



**RUGBY BOROUGH COUNCIL
AUTHORITY MONITORING
REPORT
2021-2022**

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1. INTRODUCTION

- 1.1 This is the third Authority Monitoring Report (AMR) produced by Rugby Borough Council (RBC) since the adoption of the Rugby Borough Local Plan in June 2019.
- 1.2 The Localism Act 2011 and the subsequent Local Planning Regulations (2012) removed the requirement for local planning authorities to submit an 'Annual Monitoring Report' to the Secretary of State, whilst retaining the overall duty to monitor. This change came into effect on 15th January 2012, renaming the document the Authority's Monitoring Report, the primary purpose of which is now to share the performance and achievements of the planning service with the local community.
- 1.3 This Authority Monitoring Report relates to activity which has taken place in the Borough during the monitoring year 1st April 2021 to 31st March 2022.
- 1.4 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.
- 1.5 This Authority Monitoring Framework is based around those indicators to enable the assessment of Local Plan Policy performance against the key indicators. An executive summary is provided as a 'quick reference' guide to ensure the Authority Monitoring Report is accessible.

2. RUGBY BOROUGH LOCAL PLAN

- 2.1 Following the independent planning inspector's report on the Rugby Borough Local Plan 2011-2031, which concluded the plan satisfied the requirements of Section 20 (5) of the Planning and Compulsory Purchase Act 2004 and met the criteria for soundness in the National Planning Policy Framework, Council adopted the plan at a meeting on 4 June 2019.
- 2.2 The adopted Local Plan and Policies Map form the statutory development plan for Rugby Borough Council, setting out strategic planning policies and detailed development management policies.
- 2.3 The Local Plan and Examination Library process can be viewed on the Council's website:
https://www.rugby.gov.uk/info/20004/planning_strategy/348/local_plan_2011-2031
- 2.4 The updated Local Development Scheme was adopted in December 2022. The Statement of Community Involvement was updated in September 2020 in response to changes to consultation due to COVID-19. There were no further updates during this monitoring period.

3. EXECUTIVE SUMMARY

3.1 The following provides a summary of the monitoring in this document.

Development	2021-2022 Monitoring Year	Local Plan Requirement
Dwellings Delivered	939	663 (1145 in trajectory)
% on PDL	60%	No requirement identified
Affordable Dwellings	125	No requirement identified
% Affordable Dwellings	13%	20% brownfield and 30% greenfield
Specialist Housing	None	No requirement identified
Employment Land Delivered (site area)	2.1ha	7ha
Gypsy and Traveller Pitches	0	7
Town Centre Vacancies	11.3%	No requirement identified

4. GENERAL PRINCIPLES

POLICY GP3: PREVIOUSLY DEVELOPED LAND AND CONVERSIONS

4.1 Policy GP3 relates to Previously Developed Land. 60% of the gross number of dwellings delivered during the monitoring period were built on Previously Developed Land (PDL).

Dwellings delivered on previously developed land

Gross dwellings 2021-22	% of dwellings on PDL
567	60

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%

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 of 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%

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
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%

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 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 2021/22

Made (adopted) Neighbourhood Plans	<ul style="list-style-type: none"> Ryton on Dunsmore
Neighbourhood Plans Under Examination	<ul style="list-style-type: none"> Brinklow Wolvey
Designated Neighbourhood Areas	<ul style="list-style-type: none"> Monks Kirby Clifton upon Dunsmore

- 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/homepage/49/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 2021-2022

Year	Annual Requirement	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	
2023/2024	663	
2024/2025	663	
2025/2026	663	
2026/2027	663	
2027/2028	663	
2028/2029	663	
2029/2030	663	
2030/2031	663	

5.3 A total of 939 dwellings were delivered in 2021-2022, against an annual requirement of 663. This is less than the projected 1145 completions identified in the Housing Trajectory for the year. However, the total number of completions has significantly exceeded the annual target.

b) Employment Needs

5.4 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:

Employment Land Overview (ha)

	Ha	Total	Rugby	Coventry
A	Local Plan requirement 2011-2031	208	110	98
B	Delivery 2011 - 2021	128.7	50.1	78.6
C	Delivery in 2021-2022	2.1	2.1	0
D	Under Construction	22.2	5.5	16.7
E	Delivery and Under Construction to date (B+C+D)	153	57.7	95.3
F	Remaining Requirement (A-E)	55+	52.3	2.7
G	With planning permission not started	129.1	129.1	0

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.

