



RUGBY BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK



ANNUAL MONITORING REPORT



DECEMBER 2013



1: Introduction

- 1.1 This is the ninth 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 2012 to 31st March 2013.
- 1.2 The AMR provides a representative snapshot of the most significant changes experienced 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 for 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 are consistent with those from previous years to allow for ease of comparison and to ensure that monitoring remains relevant.

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 2012-2013 monitoring period evidences 56.3% of A1 retail units in the Primary Shopping Area. This complies with Policy CS7 of the Rugby Borough Core Strategy whereby a dominance of A1 use class is required.

Housing

- 2.3 Since 2006, 3984 (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 569 dwellings per annum; the required delivery rate for housing now stands at 524.3 net additional dwellings per annum for the remainder of the plan period. Appendix A of this document highlights that the Borough Council has a 3.29 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. During the year, the Environment Agency were consulted on a number of applications, and for the sixth year in succession there were no instances of planning permission being granted which was contrary to Environment Agency advice.

3: Rugby Borough Profile

RBC Strategic Objectives: Economic and Environment

Core Strategy Policies: CS11, CS12, CS13, CS16, CS17, CS18

- 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 100,100 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.
- 3.3 There are currently 14 Parish Plans in place within Rugby Borough; work is currently ongoing in a number of Parishes to complete a Parish Plan within the 2013/14 period. The 2012/13 monitoring period also saw the completion of four Local Housing Needs Surveys for the Parishes of Monks Kirby, Pailton, Princethorpe and Withybrook.

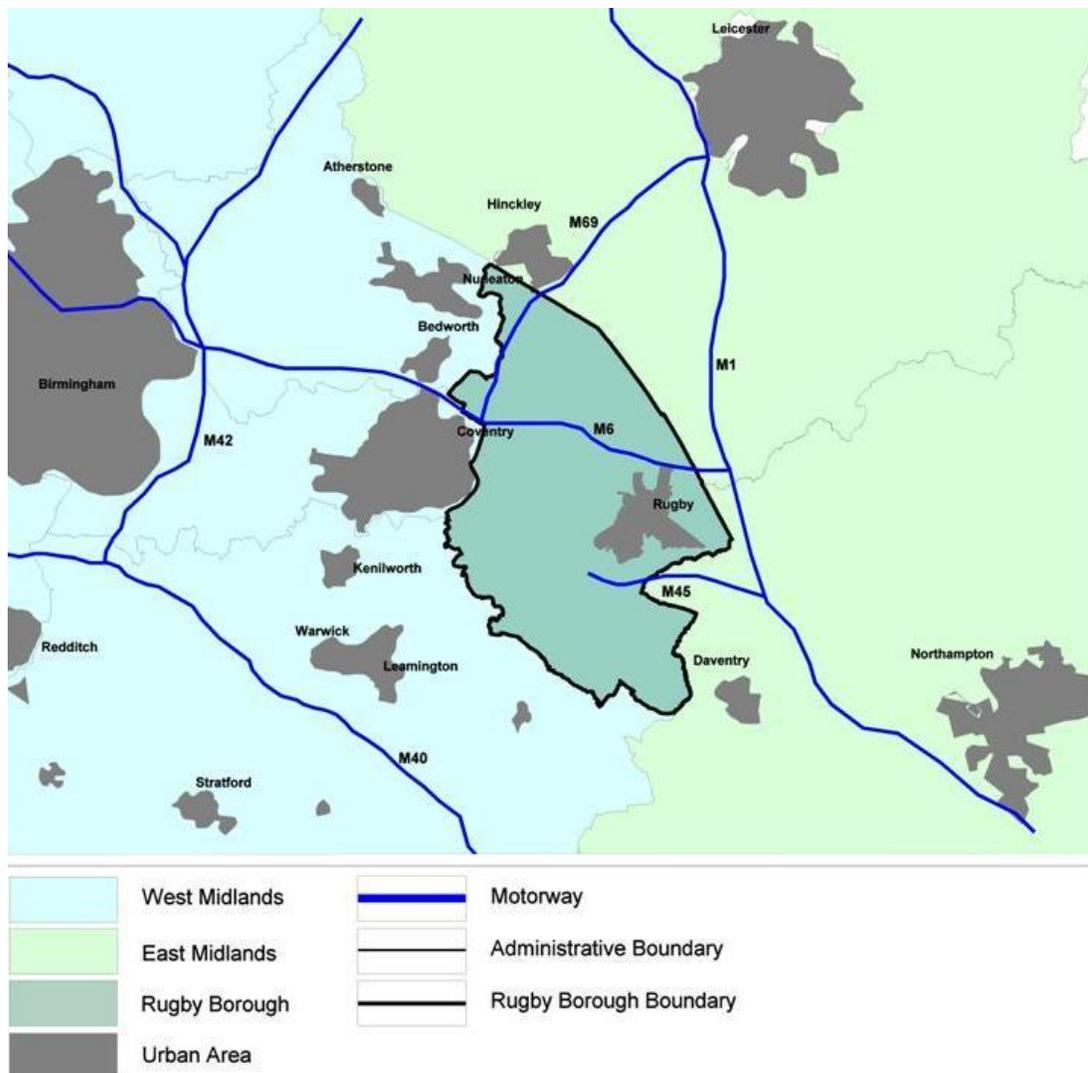
Local Community

- 3.4 The Boroughs 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. The projected population increase between 2010 and 2035 is expected to be 30%. This is the largest projected population increase in Warwickshire.
- 3.5 Whilst numbers of young people are in decline the number of over 50s is beginning to increase sharply. Across Warwickshire as a whole, the highest rates of projected population growth are in the groups aged 65 and over. The rate of growth at these older ages increases with age, with the eldest age group (those aged 85 and over) projected to increase by over 190% by 2035. This trend is reflected across all the districts and boroughs.
- 3.6 The average household size within the Borough of Rugby is 2.34 persons. The number of households has risen faster than the population, whereby an increase of 7.37% can be seen in the number of households resulting in 41,875 households being recorded. This is partly due to nearly a quarter of Rugby's households being occupied by a single person.
- 3.7 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.
- 3.8 The average house price in the Borough (December 2013) was £213,514, which shows an increase of 3.5% from 2012. This is below the national average and the neighbouring areas of Stratford and Warwick, however significantly higher than the neighbouring areas of Nuneaton and Bedworth and North Warwickshire. 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.

