



# RUGBY BOROUGH COUNCIL

## LOCAL DEVELOPMENT FRAMEWORK



# ANNUAL MONITORING REPORT



DECEMBER 2014



## **1: Introduction**

- 1.1 This is the tenth 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 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2014.
- 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 2013-2014 monitoring period evidences 55.5% 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, 4405 (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 550 dwellings per annum; the required delivery rate for housing now stands at 532.9 net additional dwellings per annum for the remainder of the plan period. Appendix A of this document highlights that the Borough Council has a 4.13 year deliverable supply of land for housing (dated November 2014) 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 seventh 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 2013/14 monitoring period also saw the completion of five Local Housing Needs Surveys for the Parishes of Barnacle, Birdingbury, Church Lawford, Shilton and Willoughby.

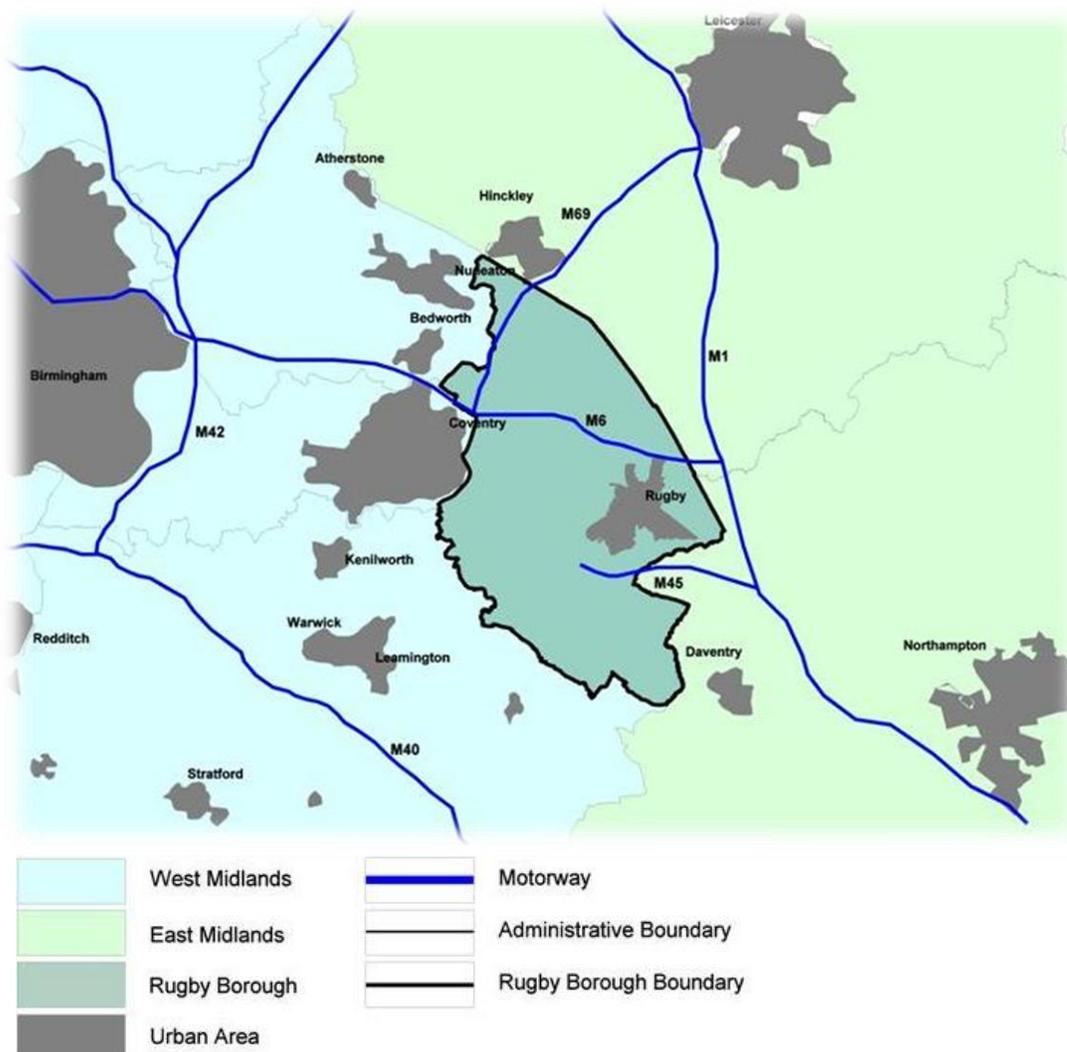
#### **Local Community**

- 3.4 The Borough's overall population remained steady between 1971-2001 but between 2001-2011 the population increased significantly by 14.5%. The rise in population was largely due to people migrating into the area and more single parent families, but also as a result of and increased birth rate and 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 in Warwickshire.
- 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 42,305 households being recorded. This is proportionately and larger increase than the population, which 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 majority of sales in Rugby during the last year were terraced properties, selling for an average price of £142,112. Detached properties sold for an average of £278,268, with semi-detached properties fetching £177,854. Rugby, with an overall average price of £191,976, was similar in terms of sold prices to nearby Hillmorton (£200,500), but was cheaper than Bilton (£211,951) and

Cawston (£264,335). Overall sold prices in Rugby over the last year were 9% up on the previous year and 12% up on the 2008 level of £171,675.

- 3.9 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.
- 3.10 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**



- 3.11 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**

- 3.12 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.
- 3.13 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.
- 3.14 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 22<sup>nd</sup> 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 has no qualifications.
- 3.15 The redevelopment of Elliot's Field Retail Park, along with continuing proposals at Junction 1 Retail Park, the redevelopment of the former cattle market, and the Herbert Grey College illustrate that Rugby Town is continuing to develop. Funds to pedestrianise the Town Centre have also been secured, which will revitalise the Town Centre adding to the centres wide range of stores, including many independent specialist stores. In the 2013-14 monitoring period, the primary shopping area of Rugby town centre had a vacancy rate of 10.1%, which is an increase from the 2012-13 figure 8.9%. This increase could be the result of the economic circumstance of certain retailers, which has led to the closure of their stores nationwide. Another trend that has been observed in the town centre is the increase in Restaurants and Cafes (use class A3), whereby 8.3% of the total units within the primary shopping area fell into this category.