5.5 There have been strong delivery rates across the Borough's strategic employment sites throughout the plan period. This past trend indicates the potential for strong delivery at Local Plan allocations to meet the Local Plan employment target.

Employment Land Completions and U/C in 2021-2022

Reference Number	Site	Use Class (Sqm floorspace)	Site Area(ha)	Status
R19/1512	Rolls Royce, Coombe Fields, Coventry, CV7 9JR	B1a 8,780 B1b 976	2.1	Complete
R17/2019	Former Peugeot Site C (Prologis Park), Oxford Road, Ryton, CV8 3EA	B2, B8 45,275	16.7	Under Construction
R20/1026	Tritax Symmetry, Land North of Coventry Road, Thurlaston	B1a 1,817 B8 27,950	5.5	Under Construction
Total		84,798 sqm	24.3ha	

Approved Planning Applications for New Employment Uses in 2021-2022 and Extant Permissions

Reference Number	Location	Use Class (sqm floorspace)	Site area (Ha)	Status
Approved 2021-2022				
R20/0919	Land W. of Watling Street, Clifton upon	B1a 732 B2 1,501 B8 895	2	Full Planning Permission
R20/1026	SW Rugby – Units 1 and 2 Tritax Symmetry, Land North of Coventry Road	B1a 1817 B8 27,950	(5.5 part of R16/2569 below)	Full planning permission. Part of SW Rugby allocation (see also R16/2569)
R21/0789	SW Rugby, Zone D, Land North of Coventry Road	B8 50,965	(15.8 part of R16/2569 below)	Reserved Matters. Part of SW Rugby allocation (see also R16/2569)
R21/0790	SW Rugby, Eastern part of Zone D - Tritax Symmetry, Land North of Coventry Road	B8 35,600	(6.08 part of R16/2569 below)	Reserved Matters. Part of SW Rugby allocation (see also R16/2569)
R19/1540	Rolls Royce, Prospero Ansty	Up to 160,000 industrial with a maximum of 20000 B1a/b. 4,500 Hotel (120 beds), 250 A1	46.1 (net, gross total 65.3)	Outline Planning Permission for new employment area (Prospero Ansty)
R21/0784	Rolls Royce, Prospero Ansty (Plot 1)	B2 22,937	(5.8 part of R19/1540 above)	Reserved matters for 3 B2 units following on from R19/1540
R21/0525	Rolls Royce, Prospero Ansty (Plot 5)	B8 27,900	(16.3 part of R19/1540 above)	Full Planning Permission.
Extant Permissions				
R20/0272	Castle Mound Way, Coton Park East	B1, B2, B8 23,226	8.8	Outline Permission.

Reference Number	Location	Use Class (sqm floorspace)	Site area (Ha)	Status
R16/2569	SW Rugby - Tritax Symmetry, Land North of Coventry Road	B8 186,500	41.2	Outline permission. Site total 46.2ha however Full permission for 5.5 Ha approved separately in R20/1026 and is under construction.
R17/0022, R11/0699	Rugby Radio Station, A5 Watling Street, Clifton upon Dunsmore	B1 B2 B8 106,000	31	Outline permission. Part of overall development of the allocation.
Total			129.1 ha	

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

5.6 The following table identifies the approved loss of employment land in 'B' uses classes during the monitoring period:

Reference number	Use Class	Loss approved (ha)
	No approved losses during the reporting period.	

Completions Against Coventry's Need (ha)

5.7 Rugby Borough is to accommodate 98ha of Coventry's employment need. This is split between 41ha at Ansty (Ansty Park) and 57 at Ryton-upon Dunsmore (Former Peugeot works).