- 3.9 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



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 Boroughs 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 transport and storage sector currently accounts for 8.5% of the Boroughs 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 largest industry sector in the Borough is the wholesale and retail trade sector which accounts for 18.1% of the total. The second largest sector is the manufacturing sector, which accounts for 11.9% of employment within the Borough. The proportions of both of these sectors are higher than county averages.

- 3.10 Data from previous years evidences that the unemployment rate in Rugby has been consistently lower than national averages. In comparison to neighbouring authorities within Warwickshire, Rugby has the highest level on unemployment and the highest level of those in full time employment. This figure is continuing to rise as the market is coming out of the recession.
- 3.11 There are 72,759 residents economically active (aged 16-74 years) within the Borough. This accounts for 72.7% of the Borough, in comparison to 72.6% regionally and 73.3% nationally. The proportion of workers in Rugby working full time is the highest in the county and has the 22nd highest rank in the UK. The working population of Rugby is also more highly qualified than comparable regional averages, with 29.7% holding a degree level qualification or higher. Rugby also illustrated a significantly lower figure than regional averages when comparing the percentage of the population with no qualifications, whereby a figure of 12.7% was seen in comparison to the West Midlands figure of 14%. Rugby's high percentage of highly qualified residents in comparison to the relatively low percentage of residents with no qualifications enables the Borough to support a range of professional and skilled occupations. These figures should, however, be compared to national averages, whereby 32.9% of the population holds a degree level qualification or higher and just 10.6% of the population have no qualifications.
- 3.12 The development of the Swan Shopping Centre, along with continuing proposals for the redevelopment of the former cattle market and Herbert Grey College illustrate that Rugby Town is continuing to develop. Plans to pedestrianise the Town Centre are also underway, which will revitalise the Town Centre adding to the centres wide range of stores, including many independent specialist stores. The primary shopping area of Rugby town centre had a vacancy rate of 8.9% of its units which illustrates from the 2012 figure of 10% and is below the national average of 14.5% (2013). However, the vacancy rate in 2006 was 6% which illustrates a significant increase over the past seven years. A major factor influencing such an increase is the economic circumstance of certain retailers, which has led to the closure of their stores nationwide.

Local Transport Network

- 3.13 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 Boroughs 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. Approximately four miles from Rugby Town Centre is the Daventry International Rail Freight Terminal, one of the key rail freight interchanges in Europe.

Local Environment

- 3.14 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.
- 3.15 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 (2013).
- 3.16 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 Boroughs traffic flow between 2002 and 2007 has increased by 21%, the largest growth experienced within Warwickshire. The completion of the new Western Relief Road has provided a new north-south route which helps to alleviate the increase in traffic flows.

Sustainable Growth

- 3.17 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

- 3.18 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.
- 3.19 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

- 3.20 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.
- 3.21 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

- 3.22 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.
- 3.23 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 (Warwickshire Observatory, 2012). 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

- 3.24 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

RBC Strategic Objectives: Social, Economic and Environment

Core Strategy Policies: CS5, CS6, CS7, CS8, CS9, CS18

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 UKs 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 Councils 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 what has been permitted in the 2012-13 monitoring period and the status of existing employment proposals.

Figure 4a: Permissions for employment 2012-13

Development	Permitted floorspace (sq.m)	Stage of development	Occupied
Ryton Prologis			
Site A: DC6 and part of DC7	51860	Application	No
Site B: DC1-DC5 and part of DC7	120770	UC*	Part
Site C	40000	Application**	No
HTA site, A5			
R13/1751	5000	Renewal of application***	No
Ansty Park			

ANSTY PARK SAINSBURYS	279000	Full planning permission	Yes
ANSTY PARK MTC ANSTY HIGH TECHNOLOGY PARK	124000	Full planning permission	Yes
Coton Park			
Automotive Installations	65000	Full planning permission****	No
Rugby Gateway			
Phase 5 and 6	Unknown	Outline planning permission	No
Ansty Park			
Potential Sainsburys	Unknown	Pre-app*	No
Ansty Park Rolls Royce 1	113021	Pre-app*	No
Coton Park			
Automotive Installations	65000	Full planning permission	No
Rugby Gateway			
Phase 5 and 6	Unknown	Pre-app*	No
Stretton Croft			
Employment area	Unknown	Outline planning permission	No

*DC2 is complete, occupied by Network Rail. DC4 is under construction, LG as confirmed occupiers. DC5 is under construction, Freeman as confirmed occupiers. Construction has not commenced on DC1 and DC3. (UC= Under Construction).

**No permission, resolution from Planning Committee

***Renewal of outline planning permission

****Existing business moving to a larger premises

Out of Town Major Retail Units

- 4.4 The range of shopping on 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 1990s.
- 4.5 There are currently five major out of town supermarkets in the Rugby Borough. These are listed in Figure 4C below. There are also a number of smaller supermarkets within the built up areas, such as Tesco Express, Sainsburys Local and Co-Op stores.

Figure 4c: Major out of town food supermarkets

Supermarket	Store Size (Sq.m)
Tesco	4562
Sainsbury's	6779
LIDL, Bilton Road	871
Aldi, Hillmorton	706
Aldi, Central Park	1000
TOTAL	15018 Sq.m

- 4.6 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 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 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)
Halfords	678
TK Maxx	1224
Homebase	2815
Pets at Home	734
Vacant*	488
Brantano	1224
Vacant**	1224
Next	657
Wickes	3500
Carpetright	1000
TOTAL	13544 Sq.m

* Comet has now closed at Elliot's Field Retail Park and the unit remains vacant.

