



27 May 2021

## CABINET – 7 JUNE 2021

A meeting of Cabinet will be held at 5.30pm on Monday 7 June 2021 in the Council Chamber at the Town Hall, Rugby.

*The meeting will be livestreamed on the Council's website.*

Mannie Ketley  
Executive Director

### A G E N D A PART 1 – PUBLIC BUSINESS

1. Minutes.

To confirm the minutes of the meeting held on 29 March 2021.

2. Apologies.

To receive apologies for absence from the meeting.

3. Declarations of Interest.

To receive declarations of –

(a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;

(b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and

(c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

***Note: Members are reminded that they should declare the existence and nature of their interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a prejudicial interest, the Member must withdraw from the room unless one of the exceptions applies.***

***Membership of Warwickshire County Council or any Parish Council is classed as a non-pecuniary interest under the Code of Conduct. A Member does not need to declare this interest unless the Member chooses to speak on a matter relating to their membership. If the Member does not wish to speak on the matter, the Member may still vote on the matter without making a declaration.***

4. Question Time.

Notice of questions from the public should be delivered in writing, by fax or e-mail to the Executive Director at least three clear working days prior to the meeting (no later than Tuesday 2 June 2021).

**Growth and Investment Portfolio**

5. South West Rugby Masterplan Supplementary Planning Document (SPD) Adoption.

6. Monks Kirby Neighbourhood Plan – Plan Area.

**Leisure and Wellbeing Portfolio**

Nothing to report to this meeting

**Finance, Performance, Legal and Governance Portfolio**

7. Appointment of Working Parties 2021/22.

**Communities, Homes, Digital and Communications Portfolio**

8. Local Authority Delivery Scheme Proposals.

**Regulation and Safety Portfolio**

Nothing to report to this meeting.

**Change and Transformation Portfolio**

Nothing to report to this meeting.

**Operations and Traded Services Portfolio**

Nothing to report to this meeting.

**The following item contains reports which are to be considered en bloc subject to any Portfolio Holder requesting discussion of an individual report**

Nothing to report to this meeting.

9. Motion to Exclude the Public under Section 100(A)(4) of the Local Government Act 1972.

To consider the following resolution:

“under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of information defined in paragraphs 1, 2 and 3 of Schedule 12A of the Act.”

**PART 2 – EXEMPT INFORMATION**

**Growth and Investment Portfolio**

Nothing to report to this meeting.

### **Leisure and Wellbeing Portfolio**

Nothing to report to this meeting

### **Finance, Performance, Legal and Governance Portfolio**

Nothing to report to this meeting.

### **Communities, Homes, Digital and Communications Portfolio**

Nothing to report to this meeting.

### **Regulation and Safety Portfolio**

Nothing to report to this meeting.

### **Change and Transformation Portfolio**

Nothing to report to this meeting.

### **Operations and Traded Services Portfolio**

Nothing to report to this meeting.

### **The following item contains reports which are to be considered en bloc subject to any Portfolio Holder requesting discussion of an individual report**

1. Write Offs.

***Any additional papers for this meeting can be accessed via the website.***

The Reports of Officers are attached.

### **Membership of Cabinet:**

Councillors Lowe (Chairman), Mrs Crane, Miss Lawrence, Poole, Roberts, Ms Robbins and Mrs Simpson-Vince.

### **CALL- IN PROCEDURES**

*Publication of the decisions made at this meeting will normally be within three working days of the decision. Each decision will come into force at the expiry of five working days after its publication. This does not apply to decisions made to take immediate effect. Call-in procedures are set out in detail in Standing Order 15 of Part 3c of the Constitution.*

***If you have any general queries with regard to this agenda please contact Claire Waleczek, Democratic Services Team Leader (01788 533524 or e-mail [claire.waleczek@rugby.gov.uk](mailto:claire.waleczek@rugby.gov.uk)). Any specific queries concerning reports should be directed to the listed contact officer.***

**AGENDA MANAGEMENT SHEET**

<b>Report Title:</b>	South West Rugby Masterplan Supplementary Planning Document Adoption
<b>Name of Committee:</b>	Cabinet
<b>Date of Meeting:</b>	7 June 2021
<b>Report Director:</b>	Chief Officer - Growth and Investment
<b>Portfolio:</b>	Growth and Investment
<b>Ward Relevance:</b>	Dunsmore but will also impact on the wards of Admirals and Cawston and Bilton and may have impacts for the wider Borough.
<b>Prior Consultation:</b>	Public consultation held on the Draft South West Rugby Masterplan SPD for six weeks in October and November 2019. Further public consultation held on the Revised Draft South West Rugby Masterplan SPD in October 2020. Both consultations were open to anyone who wished to provide comments. Statutory consultees and those on the Local Plan database were notified of the consultation via email or letter. Further informal consultation with the consortium of developers and landowners with interests in the South West Rugby allocation and other key stakeholders including relevant service areas of Rugby Borough Council.
<b>Contact Officer:</b>	Maxine Simmons, Development Strategy Manager 01788 533533 or maxine.simmons@rugby.gov.uk
<b>Public or Private:</b>	Public
<b>Report Subject to Call-In:</b>	No
<b>Report En-Bloc:</b>	No
<b>Forward Plan:</b>	Yes
<b>Corporate Priorities:</b>	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C)
<b>(C) Climate</b>	
<b>(E) Economy</b>	
<b>(HC) Health and Communities</b>	
<b>(O) Organisation</b>	

- Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E)
  - Residents live healthy, independent lives, with the most vulnerable protected. (HC)
  - Rugby Borough Council is a responsible, effective and efficient organisation. (O)
- [Corporate Strategy 2021-2024](#)
- This report does not specifically relate to any Council priorities but

**Summary:**

This report recommends to Cabinet that they recommend that Council adopts the South West Rugby Masterplan Supplementary Planning Document (SWR SPD).

**Financial Implications:**

Adoption of the SWR SPD will enable the Council to ensure the comprehensive delivery of the South West Rugby allocation in line with the Rugby Borough Council Local Plan 2011-2031. This will assist in the timely delivery of homes across the allocation, timely delivery of planning obligations (including on-site infrastructure and section 106 contributions) and ultimately timely receipt of Council Tax payments from the new residents.

**Risk Management Implications:**

The SWR SPD can only be given its full weight in helping to determine planning applications once it is adopted. A risk assessment has been undertaken with the assistance of the Corporate Assurance and Improvement Team and three risks have been identified: potential legal challenge to the adoption of the SPD, non-adoption of the SPD, and incorrect content of the SPD. Controls have been identified and actioned to address these risks.

**Environmental Implications:**

The SWR SPD sets out the requirements for open space and biodiversity enhancements required on-site. This includes protection for and on-going management of Cawston Spinney.

In addition, the SWR SPD includes provisions relating to a buffer between South West Rugby and Dunchurch.

A SEA Screening Opinion on the SWR SPD was undertaken in November 2017 and concluded that a SEA was not required, taking into account the Sustainability Appraisal (including an SEA) that was produced for the adopted Local Plan

which allocates SWR. The SEA Screening Opinion has been kept under review and no material changes have been identified to the scope of the project which require a new SEA Screening Opinion to be undertaken.

**Legal Implications:**

The SWR SPD was required by the Local Plan Inspector and is specifically referred to in Policies DS8 and DS9 of the Rugby Borough Council Local Plan 2011-2031 (Adopted June 2019). SPDs are planning documents which, once adopted, do not form part of the Development Plan but sit beneath the Local Plan. Their purpose is to provide additional detail and information to help guide and support comprehensive development in line with the Local Plan. An SPD is a material consideration in the determination of planning applications.

To be valid an SPD must be prepared in accordance with the procedures set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, and undertake consultation in accordance with the Council's Statement of Community Involvement. Unlike the Local Plan, SPDs are not subject to independent examination.

The adoption of an SPD may be open to judicial review if the preparation, consultation and adoption are not carried out properly.

**Equality and Diversity:**

An Equality Impact Assessment on the SWR SPD was undertaken in August 2020 and has been reviewed and updated. The Equality Impact Assessment as updated is provided as Appendix 3 to this report.

**Options:**

Option 1 – Cabinet recommends that Council adopt the SWR SPD as set out in this report.

Option 2 – Cabinet recommends that the content of the SWR SPD is reconsidered.

Option 3 – Cabinet recommends that the SWR SPD is not adopted and take no further action towards adoption of the SPD.

Option 2 would result in a delay of the delivery of homes, employment land and infrastructure across the South West Rugby allocation (up to 5,000 dwellings and 35 ha of B8 employment

land). In addition development proposals may come forward in the interim period, before adoption of the SWR SPD, which conflict with the proposed SWR SPD and make it more difficult, or impossible, for the aims of the SWR SPD to be realised in the future.

Option 3 (No SWR SPD) would result in the Council having limited control over the location of development within the allocation and no robust mechanism to ensure the delivery of, timing of, or location of the supporting necessary strategic infrastructure.

Both Option 2 and Option 3 would be likely to result in a piecemeal and unsatisfactory development of the South West Rugby allocation and the risk of necessary supporting strategic infrastructure not being provided.

**Recommendation:**

IT BE RECOMMENDED TO COUNCIL THAT -

- (1) the South West Rugby Masterplan Supplementary Planning Document (SPD) be adopted;
- (2) the South West Rugby Masterplan SPD be published on the Council's website, with the adoption statement being made available and sent to any person who has asked to be notified of the adoption of the SPD; and
- (3) delegated authority be given to the Chief Officer for Growth and Investment to make minor grammatical and presentational amendments as necessary to the South West Rugby Masterplan SPD either prior to or following adoption, and prior to it being published.

**Reasons for Recommendation:**

To ensure the adoption of the SPD to enable delivery of the South West Rugby allocation in accordance with Policies DS8 and DS9 of the Adopted Rugby Borough Council Local Plan 2011-2031.

**Cabinet - 7 June 2021**

**South West Rugby Masterplan Supplementary  
Planning Document Adoption**

**Public Report of the Chief Officer - Growth and Investment**

**Recommendation**

IT BE RECOMMENDED TO COUNCIL THAT -

- (1) the South West Rugby Masterplan Supplementary Planning Document (SPD) be adopted;
- (2) the South West Rugby Masterplan SPD be published on the Council's website, with the adoption statement being made available and sent to any person who has asked to be notified of the adoption of the SPD; and
- (3) delegated authority be given to the Chief Officer for Growth and Investment to make minor grammatical and presentational amendments as necessary to the South West Rugby Masterplan SPD either prior to or following adoption, and prior to it being published.

**1. INTRODUCTION**

- 1.1 Supplementary planning documents (SPDs) provide further detailed guidance on Local Plan policy, including large-scale allocations, affordable housing, sustainable design and construction, residential design guidance and planning obligations. SPDs do not form part of the Local Plan itself, however SPDs must not conflict with the adopted Local Plan (Regulation 8(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012). SPDs are a material consideration when the Council is determining planning applications.
- 1.2 Before the Council can adopt an SPD, the SPD must be subject to a period of public consultation, the requirements of which are governed by a combination of statutory requirements and documents which have already been prepared and adopted by the Council.
- 1.3 SPDs must be prepared in accordance with the Council's Statement of Community Involvement (SCI). The SCI is a document which sets out the Council's policy for consulting and engaging with individuals, communities and other stakeholders for a range of planning matters. The latest SCI was adopted in 2019. During the Coronavirus (COVID-19) pandemic the Government introduced new temporary Planning Practice Guidance (PPG) which enabled local planning authorities to review and update any policies in their SCI which they could not comply with due to the guidance to help combat



the spread of Coronavirus. On 25 August 2020 Council agreed Supplementary Guidance to the SCI in accordance with the temporary PPG. This Supplementary Guidance to the SCI applied to the revised draft South West Rugby Masterplan SPD consultation in October 2020.

1.4 Before an SPD is adopted, the Council must prepare a consultation statement setting out:

- a) The persons the local planning authority consulted when preparing the SPD;
- b) A summary of the main issues raised by those persons; and
- c) How those issues have been addressed in the SPD.

This statement, together with a copy of the SPD, must be made available to the public to make representations on for a period of no less than 4 weeks.

1.5 Any person can make representations about an SPD. The representations must be received by the Council by the date it specifies.

1.6 These consultation requirements are set out in Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended.

1.7 Unlike the Local Plan, SPDs are not subject to independent examination. Once the consultation has been completed, the Council can adopt an SPD either as originally prepared or as modified to take account of:

- a) Any representations received.
- b) Any other matter the Council considers relevant.

1.8 It is important to note that as per the SCI, an SPD must be adopted by resolution of full Council.

1.9 Once adopted, the Planning and Compulsory Purchase Act 2004 requires that SPDs are kept under review having regard to any of the following matters:

- a) The principal physical, economic, social and environmental characteristics of the area of the Council.
- b) The principal purposes for which land is used in the area.
- c) The size, composition and distribution of the population of the area.
- d) The communications, transport system and traffic of the area.
- e) Any other considerations which may be expected to affect those matters.
- f) Such other matters as may be prescribed or as the Secretary of State (in a particular case) may direct.
- g) Any changes which the Council think may occur in relation to any other matter.
- h) The effect such changes are likely to have on the development of the Council's area or on the planning of such development.

1.10 An SPD can be revised at any time; however, the Council must revise an SPD if required by the Secretary of State.

## 2. PURPOSE OF REPORT

- 2.1 Following approval by Cabinet on 7 October 2019, the draft South West Rugby Masterplan Supplementary Planning Document (SWR SPD) was made available for public consultation for six weeks in October and November 2019. Changes were subsequently made to the draft SPD and following approval by Cabinet on 7 September 2020 the revised draft SPD was made available for further public consultation for four weeks in October 2020, together with the Consultation Statement SWR Masterplan SPD September 2020 relating to the 2019 consultation.
- 2.2 As part of the further public consultation, 172 responses were received from individuals and organisations within the consultation period and 16 responses from individuals and organisations after the consultation had closed. The comments received have resulted in a number of modifications to the revised draft SPD. A final version of the SPD has now been prepared and is included at Appendix 1. The modifications made to the revised draft SPD as a result of the consultation are summarised in the Adoption Statement at Appendix 2. The Adoption Statement is to be issued in the event the SPD is adopted. This report recommends that Cabinet recommends that Council adopts the South West Rugby Masterplan SPD for use in the determination of relevant planning applications.

## 3. BACKGROUND

- 3.1 The Rugby Borough Council Local Plan 2011-2031 (adopted June 2019) (the “**Local Plan**”) in Policy DS1 commits the Council to providing 12,400 dwellings and 208 hectares of employment land over the plan period - 2011-2031. The South West Rugby allocation (detailed in Policy DS8) provides for around 5,000 dwellings (40% of the total Local Plan dwellings) and 35 hectares of employment (17% of the total Local Plan employment). In addition, Policies DS8 and DS9 specifically reference a separate SPD in relation to the South West Rugby allocation, which is intended to guide the delivery of this allocation and elaborate on the requirements of Policies DS8 and DS9.
- 3.2 It is essential that this allocation is successfully delivered as it is an important component in the Local Plan’s overall strategy and is critical to the Council in achieving the Local Plan targets and 5 year housing land supply. Failure to deliver housing on those sites allocated in the Local Plan may lead to speculative planning applications being submitted in less sustainable locations.
- 3.3 The South West Rugby allocation was extensively debated at the Local Plan’s Examination and discussed at length in the Inspector’s Report (paragraphs 103-126). Having examined the issues around this allocation, the Inspector concludes in paragraph 126 that the allocation here *“is fully justified as part of the development strategy to meet the development needs of the Plan... the site would make a useful contribution to the borough’s 5 year housing land supply.... I am satisfied that the site would be developable over the plan period and enable the delivery of sustainable development consistent with national policy.”*

- 3.4 The South West Rugby Masterplan SPD (SWR SPD) is therefore needed for a number of reasons:
- a) It was recommended by the Inspector to ensure Policies DS8 and DS9 were delivered as a whole and not in a piecemeal fashion.
  - b) The South West Rugby allocation is in multiple ownerships and requires an overarching document setting out a consistent, fair and proportionate approach to infrastructure provision over the entire allocation.
  - c) In his report the Inspector (paragraph 123) placed great emphasis on the point in paragraph b) and went on to state, *“Accordingly, a comprehensive approach will be necessary to ensure the delivery of infrastructure, services and facilities to support the site as a whole. The Masterplan SPD will provide the framework for a comprehensive and integrated approach to the development of the site...”*.
- 3.5 The South West Rugby allocation is largely open countryside so lacks the necessary infrastructure to support the level of development envisaged by the Local Plan. The SWR SPD is needed to provide guidance on the infrastructure required to support the anticipated level of development on this site and ensure it is appropriately phased over the life of the development, in accordance with the Local Plan. The SWR SPD also aims to ensure that the allocation is delivered in a comprehensive manner.
- 3.6 The SWR SPD covers a range of matters (as required by Policy DS8), such as the size of the buffer between Dunchurch and Rugby, the spine road network, the need for green and blue infrastructure and open space across the allocation as well as the need for schools, healthcare provision, a new fire and rescue station and on-site police provision to cater for the new population. All of these will be phased through the delivery of the development.
- 3.7 The SWR SPD sets out the infrastructure that is considered to be strategic infrastructure required for the whole allocation. This strategic infrastructure will be funded through section 106 agreements attached to each application approved that will be derived from an overarching section 106 framework/template agreement to ensure consistency across the allocation. The SWR SPD provides guidance on this framework section 106 agreement approach, which is considered by the Council to be the best means of ensuring that the costs of delivering the strategic infrastructure are equitably and proportionately apportioned between the different development parcels forming part of the South West Rugby allocation.
- 3.8 As noted above, SPDs should build upon and provide more detailed advice or guidance on policies in an adopted local plan. The Council has already determined some planning applications and is in receipt of further applications for part of the allocation covered by Policy DS8 and it is therefore imperative that the SWR SPD is progressed and adopted as a priority. This will enable the Council to take account of the SWR SPD as a material consideration in the determination of planning applications and negotiation of Section 106 agreements relating to those applications.

