Rugby Borough Council Local Development Framework

Annual Monitoring report

DECEMBER 2011

BOROUGH
RUGBY
COUNCIL

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For further details regarding the content of this report please contact:

Forward Planning Team
Rugby Borough Council
Planning and Culture Services
Town Hall
Evreux Way
Rugby
CV21 2RR

T: (01788) 533533

F: (01788) 533778

E: forwardplanning@rugby.gov.uk

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1: Introduction:

1.1 This is the seventh 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 year 1st April 2010 to 31st March 2011.

1.2 The AMR provides 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.

1.3 Monitoring is important to RBC to establish what is happening now and what may happen in the future. The production of the AMR allows for the comparison of trends within the Borough against existing and emerging policies and targets to determine what needs to be done.

1.4 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:

1.5 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. The production of the AMR in terms of design and best practice has been assisted by 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.

1.6 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: Executive Summary

2.1 This executive summary gives a brief overview of the content of each chapter of the Annual Monitoring Report.

Business Developments and Town Centre:

2.2 Progress has been made towards meeting one of the Councils priorities for enterprises to enjoy, achieve and prosper within the Borough. The performance of Rugby Town Centre has once again been positive in light of the wider macro-economic problems. The 2010-2011 monitoring period has seen the completion of 2841 m² of A1 retail floor space and the completion of a 600 m² hotel at the former livestock market.

Housing:

2.3 Since 2006, 3322 (net) dwellings have been delivered in the Borough to meet Rugby Borough Councils strategic housing target of 10,800 net additional dwellings between 2006 and 2026. The annual completion rate has been 664 dwellings per annum; the required delivery rate for housing now stands at 493 net additional dwellings per annum for the remainder of the plan period. The housing chapter of this report demonstrates that the Borough Council has a five year deliverable supply of land for housing and also sets out the level of affordable housing which has been delivered in the Borough during the monitoring period.

Environmental Quality:

2.4 The monitoring period has once again been positive in terms of environmental quality. The Environment Agency were once again consulted on a number of applications, on 6 occasions they objected to proposals which they felt were inappropriate in areas at risk of flooding. For the fourth year in succession there were no instances of planning permission being granted which was contrary to Environment Agency advice.

3: Rugby Borough Profile:

3.1 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.

3.2 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 91,000 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.

Local Community

3.3 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.

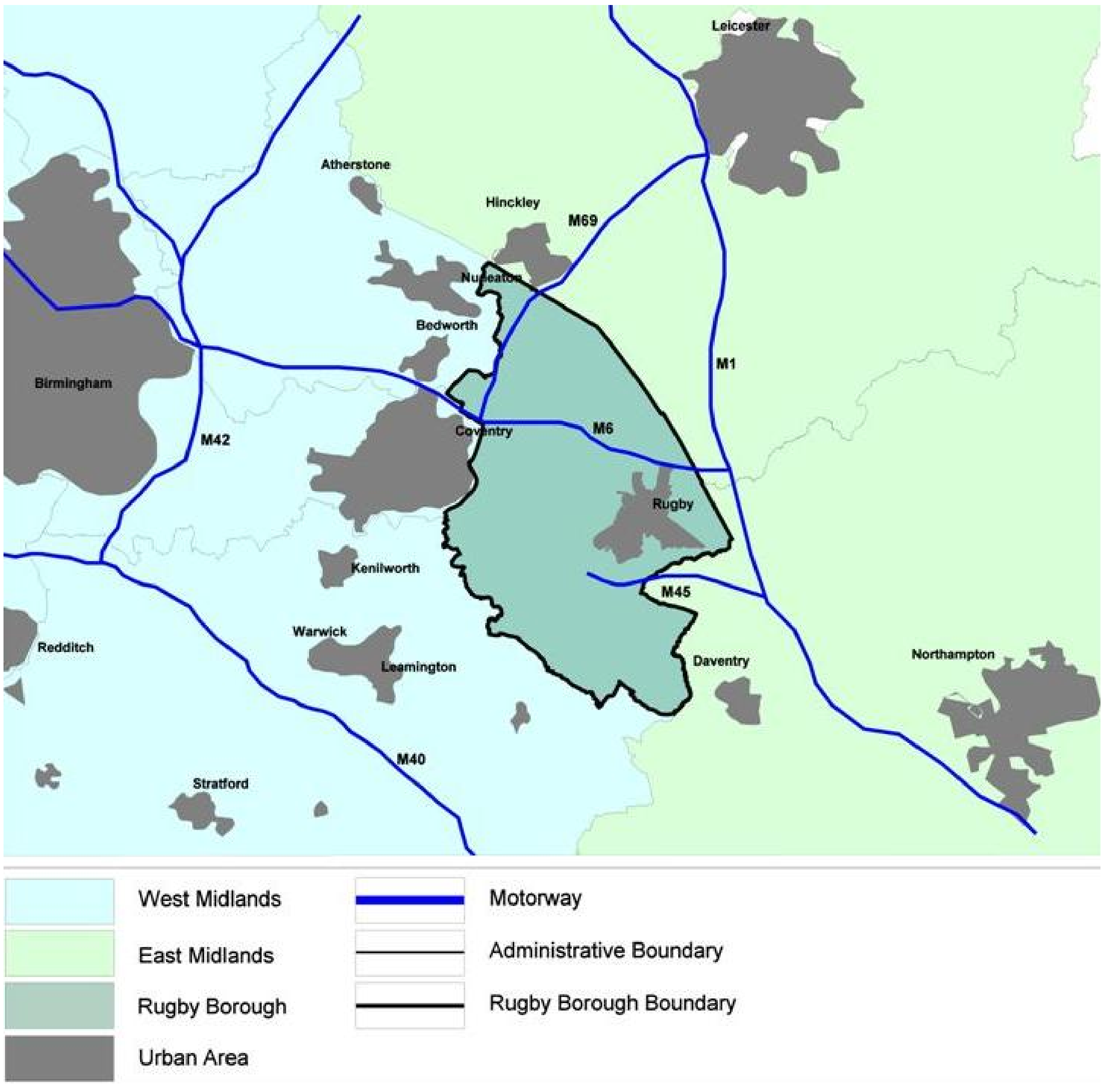
3.4 The average household size within the Borough of Rugby is 2.35 persons. However the number of households has risen faster than the population with around a quarter of Rugby's 39,000 households occupied by a single person.