** Sports Direct has now closed at Elliot's Field Retail Park, however has now re-opened at Junction One Retail and Leisure Park on Leicester Road.

4.7 Junction 1 Retail and Leisure Park also lies off the busy Leicester Road to the north of the Town Centre in close proximity to Elliot's Field Retail Park. The site currently contains 3 leisure units, 9 retail units, 3 restaurant/fast food facilities and 875 car parking spaces. The figure below outlines the site's 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
Maplin Electronics	640
Curry's / PC World	1425
Range	2265
Sports Direct	940
Boots	951
O2/Subway	580
TOTAL	7735 Sq.m

4.11 There were no new retail, leisure or office developments recorded during the 2012-13 monitoring period in the Borough, however three permissions were granted for office developments which are yet to be delivered. The Ken Marriott Leisure Centre was also demolished and a new leisure centre has been developed, however this was not completed in the 2012-13 monitoring period.

Figure 4f: Total amount of floor space completed for "town centre uses" within the Borough 2012-13

		Use Class					Total
		A1	A2	B1a	D2	C1	
Floor space	Gross	0	0	0	0	0	0
	Net	0	0	0	0	0	0

Rugby Town Centre

- 4.8 In order to provide a range of goods and services for the Boroughs 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 floor space by 2026.

Town Centre Survey

- 4.9 The following figures are based upon a survey which was undertaken by Rugby Borough Councils Development Strategy 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 Councils Core Strategy proposals maps. The Primary Shopping Area was formally adopted as part of the Borough Councils Core Strategy in June 2011, 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 year's 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.
- 4.10 The survey has been compiled with reference to the Use Class Order as specified in the Town and Country Planning (Use Classes) Order 1987 (as amended). The full data tables from the Town Centre Survey can be made available on request.
- 4.11 The table below summarises the findings of the aforementioned survey:

Figure 4g: Primary Shopping Area Results

Use Class	2012-13 Count	% of total in 2012-13
A1	196	56.3
A2	46	13.2
A3	28	8.0
A4	17	4.9
A5	14	4.0
B1	4	1.1
B2	0	0
B8	0	0
C1	1	0.3
C2	0	0
C2A	0	0
C3	2	0.6
D1	14	1.1
D2	1	0.3
D2 sui generis	4	1.1
Vacant	31	8.9
TOTAL	348	100%

4.12 Policy CS7 within the Rugby Borough Core Strategy published in June 2011 refers to retail frontages within the primary shopping area. The policy states that proposals for development, redevelopment or change of use within the Primary Shopping Area, as defined on the proposals map, will be permitted where the proposed ground floor use is retail (use class A1). The development of other town centre uses will be supported on upper floors within the Primary Shopping Area where the retail use of the ground floor is not prejudiced.

5: Leisure and Recreation

RBC Strategic Objectives: Environment

Core Strategy Policy: CS15

- 5.1 The RBC Open Space Strategy aims 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 (SSSIs), 3 Local Nature Reserves (LNRs), 2 Regionally Important Geological Sites (RIGS) and 14 Sites of Importance for Nature Conservation (SINCs).
- 5.3 As part of the evidence base for the formulation of Rugby Borough Councils 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 / person)	Rugby Rural Area (Sq.m / 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 person's facilities	43,062	63,007	0.7	2

Civic Space	2,794	0	-	-
TOTAL	5,097,432	12,049,238	84	387

6: Housing

RBC Strategic Objectives: Social, Economic and Environment

Core Strategy Policies: CS3, CS4, CS5, CS10, CS19, CS20, CS21, CS22

6.1 This chapter provides an overview of housing development in the Borough and the progress being made towards meeting the Borough Councils strategic housing target.

Housing Targets

6.2 Rugby Borough Council will seek to 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 Figure 6b sets out the net additional dwellings that have been delivered within the Borough since 1st April 2006. Between 1st April 2006 and 31st March 2013, 3984 dwellings (net) have been completed within Rugby Borough at an average annual rate of 524. Figure 6c sets out the gross number of dwellings which have been delivered since 2006.