### **Local Transport Network**

- 3.16 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**

- 3.17 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. Rugby has 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.
- 3.18 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 (2014).
- 3.19 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 completion of the new Western Relief Road has provided a new north-south route which helps to alleviate high traffic flows.

### **Sustainable Growth**

- 3.20 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**

- 3.21 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.
- 3.22 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**

- 3.23 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.
- 3.24 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**

- 3.25 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.
- 3.26 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, 2013). 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**

- 3.27 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 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 what has been permitted in the 2013-2014 monitoring period and the status of existing employment proposals.

**Figure 4a: Employment Development as at 2013-2014**

<b>Application Ref.</b>	<b>Decision Date</b>	<b>Site Name / Address</b>	<b>Uses Permitted</b>	<b>Site Area (ha)</b>	<b>Floor space Permitted</b>
<b>Outline and Change of Use Permissions Granted 2013/14</b>					
<b>R11/0239</b>	08/08/13	Land at Stretton Croft	B1 (and other non-B uses)		
<b>R13/0585</b>	22/05/13	Boots Farm	B1/B2/B8		
<b>Detailed Permissions (Full and Reserved Matters) Granted 2013/14*</b>					
<b>R13/1645</b>	15/11/13	HTRC, Zone 3/4 Ansty Park	B1	c.3.8	65,000 sq ft
<b>R13/1751</b>	18/12/13	HTA Precision Sheet Metal Ltd	B1/B2/B8	3.2	
<b>R13/0451</b>	18/12/13	Future Phase (Site C) – Prologis Ryton	B1/B2/B8		400,000 sq ft
<b>Sites Under Construction 2013/14</b>					
<b>R13/0440</b>	20/05/13	Unit DC3 (Site B) - Prologis Ryton	B2/B8	4.79	226,760 sq ft

<b>R11/1918</b>	05/09/13	Zone B, Central Park	B1/B2	1.48	63,000 sq ft
<b>R13/1591</b>	23/10/13	MTC Aerospace, Zone 5 Ansty Park	B1	1.92	83,100 sq ft
<b>R13/1088</b>	23/12/13	Unit DC6 (Site A) – Prologis Ryton	B8		221,940 sq ft
<b>R13/2311 (12/2/14)</b>	12/2/14	RG-1, Rugby Gateway, Leicester Road	B8		236,806 sq ft
<b>R12/0190</b>	21/03/14	MTC Academy, Zone 3/4 Ansty Park	B1	c.3.8	63,500 sq ft
<b>Development Completed 2013/14</b>					
<b>R11/0246</b>	27/06/11	Zone C (Plot 1) Central Park	B2	2.44	95,000 sq ft
<b>R13/0440</b>	20/05/13	Unit DC4 - Prologis Ryton (Site B), London Road (A45)	B2/B8	3.57	165,200 sq ft
<b>R13/1359</b>	28/08/13	Unit DC5 - Prologis Ryton (Site B), London Road (A45)	B2/B8	3.36	170,535 sq ft

\*Some sites given reserved matters approval in 2013/14 monitoring year also under construction within same year so may appear elsewhere in the above table – see decision date column

\*\*Unit DC2 Prologis Ryton was completed in previous monitoring year (2012/13)

#### 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 4B below. There are also a number of smaller supermarkets within the built up areas, such as Tesco Express, Sainsbury's Local and Co-Op stores.

**Figure 4b: Major out of town food supermarkets**

Supermarket	Store Size (Sq.m)
<b>Tesco</b>	4562
<b>Sainsbury's</b>	6779
<b>LIDL, Bilton Road</b>	871
<b>Aldi, Hillmorton</b>	706

<b>Aldi, Central Park</b>	1000
<b>TOTAL</b>	<b>15018 Sq.m</b>

- 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.
- 4.7 Planning permission for the redevelopment of Elliot's Field retail park was granted in March 2013. The decision for this, however, was challenged through JUDICIAL REVIEW, by CBRE Lionbrook Ltd, and defended by Rugby Borough Council. Hammerson Ltd was an interested party. The decision to approve the planning permission was successfully defended and judgement handed down on 14th March 2014.
- 4.8 The consent comprises of a 29,500 sq m redevelopment, anchored by a 5,500 sq m Debenhams department store. Although not within the 2013-2014 monitoring period, construction of phase one commenced in September 2014 with anticipated completion set for June 2015. Further details on the progress of the site will be detailed in the 2014-2015 annual monitoring report.
- 4.9 The table below highlights which stores will be lost to enable the redevelopment to commence.

**Figure 4c: Stores to be replaced at Elliot's Field, Rugby**

<b>Store Name</b>	<b>Store Size (Sq.m)</b>
<i>Halfords*</i>	678
<i>TK Maxx*</i>	1224
<b>Homebase</b>	2815
<b>Pets at Home</b>	734
<b>Vacant*</b>	488
<b>Brantano</b>	1224
<b>Vacant**</b>	1224
<b>Next</b>	657
<b>Wickes</b>	3500
<b>Carpentryright</b>	1000
<b>TOTAL</b>	<b>13544 Sq.m</b>

\* Halfords and TK Max will remain as occupiers at the new Retail Park.

The table below lists the new units that will be built at the new Elliot's Field Retail Park.