	Amount (ha)
Delivery in 2021-22	0
Under Construction in 2021-22	16.7
Cumulative Delivery and Under Construction between 2011-22	95.3
Land area requirement remaining	2.7

Employment Land on Local Plan Allocations(ha)

Allocation	Site Area (ha)	Use Class	Approvals 2011-2021	Approvals 2021-22	Delivered (ha)
Coton Park East	7.5	B1/B2/B8	8.8	0	0
South-West Rugby	35	B8	41.2 (Outline. Total adjusted from 46.2 as 5.5ha already under construction)	0	0
Houlton (Former Rugby Radio Station)	16	B1/B2/B8	16 (Outline)	0	0

POLICY DS2: SITES FOR GYPSY, TRAVELLERS AND TRAVELLING SHOWPEOPLE

5.8 The requirements identified in the GTAA 2017 are as follows:

Phase	Timeframe	Total Pitches (minimum)	Annualised
1	2017 to 2022	35	7
2	2022 to 2027	12	2.4
3	2027 to 2032	14	2.8
4	2032 to 2037	15	3
	Total	76	3.8

5.9 Within phase 1 the identified need was 35 pitches. 0 pitches were approved during the 2021-2022 monitoring period. Since 1st April 2017, a total of 20 pitches have been granted permission to contribute towards the requirement. As such, at the end of Phase 1 there is an undersupply of 15 pitches for this period.

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 2021 – 31st March 2022, a total of 32 entries were made on the Self and Custom Build Register. 27 entries registered in the monitoring period expressed an interest in a site that could accommodate a 'detached' dwelling. 3 entries expressed an interest in a detached or semi-detached dwelling, and 2 entries expressed an interest in a detached, semi-detached or terraced dwelling. The preferred plot type is 'self-build' with 22 entries registering an interest in this type of plot. The remaining entrants opted for a combination of plot types.

Plot Type

Type of Plot	Number of entries
Self-Build	22
Developer Built One-Off/Group Project	1
Kit Home	2
Self-Build or Kit Home	2
Self-Build, Developer Built One-Off or Group Project	1
Self-Build, Kit Home, Developer Built One-Off or Group Project	4
Self-Build, Kit Home, Independent Community Self-Build, Supported Community Self-Build, Developer Built One-Off or Group Project	0

- 6.3 The majority of entries indicate that they would intend to build out their plot within 6 months, with 21 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	21
12	9
24	1
36	1

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

Preferred Location

Approximate Location Sought	Number of entries
Urban Area	8
Near or at Rural Settlement	13
Other Rural	4
Any	7

6.5 No planning applications approved during the monitoring period specified they were for the purpose of self-build and custom housebuilding. The Council will be working to secure delivery. 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. 125 affordable homes were delivered in the 2021-22 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.

Specialist housing approvals and completions

Reference number	Site	Type of provision	Development status
Under Construction			
R19/1528	Butlers Leap, Clifton Road, CV21 3TX	78 bed care home offering dementia care	Under Construction
R19/1164	Oakfield Recreation Ground, Bilton Road, CV22 7AL	Extra care retirement village comprising 62 apartments (C2) and 15 bungalows (C2)	Under Construction
Approvals (including extant permissions)			
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)	Approved 19 th November 2021
R18/1811	Herbert Gray College, Little Church Street, Rugby, CV21 3AN	78 Extra Care (C2) and a 52-bed care home (C2)	Approved 26 th November 2021
R21/1188	1A, A One Social Club, Market Street, Rugby, CV21 3HG	10-bedroom care home with associated parking shared access	Approved 25 th March 2022
R20/0213	Inwoods House, Ashlawn Road, CV22 5GF	Retirement village consisting of 11 bungalows (C2), 40 apartments (C2) and 60 bed care home (C2)	Approved 12 th November 2020

7. RETAIL AND TOWN CENTRE

POLICY TC2: NEW RETAIL AND TOWN CENTRE USES

7.1 This is the second 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.

Rugby Town Centre Monitoring September 2021

Use Class	Number of Units	Percentage
Class E	277	85%
Sui Generis	12	3.7%
Vacant	37	11.3%
Total	326	

New Retail Floorspace outside Rugby Town Centre

7.2 An approval for up to 250sqm of retail floorspace was approved at Prospero Ansty as part of a wider development of the area.

Reference number	Site	Type of provision	Development status
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);	Approved 15 th June 2021