3.5 Rugby has settled and well-established ethnic minority communities, making up around 10.3% of the total population, 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.

3.6 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.

3.7 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 (2007), 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 also has a number of villages that feature in the bottom 10% nationally with regard to access to services.

Figure 3a: Rugby's Regional Context



3.8 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

3.9 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%.

3.10 Rugby Borough has a traditionally low rate of unemployment that has recently risen to 3.9% 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. This is off set 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.

3.11 Rugby Town Centre most recently has seen the development of the Swan Shopping Centre adding to the centre's wide range of stores, including many independent specialist stores. Proposals are afoot for the redevelopment of the former cattle market and Herbert Grey College alongside further pedestrianisation of the Town Centre which will 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 of 10.8%. More recently, there have been a number of vacancies, due to the economic circumstance of certain retailers, which has led to the closure of their stores nationwide.

Local Transport Network

3.12 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

3.13 The Borough's residents live in a delightful and attractive environment with Caldecott Park, Coombe Abbey Country Park and Draycote Water available for social and recreational purposes. In 2009 Rugby had a total of 28 designated Local Sites of which 3 are Local Geological Sites and 25 Local Wildlife Sites. There are also over 150 possible Local Wildlife Sites awaiting assessment. To the west of the Borough there is a large swath of Green Belt separating it from the City of Coventry.

3.14 Within the Borough there are 19 Conservation Areas, 6 Grade 1 Listed Buildings, 30 Grade II* Listed Buildings and 460 Grade II Listed Buildings. Spread throughout the Borough are 26 Scheduled Monuments and 5 Registered Gardens at Bilton Grange Grade II, Coombe Abbey Grade II*, Ryton House Grade II, Newnham Paddox Grade II, and Dunchurch Lodge Grade II. There are currently 11 assets on the Heritage at Risk Register within the Borough (2009).

3.15 There is an Air Quality Management Area existing within Rugby Town due to an excess of nitrogen dioxide, related primarily to specific traffic congestion issues near the centre of the town. The Borough's traffic flow between 2002 and 2007 has increased by 21%, the largest growth experienced within Warwickshire. The completion of the new Western Relief Road will provide a new north-south route and help to alleviate the increase in traffic flows.

Sustainable Growth

3.16 The town of Rugby will grow by 35% up to 2026. Creating high quality new development, which achieves a range of social, economic and environmental objectives will require careful design and delivery and the input of a wide range of organisations and communities. Responses to consultation have been clear in the desire to see the improved services that growth can bring alongside the retention of a market town character and the protection of the natural environment.

Economic Diversification

3.17 Rugby's business base is dominated by small to medium sized enterprises (SME) that currently includes a relatively high number of firms connected to construction, manufacturing, and engineering trades. This is complemented by larger distribution based enterprises located in the Borough because of the extensive strategic infrastructure network and excellent connectivity to key cities, regions and ports.

