



**RUGBY BOROUGH COUNCIL
AUTHORITY MONITORING
REPORT
2022-2023**

CONTENTS

1. Introduction	3
2. Rugby Borough Local Plan.....	3
3. Executive summary	4
4. General principles	4
Policy GP3: Previously Developed Land and Conversions	4
Policy SDC1: Density of housing development	5
Policy GP5: Neighbourhood level documents	6
5. Development strategy	7
Policy DS1: Overall Development Needs	7
Policy ED1: Protection of Rugby’s Employment Land (ha)	11
Policy DS2: Sites for Gypsy, Travellers and Travelling Showpeople.....	12
6. Housing	13
Policy H1: Informing Housing Mix – Self-Build and Custom Housebuilding	13
H2: Affordable Housing Provision	14
H4: Rural exception sites	14
H6: Specialist Housing	15
7. Retail and town centre.....	16
Policy TC2: New Retail and Town Centre Uses	16

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 2022 to 31st March 2023.
- 1.2 Monitoring is important for Rugby Borough Council (RBC) to establish what is happening now and what may happen in the future. The AMR allows for the comparison of trends against policies and targets to determine what needs to be done.
- 1.3 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 form the statutory development plan for Rugby Borough Council, setting out strategic planning policies and detailed development management policies.
- 2.3 The Local Plan 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 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 key indicators.

Development	2022-2023 Monitoring Year	Local Plan Requirement
Dwellings Delivered	1,349	663 p.a (833 in trajectory for 2022/23)
% on PDL	74%	No requirement identified
Affordable Dwellings	212	No requirement identified
% Affordable Dwellings	16%	20% brownfield and 30% greenfield
Specialist Housing	78 bed care home 62 apartments (C2) and 15 bungalows (C2)	No requirement identified
Employment Land Delivered (site area)	30.55ha	7ha
Gypsy and Traveller Pitches	3 (permissioned)	7
Town Centre Vacancies	13.6%	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).

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%

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%

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
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%

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

Made (adopted) Neighbourhood Plans	<ul style="list-style-type: none"> • Brandon and Bretford • Brinklow • Coton Forward • Monks Kirby • Ryon-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/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 2022-2023

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	1,349
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 1,349 new additional dwellings were delivered in 2022-2023, against an annual requirement of 663.

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 1,349 new additional dwellings, 1,194 were new build, 23 (gross) were created by the conversion/subdivision of existing dwellings and 40 were created by the change of buildings to residential from other uses. During the monitoring year 11 dwellings were lost as a result of the aforementioned conversions/subdivisions and two dwellings

were lost to demolition. An additional 105 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:

Employment Land Overview (ha)

	Ha	Total
A	Local Plan requirement 2011-2031	208
B	Delivery 2011 - 2022	130.8
C	Delivery in 2022-2023	30.55
D	Under Construction	30.18
E	Delivery and Under Construction to date (B+C+D)	191.53
F	Remaining Requirement (A-E)	16.47
G	With planning permission not started	95.88

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 2022-2023

Reference Number	Site	Use Class (Sqm floorspace)	Site Area(ha)	Status
Complete				
R17/2019	Former Peugeot Site C (Prologis Park), Oxford Road, Ryton, CV8 3EA	B2, B8 45,275	16.7	Complete
R20/1026	Tritax Symmetry, Land North of Coventry Road, Thurlaston	B1a 1,817 B8 27,950	5.5	Complete
R21/1165	Rolls Royce, Ansty Aerodrome, Coombe Fields Road, Coombe Field,	B2 B8 46,500	6.35 (part of Outline Permission R19/1540 below)	Complete (Replaces R21/0784)

	Coventry, CV7 9JR			
R20/0919	Land on west side of A5, Watling Street, Clifton Upon Dunsmore, Rugby, CV23 0AJ	B1a 732 B2 1,501 B8 895	2	Complete
Total Com		124,670	30.55	
Under Construction				
R21/0525	Rolls Royce, Prospero Ansty (Plot 5)	B8 27,900 (part of R19/1540 below)	16.3 (part of R19/1540 below)	Under Construction
R22/0485	Plot 3, Ansty Aerodrome, Combe Fields Road, Combe Fields, Coventry, CV7 9JR	B2 B8 15,922 (part of R19/1540 below)	6.43 (part of R19/1540 below)	Under Construction
R22/0491	Plots 6 and 7, Ansty Aerodrome, Combe Fields Road, Combe Fields, Coventry, CV7 9JR	B2 B8 35,739 (part of R19/1540 below)	7.45 (part of R19/1540 below)	Under Construction
Total UC		79,561	30.18	

Approved Planning Applications for New Employment Uses in 2022-2023 and Extant Permissions

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
Approved 2022-2023				
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)
R22/0803	Zone C – Land North of Coventry Road,	(B8 59,997 part of R16/2569 below)	15.91 (part of R16/2569 below)	Approval of Reserved Matters (R16/2569)