Fig 6b: Net additional dwellings in Rugby Borough by year 2001-2013

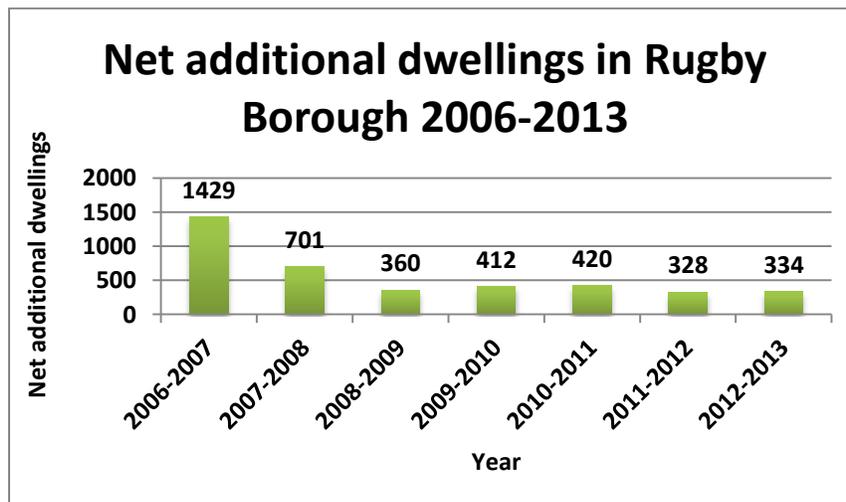
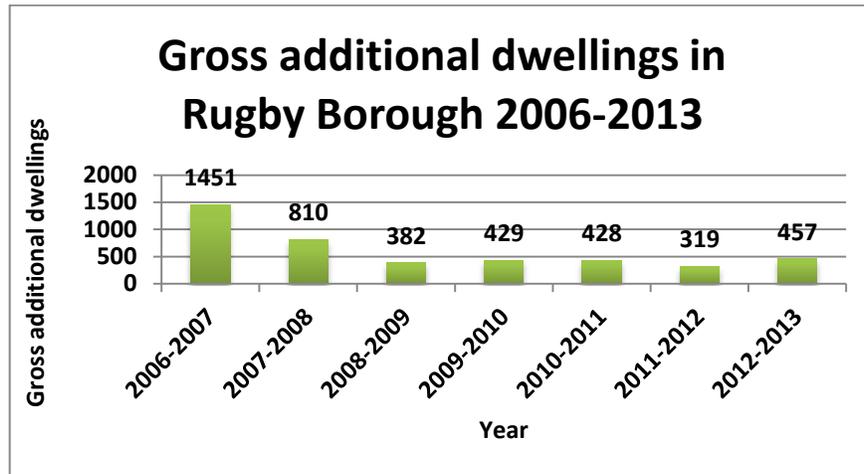
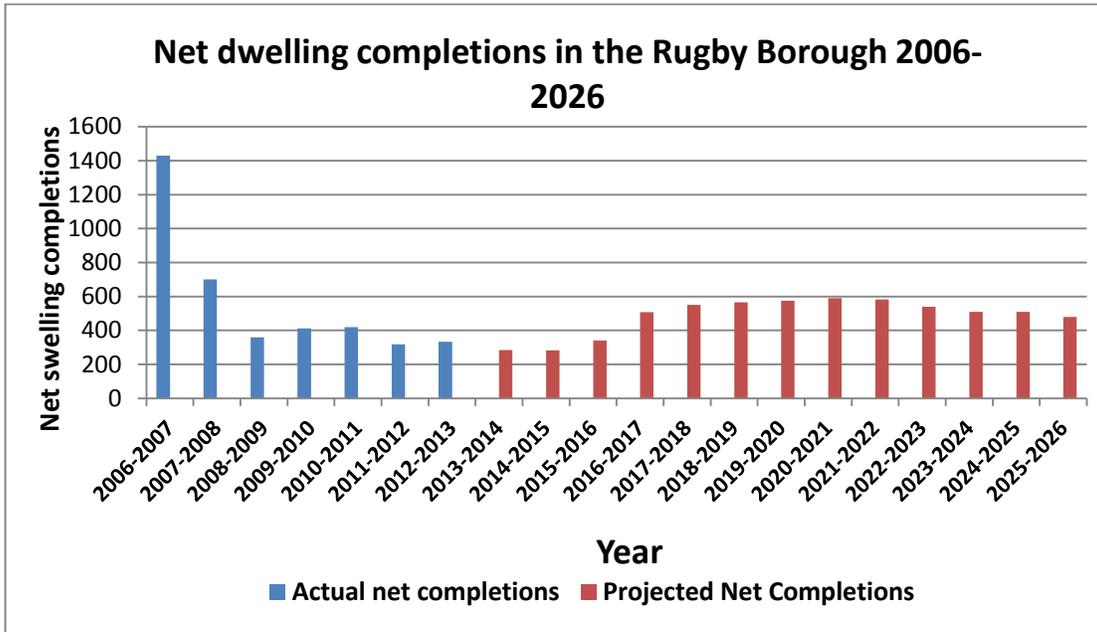


Figure 6c: Gross dwelling completions in Rugby Borough 2006-2012



- 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 2012 – 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 is comprised of existing major sites (over 10 dwellings) with permission, sites identified within the recently produced Strategic Land Availability Assessment, sites allocated in the Rugby Borough Core Strategy 2011 and sites identified within the housing trajectory.

Figure 6e: Housing Trajectory



Five Year Housing Land Supply

The National Planning Policy Framework requires Local Planning Authorities to maintain a 5 year supply of deliverable sites for housing through their Local Development Frameworks. Paragraph 47 of the NPPF states that local planning authorities should:

“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

The Council has prepared a statement of five year housing land supply. A copy of the statement is attached in Appendix A.

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 6f shows that 25% of the gross number of dwellings delivered during the monitoring period were built on PDL.

Figure 6f: Dwellings delivered on previously developed land

Gross additional dwellings 2012-2013	% of additional dwellings on PDL
457	25%

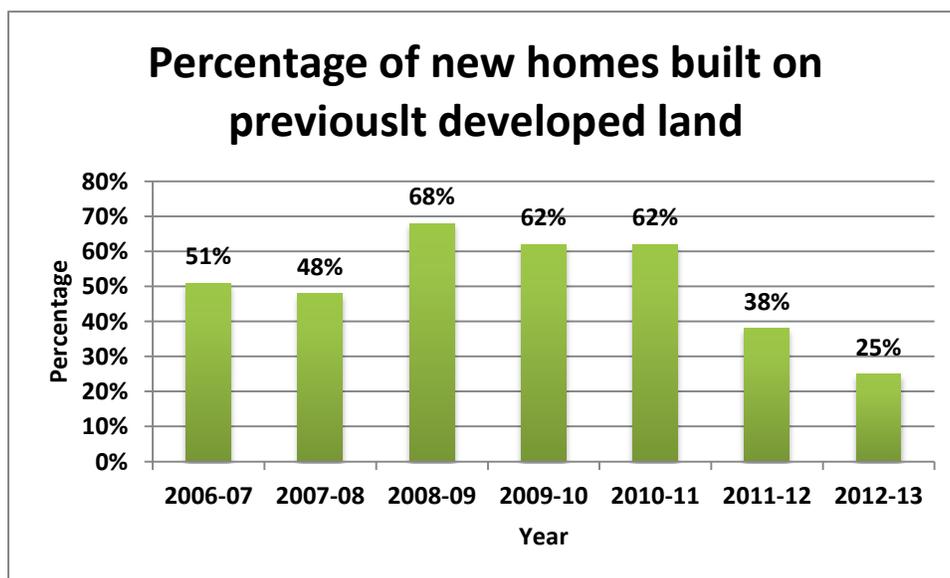
6.7 The following figure presents the annually reported Best Value Performance Indicator 106 (BVPI 106) which looks at the percentage of new homes built on PDL over time.