**Figure 4d: New units at Elliot's Field, Rugby**

<b>Unit</b>	<b>Occupier</b>	<b>Floor area</b>
<b>A1</b>	<b>TK Maxx</b>	1398 sq.m (ground) 969 sq.m (mez)
<b>A2</b>	<b>Unconfirmed</b>	790 sq.m (ground) 632 sq.m (mez)
<b>A3</b>	<b>Unconfirmed</b>	2323 sq.m (ground) 2323 sq.m (mez)
<b>1</b>	<b>Unconfirmed</b>	1394 sq.m (ground) 1114 sq.m (mez)
<b>2</b>	<b>Unconfirmed</b>	929 sq.m (ground) 743 sq.m (mez)
<b>3</b>	<b>Unconfirmed</b>	929 sq.m (ground) 743 sq.m (mez)
<b>4</b>	<b>Unconfirmed</b>	581 sq.m (ground) 465 sq.m (mez)
<b>5</b>	<b>Unconfirmed</b>	581 sq.m (ground) 465 sq.m (mez)
<b>6</b>	<b>Unconfirmed</b>	947 sq.m (ground) 758 sq.m (mez)
<b>7</b>	<b>Unconfirmed</b>	688 sq.m (ground) 551 sq.m (mez)
<b>8</b>	<b>Unconfirmed</b>	688 sq.m (ground) 551 sq.m (mez)
<b>9</b>	<b>Unconfirmed</b>	465 sq.m (ground) 372 sq.m (mez)
<b>10</b>	<b>Unconfirmed</b>	465 sq.m (ground) 372 sq.m (mez)
<b>11</b>	<b>Unconfirmed</b>	465 sq.m (ground) 372 sq.m (mez)
<b>Anchor Store</b>	<b>Debenhams</b>	2815 sq.m (ground) 2787 sq.m (mez)
<b>Café</b>	<b>Unconfirmed</b>	279 sq.m

4.10 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
Superbowl*	2246
Virgin Active	tbc
<b>TOTAL</b>	<b>7735 Sq.m</b>

\*the unit currently occupied by Superbowl has received planning permission to change the use of the building and open a Matalan store. Timescales are yet to be confirmed.

4.11 Further retail permissions have also been granted on the following sites:

- Land at Technology Drive
- Junction 1 Extension
- Evreux Way

**Figure 4f: Land at Technology Drive**

Unit number	Occupier	Unit size
1	Homebase	4529 sq.m
2	Wickes	2471 sq.m
3	Pets at Homes	924 sq.m
4	Bensons for Bed	893 sq.m

**Figure 4g: Junction 1 Expansion**

Unit number	Occupier	Unit size
1	Brantano	1162 sq.m
2	Carpetright	1162 sq.m
3	Unconfirmed	1162 sq.m
4	Unconfirmed	1022 sq.m
5	Unconfirmed	1162 sq.m

**Figure 4h: Land at Evreux Way**

Unit number	Occupier	Unit size
Kiosk	A3	1500 sq. ft.
1	A1	4500 sq. ft. and 4200 sq. ft. mezzanine
2	A1	5000 sq. ft. and 5000 sq. ft. mezzanine
3	A1	5000 sq. ft. and 5000 sq. ft. mezzanine
4	A1	5000 sq. ft. and 5000 sq. ft. mezzanine
5	A1	5600 sq. ft. and 4200 sq. ft. mezzanine
6	A1/A3	2000 sq.ft.
7	A1/A3	3000 sq.ft.
8	A1	3000 sq.ft.
9	A1	3000 sq.ft.
10	A3	4000 sq.ft.
11	A3	4500 sq.ft.
12	A3	4500 sq.ft.
13	A1	30000 sq. ft. and 30000 sq. ft. (Level 1)
Cinema	D2	23500 sq.ft. (level 2) and 4600 sq.ft. (level 3)
Office	B1	40000 sq.ft. (level 1,2,3,4) and 4000 sq.ft. (level 1)

4.12 The redevelopment of the town's leisure centre was completed in August 2013, which included changing the name from the Ken Marriott Leisure Centre, to the Queen's Diamond Jubilee Centre.

The table below outlines the key features of the new leisure centre:

**Figure 4i: Key Features at the Queen's Diamond Jubilee Centre**

Facilities at Ground Floor Level	Facilities at First Floor level
Main entrance with draught lobby.	100 station fitness suite.
Cafe area with pool viewing and ability to open out on to an external terrace.	Multi use room
Reception and associated offices.	Dance studio
Climbing wall	Pool spectator viewing
8 lane 25m swimming pool.	Associated changing and toilets
Studio pool (8 x 16.7m)	Air Handling plant room
Associated wet change village	
Dry changing rooms.	<b>Basement</b>
Sports hall.	Pump pits (within plant room)
Filtration and boiler plant rooms.	Balance tanks (under pool surrounds)
Ancillary facilities such as toilets, stores and staff room.	Biomass storage tank (underground adjacent to the plant room)

The internal floor areas of the main activity spaces are as follows:

**Figure 4j: Floor areas of the main activity spaces**

Area	Floor area
Gross floor area (ground floor level)	3,701m <sup>2</sup>
Gross floor area (first floor level)	1,506m <sup>2</sup>
Pool Halls	1053m <sup>2</sup>
Sports Hall	735m <sup>2</sup>
Fitness Suite	429m <sup>2</sup>
Multi-use room	102m <sup>2</sup>
Dance studio	200m <sup>2</sup>

## Rugby Town Centre

- 4.13 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 20,100m<sup>2</sup> of comparison retail floor space by 2026.