3.18 Rugby's economy is projected to diversify over the next twenty years, with increased representation of service providers based in the Borough. The major challenge will be to ensure stability in the economy through a balanced representation of key sectors, including manufacturing, distribution, and services.

Town Centre

3.19 Rugby faces strong retail competition from higher level centres in surrounding areas and a significant proportion of the Borough's residents currently shop outside Rugby resulting in an estimated £80 million of lost expenditure.

3.20 The population of Rugby is comparatively affluent and mosaic social groups A, B and C make up 70% of the population. Research shows that these groups are not sufficiently catered for in Rugby Town Centre. Public consultation indicates that growth and development around Rugby should primarily seek to support and compliment investment in the Town Centre.

Sustainable Transport

3.21 The Rugby area, focused on the town, has experienced increased levels of car based travel in the last decade with high percentages using private transport to travel to work. Whilst bus and train trips have also consistently increased year on year it has been at a rate less than that of private car trips. Such trends have consequences for congestion, pollution, viability of local services and climate change.

3.22 Less than 5% of local residents travel to work by public transport whereas Rugby has a good cycle network with 14% travel to work on foot or by bike. The local population identifies further expansion of the cycle network and improvement of public transport as one of the top four priorities for improvement in the Borough.

Climate Change - Renewable energy and energy supply

3.23 Rugby Borough has the highest level of thermal demand and carbon emissions of all the districts in the Coventry, Solihull and Warwickshire sub-region. Whilst analysis has suggested there is significant potential for the provision of wind energy developments in the Borough, in common with the other districts in the sub-region, there is relatively little installed renewable energy capacity in the Borough. Public consultation has indicated an appetite amongst the local population for new development to go further in managing its carbon emissions.

4: Business Development and Town Centre:

4.1 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:

4.2 In order to accommodate future projected employment growth an indicative long term employment land development target of 108 hectares is required in the Borough between 2006 and 2026. Some of this allocation has already been accounted for and therefore approximately 67 hectares need to be delivered.

4.3 Figure 4a gives a clear indication of the amount of floor space created within the Borough for Town Centre Uses in the 2010-11 monitoring period.

Figure 4a: Employment floor space completions (2010-11) by use class, amount of employment floor space built on previously developed land (2010-11), hectares available for employment development by use class.

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

4.4 As shown, there were no completions in any of the above categories in 2010-11. However the monitoring period did see significant progress towards the completion of the 12.4 Ha Manufacturing Technology Centre site at Ansty, this building was opened in December 2011 which falls outside of the monitoring period. Work has not yet started on the 3826 sq/m of employment floor space, granted permission in 2009-10 as part of the wider Rugby Livestock Market scheme.

4.5 Recycling employment land for other uses is referred to as “losses”. In Rugby since 1996, approaching 26 Ha of employment land has been lost.

4.6 Figure 4b outlines those employment sites which have been redeveloped since 1996 and indicates what they have been recycled in to.

Figure 4b: 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:

4.7 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.

4.8 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 4c: 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**

4.9 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 of the A456 Leicester Road which is one of the main transport corridors into Rugby. Figure 4e outlines the current occupiers of the site.

Figure 4d: 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**

4.10 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 4e: 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
Maplin Electronics	**640**
TOTAL	**7155 Sq/M**

4.11 During the 2010-2011 monitoring period Rugby has seen the delivery of 2841m² of new retail floor space outside of the Town Centre. There has been no new office floor space delivered within the Borough, however 600m² of leisure development has been achieved through the delivery of a new Travelodge hotel at the former Livestock Market outside of the Town Centre. Progress was made in the completion of a new retail unit at Junction 1 Retail Park, Leicester

Road, Rugby. This unit was opened to the public in the summer 2011, due to this taking place outside of the monitoring period it has not been included in the Borough Council's retail monitoring return. It has been included in the table above in the interests of completeness to provide an up to date assessment of the Borough's out of town retail parks.

Figure 4f: Total amount of floor space completed for "town centre uses" within the Borough 2010-2011.

		Use Class					
Floor space		**A1**	**A2**	**B1a**	**D2**	**C1**	**Total**
	Gross	2841m²	0	0	0	600m²	3441m²
	Net	2841m²	0	0	0	600m²	3441m²

Rugby Town Centre:

4.11 In order to provide a range of goods and services for the Borough's residents and taking account of the housing and employment allocations, Rugby Town is considered in the Rugby Retail and Leisure Study as being capable of supporting 20,100m² of comparison retail floorspace by 2026. The study tested the comparison floorspace provision for the whole of the Core Strategy plan period and the target takes account of the ASDA and Swan Centre development. Also, to shift the focus of investment in new office floorspace away from out-of-centre locations and into the town the Core Strategy proposes that 30,000m² of new office development should be located within or on the edge of Rugby town centre for the period 2006-2026.