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
	Coventry Road, Thurlaston			
R21/0789	SW Rugby, Zone D, Land North of Coventry Road	(B8 50,965 part of R16/2569 below)	15.8 (part of Outline Permission R16/2569 below)	Approval of Reserved Matters (R16/2569)
R21/0790	SW Rugby, Eastern part of Zone D - Tritax Symmetry, Land North of Coventry Road	(B8 35,600 part of R16/2569 below)	6.08 (part of Outline Permission R16/2569 below)	Approval of Reserved Matters (R16/2569)
R20/0422	Land South of A5 (Watling Street) Adjacent to M69 Junction 1	B2/B8 1,858 B1 5,672	5.25	Hybrid Application
R22/0966	Unit 17 Europark, Watling Street, Newton	B8 2070	0.25	Full Planning Permission
R21/0664	Land off Parkfield Road, Parkfield Road, Rugby	B8 1408	0.32	Full Planning Permission
R22/0462	6 Paynes Lane, Rugby, CV21 2UH	E, B2, B8 1,130	0.19	Full Planning Permission
R22/0380	Rugby Radio Station, A5 Watling Street, Clifton upon Dunsmore	(B1/B8 12,161 part of R17/0022 above)	3.67 (part of R17/0022 below)	Approval of Reserved Matters (R17/0022)
Total App 22/23*		38,559	14.62	
Extant Permissions (pre 1 April 2022)				
R16/2569	SW Rugby - Tritax Symmetry, Land North of Coventry Road	B8 156,733 (Adjusted from total 186,500 as 29,767 complete)	40.7 (Adjusted from total 46.2Ha as 5.5ha complete)	Outline

Reference Number	Location	Use Class (sqm floorspace)	Site area (ha)	Status
R17/0022	Rugby Radio Station, A5 Watling Street, Rugby, CV23 0AS	B1, B2, B8 106,000	31	Outline Permission
R19/1540	Rolls Royce, Prospero Ansty	B1 B2 33,939 (Adjusted from 160,000 total as 126,061 Complete or Under Construction) with a maximum of 20,000 B1a/b.	9.56Ha Net (28.76 Gross). (Adjusted from 46.1 Net/65.3 Gross total as 36.54 Ha Complete or Under Construction)	Outline Planning Permission
Total Extant (pre 1 April 2022)		296,672	81.26	

* Total approved for 22/23 does not include Reserved Matters as these will have been counted at Outline stage (and final figure for site will be accounted for when Complete)

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

5.7 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)
R22/1309	B2	0.11

Completions Against Coventry's Need (ha)

5.8 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 2022-23	16.7
Under Construction in 2022-23	0
Cumulative Delivery and Under Construction between 2011-23	95.3
Land area requirement remaining	2.7

Employment Land on Local Plan Allocations(ha)

Allocation	Allocated Site Area (ha)	Use Class	Approvals 2011-2022	Approvals 2022-23	Delivered (ha)
Coton Park East	7.5	B1/B2/B8	0	8.61 (supersedes R20/0272)	0
South-West Rugby	35	B8	46.2 (Larger site area approved due to density requirements)	0 (37.79 Reserved Matters)	5.5
Houlton (Former Rugby Radio Station)	16	B1/B2/B8	16	0 (3.67 Reserved Matters)	0

POLICY DS2: SITES FOR GYPSY, TRAVELLERS AND TRAVELLING SHOWPEOPLE

5.9 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

5.10 Within phase 1 there was an identified need for 35 pitches. A total of 20 pitches were 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.

5.11 2022/23 is the first year of the Phase 2 Timeframe. There is an identified need of 12 pitches for this period, however accounting for the undersupply carried forward from Phase 1, this is increased to 27 pitches.

5.12 3 pitches were approved during the 2022-2023 monitoring period. As such since 1st April 2017, a total of 23 pitches have been granted permission to contribute towards the requirement.

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 2022 – 31st March 2023, a total of 22 entries were made on the Self and Custom Build Register. 21 entries registered in the monitoring period expressed an interest in a site that could accommodate a ‘detached’ dwelling and 1 entry expressed an interest in a detached or semi-detached dwelling. The preferred plot type is ‘self-build’ with 11 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	11
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	0
Self-Build, Kit Home, Developer Built One-Off or Group Project	5
Self-Build, Kit Home, Independent Community Self-Build, Supported Community Self-Build, 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 10 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	10
12	7
24	3
36	2

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	0
Near or at Rural Settlement	6
Other Rural	4
Any	12

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. 208 affordable homes were completed and there were 4 acquisitions in the 2022-23 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>. The dwellings at Oakfield Recreation Ground (now Knox Court, McCarthy Stone) are self-contained so are counted on a 1 for 1 basis towards the housing supply contributing 62 units. The care home at Butlers Leap (now Butlers Mews Care Home) are not self-contained and so the ratio of dwellings released is calculated in accordance with the housing delivery test rule book based on the national average number of adults living in a household (1.8), one dwelling is counted per 1.8 bedrooms in the care home. This means that this development contributes 43 dwellings are counted towards the supply. A total of 105 dwellings is therefore counted from this source.

Specialist housing approvals and completions

Reference number	Site	Type of provision	Development status
Complete or Under Construction			
R19/1528	Butlers Leap, Clifton Road, CV21 3TX	78 bed care home offering dementia care	Complete
R19/1164	Oakfield Recreation Ground, Bilton Road, CV22 7AL	Extra care retirement village comprising 62 apartments (C2)	Complete
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	Approved 12 th November 2020

		(C2) and 60 bed care home (C2)	
--	--	--------------------------------	--

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 in Rugby town centre.

Rugby Town Centre Monitoring 2022/23

Use Class	Number of Units	Percentage
Class E	266	82%
Sui Generis	13	4%
Vacant	44	14%
Total	324	

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			
R22/0286	Elliots 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
R22/0808	Clifton Cruisers, Clifton Wharf, Clifton upon Dunsmore, Rugby, CV23 0EY	Retention of newly erected detached building and use for independent retail purposes.	Complete
Approvals (including extant permissions)			

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
----------	--	---	--