- 3.9 The South West Rugby allocation contains on-site woodland assets, most notably Cawston Spinney which includes a large area of ancient woodland. In line with the requirements of Policy DS8, the SWR SPD advises developers on how to plan their developments in a way that prevents harm to the woodland and more specifically to prevent loss or deterioration of the ancient woodland within the allocation. The SWR SPD also includes a Woodland Management Plan as an appendix ([www.rugby.gov.uk/cawstonwmp](http://www.rugby.gov.uk/cawstonwmp)) as required by Policy DS8 of the Local Plan. The RBC Parks team have confirmed the preferred option is for Cawston Spinney and associated open space to be transferred to the Council through Section 106 agreements to ensure the Woodland Management Plan is implemented and to ensure future protection of the woodland. They will seek to work in partnership with a third sector organisation to help deliver the agreed Woodland Management Plan.
- 3.10 Finally, Policy DS9 is clear that the on-site spine road network must be delivered as early as possible to mitigate against the impacts the development will have on the existing highway network.

#### **4. SOUTH WEST RUGBY MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION**

- 4.1 The Planning Services Working Party was engaged during the production of the SWR SPD and considered a draft version of the SWR SPD (October 2019) prior to the first public consultation. The draft version was also informed by informal consultation with the consortium of developers and landowners with interests in the South West Rugby allocation and key stakeholders at Warwickshire County Council, including highways, education and ecology.
- 4.2 The first public consultation took place for six weeks on the draft SPD between 17 October and 29 November 2019. Over 1,000 representations were received to the consultation. Details of the consultation and the summary of responses received was set out in the Consultation Statement appended to the 7 September 2020 Cabinet report at Appendix 2 to Agenda item No 7.
- 4.3 On 7 September 2020, Cabinet approved for a further four week public consultation, the revised draft SWR SPD. The revised draft SPD included changes made in response to the representations received to the draft SPD.
- 4.4 The public consultation on the revised draft SPD took place from 1 to 29 October 2020. The consultation on the revised draft SPD was carried out in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, and the Council's adopted Statement of Community Involvement as amended August 2020. Details of the consultation including where to view the revised draft SPD and how to respond were published on the Council's website and in the Rugby Observer newspaper. The consultation was promoted via the Council's social media channels on Facebook and Twitter. A press release was also issued. All statutory consultees (including parish councils) and any individuals and businesses who 'opted in' to the Planning Policy database received either a letter or an email notifying them of the consultation and where to view the

document. Copies of the consultation documents were made available on the Council's website. Representations could be made by email, post or using an online form.

- 4.5 172 responses from individuals and organisations submitted 624 individual comments, also known as representations, within the consultation period for consideration by the Council. 16 responses from individuals and organisations submitted 52 late representations, i.e. after the consultation had closed. Regulation 13 (2) of the Town and Country Planning (Local Planning) (England) Regulations 2012 states the representations must be received by the local planning authority by the closing date specified. This means that acceptance and consideration of late representations is at the discretion of the Council. On this occasion the Council received a number of late representations from statutory bodies that are material to the content of the SPD and the number of late representations is comparatively small, therefore all the late representations received have been accepted. All representations received as part of the consultation were carefully considered and the SWR SPD was modified where appropriate.
- 4.6 Appendix A to the Adoption Statement (Appendix 2 to this report) sets out the modifications made to the SPD as a result of the representations received. It also sets out details of the consultation.
- 4.7 Changes have been made to the revised draft SPD throughout the document in terms of additional wording, formatting, and amendments to maps to ensure clarity and accuracy. References to the previous consultation stages and SPD preparation timetable are no longer required in the adoption version and have also been removed.
- 4.8 The following more substantial modifications have also been made as a result of the representations received to the consultation on the revised draft SPD:
- The South West Rugby Masterplan in Figure 2 of the SPD has been amended to move the District Centre further south, closer to the Homestead Link to maximise visibility and viability but still in close proximity to the co-located primary and secondary schools, which have also been moved south. This ensures that the District Centre is in a sustainable location, reducing the need to travel outside South West Rugby and enabling walking and cycling access to the District Centre as well as shared trips, e.g. to the schools.
  - The Potsford Dam Link has also been amended in Figure 2 to show the updated route (directly to the B4642/A4071 junction) which is agreed with Warwickshire County Council Highways.
  - Clarification of when variations to the Masterplan in Figure 2 would be acceptable.
  - The indicative housing and infrastructure phasing and costs in Appendices K and L have been updated to reflect the current position and the latest information provided by the South West Rugby landowners/ developers and infrastructure and service providers.

- The objectives for the development have been updated to clarify that the creation of a new green infrastructure corridor between Cock Robin Wood and Cawston Spinney will also need to take account of the need to deliver the spine road network, internal access roads and the design guidance in the SPD. Also, amended to clarify that drainage and SuDs may be able to be interlinked or combined.
- The form of the ancient woodland buffer zone at Cawston Spinney and the expected light levels along the dark corridors have been clarified. SPD amended to clarify the Council's preferred option for the delivery of the Woodland Management Plan. The latest Woodland Management Plan has been included in Appendix N to the SPD (and available here: [www.rugby.gov.uk/cawstonwmp](http://www.rugby.gov.uk/cawstonwmp))
- The open space provision table (Table 2) in the SPD has been updated to clarify how and where the open space can be provided, and further explanation has been included of the outdoor sports provision.
- The flooding and drainage paragraphs in the Rugby to Dunchurch landscaped buffer section and the flooding and sustainable drainage section in the SPD have been amended to clarify the flood risk and drainage considerations, and the requirements for planning applications in relation to these matters. Co-ordination of flood risk assessments and drainage strategies is encouraged.
- Clarification that any proposed loss of biodiversity features will need to be justified through the planning application process and mitigation measures identified.
- Clarification that in relation to affordable housing the specific provision and mix of a site will be informed by evidence available at the time of the planning application. The requirements in relation to self-build and custom build housing, and specialist housing have been clarified.
- The requirements for the District Centre as set out in Local Plan Policy DS8 have been clarified. The expected size of the District Centre has been updated to refer to a maximum size and clarify that any planning application for the District Centre will need to be supported by robust market and retail evidence demonstrating that the proposed quantum of floorspace is appropriate for the new community and a viable new District Centre. This reflects uncertainties in the light of changing shopping habits. The comparative review of district and local centre provision in Appendix O has been removed as it is no longer necessary.
- Clarification of the circumstances when other retailing and local facilities will be acceptable in other appropriate locations across South West Rugby.
- The requirements for education and community facilities as set out in Local Plan Policy DS8 have been clarified. A new paragraph has been added to explain the provision of a GP surgery and other local facilities including dedicated space for community use. Clarified that new schools will be required having regard to up to date evidence of existing schools' capacity

and the number of new school places generated by the South West Rugby development.

- The employment section has been updated to reflect that the employment land has an outline planning permission. The requirements for the employment allocation as set out in Local Plan Policy DS8 have been clarified. The landscape and visual impact assessment and mitigation requirements have been clarified.
- Explanation that the precise alignment and detailed design of the Homestead Link are matters for detailed consideration and confirmation through the determination of the planning application for the Homestead Link in accordance with Local Plan Policies DS8 and DS9.
- Further explanation of the phased delivery of the Potsford Dam Link.
- Further explanation of the reasons for the Sustainable Transport Link.
- Clarification of some of the design principles, most notably: that development parcels close to existing urban areas should be sympathetically designed to not have a negative impact on the amenity of residents in adjoining areas; that higher densities would be expected within and immediately adjacent to the District Centre; and adding reference to the efficient use of land.
- The heritage section of the SPD has been expanded to explain the archaeological potential of SW Rugby and that any planning application submitted for this area should include an archaeological assessment. The Listed Buildings list has been corrected.
- Clarification of the Local Plan Policy H5 requirements for air quality reports to be submitted with planning applications for major developments and included examples of onsite mitigation measures. Clarified that air quality improvements would be considered within the air quality report.
- Clarification provided in the Section 106 framework section of the SPD of the approach to works in kind, review and re-imburement of contributions. Reference added to regulation 122 of the Community Infrastructure Levy Regulations 2010.
- Financial viability assessment requirements clarified including in relation to affordable housing obligations.
- Clarification of the Submission documents to be submitted as part of planning applications for development.

4.9 Other minor changes to the SPD text have been incorporated where appropriate.

## **5. EQUALITY IMPACT ASSESSMENT**

- 5.1. The Equality Impact Assessment (Appendix 3 to this report) shows no negative impacts on any of the people who share a protected characteristic.
- 5.2. Through the increased provision of housing, the employment opportunities and/ or the community and social facilities envisaged, the South West Rugby allocation may have a positive impact on those people who share a protected characteristic.

## **6. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)**

- 6.1. The SWR SPD has also been subject to a Strategic Environmental Assessment (SEA) Screening Opinion which concluded that a SEA was not required. The SEA Screening Opinion is included in the SPD at Appendix C.

## **7. CONCLUSION**

- 7.1. In accordance with the adopted Local Plan Policy DS8, the Council is required to produce the South West Rugby Masterplan SPD to inform proposals for development of the allocation.
- 7.2. The SWR SPD has had the input of the public and other stakeholders in accordance with the relevant Regulations and SCI and has been carried forward with representations received and considered.
- 7.3. A final version of the SWR SPD has now been prepared and is the subject of this report.
- 7.4. It is recommended that Cabinet recommends that Council adopts the SWR SPD, in order for it to become a material consideration in the determination of planning applications for the allocation. The SWR SPD would be in force immediately following adoption.



**Name of Meeting:** Cabinet

**Date of Meeting:** 7 June 2021

**Subject Matter:** South West Rugby Masterplan Supplementary Planning Document Adoption

**Originating Department:** Growth and Investment

**DO ANY BACKGROUND PAPERS APPLY**  **YES**  **NO**

**LIST OF BACKGROUND PAPERS**

<b>Doc No</b>	<b>Title of Document and Hyperlink</b>
1	Consultation Draft South West Rugby Masterplan SPD October 2019
2	Consultation Statement SWR Masterplan SPD September 2020
3	Consultation Revised Draft South West Rugby Masterplan SPD October 2020
	Background papers
	Rugby Borough Local Plan <a href="https://www.rugby.gov.uk/directory_record/935/local_plan">https://www.rugby.gov.uk/directory_record/935/local_plan</a>

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

<b>Doc No</b>	<b>Relevant Paragraph of Schedule 12A</b>



# Rugby Borough Council

## ~~Revised Draft~~ South West Rugby Masterplan

### Supplementary Planning Document

~~Further engagement consultation~~ Adoption version – adopted [ ]  
June 2021

~~October 2020~~

## Revised Draft SPD Further Engagement Consultation

This Revised Draft Supplementary Planning Document is issued for further engagement consultation for four weeks.

The consultation begins on Thursday 1<sup>st</sup> October 2020 until 5pm on Thursday 29<sup>th</sup> October 2020.

The Council's Statement of Community Involvement sets out who Rugby Borough Council will engage with when preparing planning documents, and how and when they will be engaged. The latest version of the SCI was adopted in 2019. In the light of the coronavirus pandemic the government has introduced new temporary Planning Practice Guidance to ensure planning consultations are still able to run effectively and are safe and adhere to current government on social distancing and other measures. On 25<sup>th</sup> August 2020, in response to the Government's revised guidelines, the Council adopted Supplementary Guidance to the SCI. This provides alternatives to face to face events and the inspection of physical documents. The further engagement consultation on this Revised Draft SPD will be undertaken in accordance with the adopted SCI and the Supplementary Guidance to the SCI.

Please note, all comments will be publicly available. To view the Council's privacy notice, please visit: [www.rugby.gov.uk/planningprivacy](http://www.rugby.gov.uk/planningprivacy)

**Comments can be submitted online, by email or by post.**

**Online form:**

The online form can be found at:

[www.rugby.gov.uk/swrugby](http://www.rugby.gov.uk/swrugby)

**By email:**

Comments should be sent to [LocalPlan@rugby.gov.uk](mailto:LocalPlan@rugby.gov.uk) with 'Revised Draft SW Rugby Masterplan SPD Further Engagement Consultation' in the title box.

**By post:**

Revised Draft SW Rugby Masterplan SPD Consultation  
Development Strategy,  
Rugby Borough Council, Town Hall,  
Evreux Way,  
Rugby, CV21 2RR

**By 5pm on Thursday 29<sup>th</sup> October 2020.**

If you have any queries about this consultation, please contact the Development Strategy Team 01788 533735 or 01788 533828


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## 1 Introduction

- 1.1 The ~~adopted Rugby~~ Local Plan (2019) sets out the growth requirements for Rugby Borough and sets a vision and spatial objectives for the development of the area up to 2031. The allocation at South West Rugby represents a significant proportion of this growth. The Council therefore places great importance on delivering this growth and addressing appropriate mitigation in a comprehensive way to ensure the allocation can bring wider benefits to the town and community who live there.
- 1.2 The site is a long term commitment for the Council in meeting the growth needs of the Borough and it will continue to be built beyond the local plan period. Once built, it will create a new neighbourhood within Rugby and it is thus important for the ~~Borough~~ Council and developers of the site to ensure this meets the highest possible standard.
- 1.3 This Supplementary Planning Document (SPD) concerns the Local Plan allocation known as South West Rugby, labelled as DS3.4 in Local Plan policy DS3. It fulfils the requirement of Policies DS8 and DS9 of the Local Plan which requires that proposals for development within the allocation site should be informed by this South West Rugby Masterplan SPD.
- 1.4 Local Plan Policy DS8, found within Appendix A of this document, allocates South West Rugby to provide around 5,000 dwellings and 35ha of employment land for B8 uses. Local Plan Policy DS9, found within Appendix B of this document, sets out the requirements for the spine road. The key policy objectives from both DS8 and DS9 are key threads to this SPD.
- 1.5 The purpose of this SPD is to provide further guidance to ensure comprehensive delivery of all of the planning objectives for the South West Rugby allocation. In particular this SPD covers masterplanning, infrastructure requirements and guidance on phasing and delivery. The SPD is a material planning consideration for the local planning authority when determining planning applications but is not part of the development plan.
- 1.6 Given the multiple ownerships on-site the site is likely to be developed through a number of planning applications coming forward at different times. Policy DS8 is clear that development proposals within the site must be comprehensive and informed by this SPD and the Infrastructure Delivery Plan.

- 
- 1.7 Policy DS8 clearly states that the Council will not support ad hoc or piecemeal development which is contrary to the aim of the policy or inconsistent with this SPD. This SPD sets out specific requirements of the local planning authority, the local highway authority, the local education authority and health providers to ensure those submitting applications are clear about these requirements from the outset. The location of proposed infrastructure shown on maps is the Council's preferred location to create a sustainable new neighbourhood, locations may vary as the result of detailed work and additional evidence that emerges through the development management process. The Council will only accept variations to the preferred locations of infrastructure as shown on the masterplan at Figure 2 where proposals are supported by robust evidence and, in circumstances involving the relocation of infrastructure between landowners, the Council is satisfied that the infrastructure will be delivered in full and at the appropriate time and in general accordance with the approach and provisions outlined within this SPD.
- 1.8 Policy DS9 allocates land to facilitate the full alignment of the South West Rugby spine road network to support and enable the South West Rugby allocation to develop comprehensively. This document sets out the Council's aspirations on masterplanning and infrastructure requirements to deliver the South West Rugby allocation. It sets the phasing and spatial distribution of land uses and delivery of infrastructure to deliver the growth requirements of the Local Plan.
- 1.9 As required by Policy DS8 this masterplan has been produced to guide comprehensive delivery of the site by laying out the preferred locations for open space, access, play areas, the school or schools, primary roads and other features.
- 1.10 More specifically the masterplan identifies the location of the existing on-site asset of Cawston Spinney within the allocated site and also the preferred location of the spine road network as required by Policy DS9 of the Local Plan which will relieve impacts of development on the existing transport network, in particular Dunchurch crossroads.