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

Year	Percentage of new homes built on previously developed land.
2006-7	51%
2007-8	48%
2008-9	68%
2009-10	62%
2010-11	62%
2011-12	38%
2012-13	25%

6.8 Figure 6h graphically represents the amount of new housing development built on PDL over time. The chart is a good visual representation and illustrates that up until 2011 the Borough Council was successful in securing housing development on previously developed land. However, since 2011 there has been a significant increase in the percentage of new housing being built on Greenfield sites. This is predominantly due to a large proportion of completions being taken from major developments, including Cawston, Coton Park, sites in Long Lawford and Eden Park, which are all situated on Greenfield.

Figure 6h: 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 2012/2013 monitoring period relating to the number of new dwellings permitted on PDL.

Figure 6i: Number of dwellings granted planning permission on PDL 2012-2013

Planning Permission Category	Number of dwellings permitted
Dwellings granted P/P on PDL	197
Dwellings granted P/P not on PDL	300
Total number of dwellings currently with P/P	497

Density of housing development

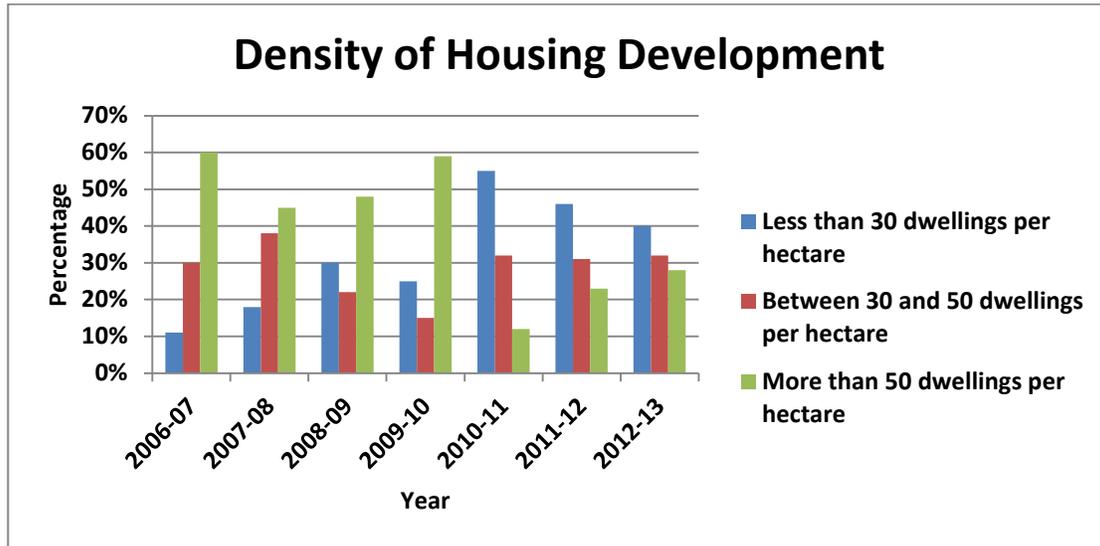
6.10 The following figures have been extracted from the Borough Councils single site housing spreadsheet which monitors the progress being made in house building across the Borough. The collection of this information allows analysis of the densities which are being achieved by housing developments throughout the Borough.

Figure 6j: Density of housing development

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%
2011-2012	46%	31%	23%
2012-2013	40%	32%	28%

6.11 Figures 6j (Above) and 6k (Below) highlight the result of each housing summary return since 2003.

Figure 6k: Density of housing development



6.12 The figures clearly demonstrate the higher densities which were achieved in new developments between 2006 and 2010. Since 2010 however, the figures indicate that the majority of new developments were built at densities of up to 30 dwellings per hectare. The 2010-11 figures illustrated the most extreme example of this scenario; subsequent years progressively improved, whereby the proportion of new developments built at lower densities decreased and the proportion of densities built at higher densities increased.

Affordable Housing Provision

6.13 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 Council's 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.

6.14 The monitoring of Section 106 agreements and close working relationships with Preferred Partner Registered Providers (RPs) allows for both more accurate monitoring and increased efficiency in the delivery of affordable housing.

6.15 Figure 6l shows the gross number of affordable dwellings delivered during the 2012-2013 monitoring period.

Figure 6l: Gross number of affordable dwellings delivered by type 2012-2013

Social rent homes provided	Intermediate homes provided	Affordable homes total
54	38	92

6.16 The information contained below within figure 6m is taken from the monitoring single site housing returns produced annually by Rugby Borough Council. It shows the delivery of 883 affordable dwellings between 1st April 2006 and 31st March 2013.

Figure 6m: Affordable housing completions by tenure (2006-2012)

	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013
Local Authority	0	0	0	10	10	0	0
RSL - Rented	118	181	28	70	64	44	54
RSL – Shared Ownership	98	39	0	23	41	36	38
Discounted Market	4	3	19	21	0	0	0
TOTAL	220	223	47	124	115	80	92
Total housing completions	1429	701	360	412	420	328	334
% Affordable provision	15.4	31.9	13.05	30.09	27.3	24.3	27.5%

Gypsy and Traveller Sites

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

Figure 6n: Number of pitches for Gypsy and Travellers permitted 2011-12

	Permanent	Transit	Total
Net additional pitches for Gypsy and Travellers	0	0	0

7: Environmental Quality

RBC Strategic Objectives: Social Core Strategy Policies: CS21

- 7.1 The environment within Rugby contributes to the Borough's unique character and attractiveness and is important in its own right to both the urban and rural areas. 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 for 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 2012-2013 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 applications were approved which were contrary to Environment Agency advice.
- 7.3 The Borough has 7 Sites of Special Scientific Interest (SSSI), 3 Local Nature Reserves (LNRs), 2 Regional Important Geological Sites (RIGS) and 14 Sites of Importance for Nature Conservation (SINCs). During the monitoring period there have been no losses or additions to these sites of biodiversity.

