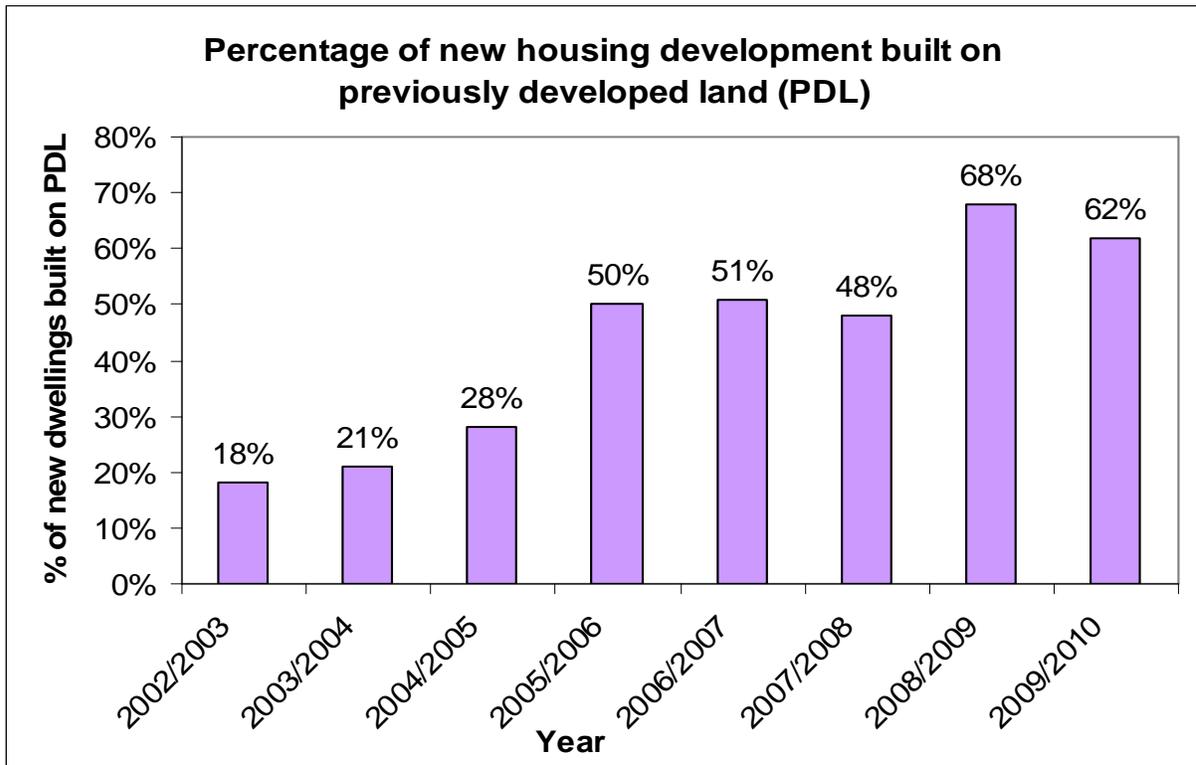


Figure 8h: Percentage of new homes built on previously developed land over time

To provide meaningful monitoring information in relation to Government policy objectives, the number of dwellings granted planning permission on PDL is now reported below in Fig 8i, this summarises the information gathered during the 2009/2010 monitoring period relating to the number of new dwellings permitted on PDL.

Planning Permission Category	Number of dwellings permitted
Dwellings granted P/P on PDL	75
Dwellings granted P/P not on PDL	180
Total number of dwellings granted P/P	255

Figure 8i: Number of dwellings granted planning permission on PDL

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 Previously Developed Land has been extremely effective during the monitoring period.

Density of housing development:

The following figures have been extracted from the Borough Councils single site housing spreadsheet which monitors the progress being made in house building across the Borough. For the effective monitoring of housing densities, only those sites which will accommodate over 10 dwellings have been analysed to inform this report.

Year	Percentage of dwellings completed at:		
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	More than 50 dwellings per hectare
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%
2009-2010	25%	15%	59%

Figure 8j: Density of housing development.