1.11 ~~The National Planning Policy Framework (NPPF) references throughout this SPD are to the February 2019 version.~~ Please note that national policy and guidance may be subject to change over time. The ~~Local p~~lanning ~~a~~Authority expects planning applications to adhere to the relevant national policy and guidance applicable at the time of submission.

~~Previous consultation October 2019 Preparation of this SPD~~

1.12 This SPD has been developed iteratively, particularly in relation to phasing and infrastructure delivery. It has been developed in consultation with the community, site promoters, landowners and developers, service providers and statutory bodies, such as Warwickshire County Council's Education, Ecology, Public Health, Flooding, and Highways services, the Environment Agency, Historic England, Natural England, as well as ~~Rugby Borough~~ Council services including Parks and Development Management.

~~1.13 In October 2019, a six week p~~ublic consultation was undertaken on a Draft South West Rugby Masterplan SPD ~~in October 2019. Following changes made in response to that consultation, further public consultation took place in October 2020 on a Revised Draft South West Rugby Masterplan SPD. This document supersedes the previous draft, taking account of the issues and concerns raised through the consultation by residents and the development industry, and updated national planning policy guidance.~~

~~1.141.13 The issues raised during the consultation have been given careful consideration and a number of changes for each section of the SPD have been made. Throughout this updated SPD there are a series of boxes as set out below.~~

<del>What you said in October 2019</del>	<del>What we have done in response</del>
<del>Summary of issues and concerns raised.</del>	<del>How these concerns have been addressed and how the SPD has been changed as a result of the consultation.</del>

~~1.15 Each box will identify the issues raised and how these concerns have been addressed and how the SPD has been changed as a result of the consultation. These changes aim to positively address these concerns and provide a clear masterplan for the South West allocation.~~



### SPD Timetable

~~1.16 The production of an SPD has to be in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, and the Council's adopted Statement of Community Involvement.~~

~~1.17 The SCI was updated and adopted in 2019. It sets out who the Council will engage with on the preparation of planning documents, how and when they will be engaged. consultation on an SPD. This includes a minimum consultation period of four weeks and sets out the process for adoption of the document. In the light of the coronavirus pandemic the government has introduced new temporary Planning Practice Guidance to ensure planning consultations are still able to run effectively and are safe and adhere to current government on social distancing and other measures. On 25<sup>th</sup> August 2020, in response to the Government's revised guidelines, the Council adopted Supplementary Guidance to the SCI. The further engagement consultation on this Revised Draft SPD will be undertaken in accordance with the adopted SCI and the Supplementary Guidance to the SCI.~~

~~1.18 Table 1 below shows the anticipated timetable to adoption of this SPD.~~

Table 1

Stage	Date
<del>Draft SPD Consultation</del>	<del>September – October 2020</del>
<del>Revised Draft SPD Further Engagement Consultation</del>	<del>October 2020</del>
<del>Adoption of the SPD</del>	<del>December 2020</del>

## 2 Planning Policy and Guidance

2.1 The ~~current~~ National Planning Policy Framework ([NPPF](#)) defines Supplementary Planning Documents (SPDs) as 'Documents which add further detail to policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.'

~~2.2 The Council has considered all responses to the draft South West Rugby SPD consultation and updates to national Planning Practice Guidance concerning the use of tariff-based approaches towards the allocation of the costs of delivering strategic infrastructure, an approach which had been proposed within the October 2019 consultation draft of this SPD.~~

~~2.3 In light of this, the Council has decided to progress an alternative means to equitably and proportionately apportion the costs of delivering strategic infrastructure required by the allocation between the different development parcels forming part of the allocation. The approach the Council intends to adopt is use of a framework Section 106 legal agreement. This is explained further in section 25, but will mean that a consistent approach is taken by the Council in relation to Section 106 contributions from landowners/ developers in the allocation area towards strategic infrastructure which development proposals within the allocation are expected to meet. Importantly the appropriate equalisation of the cost of those shared strategic infrastructure items (such as, but not limited to, the Homestead Link) will still be achieved and ultimately delivered.~~

~~2.4 As a result of these proposed changes and taking into account the comments received as part of the consultation in October 2019, further engagement on this consultation draft of the SPD is required.~~

## Rugby Local Plan

2.52.2 The ~~adopted Rugby~~ Local Plan (2019) Policies DS8 and DS9 set out the requirements for the South West Rugby allocation, in addition to these policies any proposal for the site will have to comply with Local Plan Policy DS5: Comprehensive Development of Strategic Sites. Paragraph 4.44 of the Local Plan requires all masterplan SPDs to clearly demonstrate how the mix of uses and infrastructure requirements will be planned for and delivered to ensure development is sustainable and meets the policies set out within the Local Plan. This SPD provides further detail to support compliance with Policy DS5 and achieve comprehensive development of the allocation.

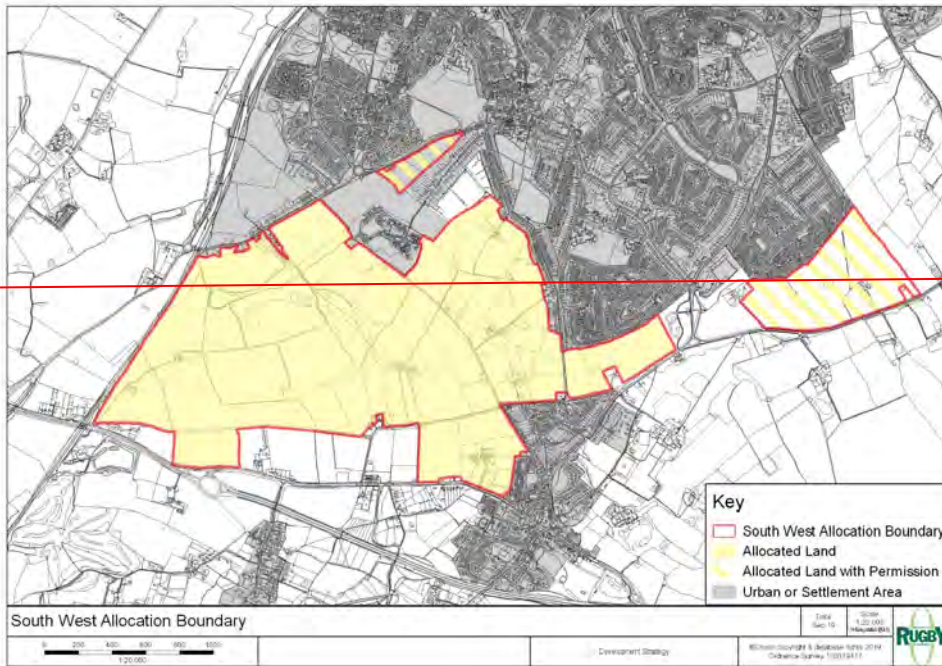
2.62.3 Any proposal for development on the site will be required to comply with relevant policies of the Local Plan as well as National Policy. Further specific detail on the relevant policies is included in the later sections of this SPD.

2.72.4 This SPD does not require a sustainability appraisal (SA) and/or a strategic environmental assessment (SEA) because an SA, incorporating an SEA, was produced for the ~~adopted~~ Local Plan. In addition, it does not allocate the land; Policies DS3, DS8 and DS9 of the Local Plan perform that function and as such they were subject to the SA. However, a screening opinion on whether an SEA was required in relation to this SPD was carried out and for clarification as part of the SPD consultation, a the screening opinion is attached as Appendix C to this document.

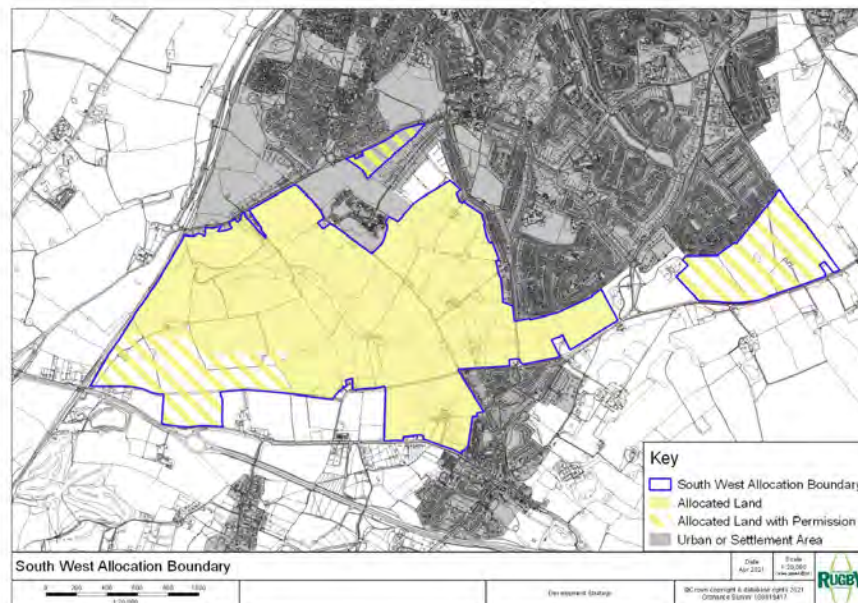
### 3 The Site and its Context

3.1 The site known as South West Rugby is shown on the outline plan below.

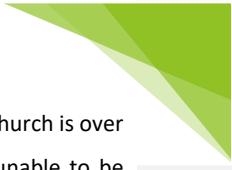
~~Figure 1: South West Rugby allocation Deleted~~



[Figure 1: South West Rugby allocation - Amended](#)



- 3.2 The allocation is approximately 390 Hectares (960 acres) and is predominantly in agricultural use, within the open countryside and lies generally between Cawston to the north, Bilton to the east, Dunchurch to the south, and the A4071 (London Road) and a disused railway line to the west. The allocation does extend eastwards to include the land north of Ashlawn Road, which was approved by the Secretary of State for 860 dwellings, and is shown on the redline plan in Appendix M to this document. [The allocation also includes land in the west which has outline planning permission for 186,500 sqm of Warehousing and Distribution \(Use Class B8\) as well as ancillary Offices \(use Class B1a\), land for a fire station and site infrastructure.](#)
- 3.3 The allocation adjoins the urban edge of Rugby and is well related to the town's existing services and infrastructure. Rugby town centre is approximately 3km from the allocation. The village of Dunchurch is in close proximity to the south, with its more limited range of shops and services in comparison.

- 
- 3.4 The junction of the B4429 and the A426 at the heart of the village of Dunchurch is over capacity and its layout and the proximity of listed buildings renders it unable to be improved to increase capacity, making it a significant highway constraint in the locality.
- 3.5 The allocation is separated from the wider countryside to the south by the A45 (London Road) and the disused railway line to the west which form physical and permanent boundaries to development. Some employment uses are located at the edges of the allocation, including the Dunchurch Trading Estate located just off the A45. Figure 1 shows the overall context.
- 3.6 The grounds of Bilton Grange School, which are a registered Park and Garden, define the south eastern edge of the allocation, east of Dunchurch. The urban edge of Rugby is characterised by the recent development at Cawston and the attractive residential streets of Lime Tree Avenue in the north east and Alwyn Road to the east.
- 3.7 The South West Rugby site has multiple landowners. Much of the land is either owned by residential and commercial developers or is currently subject to option agreements or other forms of land deals between the existing private or public sector landowners and residential and commercial developers.
- 3.8 This SPD provides a masterplan whereby each parcel of land within the site can contribute towards the delivery of the wider allocation and infrastructure needs whilst adhering to a site wide design context that places comprehensive infrastructure delivery, including **g**reen and **b**lue **i**nfrastucture at its heart, and which has the capability to successfully mitigate the impacts of the development.
- 3.9 In order for this to be successful, different landowners will need to have regard to the role their land has within the wider allocation and the need to achieve a coordinated approach to development and delivery of associated infrastructure. This may require land equalisation to achieve spatial objectives. In particular, the provision of the South West Rugby Spine Road network, as allocated through adopted Local Plan Policies DS8 and DS9, is a key requirement. The provision of land is also required for the new schools and the fire and rescue facility.

### Constraints and opportunities

3.10 As part of the background evidence to the Local Plan the Council appointed David Lock Associates to provide information on the baseline opportunities and constraints for the South West Rugby allocation. This evidence is available here:

[https://www.rugby.gov.uk/downloads/file/1611/oth04\\_south\\_west\\_rugby\\_-\\_baseline\\_opportunities\\_and\\_constraints\\_report](https://www.rugby.gov.uk/downloads/file/1611/oth04_south_west_rugby_-_baseline_opportunities_and_constraints_report)

3.11 In addition, the landowners and the promoters of the development have undertaken a number of studies of the allocation and the implications of its development in order to help inform this SPD. Further detailed studies may be required prior to the submission of planning applications. Based on the current level of information the paragraphs below set out the identified constraints and opportunities.

### Transport and Access

3.12 The transport network in the south of Rugby is inter-connected. The strategic and local transport infrastructure in the south of Rugby is constrained but is well connected to the wider transport network to the south, and Rugby town as a whole. The site is well related to the local highway network with direct access onto Ashlawn Road, Alwyn Road, Cawston Lane, Coventry Road (B4642), Rugby Road (A426) and the M45/A45. Connections can be made to the urban area of Rugby via a number of transport routes.

3.13 Coventry Road (B4642) and the A4071 provide the main routes to the north, with Rugby Road (A426) and Ashlawn Road (B4429) providing the main routes to the south of the town. Cawston Lane crosses the allocation site and connects Coventry Road (B4642) to the north with Northampton Lane to the south. The strategic network (M45/A45) provides opportunities to travel further afield and to nearby centres of employment including Coventry and Northampton. These routes provide an opportunity to connect the allocation with the urban area of Rugby and the strategic road network.

### Landscape and Coalescence


- 3.14 Much of the landscape of the allocation is characterised by open grassland and arable fields, with parts classified as grade 2 agricultural land and defined by a series of established hedgerows, together with individual mature trees (some of which are the subject of Tree Preservation Orders) and small copses. A network of ponds appear periodically within the fields. There is a well vegetated public bridleway running east-west along Northampton Lane. Mature ancient woodland exists within the north of the allocation known as Cawston Spinney.
- 3.15 Given the extent of green infrastructure assets on the allocation these features need to be taken into consideration in designing the layout of the development parcels, to reflect Local Plan Policy NE2 on green infrastructure, Natural England's standing advice on Ancient Woodland and Veteran Trees, and the structural landscaping requirement of Policy DS8, as part of this SPD.



## 4 Objectives

- 4.1 This SPD seeks to provide planning guidance to deliver a quality place where people want to live and work, designed according to sustainability principles. The Local Plan sets out the policy objectives for the South West [Rugby](#) allocation within the site specific Policy DS8 set out in Appendix A.
- 4.2 Given the scale of the project there is a need to ensure a coherent and co-ordinated approach to create a new neighbourhood with supporting infrastructure, delivery of the spine road network and development phasing between land ownerships to ensure that the overall policy aspirations are met.
- 4.3 In summary the objectives for the development are as follows:
- A new neighbourhood, comprising a mix of uses that incorporate current best practice in sustainable and urban design (in line with Section 12 of the NPPF on achieving well-designed places). To design the district centre and other movement generating uses so that they prioritise pedestrian and cycle movements incorporating pedestrian permeability and cycle friendly streets and routes, maximise public transport access and integrate open space and biodiversity within the built form and green infrastructure network. To ensure this is a new neighbourhood that maintains its own sense of identity by safeguarding a significant buffer of land that retains the [existing](#) physical and visual separation between Rugby and the village of Dunchurch. This landscaped buffer will, as part of the site wide [gGreen/bBlue i](#)nfrastucture network, create a new [gGreen i](#)nfrastucture corridor that:
    - o retains and strengthens the existing hedgerow and tree planting [where possible taking into account the preferred location of the spine road network and access to development parcels](#);
    - o introduces new hedgerow and tree planting;
    - o creates new habitats including a continuous tree canopy between Cock Robin Wood and Cawston Spinney for bats, [taking account of the need for the delivery of the spine road network, internal access roads and the design guidance set out in Section 13 and Figure 7 of this SPD](#);

- creates recreational routes for walking, cycling and running, and informal/ semi-natural open spaces and play areas; and
- incorporates small-scale drainage/SuD s where appropriate unless there is a demonstrable benefit in combining drainage/SuD s to serve multiple development parcels;

- 
- Green/Blue Infrastructure - The site contains areas of important habitat, including ancient woodland, that have ecological, cultural and amenity value. This SPD seeks to ensure new development protects, enhances and secures the future of these important habitats and the species that inhabit them. This SPD also seeks to protect and enhance corridors to enable current and future species to move in, out and through the development area (in line with Section 15 of the NPPF on conserving and enhancing the natural environment). This SPD will also ensure that a measurable Biodiversity Net Gain is secured that promotes onsite conservation and mitigation within the development area boundaries and compensation elsewhere within the Borough as a last resort;
  - Transport Infrastructure - The site is largely open countryside. In order to deliver the adopted Local Plan allocation for employment and housing at South West Rugby, highways, walking, cycling and public transport infrastructure needs to be put in place, to enable the developments to function effectively (in line with Section 9 of the NPPF on promoting sustainable transport). Establishing the spine road network through the site, connecting to the existing road network to alleviate the traffic impact of the development on the Dunchurch crossroads and surrounding area, will be key; and
  - Community Infrastructure - As it is being implemented the South West Rugby allocation will be effectively creating a new community that will require health services, education, shops, local play space, policing and fire services. These will be needed to create a sustainable development and to achieve the key aim of the NPPF (and more specifically Section 8 of the NPPF - promoting healthy and safe communities). This also relates to habitat and ecological enhancement as the provision of green infrastructure will also contribute to healthy active lifestyles.