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

Appendix A:

RUGBY BOROUGH COUNCIL

Housing Land Supply Position

December 2013

1 INTRODUCTION

- 1.1 This report sets out the Council's assessment of its housing position as of November 2013. It seeks to establish the extent to which the Council can fulfill the requirement to identify and maintain a five year supply of deliverable land and its ability to deliver the Core Strategy housing target of 10,800 dwellings within the plan period of 2006-2026. The exercise will conclude whether or not housing policies contained within the Core Strategy are considered to be up to date in accordance with the National Planning Policy Framework.
- 1.2 This document presents an assessment for the five year period from 1st April 2013 to 31st March 2018 and includes the number of dwellings built in the monitoring period 2012-13. Contained within this assessment are sites of 10 dwellings or more which are considered to be deliverable within this five year period.
- 1.3 Also attached is an updated Housing Trajectory at section 7.

2 POLICY CONTEXT

- 2.1 The National Planning Policy Framework (NPPF) was published by the Government on 27 March 2012. One of its core planning principles is to proactively drive and support sustainable economic development to deliver homes.
- 2.2 The NPPF states at paragraph 47 that local planning authorities should:
 1. *use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
 2. *identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
 3. *identify a supply of specific sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- 2.3 In determining land supply the NPPF states at paragraph 48 that local planning authorities: *“may make an allowance for windfall sites in the five-year supply if*

they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”

3 Housing Target for the Core Strategy Plan Period 2006-2026

- 3.1 Under the previous planning system, housing requirements were set at the regional level, within the West Midlands Regional Spatial Strategy. In July 2010, the Government made an initial announcement that they intended to revoke these regional housing targets and that Local Planning Authorities would have powers to set their own, locally derived housing targets.
- 3.2 During the Examination in Public of the Core Strategy Development Plan Document Rugby Borough Council (RBC) produced a paper justifying the housing target of 10,800 based on a robust locally derived evidence base. The Core Strategy was found sound by the Inspector and was subsequently adopted by the Council on the 21st of June 2011.
- 3.3 The Core Strategy housing target equates to 540 dwellings per year for the plan period which covers 2006 - 2026. As of the 31st of March 2013 a total of 3,984 dwellings have been completed in Rugby Borough since the start of the Core Strategy plan period (April 1st 2006). To meet the Core Strategy requirement of 10,800 dwellings a further 6,816 dwellings are required over the remaining 13 years of the plan period, equating to an annualised requirement of 524.3 dwellings.

A	Housing Target (2006-26)	10800
B	Completions (2006-2012/13)	3984
C	Residual (A-B=C)	6816
D	Annualised requirement (C/13=D)	524.3

4 THE FIVE YEAR HOUSING REQUIREMENT

4.1 As mentioned the Core Strategy housing target for the plan period equates to 540 dwellings per annum. 3780 dwellings should therefore have been completed during the first 7 years of the plan period; 2006 - 2013. Figure 1 below highlights that to date Rugby Borough Council's housing delivery rates have exceeded the requirement by 204 dwellings.

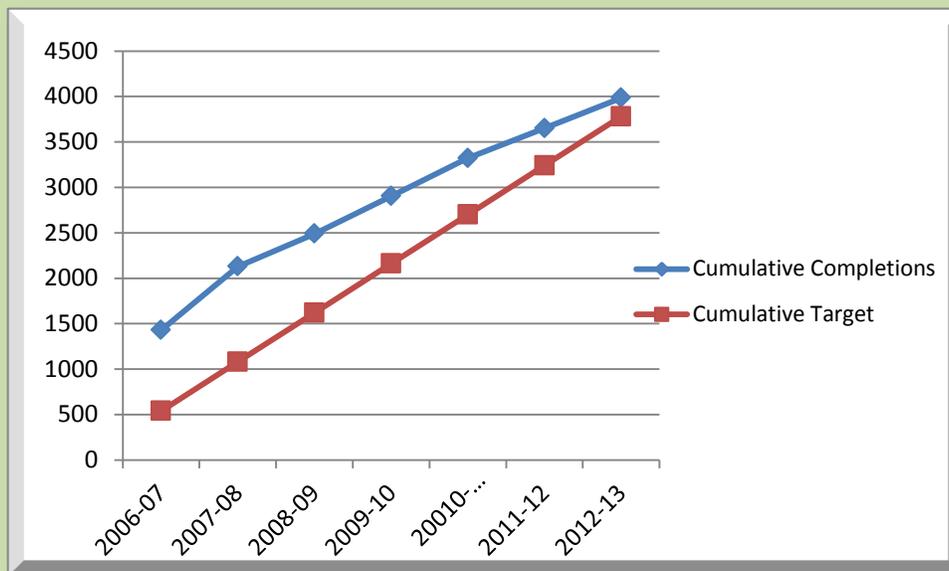


Figure 1 Cumulative housing completions against cumulative target

4.2 It is acknowledged that the completion of 1429 dwellings in 2006-07 is the reason why the Borough has exceeded the cumulative target of the Core Strategy to date. Figure 2 below shows that for the first 2 years of the plan period housing completions have exceeded the Core Strategy target however in the last 5 years housing completions have been below. Whilst this is acknowledged, it is considered that as the cumulative completions exceeds the cumulative target the Council has not persistently under delivered and therefore the 5 year land supply position will be based upon a 5 year plus 5%.