## Town Centre Survey

- 4.14 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 4k 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.
- 4.15 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.
- 4.16 The table below summarises the findings of the aforementioned survey:

**Figure 4k: Primary Shopping Area Results**

Use Class	2013-14 Count	% of total in 2013-14
A1	193	55.5
A2	45	12.9
A3	29	8.3
A4	16	4.6
A5	15	4.3
B1	4	1.1
B2	0	0.0
B8	0	0.0
C1	2	0.6
C2	0	0.0
C2A	0	0.0
C3	1	0.3
D1	3	0.9
D2	1	0.3
D2 sui generis	4	1.1
Vacant	35	10.1
<b>TOTAL</b>	<b>348</b>	<b>100%</b>

4.17 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 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**

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

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

## 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

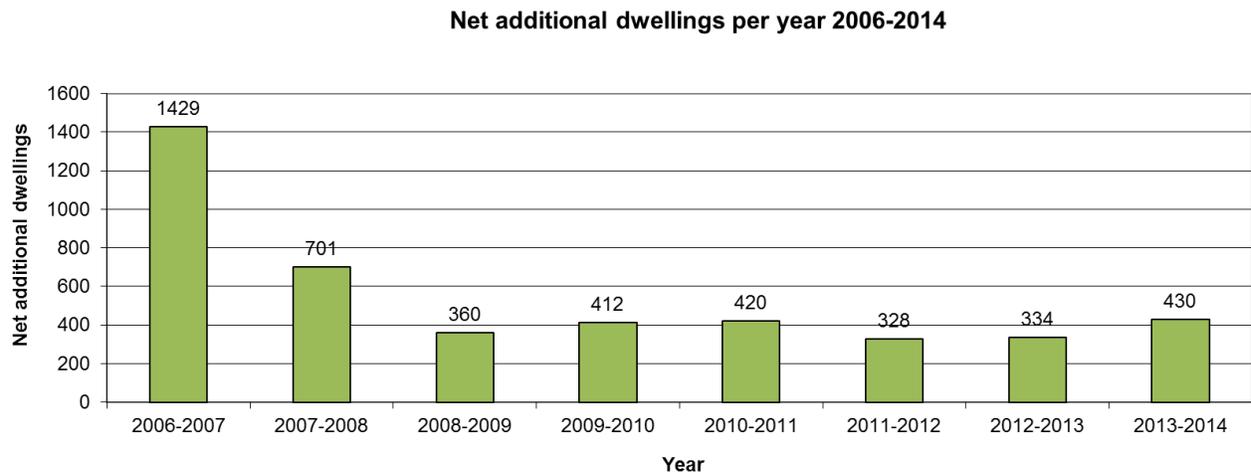
6.2 Rugby Borough Council will seek to deliver 10,800 dwellings within the Borough between 2006 and 2026 with at least 9,800 accommodated within or adjacent to Rugby Town itself. The following information relates to the progress being made towards meeting the housing target contained within the Core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

Figure 6a: Plan period and housing targets

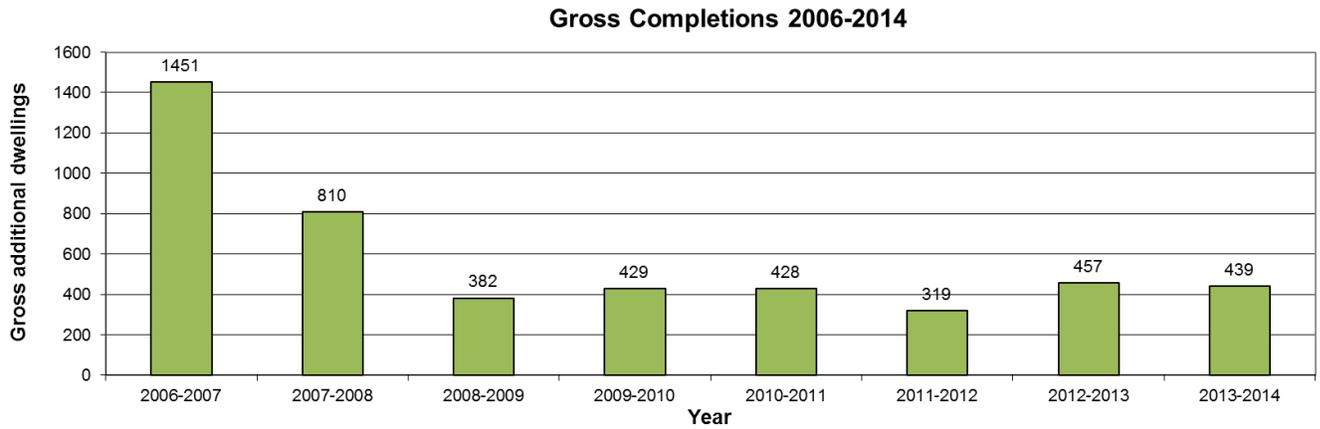
Start of plan period	End of plan period	Total housing requirement
1/4/2006	31/3/2026	10,800

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 2014, 4405 dwellings (net) have been completed within Rugby Borough at an average annual rate of 550. 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 2006-2014