## 5 South West Rugby Masterplan

What you said in October 2019	What we have done in response
<p data-bbox="177 533 600 611"><del>SPD needs to set a clear masterplan to provide clarity and certainty for both the local community and development industry.</del></p> <p data-bbox="177 667 600 902"><del>The October consultation discussed the requirement for site wide documents and an infrastructure strategy to be submitted prior to planning applications on the allocation. Concerns were raised by the local community and development industry that further details should be contained within the SPD, rather than subsequent documents.</del></p>	<p data-bbox="608 533 1010 633"><del>The SPD has been updated to provide a Masterplan for the site setting out the Council's preferred locations for the development of the site.</del></p> <p data-bbox="608 667 1010 801"><del>The requirement for site wide documents and an infrastructure delivery strategy has been amended and the policy objectives of the Local Plan Policies D58 and D59 are further explained throughout the document.</del></p>



5.1 As required by Policy DS8 this ~~draft~~ South West Rugby Masterplan SPD has been produced to guide comprehensive delivery of the site by setting out the Council's preferred locations for open space, access, play areas, the school or schools, primary roads and other features. More specifically the masterplan identifies the location of the existing on-site asset of Cawston Spinney within the allocated site and also the preferred location of the spine road network as required by Policy DS9 of the Local Plan. Each section of this document will provide guidance for the development to ensure Policies DS8 and DS9 of the Local Plan are delivered.

5.2 The Council will only accept variations to the preferred locations of infrastructure as shown on the masterplan at Figure 2 where proposals are:

- Supported by robust evidence; and
- An alternative Masterplan identifying any variation is agreed between the Council, Warwickshire County Council and all of the respective landowners to which the variation relates; and
- In circumstances involving the relocation of infrastructure between landowners, the Council, Warwickshire County Council are satisfied that the infrastructure will be delivered in full and at the appropriate time and in general accordance with the approach and provisions outlined within this SPD.

Figure 2: South West Rugby Masterplan- Deleted

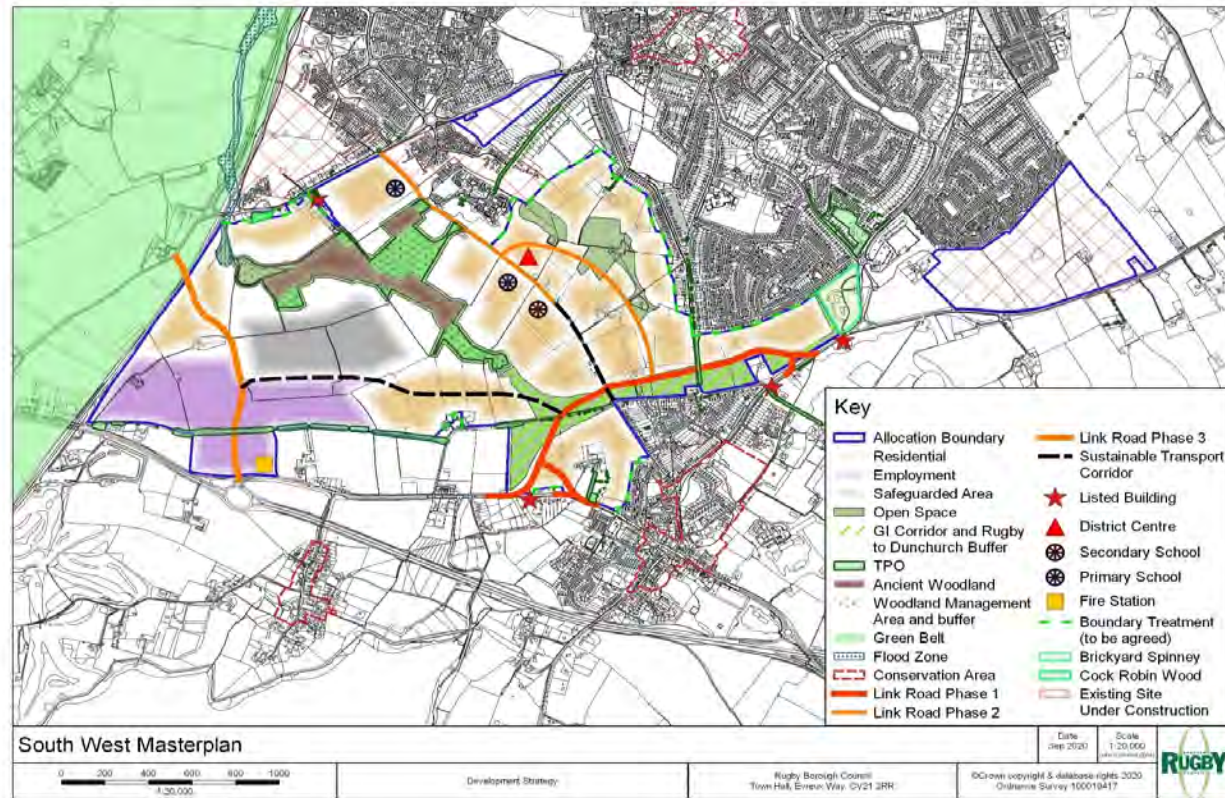
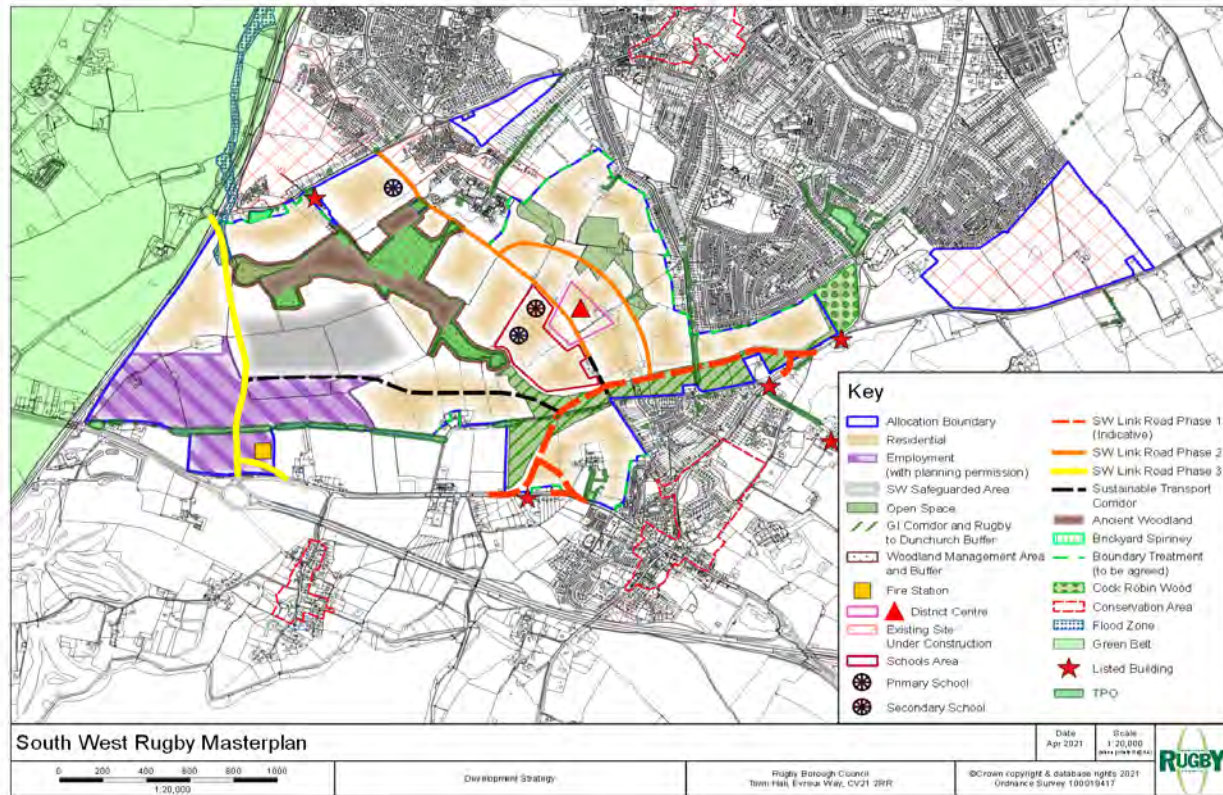


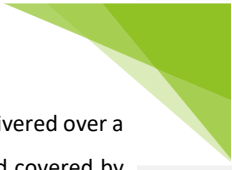
Figure 2: South West Rugby Masterplan - Amended



## 6 Phasing and Delivery

What you said in October 2019	What we have done in response
The masterplan needs to be clear on how infrastructure is delivered in particular social infrastructure and transport infrastructure and how this will be delivered alongside the delivery of housing.	The key milestones for delivery of infrastructure are set out within the Infrastructure Delivery Plan of the Local Plan.
The delivery and number of the Schools was identified as a key issue through the consultation.	The delivery milestones of what provision is to be made on site and when this is anticipated to come forward has been made clearer in the document and the phasing and delivery plan has been updated in light of these comments.
The 5 Year Housing Land Supply and housing trajectory should be updated to consider the delay in delivery.	An additional lead in time has been added to Appendix L to reflect the updated expected start date on site.



- 
- 6.1 South West Rugby is a long-term development which is expected to be delivered over a 20-year period and will continue to be developed beyond the time period covered by the ~~current adopted~~ Local Plan. Policy DS8 requires development proposals within the South West Rugby allocation to come forward comprehensively and in accordance with Policies DS8, DS9, the Policies Map, the Infrastructure Delivery Plan and this SPD. The Council will not support ad hoc or piecemeal development which is contrary to the aim of Policy DS8, or development that is inconsistent with the Masterplan for the allocation except in the circumstances set out in Paragraph 5.2 above.
- 6.2 The phasing of the allocation is extremely important to the successful and timely delivery of the site and the supporting infrastructure to support a new neighbourhood throughout the construction phase and until it is built out in its entirety.
- 6.3 The provision of necessary infrastructure to deliver the South West Rugby allocation is outlined in the Infrastructure Delivery Plan (IDP), which can be found appended to the ~~Rugby Borough~~ Local Plan. In order to secure the comprehensive development of the allocation, Policy DS8, paragraph 4.63 states that the South West Rugby Masterplan SPD will include 'detail about the phasing of development and infrastructure delivery across the site.'

### Strategic Infrastructure and Phasing

- 6.4 Appendix K to this SPD sets out the strategic infrastructure and other mitigation measures and the anticipated indicative cost of each item. This is based on the Local Plan IDP with some clarification and updated costs provided. Costs may be further updated and refined as the detail of infrastructure proposals is confirmed.
- 6.5 The indicative phasing of the allocations development parcels is contained within the map in Figure 3.
- 6.6 The delivery of infrastructure and phasing of the allocation will be governed by the principle that infrastructure should be provided in line with the appropriate phases set out in the IDP and on the map in Figure 3 in order to mitigate the impacts of development. Detailed phased delivery for all infrastructure is also set out in Appendix L.

### ~~Link~~ Spine Road Network

- 6.7 Particular attention should be given to the delivery of the full South West Rugby Spine Road network which is expected to be commenced in phase one three (2021/22 – 2025/26). ~~Where the approach does not sit in line with these principles, a clear and convincing justification will be required.~~

### ~~Local~~ Site Specific Infrastructure Delivery

- 6.8 ~~For local infrastructure, e~~ Each planning application will be expected to deliver site specific local on-site infrastructure as part of its proposals planning application.

### Securing Infrastructure Requirements

- 6.9 There will be a Section 106 legal agreement against each major planning application on the allocation. Each Section 106 agreement will include triggers to ensure strategic infrastructure contributions are made at appropriate times. Each Section 106 agreement will be drafted in line with a framework SW Rugby Section 106 Agreement which will set out the provisions which the Council will expect to be included in each Section 106 agreement. This is explained in detail in section 25 of this SPD.
- 6.10 The map in Figure 3 below identifies the key phases of delivery of the allocation and when it is expected to come forward.

Figure 3: South West Rugby Phasing Plan - Deleted

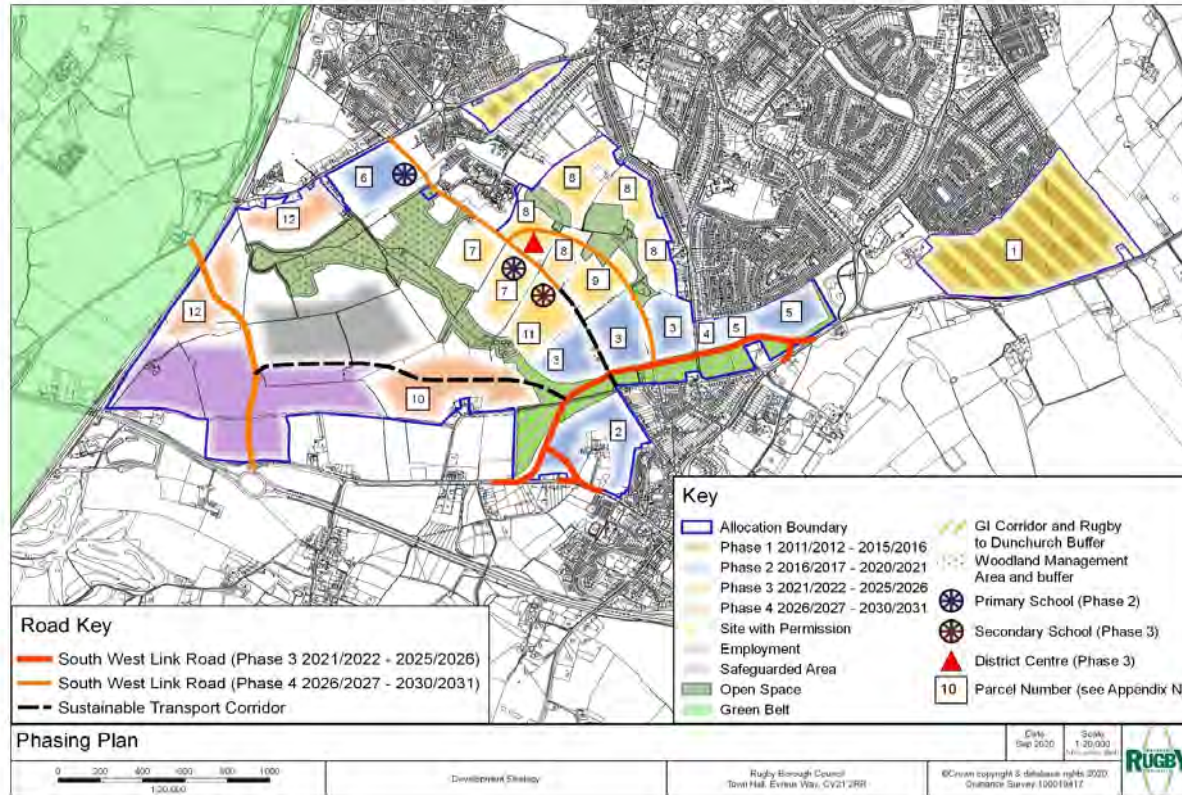
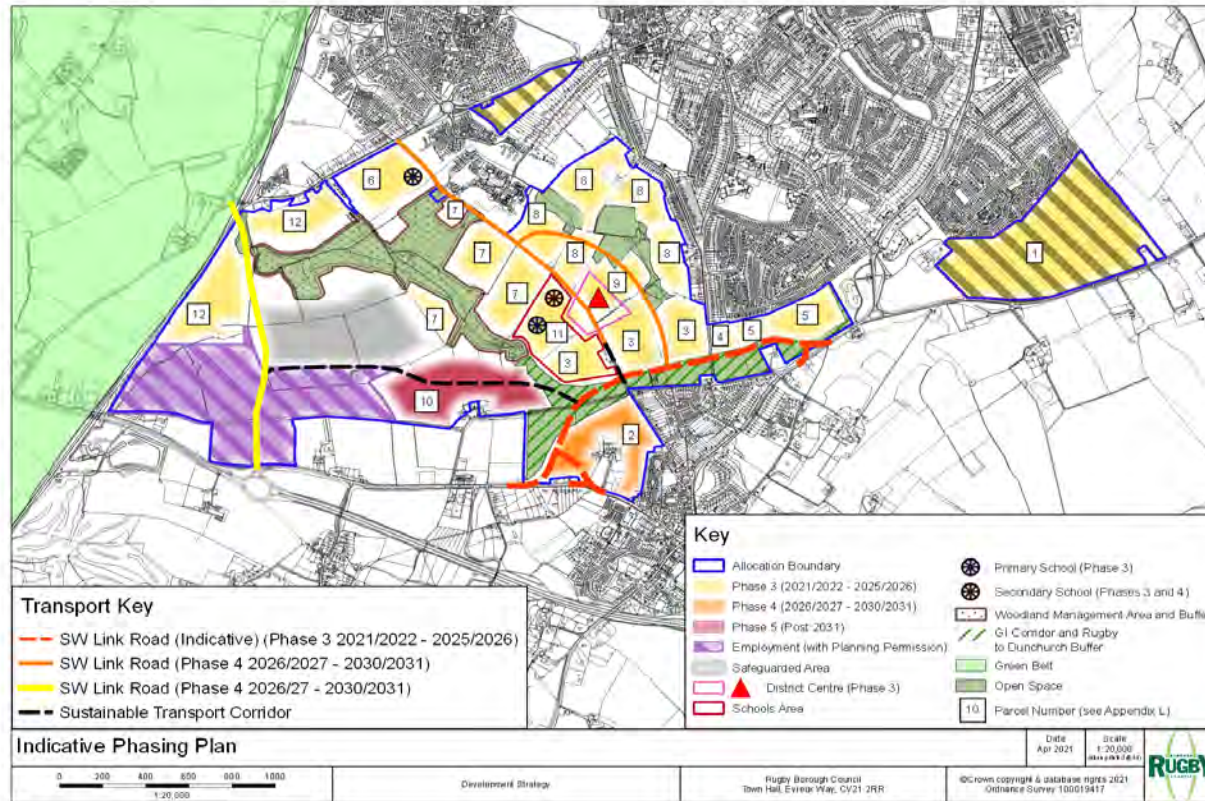



