



RUGBY BOROUGH COUNCIL AUTHORITY MONITORING REPORT 2024-2025

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1. INTRODUCTION

- 1.1 This Authority Monitoring Report (AMR) relates to activity which has taken place in the Borough during the monitoring year 1st April 2024 to 31st March 2025.
- 1.2 This Authority Monitoring Report shows delivery against the key Local Plan policy indicators. An executive summary is provided as a 'quick reference' guide.

2. RUGBY BOROUGH LOCAL PLAN

- 2.1 The Rugby Borough Local Plan 2011-2031 was adopted on 4 June 2019.
- 2.2 The adopted Local Plan and Policies Map, together with made neighbourhood plans and the minerals and waste planning policies of Warwickshire County Council, form the statutory development plan for Rugby Borough Council.
- 2.3 The Local Plan can be viewed on the Council's website:
<https://www.rugby.gov.uk/w/local-plan-2011-31-adoption>
- 2.4 A proposed new Local Plan is currently under development, with public consultation having taken place on the Preferred Options from 24th March 2025 to 19th May 2025
- 2.5 The Local Development Scheme was adopted in October 2024. The Statement of Community Involvement was adopted in September 2019 and updated in December 2024.

3. EXECUTIVE SUMMARY

3.1 The following provides a summary of key indicators.

Development	2024-2025 Monitoring Year	Local Plan Requirement
Dwellings Delivered	676	663 p.a
% on PDL*	29%	No requirement identified
Affordable Dwellings	120	No requirement identified
% Affordable Dwellings	18%	20% brownfield and 30% greenfield
Specialist Housing	5 extra care cottages	No requirement identified
Employment Land Delivered (site area)	18.7 ha	7ha
Gypsy and Traveller Pitches	1	5.4
Town Centre Vacancies	14.9%	No requirement identified

* In previous years, completions at Houlton (Wharf Farm/Rugby Radio Station) were classed as being on previously developed land. However, aerial images of the site in the years prior to the housing development commencing show that it was largely green field. Therefore, for this report and going forward, those completions will be reclassified as not being on previously developed land. The ‘% on PDL’ figure for 2024-25 above reflects this change but the figures for previous years have not been recalculated.

4. GENERAL PRINCIPLES

POLICY GP3: PREVIOUSLY DEVELOPED LAND AND CONVERSIONS

4.1 Policy GP3 relates to previously developed land. 29% of the gross number of dwellings delivered during the monitoring period were built on previously developed land (PDL). See the starred note above in relation to PDL figures for previous monitoring persons.

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%
2014-15	54.5%
2015-16	51%
2016-17	76%
2017-18	54%
2018-19	32%
2019-20	53%
2020-21	55%
2021-22	60%
2022-23	74%
2023-24	35%
2024-25	29%

POLICY SDC1: DENSITY OF HOUSING DEVELOPMENT

4.2 Policy SDC1 requires the density of development to be reported in the AMR. Housing density is dependent on the type of sites which come forward in any given year.

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
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%
2014-2015	58%	17%	25%
2015-2016	34%	20%	46%
2016-2017	45%	21%	34%
2017-2018	51%	36%	12%
2018-2019	29%	42%	29%
2019-2020	36%	44%	20%
2020-2021	31%	46%	23%
2021-2022	38%	48%	14%
2022-2023	35%	10%	55%
2023-2024	33%	40%	27%
2024-2025	51%	16%	33%

Nb: Figures taken from dwellings on completed sites (and not still under construction)

POLICY GP5: NEIGHBOURHOOD LEVEL DOCUMENTS

- 4.3 The Localism Act introduced the ability for a neighbourhood/parish to create a Neighbourhood Plan. Unlike other previously produced parish level documents, a Neighbourhood Plan forms part of the Development Plan and sits alongside the Local Plan. Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan (alongside other material considerations). Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan.

Neighbourhood Plans Overview

Made (adopted) Neighbourhood Plans	<ul style="list-style-type: none"> • Brandon and Bretford • Brinklow • Coton Forward • Monks Kirby • Ryton-on-Dunsmore • Willoughby • Wolvey
Designated Neighbourhood Areas	<ul style="list-style-type: none"> • Clifton-upon-Dunsmore • Grandborough • Dunchurch • Wolston • Newton and Biggin

- 4.4 The Neighbourhood Planning pages of the Rugby Borough Council website provide the latest updates on the Neighbourhood Plans currently in progress including all made plans to date.