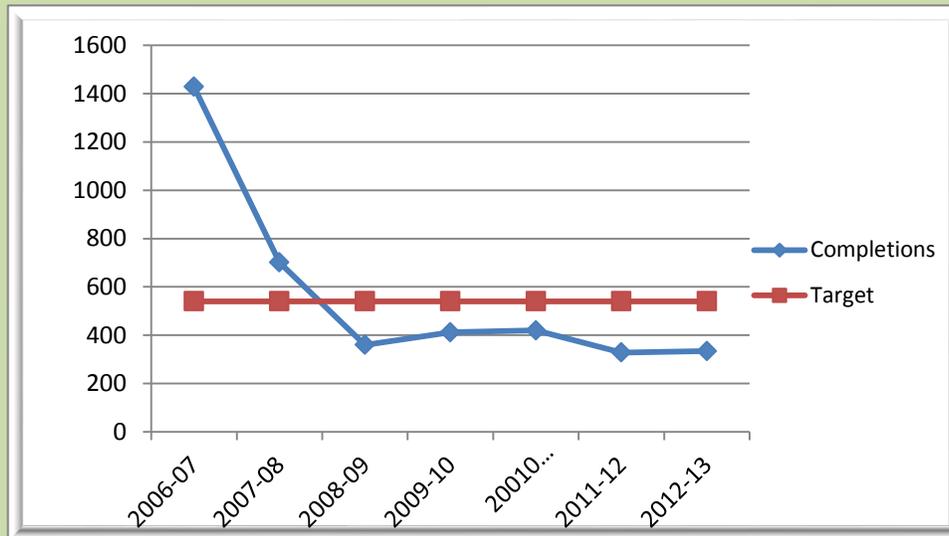


Figure 2 Annual completions against Core Strategy target

- 4.3 To demonstrate a 5 year housing land supply (inclusive of 5% buffer) 550.52 dwellings per annum will be required for the period 1st April 2013 to 31st March 2018.

A	Housing Target (2006-26)	10800
B	Completions (2006-2012/13)	3984
C	Residual (A-B=C)	6816
D	Annualised requirement (C/13=D)	524.3
E	5 year requirement (D*5)	2621.53
F	5 year +5% (E+5%)	2752.61
G	Annualised requirement (F/5)	550.52

4.4 Should the case be put forward that the Council has persistently under delivered, 629.16 dwellings per annum will be required for the period 1st April 2013 to 31st March 2018.

A	Housing Target (2006-26)	10800
B	Completions (2006-2012/13)	3984
C	Residual (A-B=C)	6816
D	Annualised requirement (C/13=D)	524.30
E	5 year requirement (D*5)	2621.53
F	5 year +20% (E+20%)	3145.84
G	Annualised requirement (F/5)	629.16

5 DELIVERABILITY OF SITES

5.1 In accordance with paragraph 47 of the NPPF all sites identified within the 5 year supply must be available now, offer a suitable location for development now, be achievable within 5 years and be on a viable development site.

5.2 The Draft National Planning Policy Guidance provides further guidance on what constitutes as a deliverable site in the context of housing supply:

“deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years or where planning permission has expired. However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome, sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.”

5.3 The following approach has therefore been taken when including sites within the assessment:

- Available – the schedule of sites includes sites that are in the main already in the planning system and have gained planning permission, thereby the site is currently available for development. It should be noted that the Rugby Radio Station Site and the former Warwickshire College site have been incorporated despite the site not having planning permission. The sites are both allocated and the applications are intended to be decided early 2014. There are currently a number of other sites that are currently being considered by the authority that are either not been allocated for development nor in conformity with the development plan, therefore they have not been included within this assessment.
- Suitable – sites within the schedule have planning permission which demonstrated that are within a suitable location to contribute to the creation of sustainable communities. The Rugby Radio Station Site and Former Warwickshire College site are deemed suitable with the sites being allocated.
- Achievable – the schedule of sites includes those that are already in the planning system with planning permission, thereby the list of sites only includes those that are achievable within 5 years.

- Viable – RBC has contacted landowners/developers of sites contained within the housing trajectory to ensure that they remain deliverable, and therefore viable, within the next five years.

5.4 This 5 year land supply assessment has been updated to take account of:

- Housing completions for the monitoring period April 2012 – March 2013;
- An update of sites following correspondence with landowners/developers of the respective sites;
- Additional sites that have been granted planning permission¹; and
- A windfall allowance that has been calculated in accordance with guidance contained within the NPPF.

¹ Includes Cawston Extension, Former Ballast Pitts, Bilton Grange and Cawston Lane which have committee resolution to approve subject to Section 106 Agreement being signed

Update to sites

- 5.5 The table below provides commentary on those sites that continue to contribute to the five year land supply in Rugby Borough. Where information relating to each site has been altered from that included in previous assessments these changes have been outlined within the table.

Site	Commentary
Leicester Road	In addition to the 540 dwellings granted permission a further 95 dwellings have been granted outline permission (application reference R07/1918/MAJP) taking the total delivery for the site to 635 dwellings. A full application for 87 dwellings was granted permission by the Council. Two applications for a parcel of land were granted approval R13/0530 87 dwellings and R12/1884 and 101 dwellings pursuant of the outline application. Subsequent to these approvals permission was granted for a public house which has decreased the number of the parcel of land to 181 dwellings it is still anticipated that 635 dwellings could be delivered within the entire site. 8 dwellings completed and delivery amended to partly reflect the developer's update.
Rugby Radio Station SUE	Assumption amended as per developer
School St, Long Lawford	Remaining dwellings to be built are under construction
Coton Park East	No response received however assumption previously provided by developer for delivery in 2011-12 were exceeded. Local Planning Authority (LPA) assumption for the site with it currently being developed out.
Calvestone Road	No response received site currently under construction
Gateway SUE	Assumption amended as per developer extending the built out period for the site.
Gas Street	Whole site currently under construction
Cawston Grange	LPA assumption
Nelson Way	Planning application reference R11/1995 for the Demolition of the existing garages and erection of 8 No. 2 bed dwellings and 6 No. 3 bed dwellings and associated parking. As per developer assumption.
Bilton Grange	Assumption as per developer
Former Ballast Pits	Assumption as per developer
Land off Priory Road, Long Lawford	Assumption as per developer
Back Lane North, Long Lawford	Remaining dwellings to be built under construction

Cawston Extension	LPA amended assumption
Cawston Lane	LPA assumption
Former Warwickshire	LPA assumption. An application is before the Council and it is anticipated that this will be determined by early 2014.