Figure 3: South West Rugby Indicative Phasing Plan – Amended



## 7 Green and Blue Infrastructure

What you said in October 2019	What we have done in response
<p>Access to public space and green space is important to the local community. Clear provision needs to be made as to how green space will form part of the development. There is a shortfall in the provision of formal parks and gardens and allotments in the SW Rugby SPD.</p>	<p>A new Green and Blue Infrastructure Map has been developed to identify the different green assets and the important role of Green Infrastructure within the South West allocation.</p> <p>Open space provision now clear on the map and provision is set out to include parks and allotment space in table 2.</p>
<p>The Woodland buffer introduces a 20m distance for tree protection, this is beyond Natural England standing advice of 15m.</p>	<p>The updated SPD has been reviewed and is consistent with Natural England's standing advice of 15m.</p>
<p>Concerns over biodiversity were raised.</p>	<p>Biodiversity is set out in section 13 of the SPD setting out guidance as to how assets can be enhanced.</p>
<p>Protection of Cawston Spinney and the Woodland Management Plan is important to the future protection of the area.</p>	<p>The Woodland Management Plan is to be managed by the Council. The opportunity of creating a new informal greenspace as a destination for recreation for the area is being explored by the Council Parks Team.</p>

- 
- 7.1 Green and **b**lue **i**nfrastucture can deliver a wide range of environmental and quality of life benefits for local communities. Benefits can include opportunities for outdoor recreation, enhanced biodiversity and landscapes, climate change mitigation, management of flood risk and reduction of air and noise pollution. It can consist of a range of spaces and assets for example, parks, playing fields, other open space, woodland, allotments, gardens, trees, and features such as streams, ponds and other water bodies.
- 7.2 Green and **b**lue **i**nfrastucture provides the wider spatial element that links together known assets both internal to the development area (such as Cawston Spinney and Cock Robin Wood) and those external (such as Draycote Water and the disused railway lines). This SPD outlines these wider spatial elements of connectivity, open space and public access detailing how it links into the wider environment. The actual details will be a matter of development design and the retention of key connecting features such as hedgerows, ponds, ditches and other green and blue infrastructure assets and how they are integrated into the future layout of the masterplan.

#### Green Infrastructure and coalescence

- 7.3 A central principle of this SPD is to ensure that the **g**reen and **b**lue infrastructure network includes the landscaped buffer between Dunchurch and Rugby to prevent coalescence between the two settlements and create a continuous **g**reen/**b**lue **i**nfrastucture corridor between Cock Robin Wood and Cawston Spinney as required by Policy DS8 of the Local Plan [taking account of the need for the delivery of the spine road network, internal access roads and the design guidance set out in Section 13 and Figure 7 of the SPD.](#)
- 7.4 The development of the allocation will need to be set within the context of the green and blue infrastructure network, enhanced by new planting and biodiversity improvements, public open space and children's play space and improved connectivity for walking and cycling.


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- 7.5 Cawston Spinney, Fox Covert and Boathouse Spinney collectively provide a central asset within the development area. These should be at the heart of the strategic green and blue infrastructure network connecting with other Local Wildlife Sites such as Cock Robin Wood, open space, and biodiversity features. Opportunities also exist to enhance the structure of the landscape through replanting and regeneration of primary hedgerow boundaries.
- 7.6 One such strategic **g**Green and **b**Blue **i**nfrasturcture corridor will extend from the disused railway line on the West edge of the allocation through to Cawston Spinney and then along to Cock Robin Wood to the East. This will help form part of a link that extends further Eastwards to Bilton Grange School grounds and eventually connecting to the Ashlawn cutting disused railway line.
- 7.7 The **g**Green and **b**Blue **i**nfrasturcture will need to be designed to contribute towards the overall character, quality and amenity of the public realm and positively integrate surface water drainage features and existing reservoirs/-ponds. The existing landscape features and topography of the site, alongside future surface water drainage requirements will influence the creation of connected open and green spaces.
- 7.8 The Homestead link road section will be situated adjacent to the open space corridor that provides a buffer between Rugby and Dunchurch. This will provide an opportunity to incorporate surface water drainage features to manage run-off from the road. The detailed design of any SuDS features should be discussed with Warwickshire County Council as Lead Local Flood Authority (**LLFA**) for further advice. Further guidance is provided in section 12 of this SPD.
- 7.9 Figure 4 below identifies the main **g**Green and **b**Blue **i**nfrasturcture features in the allocation and the connecting areas.

Figure 4: South West Green and Blue Infrastructure Plan- Deleted

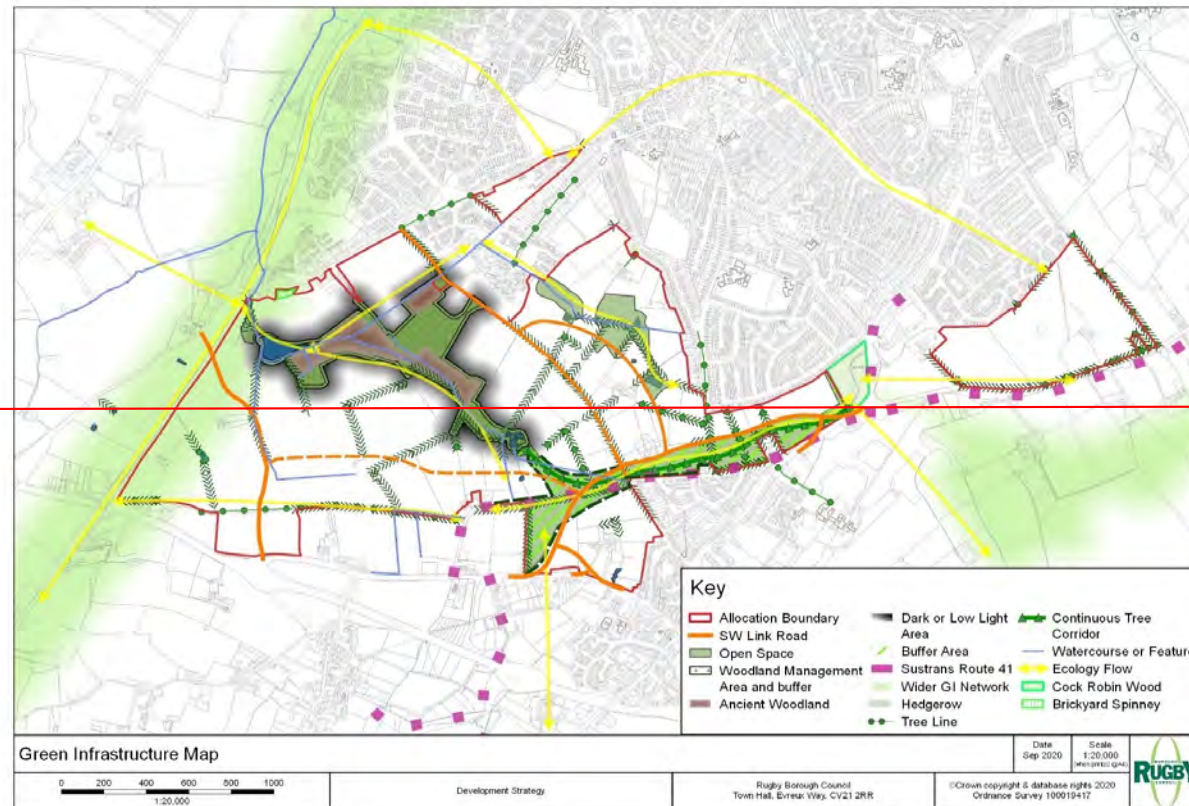
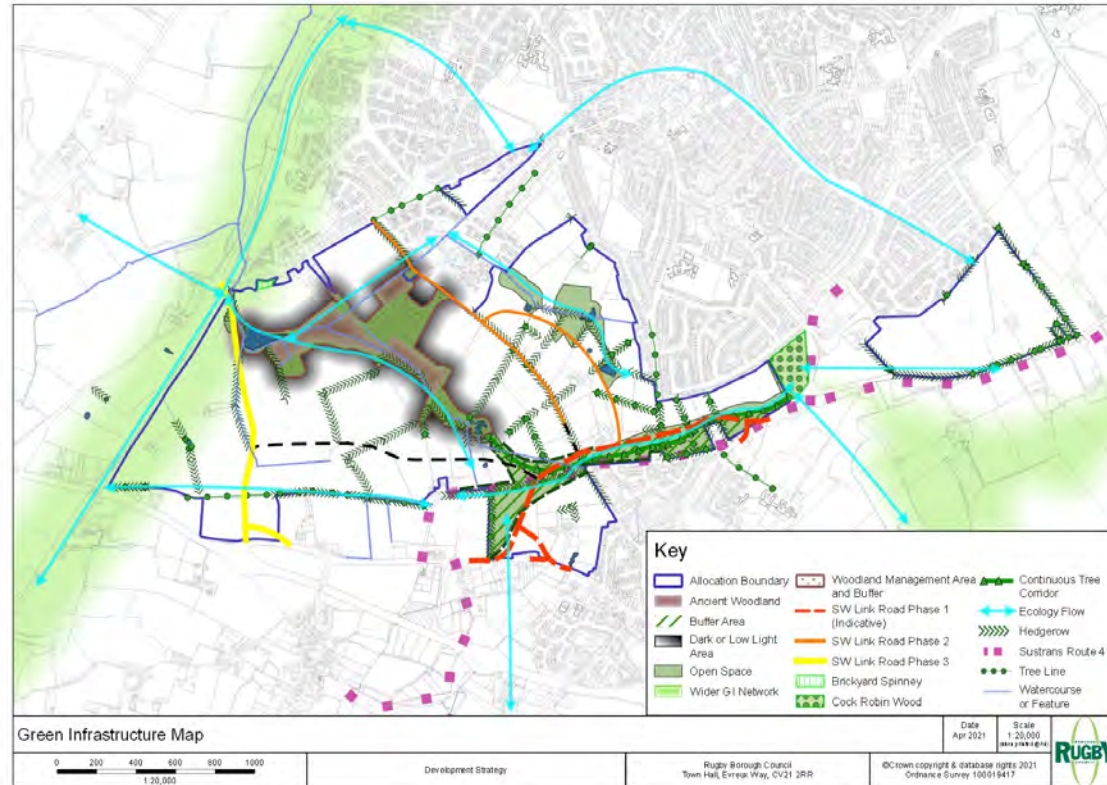




Figure 4: South West Rugby Green and Blue Infrastructure Plan – Amended



## 8 Rugby to Dunchurch Landscaped Buffer

What you said in October 2019	What we have done in response
A number of comments from residents and developers were concerning the buffer distances set out in the South West Rugby SPD. Concerns that the buffer was not big enough or that the buffer places a constraint on development are acknowledged.	<p>The updated SPD provides a Green and Blue Infrastructure map and identifies how green space is key to the development of the allocation. This map includes the buffer which is a key objective for the implementation of Policy DS8 and the Local Plan to prevent coalescence between Dunchurch and Rugby.</p> <p>The updated Green and Blue Infrastructure map identifies the role of the buffer to prevent coalescence. Evidence supporting the buffer has been commissioned by the Council which underpins the approach to the buffer and ensures that coalescence is prevented. This is considered to be a sound approach and only minor formatting and minor amendments are proposed within this section of the updated SPD.</p>

- 8.1 Policy DS8 of the ~~adopted~~ Local Plan requires that development proposals respect and maintain a physical and visual separation between Rugby and Dunchurch to prevent coalescence and protect their individual character and identity. The buffer is required to be significant and incorporate a ~~g~~Green ~~i~~nfrasturcture ~~c~~Corridor from Cock Robin Wood to Cawston Spinney. The buffer is shown on the masterplan in Figure 2 of this document. ~~More detailed drawings showing the proposed buffer are set out in Appendices J and K at the end of this document.~~
- 8.2 The allocation has been subject to landscape sensitivity studies in 2006, and ~~for the recently adopted Local Plan~~ a Landscape Assessment of the Borough of Rugby Sensitivity and Condition Study 2017. Figure 5, from the 2006 Landscape Study shows the condition and sensitivity of the gap while Figure 6 from the ~~most recent~~ study on the sensitivity of the Rainsbrook Valley Landscape (January 2017), shows its high level of sensitivity.

Figure 5: Condition and Sensitivity of Land Parcels (from 2006 Study)

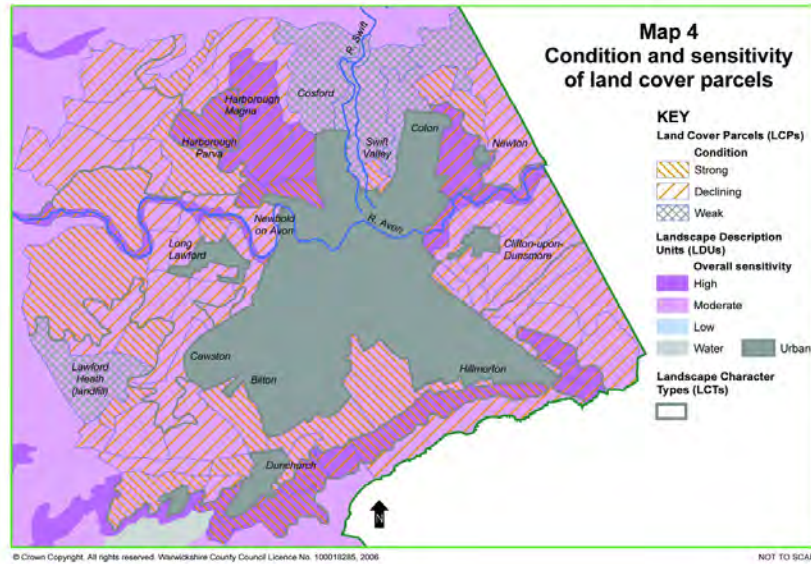
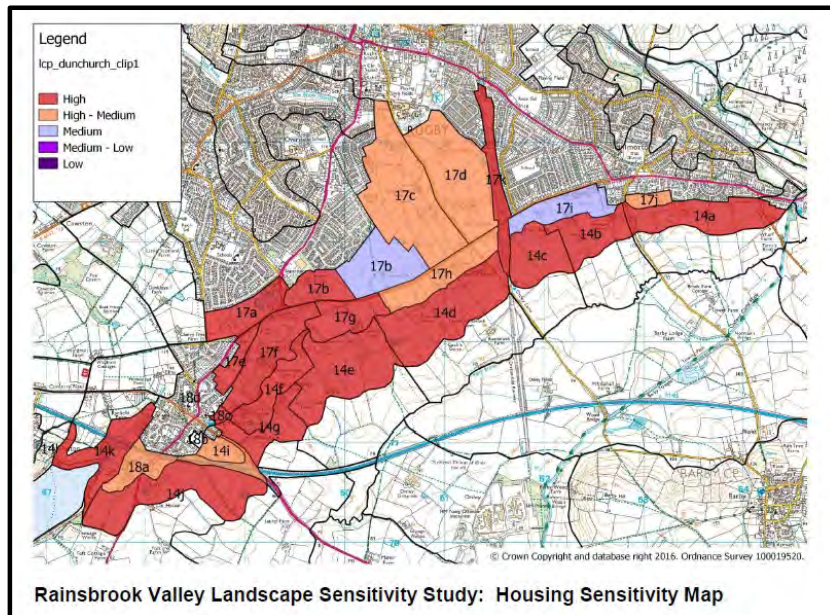



Figure 6: Housing Sensitivity Map (2017 Study)



- 8.3 Site 17a on the map in Figure 6 above forms part of the South West Rugby allocation. This is the area to the south of Rugby in the eastern portion of the development area, in a strip of land which ranges between approximately 240m to 288m in width that separates Rugby from Dunchurch. The far eastern portion of the allocation comprises the Cock Robin Wood Local Wildlife Site. The study identifies an informal wooded 'walk', enclosed under a canopy of mature roadside and hedge trees (dense in places, scattered in others), adjacent to the public footway off the Rugby Road. The study goes on to say:

*"The settlement edge, set back by one field from the road, is only glimpsed through gaps in this vegetation. However, particularly within the eastern part of the zone, the settlement edge itself is abrupt and lacking a rural hedged/treed boundary. Generally field hedges are redundant and outgrown but where sections of roadside hedgerow to the reserve have been re-laid these are re-establishing."*

- 8.4 Site 17a was concluded to be of 'high sensitivity' because the zone comprises the last gap separating Rugby and Dunchurch. A key objective of Policy DS8 is to provide a buffer between Dunchurch and Rugby that is of a width significant enough to maintain a physical and visual separation between these two distinct settlements and prevent coalescence.
- 8.5 The buffer will form part of the designated **gGreen i**nfrastructure **c**orridor which runs from Cock Robin Wood to Cawston Spinney, and forms part of the allocation-wide **gGreen i**nfrastructure network. This does not mean that there can be no development in the parcels within Site 17a of the Rainsbrook Valley Landscape Study but development in this area will be required to comply with the policy requirements and include a significant landscaped buffer between Dunchurch and Rugby. This landscaped buffer will extend from Cock Robin Wood in the east to the Coventry Road (B4429) in the west of the allocation.