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

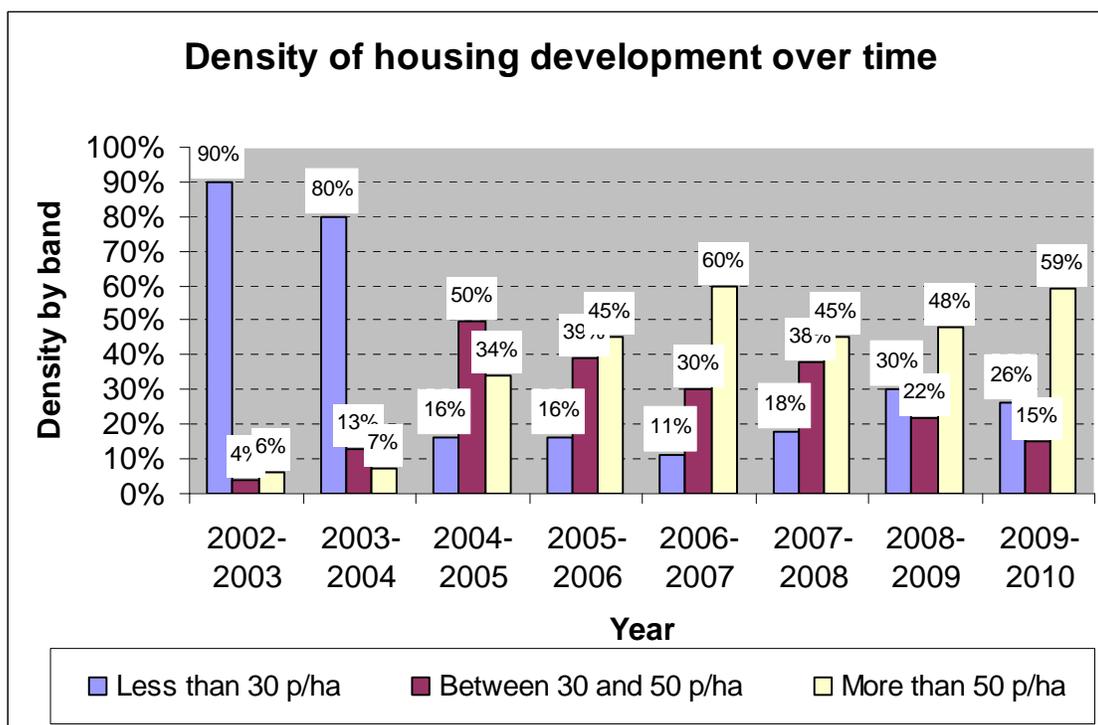


Figure 8j: Density of housing development.

The previous figures 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 completed with a density of 30 dwellings per hectare or below. The key finding from the above figures is the significant increase from 2002 of those dwellings completed at a density of 50 dwellings per hectare or more.

Gypsy and Traveler Sites:

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

H4	Permanent	Transit	Total
Net additional pitches for Gypsy and Travelers.	12	0	12

Figure 8k: Number of pitches for Gypsy's and Travellers permitted 2009-10

Affordable Housing Provision:

The widening home ownership opportunities and ensuring the delivery of high quality housing for all, together with improving affordability across the housing market are key Government housing objectives. In line with this one of the Councils priorities is to "meet the housing needs of our residents both now and in the future". Therefore the Annual Monitoring Report is important in demonstrating the success the Borough Council has had in securing the delivery of affordable housing.

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

Figure 8l shows the gross number of affordable dwellings delivered during the 2009-2010 monitoring period in line with the requirements set out within H5 of the 2/2008 update to the Core Output Indicators.

	Social rent homes provided	Intermediate homes provided	Affordable homes total
H5	70	53	123

Figure 8l: Gross number of affordable dwellings delivered by type 2009-10

The information contained below within figure 8m is taken from the regional monitoring returns submitted by RBC since 2004. It shows the delivery of 810 affordable dwellings between 1st April 2004 and 31st March 2010.

	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	TOTALS
Local Authority	0	0	0	0	0	10	10
RSL - Rented	22	19	118	181	28	70	438
RSL – Shared Ownership	20	18	98	39	0	23	198
Discounted Market	0	117	4	3	19	21	164
SUB TOTAL	42	154	220	223	47	124	810
Other (Unknown tenure)	0	0	0	0	0	0	0
TOTAL	42	154	220	223	47	124	810
Total housing completions	273	494	1429	701	360	412	3669
% Affordable provision.	15.4	31.2	15.4	31.9	13.05	30.09	22.0%

Figure 8m: Affordable housing completions by tenure (2004-2010)

Building for Life:

Building for Life is run by CABE 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 neighbourhoods.

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 2009-2010 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 8n.

H6	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
	0	0	0
	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
	0	0	0
	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
	1	85	311
	Number of sites with a building for life assessment of less than 10	Number of dwellings on those sites	% of dwellings of less than 10
	4	188	69
	Total number of housing sites (or phases of housing sites)	Number of dwellings on those sites.	
	5	273	

Figure 8n: Building for Life results (2009-10)

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 2009-2010 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.

E1	Number of planning permissions granted approval contrary to Environment Agency advice on flooding and water quality grounds.
	0

The above clearly shows that no planning permissions were granted approvals which were contrary to Environment Agency advice. It must be highlighted that the Environment Agency did object to 20 individual planning applications during the monitoring period, on all occasions their concerns were addressed.

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.

E2	Losses or additions to areas of importance to biodiversity.		
	Losses	Additions	Total
	0	0	0