<https://www.rugby.gov.uk/neighbourhood-planning>

5. DEVELOPMENT STRATEGY

POLICY DS1: OVERALL DEVELOPMENT NEEDS

5.1 Policy DS1 of the Local Plan relates to overall development needs.

a) Housing Needs

5.2 The Local Plan seeks to deliver 12,400 dwellings within the Borough. The annual housing target for 2018-2031 is 663 dwellings per annum.

Total completions in 2024-2025

Year	Annual Requirement (Local Plan)	Actual net dwellings
2011/2012	540	338
2012/2013	540	456
2013/2014	540	448
2014/2015	540	425
2015/2016	540	534
2016/2017	540	376
2017/2018	540	596
2018/2019	663	939
2019/2020	663	859
2020/2021	663	832
2021/2022	663	939
2022/2023	663	1,349
2023/2024	663	873
2024/2025	663	676

5.3 A total of 676 new additional dwellings were delivered in 2024-2025, against a Local Plan annual requirement of 663. Local Housing Need, calculated using the government's standard method is at the time of writing 636 new homes per year.

5.4 When we refer to a housing 'completion' we mean that the dwelling is weathertight in that it has doors and windows installed. There may still be internal fit out works to do after we record a dwelling as complete.

5.5 Of the 676 new additional dwellings, 633 were new build, 15 (gross) were created by the conversion/subdivision of existing dwellings and 35 were created by the change of buildings to residential from other uses. During the monitoring year 4 dwellings were lost as a result of the aforementioned conversions/subdivisions and 8 dwellings were lost to demolition. An additional 5 dwellings were delivered through Use Class C2 older persons accommodation development as detailed in paragraph 6.9 below.

b) Employment Needs

5.6 Policy DS1 requires provision of 208 hectares of employment land in the plan period, including 98 hectares to contribute to Coventry's unmet need. Progress towards these requirements is set out below:

Correction to 2023/24 Employment Completions Data

The 2 developments below were completed in 2023/24 but were omitted from the AMR in error. The combined site area has therefore been added to the 'Delivery 2011 – 2024' total in the Employment Land Overview below.

Reference Number	Site	Use Class (Sqm floorspace)	Site Area(ha)	Status
Complete				
R22/0966	Unit 17, Europark, Watling Street, Newton	B8 2,070	0.25	Complete 2023-24
R22/0462	6 Paynes Lane, Rugby, CV21 2UH	E, B2 & B8 1,130	0.19	Complete 2023-24

Employment Land Overview (ha)

	Ha	Total
A	Local Plan requirement 2011-2031	208
B	Delivery 2011 - 2024	210.35
C	Delivery in 2024-2025	17.12
D	Under Construction	1.59
E	Delivery and Under Construction to date (B+C+D)	229.06
F	Remaining Requirement (A-E)	-21.06
G	Approved in 2024-2025 (not started)	9.31
H	Other extant planning permissions (not started)	103.53
I	Total with planning permission not started	112.84

Note - total delivery to date excludes 26.02ha completed in 2019-2020 at Meggitt, Rolls Royce Ansty Aerodrome, Coombe Fields Road, CV7 9JR which was previously counted in past AMRs but is a replacement of existing employment land.

Employment Land Completions and U/C in 2024-2025

Reference Number	Site	Use Class (Sqm floorspace)	Site Area(ha)	Status
Complete				
R23/0398	CENTRAL & EASTERN PARTS OF ZONE D (Units 5 & 6) - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON	B8 67,727	11.17	Complete
R23/0397	WESTERN PART OF ZONE D (Unit 7) - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON	B8 15,838	3.68	Complete
R22/0380	WAGO, HOULTON (RUGBY RADIO STATION), WATLING STREET, CLIFTON UPON DUNSMORE, RUGBY, CV23 0AS (Phase 1)	B1 B8 7,338.7	2.09	Complete
R23/0454	Parkfield Business Park, Rugby Western Relief Road, Rugby, Warwickshire, CV21 1QJ	B2 B8 567	0.17	Complete
R24/0889	Unit 32 Webb Ellis Industrial	B2 B8 & E 129	0.01	Complete

	Estate, Woodside Park, Rugby, CV21 2NP			
Total Complete		91,599.7	17.12	
Under Construction				
R21/0631	LAND OFF PARKFIELD ROAD, PARKFIELD ROAD, RUGBY	B2 B8 4,550	1.59	Under Construction
Total UC		4,550	1.59	

Approved Planning Applications for New Employment Uses in 2024-2025 and Extant Permissions