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- 8.6 The alignment of the Homestead Link will impact the existing wooded walk but this impact can be mitigated by the provision of the landscaped buffer and ~~the its design of the buffer~~, the Homestead Link Road itself and the development parcels adjoining the Link ~~R~~road and the buffer.
- 8.7 Along the whole of the landscaped buffer it is considered that strengthening the existing hedgerow and tree planting and the introduction of new planting of a similar type to the existing (in terms of height, depth and species mix) will maintain and strengthen the existing visual and physical character of the gap between Rugby and Dunchurch and ensure a gap is maintained in the future between the two settlements.
- 8.8 In addition, this planting along with the creation of new habitats for biodiversity, new recreational routes and informal/semi-natural open spaces ~~and play areas~~ will contribute to the ~~g~~Green ~~i~~nfrastucture network. These open space typologies will form part of the allocation's open space provision.
- 8.9 This will provide further wider opportunities to safeguard and enhance the Listed Buildings, Registered Park and Gardens and trees subject to Tree Preservation Orders that are adjoining or close to the allocation. It will also provide opportunities to create improved access to the ~~g~~Green ~~i~~nfrastucture network as well as the wider countryside by expanding and improving the walking and cycling environment for leisure and active travel, benefitting health and well-being and accessibility for both existing and new residents of the allocation, as well as enhancing biodiversity.
- 8.10 Uses within the buffer should be informal with the objective of maintaining the existing character, such as planting as described above as well as habitat creation; informal recreational uses such as recreational walking, cycling and running routes; seating areas; and informal/semi-natural ~~play areas~~ open spaces. Formal playing pitches, changing rooms and buildings are considered inconsistent with the existing open character and functional relationship between the two settlements and so would not be appropriate land uses within the buffer.


8.11 Raised land or man-made features such as bunds would also not reflect the existing flat and open topography of the land between the two settlements and is not a characteristic of this landscape. Such features will only be considered by the Council if they are required to mitigate the impacts of the development on the existing residents of Dunchurch.

8.12 The physical separation, or buffer width, will vary between the Rugby and Dunchurch. The buffer has been divided into three sections to enable clarity for the planning applicants and in application decision-makers in terms of the size, form and function of the buffer. When preparing planning applications applicants should have regard to the following requirements for each section of the buffer.

#### Section 1: Cock Robyn Wood to Alwyn Road

8.13 As the inter-visibility between the two settlements is limited it is considered acceptable to reduce the distance of physical separation subject to the retention and strengthening of existing planting along Rugby Road (A426), Northampton Lane and Alwyn Road as well as the introduction of new planting of a similar type to the existing (in terms of height, depth and species mix) along the south of the Link Road and along the outer southern and western boundaries of the new residential development. New planting will contribute towards biodiversity enhancements and the creation of the green infrastructure corridor.

8.14 The objective should be to maintain the existing character of frequent glimpses of development through hedgerow and tree planting that varies in height and depth. This will also strengthen the existing green infrastructure network. Land uses within the buffer will also provide opportunities to strengthen the existing green infrastructure network through habitat creation (including the creation of a continuous tree canopy between Cock Robin Wood and Cawston Spinney to provide habitat for bats) and the introduction of recreational routes, seating areas and informal and semi-natural play areas.

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- 8.15 Surface water flooding occurs to the rear of properties to the south of Montague Road in the north eastern part of Section 1 of the buffer. Flood risk management seeks to manage flows where they occur, consequently it is not appropriate to include flood attenuation in the buffer area. Small scale drainage may be appropriate within the buffer, particularly in relation to the Link Road. Further discussion is required with [Warwickshire County Council](#) Highways and the Lead Local Flood Authority (LLFA) to confirm if this will be necessary in terms of the design of the Link Road.
- 8.16 The landscaped buffer in Section 1 between Cock Robin Wood and Alwyn Road should minimise any impact on the setting of the Grade II listed Cottages and protect and strengthen the existing green infrastructure links between Cock Robin Wood and the trees and hedgerows along Rugby Road/Northampton Lane and at Bilton Grange. It is particularly important in terms of habitat protection that the continuous tree canopy between Cock Robin Wood and the trees that border Rugby Road and Northampton Lane are maintained and strengthened. There should be an adequate separation between the existing residential property and the Link Road.

#### Section 2 – Alwyn Road to Cawston Lane

- 8.17 Compared with Section 1, Section 2 is more open with less existing tree and hedgerow planting. As the inter-visibility between the two settlements is limited it is considered acceptable to reduce the distance of physical separation subject to the significant strengthening of existing planting along Northampton Lane and Alwyn Road as well as the introduction of new planting along the south of the Link Road and along the outer southern boundaries of the new residential development. The objective should be to maintain the existing character of some open views and frequent glimpses of development through hedgerow and tree planting that varies in height and depth.
- 8.18 As with Section 1 land uses within the buffer will provide opportunities to strengthen the existing green infrastructure network through habitat creation, the introduction of recreational routes, seating areas and informal/-semi-natural ~~play-areas open spaces~~. The creation of a continuous tree canopy referred to in Section 1 should continue through Section 2 as part of the buffer between Rugby and Dunchurch providing habitat for bats between Cock Robin Wood and Cawston Spinney.

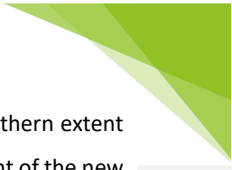
8.19 As with Section 1, functional separation should be maintained to ensure a clear physical and visual distinction between the two settlements reflecting the existing open character and the absence of built form between the two settlements. This means that the buffer should be open with no buildings and structures.

8.20 ~~Surface water flooding occurs to the south east of the pond to the south of Dunkleys Farm in the north eastern part of Section 2 and in small pockets at Cherry Tree Farm, adjacent to the telephone exchange and in some of the fields in the northern part of Section 2.~~ Some areas of the allocation are at risk from surface water flooding as shown on Environment Agency mapping. These areas depict existing overland flow routes and low points in the topography. Site layouts should consider this existing surface water flood risk. Flood risk management seeks to manage flows surface water runoff arising from development where they occur, consequently it is not appropriate to include ~~flood~~ large-scale SuDS attenuation in the buffer area. As in Section 1, small scale drainage may be appropriate within the buffer, particularly in relation to surface water runoff arising from the Link Road. Further discussion is required with Warwickshire County Council Highways and the LLFA to confirm if this will be necessary in terms of the design of the Link Road.

#### Section 3 - Cawston Lane to the South West Rugby allocation boundary North of B4429

8.21 Currently in Section 3 there is no visual or physical relationship and only a limited functional relationship between the settlements of Rugby and Dunchurch. However, the parcels of future development will change this relationship. These are land north of Coventry Road (~~Area 1 Parcel 2~~), land west of Cawston Lane (~~Area 2 Parcel 3~~) and land adjacent to Windmill Farm (~~Area 3 Parcel 10~~) (all Parcels are shown on Figure 3). In particular development will reduce the distance of physical separation between the two settlements but it should not result in continuous development between Dunchurch and Rugby and the buffer must be maintained throughout.



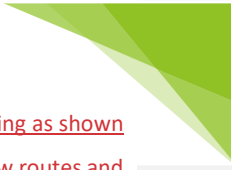


8.218.22 The Section 3 buffer should provide separation between the southern extent of the new residential development [Area 2 Parcel 3](#) and the northern extent of the new residential development [Area 1 Parcel 2](#). This Section of the buffer will include the Link Road but should continue the form and function of the Section 2 buffer, described in Section 2 above. This buffer should continue southwards along the western boundary of the South West Rugby allocation providing physical separation between the new residential development [Area 1 Parcel 2](#) at Dunchurch and the new residential development [Area 3 Parcel 10](#), north of Windmill Lane and south west of Cawston Spinney. The Section 3 buffer will also continue northwards to link to Cawston Spinney creating a continuous green infrastructure corridor to Cock Robin Wood and beyond to the Rainsbrook Valley.

8.228.23 As with Sections 1 and 2, functional separation should be maintained to ensure a clear physical distinction between the two settlements reflecting the existing open character and the absence of built form between the two settlements. This means that the buffer should be open with no buildings and structures.

8.238.24 It would also be appropriate for the furthest west part of the buffer, between the north west boundary of [Area 1 Parcel 2](#) and the southern boundary of [Area 3 Parcel 10](#), to be retained as open green space. This would create a more gradual transition to the wider countryside beyond the South West Rugby allocation boundary.

8.248.25 Surface water flooding occurs along the National Cycle Route 41/~~Public~~ Bridleway and around the pond that is north east of Windmill Farm and south of Cawston Spinney. There are also small pockets along the field boundaries to the north and south of the National Cycle Route 41.



8.258.26 Some areas of the allocation are at risk from surface water flooding as shown on Environment Agency mapping. These areas depict existing overland flow routes and low points in the topography. Site layouts should consider this existing surface water flood risk. Flood risk management seeks to manage ~~flows~~ surface water runoff arising from new development where they occur, consequently it is not appropriate to include ~~flood~~ large-scale SuDS attenuation in the buffer area. As in Section 1, small scale drainage may be appropriate within the buffer, particularly in relation to surface water runoff arising from the Link Road. Further discussion is required with the Local Highways Authority and the LLFA to confirm if this will be necessary in terms of the design of the Link Road.

## 9 Woodland Management

- 9.1 Cawston Spinney is an area of mixed woodland, protected by a ~~woodland~~ Tree Preservation Order. Species present include Oak, Sweet Chestnut, Yew, Silver Birch, Scot's Pine, Larch, Ash, Holly, Beech, Hornbeam, Hazel (often as an understorey), and Elm. Areas of Cawston Spinney are designated as ancient woodland.
- 9.2 The presence of ancient Yew and Hornbeam indicates that in places the wood has remained untouched for a significant period of time. The definition of ancient woodland means that the area has remained wooded continuously since 1600 or earlier. This is therefore a significant biodiversity asset of national importance. Paragraph 175 (c) of the NPPF is clear that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons.
- 9.3 The Woodland Management Plan is set out in Appendix N and details opportunities to protect and enhance biodiversity. These enhancements are to be measured through the Warwickshire, Coventry and Solihull Biodiversity Impact Assessment (BIA) tool, which is locally derived from the Defra ~~Biodiversity Net Gain~~ metrics so that any gains can be used to offset any losses from the wider development area – see Paragraphs 13.9 and 13.10 of this SPD for further details.
- 9.4 Rugby Borough Council's Tree Officer and Warwickshire County Council Ecology have provided specific advice to inform this SPD. The appended Woodland Management Plan will form part of the assessment process for planning applications and the extent to which proposals comply with Policies DS8, NE1 and NE2 of the ~~adopted~~ Local Plan will be a key consideration.
- 9.5 Natural England's standing advice requires a minimum buffer zone of 15 metres around ancient woodland to avoid root damage and where assessment shows other impacts are likely to extend beyond this distance, a larger buffer zone may be needed. An arboricultural survey will need to be submitted with any planning application which incorporates or is in close proximity to Cawston Spinney which defines and justifies the buffer zone to be implemented.

- 9.6 ~~In accordance with the Natural England Standing Advice the buffer zone around the ancient woodland at Cawston Spinney should consist of semi-natural habitats, such as woodland, or a mix of scrub, grassland, heathland and wetland planting. Consideration should also be given at the planning application stage to opportunities to position The positioning of open space in those areas around Cawston Spinney which are not ancient woodland (and so will not be protected by the ancient woodland buffer), as well as in areas beyond the ancient woodland buffer zone, around Cawston Spinney and its associated woodlands needs to assist with the mitigation of the ensure that potential impacts of development are avoided, including ensuring that no light impacts on this biodiversity asset. As a minimum, light levels along the dark corridors should be expected to achieve lux levels of < 1 (i.e. up to twilight conditions), in accordance with current best practice guidance (Bat Conservation Trust and the Institute of Lighting Proposals, Guidance Note 08/18, 'Bats and artificial lighting in the UK'). Dark zones need to be identified as part of a lighting strategy to ensure that zero lux penetrates beyond the outer extent of the tree buffer around Cawston Spinney.~~ Surface water run off from development may affect the woodland as parts of the site are undulating, which will need to be taken into account in terms of design.
- 9.7 Proposals will need to take account of the proximity and height of buildings and their lighting effects, as well as the impact upon the tree canopies. Some trees are approximately 20m in height, which has implications for very tall structures in proximity to the woodland. Careful design management will be required as a result at a structural level, with the woodland at the centre of the design process. The Council's Tree Officer, Natural England and Warwickshire County Council Ecology will be consulted to comment further on this aspect in detail at the planning application stage.