Town Centre Survey:

4.12 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 looked at the uses within those ground floor units within the designated Primary Shopping Area, as shown on the Borough Council's Core Strategy proposals maps. This Primary Shopping Area was formally adopted as part of the Borough Council's Core Strategy in June 2009, in previous years the town centre survey provided analysis against the former town centre primary shopping area and as such it would be of little use to compare the results of this years survey to previous years. However, this does not discount the inclusion of Figure 4g which can be used as a baseline to be monitored against in future years to highlight changes which have taken place in the town centre.

4.13 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.

4.14 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; the results are contained in Figure 4g. (Classes listed as “other” are B2, B8, C1, C2, Sui Generis, Mixed Use and Demolished)

Figure 4g: Primary Shopping Area Results.

Use Class	2010/11 Count	% of total in 2010/11
A1	167	44%
A2	44	11%
A3	22	6%
A4	14	4%
B1	15	4%
C3	25	7%
D2	5	1%
Vacant	66	17%
Other	25	7%
TOTAL	**383**	**100%**

5: Leisure and Recreation:

5.1 An Open Space Strategy is in place, it has been prepared to guide the corporate actions of the Borough Council and to inform the negotiation/determination of planning applications. The Open Space Strategy was written using data compiled through an extensive audit of open spaces within the Borough.

5.2 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).

5.3 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.

5.4 The following figure gives a summary of the existing provision of open space within the Borough.

Figure 5a: 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**

6: Housing:

6.1 This chapter provides an overview of housing development in the Borough and the progress being made towards meeting the Borough Council's strategic housing target. 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 level of housing growth for Rugby Borough, a report justifying the Council's intention to deliver the level of housing growth set out in the Core Strategy received Cabinet endorsement on 23rd August 2010.

Housing Targets:

6.2 Rugby Borough Council will deliver 10,800 dwellings within the Borough between 2006 and 2026 with at least 9,800 accommodated within or adjacent to Rugby Town itself. The following information relates to the progress being made towards meeting the housing target contained within the Core Strategy.

Figure 6a: Plan period and housing targets.

Start of plan period	End of plan period	Total housing requirement
1/4/2006	31/3/2026	10,800

6.3 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. The graph below sets out the year on year deliver of dwellings within the Borough since 1st April 2000. Between 1st April 2006 and 31st March 2011, 3322 dwellings (net) have been completed within Rugby Borough at an average annual rate of 664. Figure 6c sets out the gross number of dwellings which have been built since 2006.