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
Approved 2024-2025				
R22/0602	REAR OF, LODGE FARM, OXFORD ROAD, RYTON-ON- DUNSMORE, COVENTRY, CV8 3EJ	B2 1992	1.17	Full Planning Permission
R23/1189	UNIT 2, SAPPHIRE WAY, Coombe Fields, COVENTRY, CV7 9DR	E 2,037	2.84	Full Planning Permission
R24/0257	LAND AT PADGE HALL FARM, WATLING STREET, BURBAGE	B8 1,380	0.16	Full Planning Permission
R24/0676	UNIT 3, IMPERIAL ROAD,	B2 530.4	4.88	Full Planning Permission

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
	RYTON-ON-DUNSMORE, Coventry, CV8 3LF			
R24/0769	BRITVIC SOFT DRINKS LTD, AVENTINE WAY, RUGBY, CV21 1HA	B2 662	0.26	Full Planning Permission
Total 24/25		6,601.4	9.31	
Extant Permissions (pre 1 April 2024)				
R17/0022	Rugby Radio Station, A5 Watling Street, Rugby, CV23 0AS	B1, B2, B8 106,000	10.71	Outline Permission (Excludes Wago Limited offices (see below))
R19/0092	CIC Building, Zone 5 Ansty Park, Pilot Way, Ansty, CV7 9JU	B1 B2 11,566	4.49	Approval of Reserved Matters (R09/0035/MEIA)
R19/1540	Units 4 and 9., Prospero Ansty	18,714 B2/B8	5.4	Outline Planning Permission
R20/0422	Land South of A5 (Watling Street) Adjacent to M69 Junction 1	B2/B8 1,858 B1 5,672	5.25	Hybrid Application. Note there is now an application R23/1047 for construction of a Motorway Service Area on this site, indicating that it is not the applicant's intention to implement permission R20/0422
R21/0985	Padge Hall Farm	B8 or B2 136,350	63.84	Hybrid planning permission

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
R22/0380	WAGO, HOULTON (RUGBY RADIO STATION), WATLING STREET, CLIFTON UPON DUNSMORE, RUGBY, CV23 0AS (Phase 2)	B1 B8 4,166.9	1.19	Phase 1 complete, Phase 2 to be completed
R22/0551	Land North and East of Castle Mound Way, Castle Mound Way, Rugby.	B8 26,421	8.61	Full Planning Permission (Replaces R20/0272)
R22/0861	Land off Viggen Way, Coombe Fields	B2 4,715	1.04	Full Planning Permission
R23/0409	Site A, Land on the West Side of Watling Street, Europark, Rugby, CV23 0AL	B8 3,090.80 E 232.30	1.16	Full Planning Permission
R23/0410	Site B, Land on the South West Side of Watling Street, Europark, Rugby, CV23 0AL	B2 2342	0.78	Full Planning Permission
R23/0558	Unit 10 Prospect Park, Rugby, CV21 1TF	B2 B8 30	0.003	Full Planning Permission
R23/0727	Plot 8, Prospero Ansty	B8 3,234	1.06	Full planning permission

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
Total Extant (pre 1 April 2024)		324,342	103.53	

POLICY ED1: PROTECTION OF RUGBY'S EMPLOYMENT LAND (HA)

5.7 No employment land was lost to other uses in the 2024-25 monitoring year.

POLICY DS2: SITES FOR GYPSY, TRAVELLERS AND TRAVELLING SHOWPEOPLE

5.8 The numbers of pitches approved are as follows

Monitoring Period	Pitches Approved
2017-2022	20
2022-2023	3
2023-2024	1
2024-2025	1

5.9 1 pitch was approved during the 2024-2025 monitoring period under planning application R23/0850. This application was refused on 14th December 2023 but approved on appeal on 19th March 2025.

6. HOUSING

POLICY H1: INFORMING HOUSING MIX – SELF-BUILD AND CUSTOM HOUSEBUILDING

- 6.1 Policy H1 relates to housing mix, which includes self-build and custom build housing. Section 2A of the Housing and Planning Act 2015 requires local planning authorities to grant planning permission for enough serviced plots of land for self-build and custom housebuilding in each base period.
- 6.2 In the period 1st April 2024 – 31st March 2025, a total of 12 entries were made on the Self and Custom Build Register. 9 entries registered in the monitoring period expressed an interest in a site that could accommodate a 'detached' dwelling, 1 entry expressed an interest in a 'detached' or 'semi-detached' and 2 entries expressed an interest in any type of dwelling. The preferred plot types are 'self-build' and 'self-build or kit home' with 4 entries each registering an interest in these types of plots. The remaining entrants opted for a combination of plot types.