### Rugby Borough Council's Woodland Management Plan

- 9.8 The initial period of the Woodland Management Plan will cover the first 10 years of management in detail but with objectives for management in perpetuity. It will need to demonstrate how the costs to implement the prescribed management objectives will be sustained into the future. This is a prerequisite of biodiversity net gain principles although it is understood that the Management Plan will be subject to changes evidenced by monitoring.
- 9.9 The Council Parks Team's ~~preferred option is for~~ ~~are exploring the opportunity to take on the future management of~~ Cawston Spinney and ~~associated wider~~ open space to ~~be transferred to the Council through Section 106 agreements to~~ ensure that the Woodland Management Plan is implemented and to ensure future protection of the woodland. ~~The Council will seek to work in partnership with a third sector organisation to help deliver the agreed Woodland Management Plan. Once agreed through Section 106 agreements, there are~~ ~~The Council would also be willing to manage informal open space throughout the South West Rugby allocation through S106 agreements.~~ ~~potential wider opportunities for the Council to create and manage informal open space at the centre of the new neighbourhood.~~

## 10 Open Space

- 10.1 ~~Adopted~~ Local Plan Policy HS4 sets out standards for different types of open space that will be required from new development. This is shown in Table 2 below. The allocation's ecological constraints establish the strategic need to safeguard and enhance the green and blue infrastructure network across the allocation including the creation of a continuous green infrastructure corridor between Cawston Spinney and Cock Robin Wood.
- 10.2 The requirement for children's play space is set out in Table 2 below. The play space will need to be divided into 1-2 Neighbourhood Equipped Areas for Play (NEAP) and multiple LEAPs. The requirements for these play areas can be found in Appendix F. The majority of the green and blue infrastructure network will be publicly accessible, but it can include a variety of different types of open space including school playing pitches. Natural and semi-natural open space should be located within green/blue infrastructure corridors, around Cawston Spinney and in the Rugby to Dunchurch landscaped buffer. Constraints on the location of certain types of open space are identified in Table 2 and elsewhere in this SPD, for example no formal playing pitches in the Rugby to Dunchurch landscaped buffer.
- ~~10.3 A minimum of 15 metres from the woodland edge should be maintained but in addition, natural and semi-natural open space should be located adjacent to the 15m buffer to minimise light pollution in the woodland. At the intersection of the outer edge of the buffer zone, there should be zero lux light spillage. The width of the open space should be adjusted to enable this feature to protect the woodland.~~

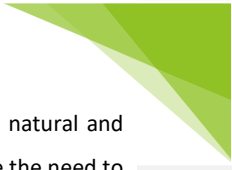
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- 10.3** The apportionment of open space between typologies is likely to favour natural and semi-natural typologies, rather than formal spaces in order to concentrate the need to maximise green infrastructure between Cock Robin Wood and Cawston Spinney. Further guidance to assist with the design open space and creating healthy active lifestyles can be found in Sport England’s Active Design guide which can be found here <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>. The Active Design Checklist provides a useful tool for applying Active Design principles to a specific proposal and assessing the ability to deliver more active and healthier outcomes. The Checklist can be found here <https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/active-design-checklist-oct-2015.pdf?az73PYXRmKYaXMfLu8BCxgXSByeiAQ1d>.
- 10.4** Open space and sports facilities will be negotiated on a site by site basis unless a comprehensive site-wide approach is agreed between landowners and the Council which results in better quality and more accessible open space and sport facility provision on the site whilst adhering to the overall need to comply with policy in consultation with the Rugby Borough Council’s Parks department. Sports provision will require consultation with Sport England to ensure adequate provision and funding is secured.
- 10.5** Policy HS4 of the ~~adopted~~ Local Plan requires that new open space should be accessible and should avoid any significant loss of amenity to residents, neighbouring uses or biodiversity. Cawston Spinney’s importance in terms of biodiversity means that the use of the woodland as new open space would be contrary to Policy HS4. It would also be contrary to Policy NE1 of the Local Plan which seeks to protect designated biodiversity assets.

Table 2: Open Space Provision by Type

Policy assumes 2.4 people per dwelling – for 3,990 dwellings = 9,576 population assume 9,600

Open Space	Adopted Standard (ha per 1000 pop)	Provision required on-site (ha)	Comments on provision
Children's Play	0.2	$0.2 \times 9.6 = 1.92$	Within residential development parcels or as buffers between parcels (See Appendix F also). <u>Formal children's play</u> <del>is</del> not located in the buffer between Rugby and Dunchurch.
Natural and Semi-Natural Green Space	2.5	$2.5 \times 9.6 = 23.94$	<del>Around Ancient</del> woodland <del>buffer and</del> <del>or</del> part of <u>gGreen/bBlue</u> -network. Comparatively, more natural and semi-natural typology should be provided in favour of other typologies to maximise green infrastructure, especially within <u>gGreen/bBlue</u> corridors, <u>Rugby to Dunchurch landscaped buffer</u> and around Cawston Spinney.
Parks & Gardens	1.5	$1.5 \times 9.6 = 14.36$	Required as a typology in South West Rugby but in the form of natural and semi-natural typologies to be concentrated <u>within green/blue G/B+ corridors, Rugby to Dunchurch landscaped buffer and</u> around Cawston Spinney.
Amenity Green Space	1.1	$1.1 \times 9.6 = 10.53$	This typology may be used in support of green infrastructure <u>and within Rugby to Dunchurch landscaped buffer.</u>
Allotments	0.65	$0.65 \times 9.6 = 6.22$	Suitable provision should be included in South West Rugby.
Outdoor Sports			Could be provided as extensions to existing clubs or close to district centre or as part of school provision with <u>guaranteed public access.</u>
Football	0.38	$0.38 \times 9.6 = 3.64$	<u>Rugby could be provided as extensions/ improvements to existing clubs or on site. Football preference is for a multi pitch site with ancillary provision. The preference is for football to be accommodated on a multi pitch site with ancillary provision on site. Football and cricket can be an on site, co-located hub with shared ancillary provisions. Any hub site provided as part of the secondary school would be additional to the secondary school playing pitches and should have community use secured. Pitch quality should be in accordance with Sport England guidance: Natural Turf for Sports Design Guidance.</u>
Cricket	0.23	$0.23 \times 9.6 = 2.20$	
Rugby	0.32	$0.32 \times 9.6 = 3.06$	
<b>Total</b>		<b>65.87 Ha</b>	





## 11 Climate Change


- 11.1 The Council recognises the importance of climate change and the role which it has in responding to this issue. The Council adopted a motion to declare a climate emergency at its meeting on the 18<sup>th</sup> July 2019. In declaring a climate emergency the Council has committed to action to combat climate change.
- 11.2 Paragraphs 149-154 of the National Planning Policy Framework 2019 (NPPF) outline national planning policy considerations in relation to planning for climate change. This includes taking a proactive approach to mitigating and adapting to climate change, and seeks to ensure new development avoids increased vulnerability to the range of impacts arising from climate change and help reduce greenhouse gas emissions such as through its location, orientation and design.
- 11.3 Planning applications should support the transition to a low carbon future in a changing climate, taking full account of flood risk and minimising energy consumption.
- 11.4 The successful implementation of the South West Rugby allocation will contribute to the combatting of climate change through the achievement of several of the policy objectives for the allocation set out in Policy DS8 in the Local Plan. These are addressed in more detail in this SPD such as the creation of a new mixed use neighbourhood that prioritises pedestrian and cycle movements and maximises public transport access; reducing emissions; and enhancing the **gGreen**/**bBlue** **i**nfrasturcture network through incorporating a new **gGreen** **i**nfrasturcture **c**orridor and the Rugby to Dunchurch landscaped buffer that integrates open space and biodiversity, protects Cawston Spinney and includes small-scale drainage and SuDs.


## 12 Flooding and Sustainable Drainage

- 12.1 A sub-regional Water Cycle Study<sup>1</sup> undertaken ~~by~~ with partner authorities (North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council and Warwick Borough Council) provides evidence about the wastewater strategy, the water supply strategy and also water related policy recommendations.
- 12.2 Upgrades will be required to certain wastewater treatment works across the study area which should be investigated at the planning application stage to ascertain if mitigation is required to accommodate the growth planned in South West Rugby.
- 12.3 A number of small ponds, ditches and watercourses exist within the allocation, and form part of the River Avon catchment. In addition, there is a small reservoir onsite associated with Cawston Spinney. These existing features should be retained as, apart from any biodiversity value, they are part of the current drainage regime and any proposals to alter/-remove them needs to be considered as part of ~~the allocation~~ Flood Risk Assessments to be submitted in support of planning applications on the site.
- 12.4 The removal/-alteration of existing watercourses must not take place without the written consent of the Lead Local ~~Lead~~ Flood Authority (LLFA). Developers should take the opportunity to enhance the blue/-green infrastructure corridors alongside these watercourses to provide multifunctional benefits. Redevelopment must mitigate flood risk to the satisfaction of the LLFA and ensure that the effects of development mitigate the effects on site watercourses, as well as enhancing their ecological value.

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<sup>1</sup>[https://www.rugby.gov.uk/downloads/download/43/warwickshire\\_water\\_cycle\\_study](https://www.rugby.gov.uk/downloads/download/43/warwickshire_water_cycle_study)

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- 12.5 The use of national scale mapping suggests that the vast majority of the allocation - and all of the areas where built form will be provided appears to fall within Flood Zone 1, which is the lowest fluvial flood risk possible. There are small areas of zone 2 and 3 associated with the watercourse and small waterbodies. However, each watercourse will have a flood plain associated with it and should be modelled to properly assess the flood risk to the allocation. ~~Both Inappropriate development and (including Sustainable Drainage Systems (SuDS) features)~~ must be located outside of the modelled flood plains within the allocation. The overall design will need to take these areas into account. The masterplan set out in this SPD provides the strategic context for this.
- 12.6 Development should facilitate the delivery of an on-site SuDs network, off-line from the existing drainage network, to attenuate surface water flows from the development of the allocation. SuDS features will be located in combination with the allocation's topography and discharge rates will be reduced to Greenfield Qbar (the peak rate of runoff for a specific period) in order to align with Warwickshire County Council advice. The ~~Lead Flood authorities' LLFA's~~ preference is for attenuation basins to be located close to the source of the runoff (i.e. within each development parcel). They should be located outside of any areas at risk of flooding from rivers or surface water (as shown here: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>).
- 12.7 Basins should also have adequate space around them for gaining maintenance access. The size of attenuation basins may be minimised by providing storage for runoff throughout the development (such as underneath permeable paving and within swales). This approach can help ensure that attenuation basins are shallow features for the benefit of future maintenance, health & safety and amenity. Further design guidance is available in the CIRIA SuDS Manual C753 (2015, or the most recent edition).



12.8 It is likely that foul flows for the whole development area will outfall into the existing sewer network. However, there may need to be improvements/-upgrades to the Rugby Newbold waste water treatment works. Detailed investigations with Severn Trent Water will be required. In accordance with the Water Industry Act (1990), Severn Trent Water will be required to provide capacity for the development of the allocation whilst containing the environmental impacts of the development and maintaining water quality. This may require specific local Section 106 contributions from developers ~~of~~ within the allocation.

12.9 The underlying geology comprises bands of mudstone, siltstone, limestone and sandstone, and the allocation is overlain with superficial deposits. Infiltration testing has indicated that infiltration rates across the allocation are negligible and therefore drainage via soakage would not be feasible. Individual parcels should still be tested, and if infiltration is not feasible, the next highest alternative on the drainage hierarchy should be used. Even in areas with limited infiltration, the use of unlined storage and conveyance features can provide additional treatment of flows and reduce the overall volume of surface water leaving the allocation. Planning applications that come forward in excess of 10 units will be required to consult the Local Lead Flood Authority-LLFA which gives detailed advice on flooding.

12.10 ~~The~~ Flood Risk Assessments submitted in support of planning applications on the site should assess the flood risk from all sources and identify options to mitigate flood risk to the development, allocation users and surrounding area. Whilst it is acknowledged that individual parcels may come forward at different times and be under different ownerships, consideration to the flood risk of the wider site and working with other promoters is encouraged where possible to help support a comprehensive assessment and drainage strategy. In addition, as individual parcels come forward, construction management plans must consider surface water, run off and silt and manage flows during construction and until the adjacent parcel is developed. The above measures are also relevant for the DS8 requirement for consultation with the ~~Lead Local Flood Authority-LLFA~~ to identify any potential hydrological mitigation, particularly with regard to potential hydrological impacts on Draycote Meadows Site of Special Scientific Interest. The LLFA has a developer guidance document which details, amongst other things, how to determine the required attenuation, discharge rates etc:

<https://apps.warwickshire.gov.uk/api/documents/WCCC-1039-95>.

#### Water management and sewerage

12.11 Planning applications are required to demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such a way that a discharge to the public sewerage systems are avoided, where possible.

12.12A foul and surface water drainage strategy ~~masterplan for the site~~ is required to support planning applications on the site. It is encouraged that developers contact Severn Trent at the earliest opportunity to discuss the site drainage strategy.

### Water efficiency

12.13 Development proposals should demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, this should not exceed 110 litres/person/day. All developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures. The Council will encourage developers to consider sustainable drainage, further guidance can be found here:

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

## 13 Biodiversity

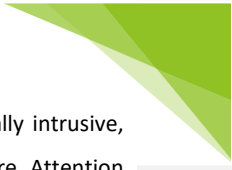
13.1 There are a number of **g**Green and **b**Blue **i**nfrastucture and biodiversity assets within the allocation. These assets form a base that can be secured and enhanced to form a green infrastructure network of sites and corridors within the allocation boundary and into the wider countryside.

13.2 These **g**Green and **b**Blue **i**nfrastucture assets will contribute to healthy lifestyles, wellbeing and create a sense of place by providing access to high quality open space. The 'Sub-Regional Green Infrastructure Strategy' December 2016 [https://www.rugby.gov.uk/downloads/download/32/warwickshire\\_coventry\\_and\\_solihull\\_green\\_infrastructure\\_strategy](https://www.rugby.gov.uk/downloads/download/32/warwickshire_coventry_and_solihull_green_infrastructure_strategy) identifies Rugby Borough as having a range of agricultural habitats, which include a significant amount of the sub-region's arable land and improved grassland. It also contains relatively high proportions of neutral grassland and semi-improved grassland. Part of the recommendations of the study relate to the South West Rugby allocation due to the presence of these features and are as follows:

*"Hedgerows and Field Boundaries enhance the structure of the landscape through replanting and regeneration of primary hedgerow boundaries; and reintroduce mixed native species hedgerows along primary boundaries enhance the age structure of hedgerow tree cover, particularly hedgerow oaks woodlands conserve and enhance the biodiversity of Ancient Woodlands and veteran trees through sensitive woodland management; Identify opportunities for restoring Ancient Woodland on former sites; and Identify opportunities for new planting, to strengthen the sense of landscape cohesion and connectivity"*

13.3 The landscape quality of the urban fringe countryside receives particular attention, and the document highlights that these sections have a key influence on how the overall characters of the Warwickshire landscapes are perceived and enjoyed. It goes on to say that:

*"Rural urban fringe landscapes close to the main towns are widely recognised as highly important to people's experiences and quality of life. Opportunities should be sought to reinforce and enhance landscape character, by creating new and maintaining existing Green Infrastructure, linking urban areas with the wider countryside."*



13.4 The Strategy notes that new development has the potential to be visually intrusive, particularly in the early years before landscape mitigation schemes mature. Attention therefore needs to be paid to the way in which new development within the South West Rugby allocation can be sensitively accommodated in the rural-urban fringe in terms of siting and layout, materials, scale and design, together with landscape, biodiversity and green infrastructure mitigation. It is important, therefore, to ensure that key biodiversity assets are interwoven into the green infrastructure network, as well as in landscape terms to prevent coalescence, increasing connectivity in terms of pedestrian permeability and species transfer; in line with Local Plan Policy NE3. Development will also need to consider Local Plan Policy NE1 that requires an assessment of any impacts on protected and priority species and to ensure that there is a net gain in biodiversity for development proposals.

13.413.5 Development provides an important opportunity to secure Cawston Spinney's long-term protection and habitat conservation, ~~as well as the provision of managed public access, utilising~~ maintaining the existing network of public footpaths and supporting the protection of the wider green infrastructure asset. Essential to maximising existing biodiversity assets is the need to create a green and blue infrastructure network throughout the whole allocation and into the wider countryside. One such strategic gGreen and bBlue infrasturcture corridor will extend from the disused railway line in the west to Cawston Spinney, then Cock Robin Wood, Bilton Grange School grounds and south east to the disused railway line, as illustrated in Figure 4.

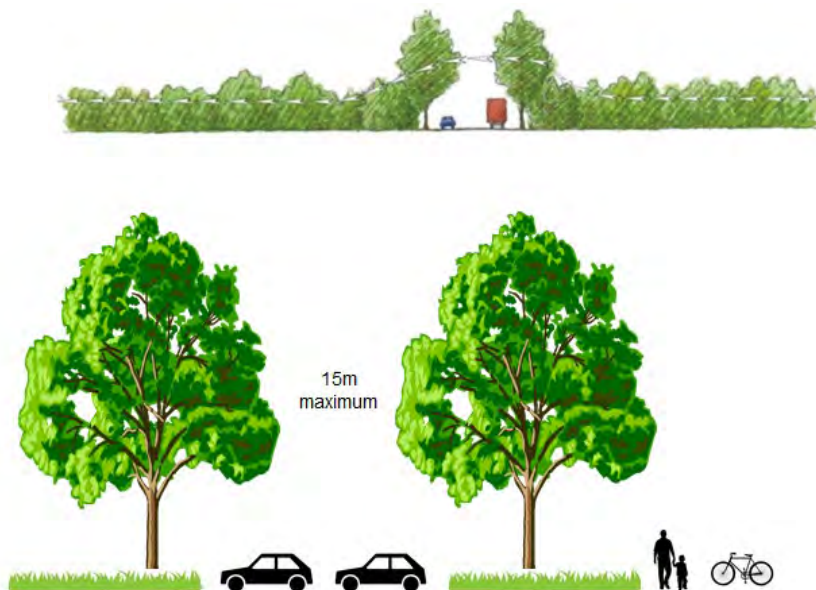
13.513.6 The enhancement of the multi-functional green and blue infrastructure network will improve access to open space within the allocation and provide biodiversity improvements. These spaces will need to positively integrate surface water drainage features and existing reservoirs/ponds designed to contribute towards the overall character, quality and amenity of the public realm. The existing landscape features and topography of the site, alongside future surface water drainage requirements will influence the creation of connected open and green spaces.