Fig 6b: Net additional dwellings in Rugby Borough by year 2000-2011

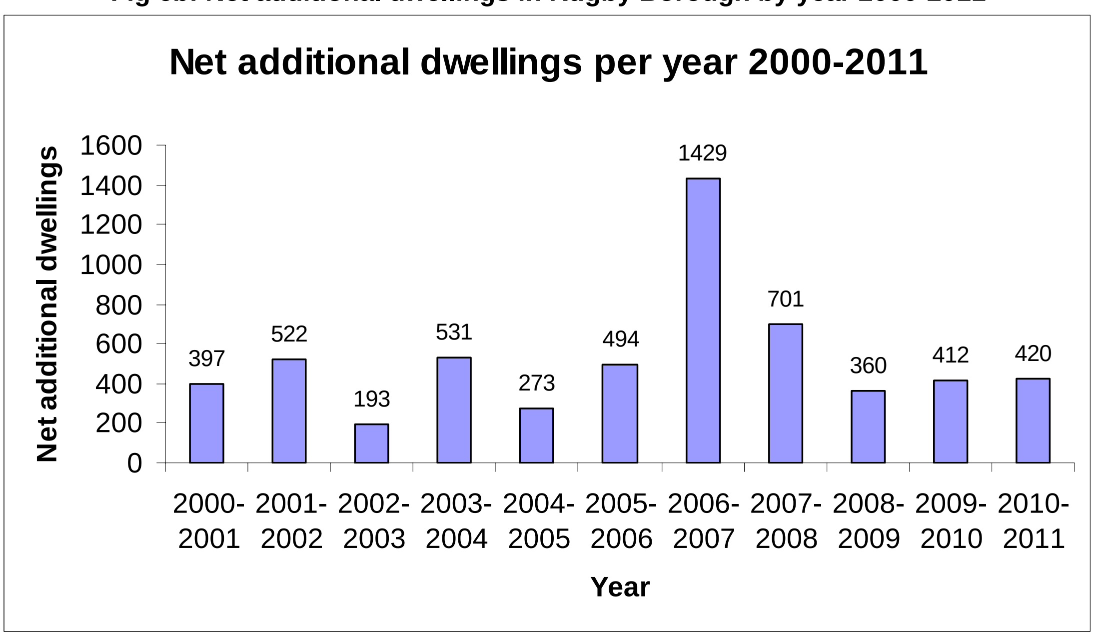
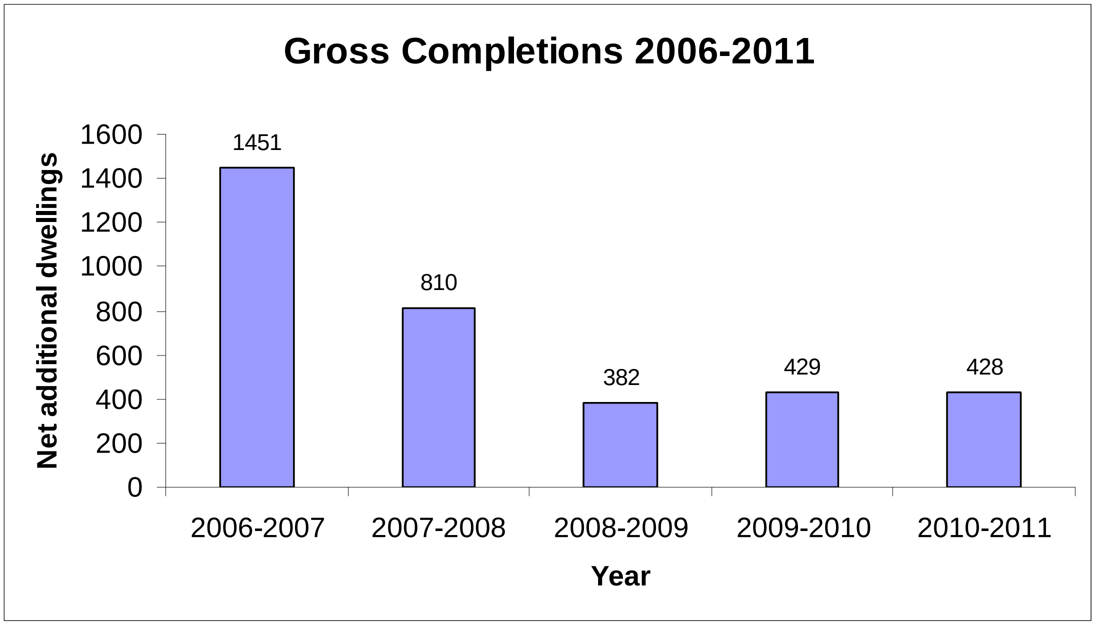


Figure 6c: Gross dwelling completions in Rugby Borough 2006-2011.



6.4 Figures 6d and 6e have been produced to outline the Council's progress towards meeting the strategic housing target for the Borough. The figures show actual net completions and predicted future annual completion rates from March 2011 – April 2026. The managed delivery targets within the figures highlight the delivery rates required to meet the Borough Council's strategic target.

6.5 In order to determine future completion rates a realistic delivery forecast table has been produced and is available on request. This forecast table comprises of existing major sites (over 10 dwellings) with permission, saved Local Plan housing allocations, deliverable sites from the Strategic Housing Land Availability Phase 2 Assessment, June 2009 and the two urban extensions allocated within the Core Strategy.

Figure 6d: Actual net additional dwellings and projected net additional dwellings required to meet the Borough Council's strategic housing target.

Year	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
Actual net additional dwellings	1429	701	360	412																
2010-11 net additional dwellings.					420															
Projected net additional dwellings						157	337	484	552	711	721	728	680	738	685	670	475	475	475	450
5 year requirement 2012-2017							511	511	511	511	511									
Required annual rate 2010-2026					493	493	493	493	493	493	493	493	493	493	493	493	493	493	493	493