**Figure 6c: Gross dwelling completions in Rugby Borough 2006-2014**

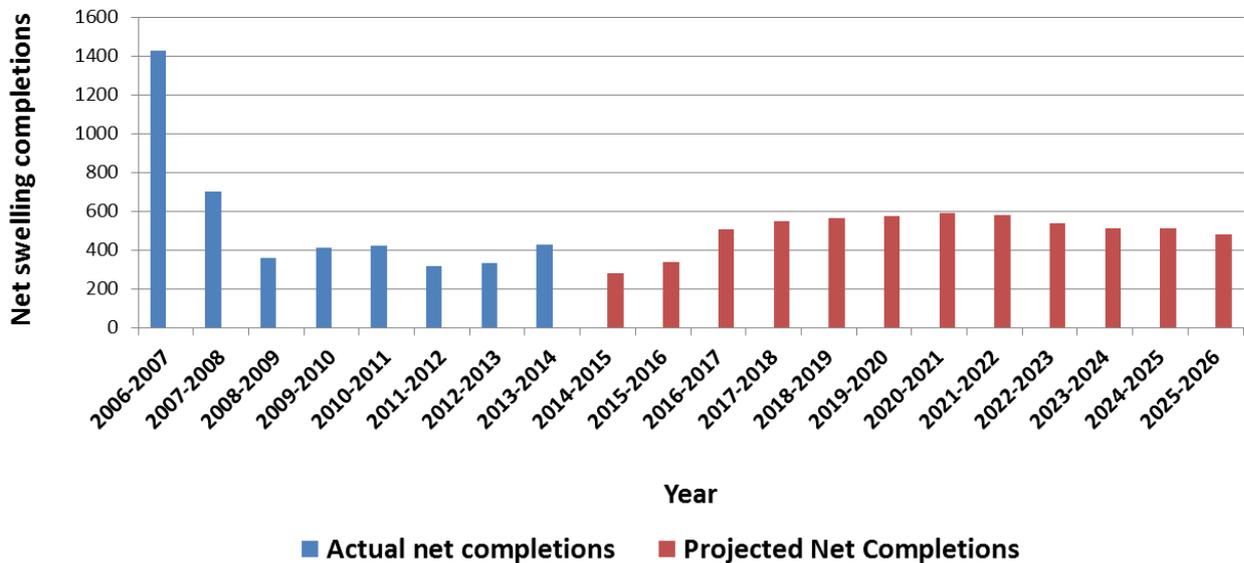


- 6.4 Figures 6d and 6e have been produced to outline the Council's progress towards meeting the strategic housing target for the Borough. The figures show actual net completions and predicted future annual completion rates from March 2014 – April 2026. The managed delivery targets within the figures 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

### Net dwelling completions in the Rugby Borough 2006-2026



#### 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 (November 2014). 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

Net additional dwellings 2013-2014	% of additional dwellings on PDL
430	22%

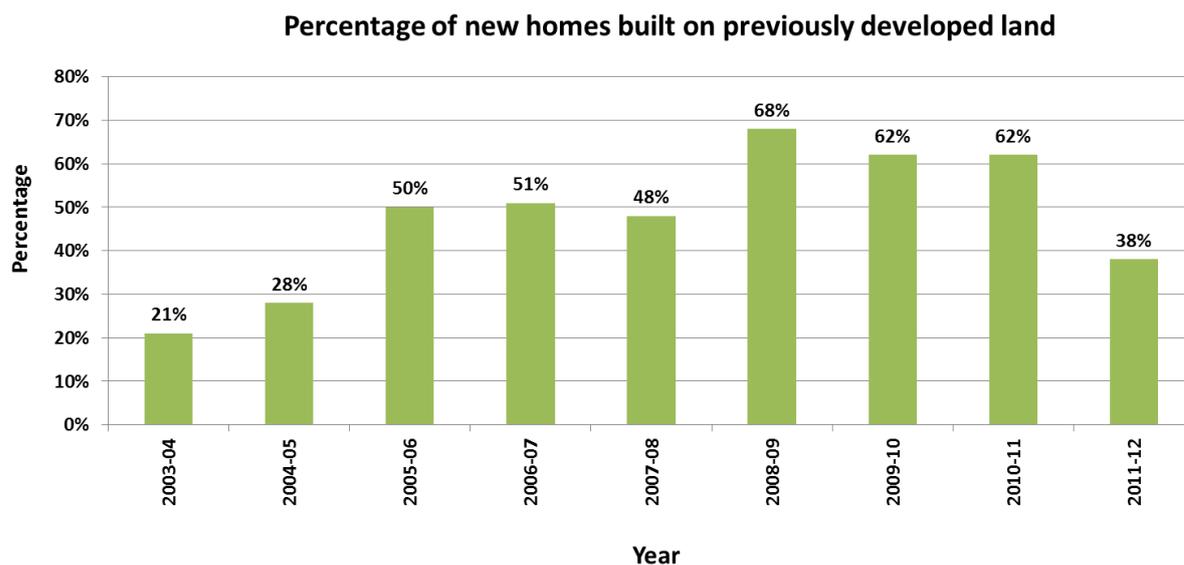
6.7 The following figure presents the annually reported Best Value Performance Indicator 106 (BVPI 106) which looks at the percentage of new homes built on PDL over time.

**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%
2013-14	22%

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 built land**



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 2013/14 monitoring period relating to the number of new dwellings permitted on PDL.

**Figure 6i: Number of dwellings granted planning permission on PDL 2013-2014**

Planning Permission Category	Number of dwellings permitted
Dwellings granted P/P on PDL	117
Dwellings granted P/P not on PDL	413
<b>Total number of dwellings currently with P/P</b>	<b>530</b>

### Density of housing development

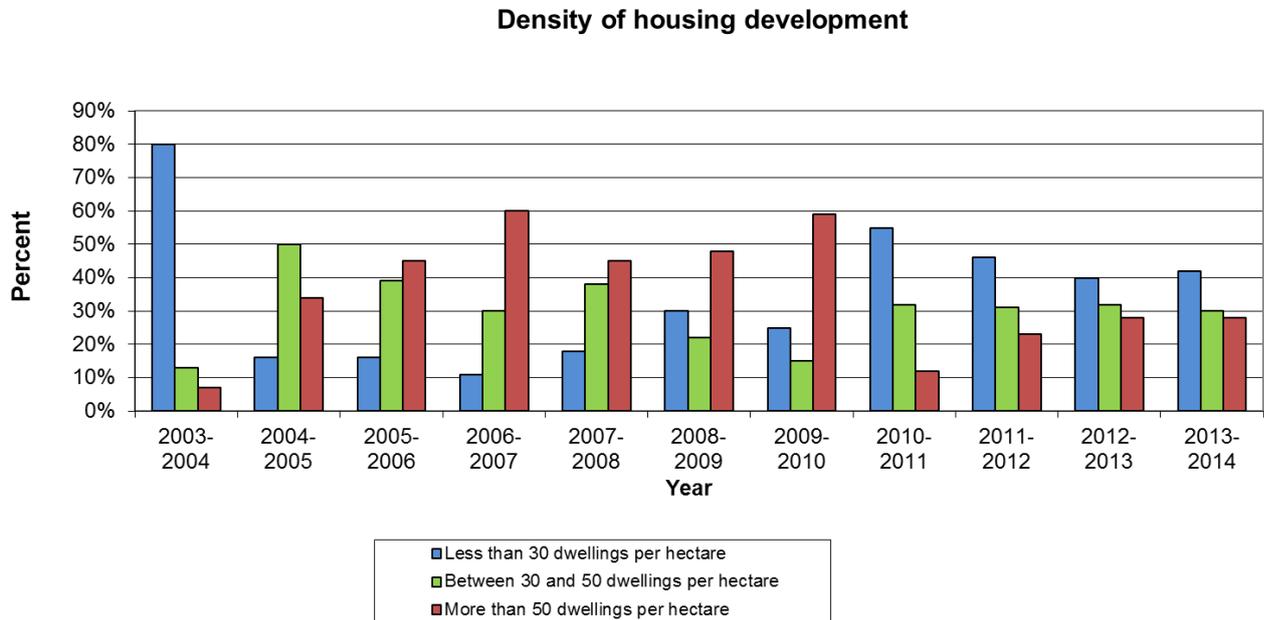
6.10 The following figures have been extracted from the Borough Council's single site housing spreadsheet which monitors the progress being made in house building across the Borough. The collection of this information allows analysis of the densities which are being achieved by housing developments throughout 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%
2013-2014	42%	30%	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 in 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 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.