Plot Type

Type of Plot	Number of entries
Self-Build	4
Developer Built One-Off/Group Project	0
Kit Home	0
Self-Build or Kit Home	4
Self-Build, Developer Built One-Off or Group Project	2
Self-Build, Kit Home, Developer Built One-Off or Group Project	2

- 6.3 The majority of entries indicate that they would intend to build out their plot within 6 months, with 7 respondents selecting this timescale. The table below shows the distribution of entries according to timescales:

Timescale of Build Out

Timescale within (months)	Number of entries
6	7
12	4
24	1
36	0

- 6.4 The most common preferred location in this monitoring period is near to or at Rural Settlements. The preferences are detailed in Table 3c below:

Preferred Location

Approximate Location Sought	Number of entries
Urban Area	3
At Rural Settlement	3
Other Rural	2
Any	4

- 6.5 8 planning applications approved during the monitoring period specified they were for the purpose of self-build and custom housebuilding. Details of the Council's self-build strategy are contained with the Council's updated Housing Needs SPD 2021, which was adopted in July 2021.

H2: AFFORDABLE HOUSING PROVISION

- 6.6 Policy H2 relates to affordable housing. 96 affordable homes were completed and there were 24 acquisitions in the 2024-25 monitoring year.

H4: RURAL EXCEPTION SITES

- 6.7 Rural exception sites are affordable housing that meets the needs of local people adjacent to defined rural settlement boundaries.

- 6.8 No rural exception sites were delivered within Rugby Borough during the monitoring period.

H6: SPECIALIST HOUSING

- 6.9 Specialist Housing includes residential care homes, extra care housing and continuing care retirement communities. It also includes housing built for other groups of people with specific needs, such as student housing. In accordance with Planning Practice Guidance, C2 completions are counted towards housing land supply:
<https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>.

Specialist housing approvals and completions

Reference number	Site	Type of provision	Development status
Complete or Under Construction			
R23/0235	CAWSTON HOUSE, THURLASTON DRIVE, RUGBY, RUGBY, CV22 7SE	The erection of 5 (no) extra care cottages at Lime Tree Retirement Village	Complete
R21/0791	Mater Ecclesia Convent, Street Ashton House, Withybrook Road, Street Ashton, Rugby, CV23 0PJ	Change of Use from a Convent (Use Class: C2) to a Women's Refuge (Use Class: Sui generis)	Under Construction
Approvals (including extant permissions)			

7. RETAIL AND TOWN CENTRE

POLICY TC2: NEW RETAIL AND TOWN CENTRE USES

- 7.1 This is the fourth set of town centre monitoring data since the introduction of the new 'Class E' (Commercial, business and service) use class. The introduction of 'Class E' effectively merged uses classes A1, A2, A3, some 'D' and B1 uses into a new flexible use class. The data identifies the number of Class E, Sui Generis and vacant units within the Primary Shopping Area in Rugby town centre.

Rugby Town Centre Monitoring 2024/25

Use Class	Number of Units	Percentage
Class E	283	72.6%

Sui Generis	48	12.3%
Vacant	59	15.1%
Total	390	

New Retail Floorspace outside Rugby Town Centre

7.2 The following table sets out new retail developments outside the town centre including extant permissions.

Reference number	Site	Type of provision	Development status
Complete or Under Construction			
R24/0506	ASFARE BUSINESS PARK, HINCKLEY ROAD, WOLVEY, HINCKLEY, LE10 3JG	Change of use of warehouse premises (Unit D2) to retail including storage, custom fitting centre & online collection facilities (retrospective)	Complete
R19/1540	Rolls Royce, Ansty, Aerodrome, Combe Fields Road, Coombe Fields, Coventry, CV7 9JR	Outline permission for a new employment area (Prospero Ansty) comprising B1a, B1b, B1c & B2 floorspace (up to 160,000 m ² , of which no more than 20,000 m ² is for B1a and/or B1b), hotel (C1) (up to 4,500 m ²), retail (A1/A3) (up to 250 m ²);	Under construction
Approvals (including extant permissions)			
R22/0286	Elliot's Field Shopping Park, Leicester Road, Rugby	Erection of a drive-thru retail unit (flexible Class E(b) / Sui Generis Use) and associated alterations to the car park	Approved 20 th December 2022