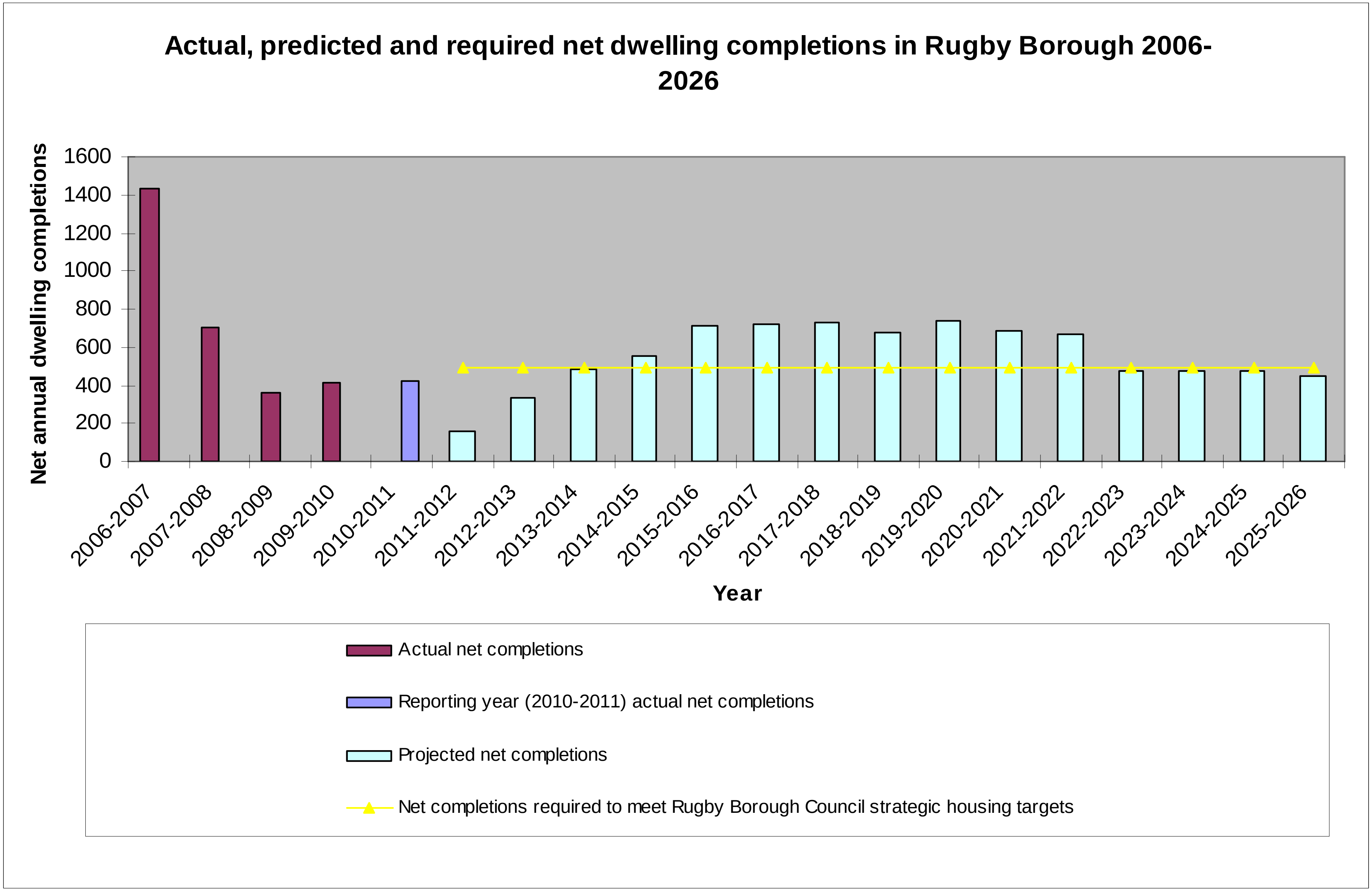
National Indicator 159:

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) x 100, where X = The amount of housing that can be built on deliverable sites for the 5 year period (1st April 2012 – 31st March 2017) 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 2012 – 31st March 2017 is 2805 (X). The planned housing provision required for 1st April 2012 – 31st March 2017 is 2555 (Y).The indicator of the degree to which a supply of ready to develop housing sites is maintained is (2805/2555) x 100 = 110%. 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 6d: Housing Trajectory.



Housing Development on Previously Developed Land:

6.6 This section of the housing chapter focuses on the use of Previously Developed Land (PDL) for residential development. Figure 6e shows that 62% of the gross number of dwellings delivered during the monitoring period were built on PDL

Figure 6e: Dwellings delivered on previously developed land.