6.14 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 2013-2014 monitoring period.

**Figure 6l: Gross number of affordable dwellings delivered by type 2013-2014**

Social rent homes provided	Intermediate homes provided	Affordable homes total
55	42	97

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 1<sup>st</sup> April 2006 and 31<sup>st</sup> March 2013.

**Figure 6m: Affordable housing completions by tenure (2006-2013)**

	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/201 4
Local Authority	0	0	0	10	10	0	0	23
RSL - Rented	118	181	28	70	64	44	54	48
RSL – Shared Ownership	98	39	0	23	41	36	38	17
Discounted Market	4	3	19	21	0	0	0	9
<b>TOTAL</b>	<b>220</b>	<b>223</b>	<b>47</b>	<b>124</b>	<b>115</b>	<b>80</b>	<b>92</b>	<b>97</b>
Total housing completions	1429	701	360	412	420	328	334	430
% Affordable provision	15.4	31.9	13.05	30.09	27.3	24.3	27.5%	22.6%

## 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 2013-14**

Site name	Pitches	Caravans	Dated permission granted
<b>Permanent permissions</b>			
Land Southwest of Bryants Bungalow, Brandon Lane, Coventry	2	2	3rd July 2013
Sunrise Park, Oxford Road, Ryton-on-Dunsmore	10	20	4th March 2014
<b>Temporary permissions</b>			
Top Park Top Road, Barnacle	25	41	27th August 2013
Evergreens, Wood Lane, Shilton	1		11th June 2013
Land adj Rosefields, Hinckley Road, Wolvey	1	1	2nd September 2014
Land South Side of Top Road	1	2	27th August 2014
Land Southwest of Bryants Bungalow, Brandon Lane, Coventry	5	5	27th November 2014

The table below illustrates the overall provision for the accommodation needs of Gypsy and Travellers within the Borough.

Figure 60: Total number of authorised sites in the Rugby Borough

Authorised Sites			Restrictions to consent		Dated permission granted
	Pitches	Caravans	Personal	Expiry Date	
<b>Permanent Permissions</b>					
Woodside, Oxford Road, Ryton-on-Dunsmore	36				21st September 2007
The Spinney, Shilton Lane, Shilton	1				14th March 1990
Little Orchard, Shilton Lane, Shilton	13				16th June 1993
Fellas Acre, Coventry Road, Bulkington	4				6th June 1990
The Haven, Coventry Road, Bulkington	3	10			18th July 1990
Rosewood, Coventry Road, Bulkington	1				16th March 1994
The Poppies, Mile Tree Lane, Bulkington	3	3	Personal		20th August 2007
Bryants Bungalow, Brandon Lane, Coventry	6	10			16th June 2010
Canal View, Cathiron Lane, Harborough Parva	1	2			20th September 2011

Land Southwest of Bryants Bungalow, Brandon Lane, Coventry	2	2			3rd July 2013
Sunrise Park, Oxford Road, Ryton-on-Dunsmore	10	20	Personal		4th March 2014
<b>Sub Total</b>	<b>80</b>	<b>47</b>			
<b>Approved Certificate of Lawful Use</b>					
Bottom Meadow, Coventry Road, Bulkington	3	5**			17th May 2007
<b>Sub Total</b>	<b>3</b>	<b>5</b>			
<b>Temp Permission</b>					
Land South Side of Top Road, Barnacle	1	2	Personal	12/12/2014	
Top Park Top Road, Barnacle	25	41		27/08/2015	27th August 2013
Evergreens, Wood Lane, Shilton	1		Personal	11/06/2017	11th June 2013
Land adj Rosefields, Hinckley Road, Wolvey	1	1	Personal	02/09/2017	2nd September 2014
Land South Side of Top Road (Tom Gaskin)	1	2	Personal	27/08/2015	27th August 2014
Land Southwest of Bryants Bungalow, Brandon Lane, Coventry	5	5	Personal	27/11/2018	27th November 2014

<b>Sub Total</b>	34	51			
<b>TOTAL</b>	<b>117</b>	<b>103</b>			
<b>Unauthorised Sites</b>					
<b>The Stables, Wood Lane, Shilton</b>	2	4			
<b>Total</b>	2	7			
<b>Grand Total</b>	124	119			

\* Relates to site area within Rugby Borough Council's administrative area

\*\* The CLEUD at Bottom Meadow refers to the site (within Rugby) to be used for 4 caravans and a mobile home. The plans accompanying the CLEUD show this provision across 3 pitches.

\*\*\* No site area is included for unauthorised sites

## **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 2013-14 monitoring period.

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

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

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**

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

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# **Housing Land Supply Position**

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**September 2014**

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**RUGBY  
BOROUGH  
COUNCIL**

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## 1 INTRODUCTION

- 1.1 This report sets out the Council's assessment of its housing position as of September 2014. 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 2014 to 31st March 2019 and includes the net number of dwellings built in the monitoring period 2013-14. Contained within this assessment are sites of 10 dwellings or more which are considered to be deliverable within this five year period and a windfall allowance (sites 9 dwellings and below).