Windfall allowance

- 5.6 The NPPF specifically states that an allowance may be made for windfall sites where there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- 5.7 The table below sets out the contributions that windfall developments² have made per annum. The table does not include developments on previous residential garden plots.

2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	Total	Average
100	57	58	54	74	47	89	479	68

- 5.8 Over the plan period to date 479 dwellings have been delivered on small windfall sites giving an average of 68 dwellings. Windfalls developments have contributed to 12% of the dwellings delivered within the plan period to date.
- 5.9 It is considered that small sites windfalls will continue to contribute to the Borough's housing supply for the following reasons;
- The NPPF allows for market dwellings to cross subsidise affordable dwellings outside settlement boundaries.
 - The Core Strategy allows for further development within main rural settlements with sites no longer restricted to being on previously developed land of less than 0.2ha and/or capable of accommodating no more than 6 dwellings which was previously contained within the Local Plan 2006.
 - The Core Strategy contains no brownfield first policy as previous contained within the Local Plan 2006 reducing controls on developments sites within the urban area
 - Unlike the previous 2006 Local Plan, the Core Strategy allows for open market housing within Main Rural Settlements boundaries where there is no local need identified
 - Office to residential permitted development changes

² Small sites are those developments that are 9 dwellings or below

5.10 On this basis it is considered that small windfall sites will continue to consistently contribute towards to the Borough’s housing supply at the rates previously achieved.

6 UPDATED: 5 YEAR LAND SUPPLY TABLE

	2013/14	2014/15	2015/16	2016/17	2017/18
Net Completions					
School St, long lawford	13				
Coton Park East	35	30	30	30	
Calvestone Road	30	30	10		
Cawston Grange	31	33	30	30	
Leicester Road	50	70	70	100	105
Land off Priory Road, Wolston		24	24	32	
Cawston Extension			30	30	60
Back Lane North, Long Lawford	25				
Former Ballast Pits			16	30	30
Gas Street	10	15			
Nelson Way	10				
Bilton Grange				25	25
Cawston Lane				30	30
Gateway SUE	80	80	80	70	70
Rugby Radio Station			50	100	200
Former Warwickshire College Site				30	30
Windfall Allowance	68	68	68	68	68
Total	352	350	408	575	618

6.1 The above table sets out the sites that will contribute towards the 5 year land supply.

6.2 From the revised table set out below the Council can demonstrate it has 4.18 years land supply. A 10% non delivery discount has been applied to this figure which gives 3.76 years land supply. The Council is therefore unable to demonstrate a 5 year land supply with a shortfall of 450 dwellings (680 dwellings when incorporating a 10% non delivery).

5 year land supply +5%	2013/14	2014/15	2015/16	2016/17	2017/18
Annualised Requirement	550.52	550.52	550.52	550.52	550.52
Projected supply	352	350	408	575	618
Projected supply - 10% non delivery					

Total	Years Supply 2013-18	undersupply (dwellings)
2752.6		
2303	4.18	450
2073	3.76	680

6.3 To note if the authority is challenged on whether it has persistently under delivered and therefore the need to provide a 5 year land supply plus 20% then the supply would be 3.66 years and if a 10% non delivery discount is applied the figure would be 3.29 years land supply. This would mean a shortfall of 843 dwellings (1073 dwellings when incorporating the 10% discount).

5 year land supply + 20%					
	2013/14	2014/15	2015/16	2016/17	2017/18
Annualised Requirement	629.16	629.16	629.16	629.16	629.16
Projected supply	352	350	408	575	618
Projected supply - 10% non delivery					

Total		
3145.80	Years Supply 2013-18	undersupply (dwellings)
2303	3.66	843
2073	3.29	1073

6 UPDATED HOUSING TRAJECTORY:

	2006-7	2007-8	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Total
	PHASE 1					PHASE 2					PHASE 3					PHASE 4					Total
Past Completions (Net)	1429	701	360	412	420	328	334														
Sites with Planning Permission																					
School St, Long Lawford								13													13
Coton Park East, Rugby								35	30	30	30										125
Calvestone Road, Cawston Grange								30	30	10											70
Cawston Grange, Rugby								31	33	30	30										124
Leicester Road, Rugby								50	70	70	100	105	40	40	35	35	30	30	30		635
Cawston Extension*										30	30	60	60	60	60	60	60	60	60	60	600
Back Lane North, Long Lawford								25													25
Priory Road, Wolston									24	24	32										80
Ballast Pits*										16	30	30									76
Gas Street								10	15												25
Nelson Way								10													10
Bilton Grange*											25	25									50
Cawston Lane*											30	30	40	40	40	40	30				250
Strategic Urban Extensions																					
Rugby Radio Station**										50	100	200	300	300	350	350	350	350	350	350	3050
Gateway Rugby**								80	80	80	70	70	70	70	70	70	70	70	70	70	940
SLAA Site																					
Back Lane South, Long Lawford.													15	35	35	27					112
Previously Allocated Sites																					
Warwickshire College											30	30	40	31							131
TOTAL DELIVERY	1429	701	360	412	420	328	334	284	282	340	507	550	565	576	590	582	540	510	510	480	10300

* Site has committee recommendation to approve subject to signed section 106 agreement

** Development goes beyond development plan period

The updated housing trajectory contains the delivery rates of sites that are considered to be developed within the Core Strategy plan period. The trajectory highlights that the housing target of 10,800 dwellings will not be met by 500 dwellings.