Gross additional dwellings 2009 - 2010	% of additional dwellings on PDL
428	62%

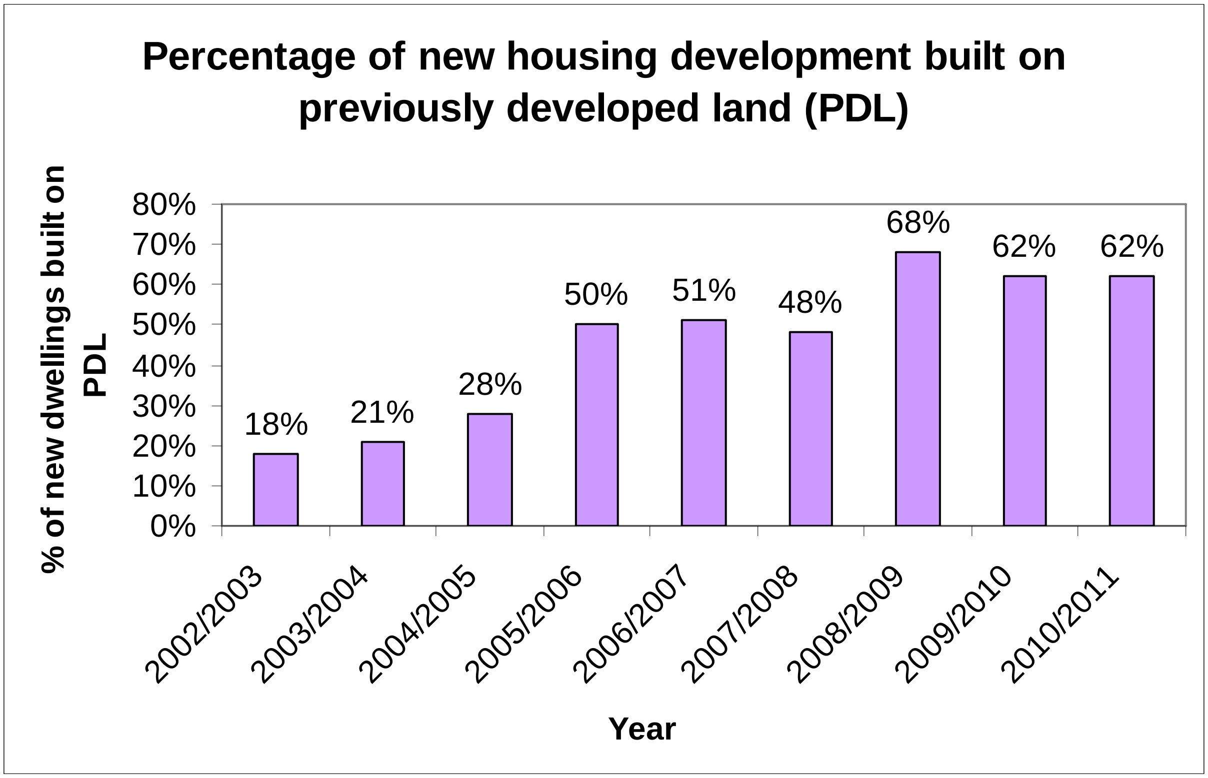
6.7 The following figure presents the annually reported Best Value Performance Indicator 106 (BVPI 106) which looks at the percentage of new homes built on PDL over time.

Figure 6f: Percentage of new homes built on previously developed land over time

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%
2010-11	62%

6.8 Figure 6g graphically represents the amount of new housing development built on PDL over time. 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 6g: Percentage of new homes built on previously developed land over time



6.9 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 6h, this summarises the information gathered during the 2010/2011 monitoring period relating to the number of new dwellings permitted on PDL.

Figure 6h: Number of dwellings granted planning permission 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

6.10 From the information within this section of the report it can be concluded that the Borough Council has been successful in directing new housing development towards Previously Developed Land during the monitoring period.

Density of housing development:

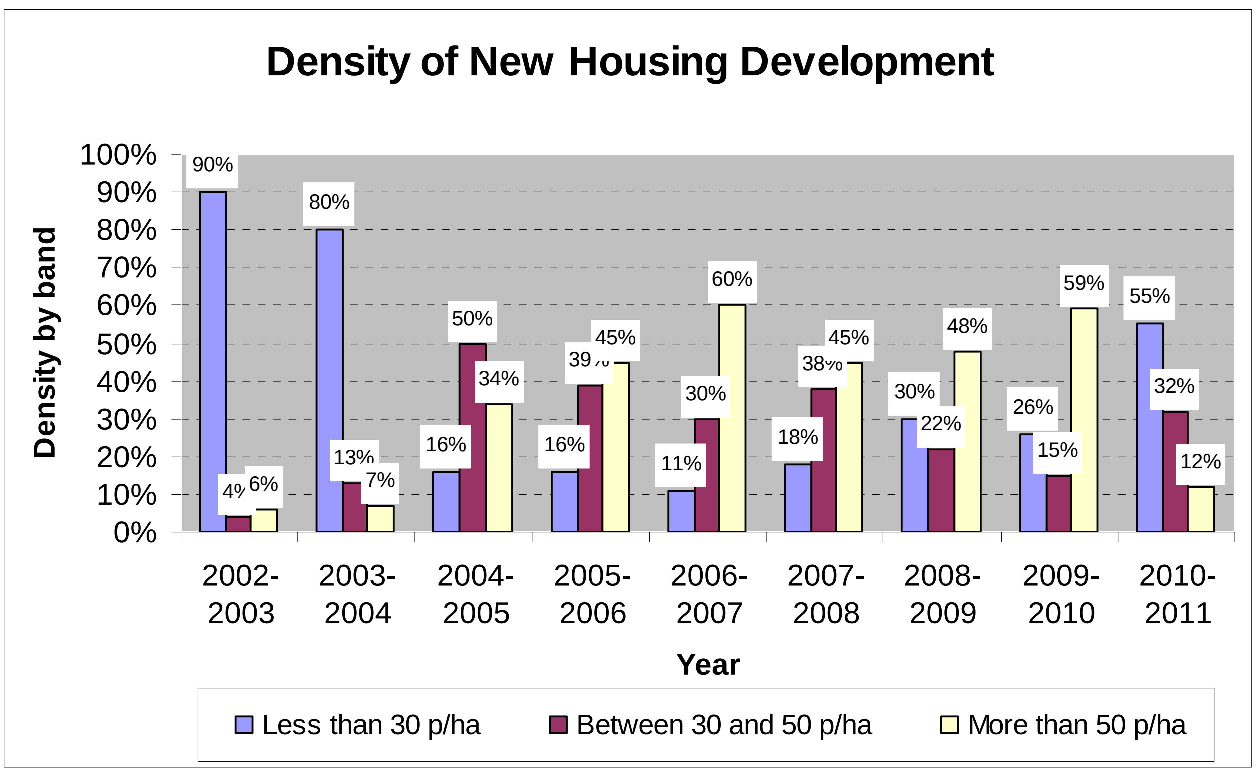
6.11 The following figures have been extracted from the Borough Councils single site housing spreadsheet which monitors the progress being made in house building across the Borough.

Figure 6i: Density of housing development.

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%
2010-2011	55%	32%	12%

6.12 Figures 6i (Above) and 6j (Below) highlight the result of each housing summary return since 2003. The collection of this information allows analysis of the densities which are being achieved by housing developments throughout the Borough.

Figure 6j: Density of housing development.



6.13 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:

6.14 Local Planning Authorities are required to have regard and make provision for the accommodation needs of Gypsy and Travelers. Figure 6k is produced to show the number of pitches permitted, by type, during the monitoring period.

Figure 6k: Number of pitches for Gypsy's and Travellers permitted 2009-10

	Permanent	Transit	Total
Net additional pitches for Gypsy and Travelers.	11	0	11

Affordable Housing Provision:

6.15 The widening of 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.

6.16 Through the monitoring of Section 106 agreements and close working relationships with Preferred Partner Registered Providers (RP's) allows for both more accurate monitoring and increased efficiency in the delivery of affordable housing.

6.17 Figure 6l shows the gross number of affordable dwellings delivered during the 2010-2011 monitoring period.

Figure 6l: Gross number of affordable dwellings delivered by type 2009-10

Social rent homes provided	Intermediate homes provided	Affordable homes total
74	41	115

6.18 The information contained below within figure 6m is taken from the regional monitoring returns submitted by RBC since 2004. It shows the delivery of 883 affordable dwellings between 1st April 2005 and 31st March 2011.

Figure 8m: Affordable housing completions by tenure (2005-2011)

	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	TOTALS
Local Authority	0	0	0	0	10	10	20
RSL - Rented	19	118	181	28	70	64	490
RSL – Shared Ownership	18	98	39	0	23	41	219
Discounted Market	117	4	3	19	21	0	164
TOTAL	154	220	223	47	124	115	883
Total housing completions	494	1429	701	360	412	420	3816
% Affordable provision.	31.2	15.4	31.9	13.05	30.09	27.3	23.1%

7: Environmental Quality:

7.1 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 2010-2011 monitoring period.

Fig 7a: Number of planning permissions granted approval contrary to Environment Agency advice on flooding and water quality grounds.

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

7.2 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 provide comments of 6 individual planning applications during the monitoring period, on 3 occasions their concerns were addressed, one application the Environment Agency only provided comments and two applications were refused in line with comments which they provided.

7.3 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.

Fig 7b: Losses or additions to areas of importance to biodiversity.

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