## 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 21<sup>st</sup> 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 31<sup>st</sup> of March 2013 a total of 4,320 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 6,395 dwellings are required over the remaining 12 years of the plan period, equating to an annualised requirement of 533 dwellings.

A	<b>Housing Target (2006-26)</b>	10800
B	<b>Annual requirement</b>	540
C	<b>Requirement to date (2006-13/14) (B*8)</b>	4320
D	<b>Completions (2006-2013/14)</b>	4405
E	<b>Residual (A-D=E)</b>	6395
F	<b>Annualised requirement (E/12=F)</b>	533

#### 4 THE FIVE YEAR HOUSING REQUIREMENT BUFFER

- 4.1 As required by the NPPF the authority must demonstrate a 5 year land supply against its housing requirement with an additional buffer of 5%. Where there has been a record of persistent under delivery of housing this buffer should increase to 20%.
- 4.2 As mentioned the Core Strategy housing target for the plan period equates to 540 dwellings per annum. 4405 dwellings should therefore have been completed during the first 8 years of the plan period; 2006 - 2014. Figure 1 below highlights that to date Rugby Borough Council's housing delivery rates have exceeded this requirement by 85 dwellings.

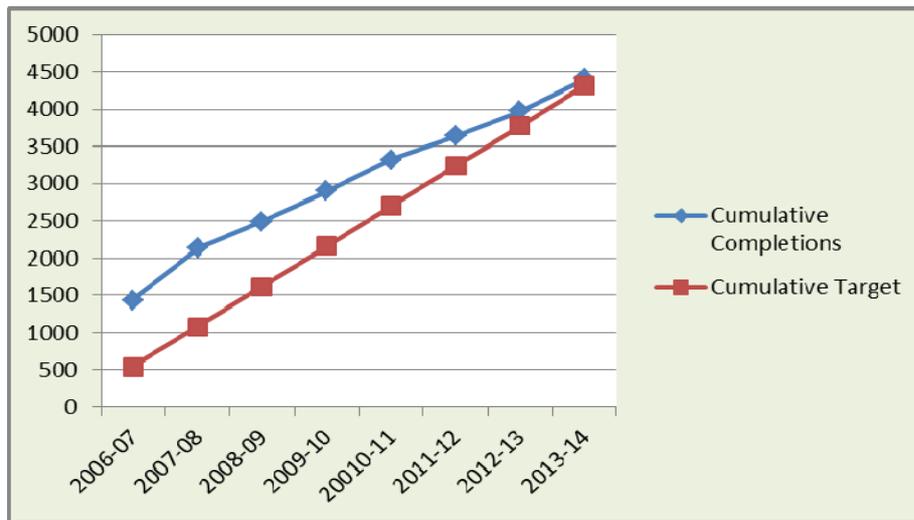


Figure 1 Cumulative housing completions against cumulative target

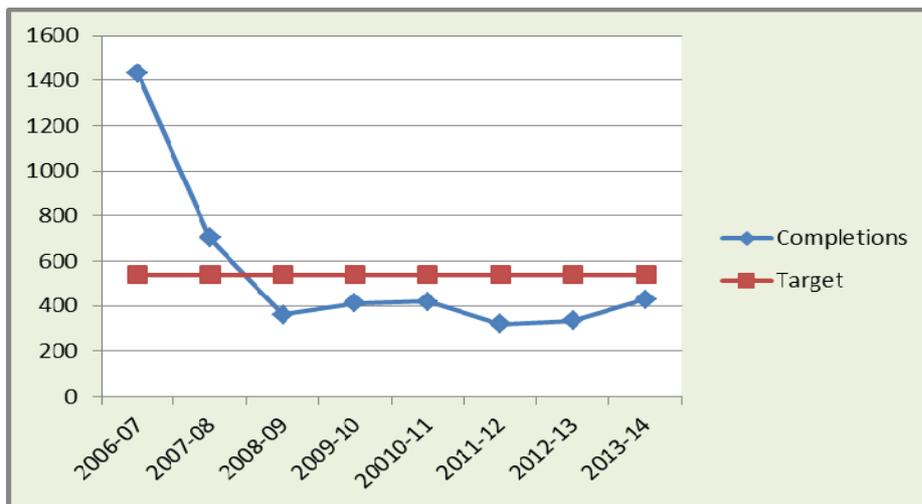


Figure 2 Annual completions against Core Strategy target

- 4.3 It is acknowledged that the completion of 1429 dwellings in 2006-07 is the key factor as to why the Borough has exceeded the cumulative target of the Core Strategy to date. Figure 2 shows that for the first 2 years of the plan period housing completions have exceeded the Core Strategy target however in the past 6 years housing completions have been below the target.
- 4.4 It is therefore considered that the authority's 5 year land supply figure should be based on a 20% buffer given the consistent under delivery for the past 6 years.

A	<b>Housing Target (2006-26)</b>	10800
B	<b>Annual requirement</b>	540
C	<b>Requirement to date (2006-13/14) (B*8)</b>	4320
D	<b>Completions (2006-2013/14)</b>	4405
E	<b>Residual (A-D=E)</b>	6395
F	<b>Annualised requirement (E/12=F)</b>	533
G	<b>5 year requirement (F*5)</b>	2665
H	<b>5 year +20% (F+20%)</b>	3198
I	<b>Annualised requirement (H/5)</b>	640

## 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, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 5.2 The National Planning Policy Guidance (NPPG) emphasises that planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the 5 year land supply. The NPPG (para31) states that sites with planning permission should be considered deliverable until permission expires, *'unless there is clear evidence that schemes will not be implemented within 5 years'*.
- 5.3 Specific sites that have been included are considered to be suitable, available and will make a significant contribution to the delivery of housing.
- 5.4 The following approach has therefore been taken when including sites within the assessment:
- Available – the schedule of sites includes those that are in the main benefit from planning permission, thereby the site is currently available for development. It should be noted that the Back Lane South site has been included within the assessment even though it does not benefit from planning. However, a full planning application for the site is currently being considered by the authority and there are no identified constraints which would stop the site coming forward within the 5 year period. 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 – for sites to be considered suitable the NPPF indicates that they should offer a suitable location for development which would contribute to the creation of sustainable mixed communities. Sites with planning permission are therefore considered to be suitable. Whilst the Back Lane South site does not benefit from planning permission it is considered suitable as the site was formerly identified as a safeguarded housing site within the Rugby Borough Local Plan 2006 and it is within the settlement boundary of Long Lawford.
  - Achievable – for sites to be considered achievable there should be a reasonable prospect that housing will be delivered on the site within the five years. Sites are considered achievable if:
    - there are no known ownership constraints; and
    - there are no known physical or environmental constraints; and
    - there are no conditions or section 106 agreements precluding or limiting development within the five year period.
  - Viable – RBC has contacted landowners/developers of sites contained within the housing trajectory to ensure that they remain deliverable, and therefore viable, within the five year period.

5.5 It should be noted that some sites that benefit from planning permission are not currently contained within this assessment of 5 year land supply, due to constraints being identified. These sites could contribute a further 51 dwellings within this assessment period, they will therefore be monitored to see if the issues have been resolved.

5.6 Whilst the delivery rates contained within this assessment have been informed by developers, to be conservative a 10% non delivery deduction has been applied to sites this allows for any slippage in delivery.

## 6 WINDFALL ALLOWANCE

6.1 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.

6.2 The table below sets out the contributions that windfall developments<sup>1</sup> have made per annum. The table does not include developments on residential gardens.

2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	Total	Average
100	57	58	54	74	47	89	64	543	68

6.3 Over the plan period to date 543 dwellings have been delivered on windfall sites giving an average of 68 dwellings. Windfalls developments have contributed to 12% of the dwellings delivered within the plan period to date.

6.4 It is considered that windfall sites will continue to contribute to the Borough's housing supply for the following reasons:

- The NPPF allows for market dwellings to cross subsidies 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 Development Plan ( Rugby Borough Local Plan 2006), the Core Strategy allows for open market housing within Main Rural Settlements boundaries where there is no local need identified; and
- Permitted development rights allowing changes from office, retail and agricultural to residential dwellings.

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

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<sup>1</sup> 9 dwellings or below

## 7 UPDATED: 5 YEAR LAND SUPPLY TABLE

- 7.1 This 5 year land supply assessment has been updated to take account of:
- Housing completions for the monitoring period April 2013 – March 2014;
  - An update of sites following correspondence with landowners/developers of the respective sites;
  - Additional sites that have been granted planning permission<sup>2</sup>; and
  - A windfall allowance that has been calculated in accordance with guidance contained within the NPPF.

7.2 The table below sets out the sites which will contribute towards the authority's 5 year supply.

	2014/15	2015/16	2016/17	2017/18	2018/19
<b>Net Completions</b>					
Coton Park East	30	30	30		
Coton Park East Phase B1 & B2 (upto 150 dwellings)		10	50	50	40
Calvestone Road, Cawston Grange	27				
Cawston Grange	33	33	30		
Leicester Road	67	80	80	80	80
Priory Road, Wolston	21	24	35		
Cawston Extension		20	80	80	80
Former Ballast Pits		16	30	30	
Bilton Grange			25	25	
Cawston Lane		20	40	40	40
Coton House		16	30	30	
Part of former Bilton Bypass land rear of 314-322 Bilton Road	5	6			
Gateway SUE	73	80	75	72	70
Rugby Radio Station			100	200	250
Former Warwickshire College Site			30	30	40
Ambulance Station, Brownsover Lane		29			
Tebbs	5	9			
Back Lane South			30	30	30
<b>Windfall Allowance</b>	68	68	68	68	68
<b>Total</b>	329	441	733	735	698

### 5 year land supply + 20%

	2014/15	2015/16	2016/17	2017/18	2018/19
<b>Annualised Requirement</b>	640	640	640	640	640
<b>Projected supply</b>	329	441	733	735	698
<b>Projected supply - 10% non delivery</b>					

Total	
3200	Years Supply
2935	4.59
2642	4.13

7.3 As highlighted above the Council can only demonstrate 4.13 years land supply with a shortfall of 558 dwellings.

<sup>2</sup> Includes Coton Park East Phase B1 and B2 which have committee resolution to approve subject to Section 106 Agreement being signed

## 8 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	Plan Period	
	PHASE 1					PHASE 2			PHASE 3					PHASE 4					Total			
Past Completions (Net)	1429	701	360	412	420	319	334	430													4405	
<b>Sites with Planning Permission</b>																						
Coton Park East, Rugby									30	30	30										90	
Coton Park East Phase B1 & B2*										10	50	50	40								150	
Calvestone Road, Cawston Grange									27												27	
Cawston Grange, Rugby									33	33	30										96	
Leicester Road, Rugby									67	80	80	80	80	40	40	37					504	
Priory Road, Wolston									21	24	35										80	
Cawston Extension										20	80	80	80	80	80	80	50	50				600
Former Ballast Pits										16	30	30									76	
Bilton Grange											25	25									50	
Cawston Lane										20	40	40	40	40	40	30					250	
Coton House										16	30	30									76	
Part of former Bilton Bypass land rear of 314-322 Bilton Road									5	6											11	
Gateway SUE**									73	80	75	72	70	70	70	70	70	70	70	70	860	
Rugby Radio Station**											100	200	250	300	300	350	350	350	350	350	2900	
Former Warwickshire College											30	30	40	31							131	
Ambulance Station, Brownsover Lane										29											29	
Tebbs									5	9											14	
<b>SLAA Site current planning application</b>																						
Back Lane South, Long Lawford.											30	30	30	22							112	
<b>TOTAL DELIVERY</b>	1429	701	360	412	420	319	334	430	261	373	665	667	630	583	530	567	470	470	420	420	10461	

\* 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 339 dwellings.