13.613.7 Green/~~b~~Blue i~~n~~frastructure provides the wider spatial element that links together known assets both internal to the development area (such as Cawston Spinney and Cock Robin Wood) and those external (such as Draycote Water and the disused railway lines). This SPD outlines these wider spatial elements of connectivity, open space and public access detailing how it links into the wider environment.

13.713.8 The actual details will be a matter of development design and the retention of key connecting features such as hedgerows, ponds, ditches and other green/~~b~~blue infrastructure assets and how they are integrated into the future layout. Figures 7 ~~and~~ 8 below shows how new development can help enhance biodiversity. These are key principles in line with the requirements of Policy NE3 of the ~~adopted~~ Local Plan. It is acknowledged that there may be circumstances, such as the construction of the South West Rugby Spine Road network, where it may not be possible to retain all biodiversity features. Any loss of biodiversity features should be justified as part of the planning application process and mitigation measures identified.

Figure 7: Possible Biodiversity Enhancements to enable species movement



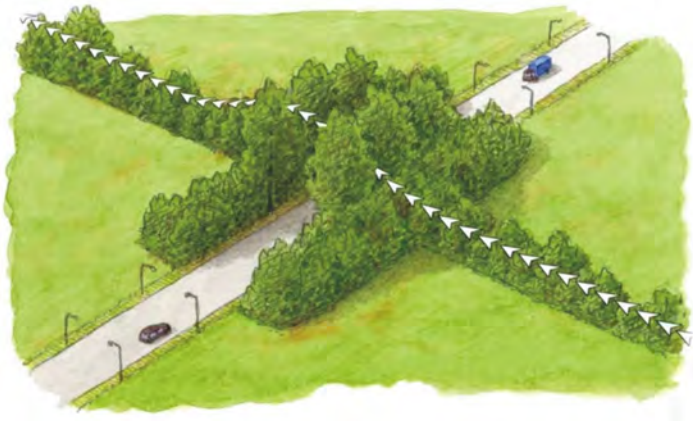
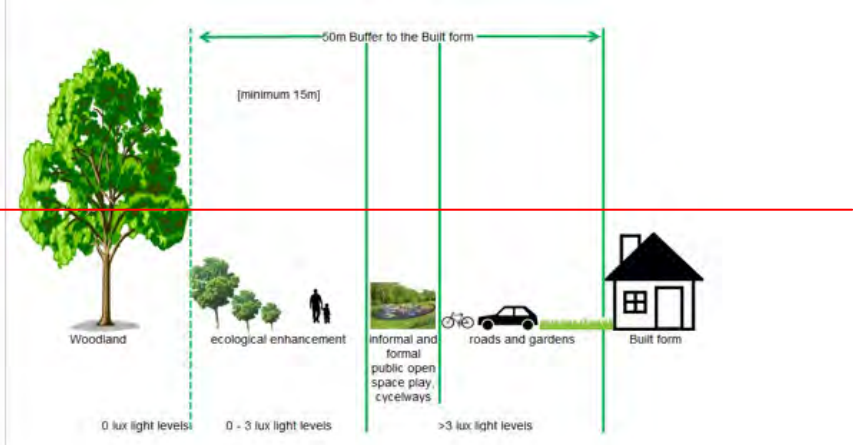
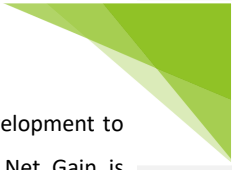


Figure 8: Ensuring Development aids light sensitive species - Deleted





13.813.9 Policy NE1 of the ~~adopted~~ Local Plan and the NPPF require development to show measurable biodiversity net gains. In Warwickshire Biodiversity Net Gain is measured through the Warwickshire, Coventry and Solihull Biodiversity Impact Assessment (BIA) tool, which is derived from the Defra metrics (Defra 2012, as amended). This SPD supports this approach and has established a baseline figure for each land parcel within the allocation.

13.913.10 This baseline is provided in Appendix H. From this baseline, to be reassessed as part of individual applications, and the use of the BIA tool each developer is able to evaluate the biodiversity impact of their proposal; be this impact a gain or a loss as 'units'. The developer is then able to trade these units either between other developers within the allocation or arrange offsets of equivalent units elsewhere within the Borough or as a last resort County. Biodiversity Net Gain is managed through Warwickshire County Council Ecology who may be able provide assistance with the Biodiversity Net Gain calculations and securing offsets. The biodiversity gain or loss for each development will be acknowledged and recorded either once planning permission is granted for the development or through the discharge of a condition or obligation. Similarly, any need to compensate of a biodiversity loss will be secured through a planning condition or ~~s~~Section 106 ~~agreement~~obligation.

## 14 Housing Mix and Affordable Housing

What you said in October 2019	What we have done in response
The affordable housing needs to be considered as part of the development to meet the housing needs of the new neighbourhood. This will include house types.	An additional section has been added to the SPD to explain the affordable housing requirement and the housing needs for the allocation.

14.1 Local Plan Policy H1 requires a housing mix which is consistent with the latest Strategic Housing Market Assessment (SHMA). The most recent SHMA at the time of writing this SPD was from 2015 and forms part of the Local Plan evidence base. The housing mix required by this document is outlined in Table 3 below. This will be superseded when a new SHMA (or alternative equivalent document) is published.

14.2 Local Plan Policy H2 requires greenfield sites to provide 30% affordable housing. The tenure and mix of the affordable housing should also be in compliance with the latest SHMA. The Council will expect a mix of 84% either social or affordable rented and 16% intermediate affordable housing products, as detailed in the 2015 SHMA (or as subsequently amended). The target levels will be expected to be provided on each individual site within the allocation unless the local planning authority is satisfied by robust financial viability evidence that development would not be financially viable at the relevant target level. Section 26 of this SPD provides further details as to the viability evidence that the local planning authority will expect to be provided if a request is made to reduce the overall affordable housing requirements from that set out here. The specific provision and mix of a site will be informed by evidence available at the time of application.

~~14.2~~

14.3 ~~The tenure and mix of the affordable housing units should be in compliance with the latest SHMA guidance.~~ The analysis in the SHMA has shown that there is a predominant long-term marginal requirement for future affordable housing for three-bed properties relative to the Housing Market Area as a whole, but in general a greater need is identified for the smaller properties, as identified in the table below.

Table 3: Housing Mix from 2015 SHMA

	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+bed</b>
<b>Market Housing</b>	5-10%	25-30%	40-45%	20-25%
<b>Affordable Housing</b>	30-35%	30-35%	20-25%	5-10%

14.4 ~~A legal agreement will secure t~~The tenure and mix of affordable housing in line with the Council's requirement will be determined at the time the application is considered and secured as part of the S106 agreement. This is explained further in Sections 25 and 26 of this SPD.

#### Self-build and custom housebuilding

14.5 Local Plan Policy H1 states that "Sustainable Urban Extensions will be expected to provide opportunities for self-build and custom build as part of the mix and type of development". Since 2016, demand for self-build and custom housebuilding within Rugby Borough has been met through the granting of suitable planning permissions. The role of South West Rugby is to help to meet any unmet demand which cannot be provided through suitable planning permissions.

14.6 Where there is evidence that the demand for self-build and custom housebuilding is not being met through the granting of suitable planning permissions, the Council will work with the developers within the South West Rugby allocation to identify opportunities would enter into discussions with the Council on how to meet this demand within the allocation area South West Rugby. This would involve identifying potential suitable plots, defining phasing plans and separate access works for self-build plots if necessary, and appropriate marketing strategies. ~~Marketing strategies would be agreed requiring minimum marketing periods for self-build and custom housebuilding if demand is proven. Once plots have been marketed for the minimum marketing period, they may then remain on the market as self-build and custom housebuilding plots, be offered for purchase to Registered Providers, or be built out by the landowner as appropriate.~~

14.7 The exact number of custom and self-build plots will be negotiated at planning application stage and ~~Provision of these units will be~~ secured by a Section 106 Agreement.

### Specialist Housing

14.8 Local Plan Policy H6 states that: “Development proposals on Sustainable Urban Extensions will be expected to provide opportunities for the provision of housing to meet the housing needs of older persons, including the provision of residential care homes.” The SHMA identifies that a key driver of change in the housing market over the plan period will be the growth in the population of older people.

14.9 There is estimated to be a 122% increase in the 85 and over age group over the life of the ~~current~~ Local Plan and a total increase of over 55 year olds of 51%. Such evidence demonstrates a clear need for housing for older people in the Borough.

[14.10](#) Specialist housing will be expected to come forward in line with the need identified in the latest Strategic Housing Market Assessment (SHMA) and Local Plan Policy H6. The SHMA provides an indication of the levels of demand expected in the Borough over the course of the plan period. This identifies an annual requirement across the whole Borough for market Extra Care provision of 72 units and 22 affordable Extra Care units. The Council considers that South West Rugby could provide opportunities for a variety of different housing products to meet older people's needs, including Extra Care.

~~14.10~~[14.11](#) Having regard to up to date local evidence, consideration should be given to the potential to meet the housing needs of older people as part of the preparation of planning applications for individual sites within the South West Rugby allocation.

~~14.11~~[14.12](#) Crucial to the assessment of planning applications for specialist housing within South West Rugby will be the ability of future residents to access essential services, including public transport, shops and appropriate health care facilities. Further detail on this can be found in the Housing [Needs SPD](#), ~~as revised after the adoption of the Local Plan.~~

~~14.12~~[14.13](#) Housing to meet the needs of older persons and those members of the community with specific housing needs would include a proportion of homes which meet the Category 2: Accessible and adaptable or Category 3: Wheelchair user dwellings. Requirements are found under part M of the Building Regulations.

~~14.13~~[14.14](#) Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community. [Affordable housing should be indistinguishable from market housing in terms of design and materials and be dispersed throughout development parcels.](#) Further detail on this ~~will~~ can be found in the ~~upcoming~~ [Housing Needs SPD](#), ~~as revised after the adoption of the Local Plan 2019-2031.~~



## 15 District Centre

What you said in October 2019	What we have done in response
<p><del>Responses requested clarification on the size of the District Centre.</del></p> <p><del>Clarity over exactly what community space is being provided within the District Centre.</del></p>	<p><del>In response to the comments the district centre section has been reviewed as part of the updated SPD to include details on the broad scale of retail floorspace to be provided and what other facilities will be within the District Centre. This includes the Secondary School and one Primary School to be within the District Centre.</del></p>

15.1 Policy DS8 of the Local Plan identifies that a new mixed use District Centre is to be delivered and the Council's preference is that it is within the centre of the South West Rugby allocation, ~~that will be~~ well connected to the sustainable transport network. The District Centre's function is to provide a range of services and facilities to serve the entire allocation.

15.2 Policy DS8 sets out the services and facilities to be provided at the District Centre as follows:

- A convenience store (Use Class A1) plus other retailing (Use Class A1 to A5) with residential or office uses provided on upper floors (note: please see paragraph 15.5 below for changes to these Use Classes since the Local Plan was adopted);
- A 3 GP surgery, rising to 7 GP surgery, as detailed in the IDP; and
- Provision for a Safer Neighbourhood Team, as detailed in the IDP.

15.3 In addition, Policy DS8 also identifies that one secondary school, ~~is to be~~ co-located with a two form entry primary school, is located close to community facilities within the District Centre; and that other local facilities will be located in appropriate sustainable locations within or outside the District Centre.

15.4 Policy DS8 is designed to be flexible so that additional market demand could be accommodated through the provision of “other retailing” or “other local facilities” but it is the Council’s aspiration that the majority of services and facilities are focused within a single District Centre-. Other retailing and local facilities will be acceptable in other appropriate locations across South West Rugby provided that:

- They complement the intended function of the District Centre;
- Are required outside the District Centre to assist and facility good design and place-making; and
- Do not lead to the delivery of additional district or local centres that detract from the role and function of the mixed District centre required by Policy DS8.


15.5 On 21 July 2020, the Government published the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which came into force on 1 September 2020 and ~~make made~~ significant changes to the Use Classes. Of relevance to the South West Rugby District Centre are the following changes:

- The ~~former previous~~ Use Classes of A1 (Shops), A2 (Financial and Professional Services) and A3 (Food and Drink) are incorporated into a new Use Class E – Commercial, Business and Service. The new Use Class E also contains Offices, Research and Development, Industrial Processes (~~Existing previously~~ Use Class B1), Clinics, Health Centres, Creches, Day Nurseries (~~Existing previously~~ Use Class D1) and Indoor Sport, Recreation or Fitness (~~Existing previously~~ Use Class D2).
- The ~~former previous~~ Use Classes of A4 (Drinking Establishments) and A5 (Hot Food Takeaways) are ~~now~~ Sui Generis. This means they do not fall into any use class and changes to and from these uses will be subject to full consideration through the planning application process.

15.6 Planning applications for the District Centre and other facilities will be determined in accordance with the changes to the Use Classes as set out above or such changes as may have been made to the Use Classes at the time of the planning application.

15.7 The ~~adopted~~ Local Plan anticipates a modest level of retail growth in Rugby over the life of the Local Plan and focusses that growth within Rugby Town Centre. The intention of the District Centre at South West Rugby is to complement rather than compete with Rugby Town Centre allowing residents and workers to undertake day-to-day activities, such as convenience shopping, while minimising the need to travel.

15.8 The policy requirements of Policy DS8 identify a minimum range of services and facilities considered commensurate with an allocation of this size. The Council will support the provision of up to 11,500 sqm ~~total~~ gross floorspace ~~of the~~ within Use Class E, Drinking Establishments and Hot Food Takeaways ~~provided~~ in the District Centre ~~is expected to be within the range of 10,000sqm – 11,500sqm (gross) – see Appendix O for further details.~~ Any planning application for the District Centre will need to be supported by robust market retail evidence demonstrating that the proposed quantum of floorspace is appropriate for the new community and a viable new District Centre.



15.9 Local Plan Policy DS8 requires the provision of a single mixed-use District Centre at South West Rugby, as opposed to a District Centre and a network of Local Centres. This is to ensure a critical mass of facilities and services to serve the whole allocation.

15.10 Local Centres provide a limited range of services for residents within immediate walking distance whereas a District Centre serves a larger area and provides a wider range of services and facilities. The South West Rugby District Centre's central location is vital to ensure it is accessible to the entire allocation.

15.11 The proximity of existing Local Centres within the Rugby Urban Area to the South West Rugby allocation and the range of services and facilities provided at those Local Centres has been considered – see Appendix O of this SPD.

15.12 Although the existing Local Centres provide a range of services and facilities, they are all in excess of a 10 minute walk. This means that these existing Local Centres are not considered easily accessible to the future residents of South West Rugby. The provision of one new District Centre helps to ensure a sufficient range of services and facilities are available to meet the needs of the new population, without the risk of increased trip generation outside the allocation. Increased trips outside the allocation would undermine the sustainability of the allocation and counter the objective to create sustainable patterns of travel and overall objective of combatting climate change, as detailed in Section 11 of this SPD.

15.13 A single outline or full planning application is expected to be submitted for the District Centre. This is to ensure a cohesive scheme with the highest design standards which will create a distinct, high quality place.

15.14 The District Centre should be fully compliant with and where possible exceed national design guidance. A high quality public realm will be used to knit the District Centre together to produce a distinct sense of place. Where appropriate, the use of tree planting will be encouraged as a reflection of Cawston Spinney to give the District Centre a unique, locally distinctive identity.

## 16 Education and Community Facilities

What you said in October 2019	What we have done in response
<p><del>Comments were received about the Secondary school and school delivery in the phasing of the site coming forward. The SPD also states the need for an education study to be delivered at the same time.</del></p> <p><del>Clarity over what community space is being provided within the District Centre.</del></p>	<p>In light of these comments the delivery and phasing section has been reviewed as part of the updated SPD to include the delivery dates and phases agreed as part of the Local Plan. The delivery and phasing table in Appendix L clearly identifies when the infrastructure for the allocation will be coming forward.</p>

16.1 The scale of new housing proposed means that development will generate demand for additional community services and facilities. Allocation wide services and facilities provision will be guided by the requirements set out in Policy DS8 of the Local Plan, maximising accessibility by sustainable modes of travel for new residents and creating a new community.

16.2 Policy DS8 and the Infrastructure Delivery Plan detail the onsite infrastructure to support the allocation. Local Plan Policy DS8 requires the following facilities to be provided:

- A 3 GP Surgery, rising to 7 GP Surgery
- Provision for a sSafer Neighbourhood Team. The existing police premises within the borough operate at capacity. New premises will be required within the allocation to accommodate the additional office and staff needed to police the South West.
- One secondary school, co-located with a two-form entry primary school, located alongside close to community facilities within the District Centre
- Two further primary schools, each to be two form entry, with at least one rising to three form entry, as necessary
- Other local facilities to be located in appropriate sustainable locations within or outside the District Centre (see Paragraph 15.4), the need for which may arise as the development is built out.
- Land for an onsite fire and rescue provision.

## Education

16.3 Development of the allocation will be required to deliver two primary schools, one of which should be co-located with the secondary school ~~within close to~~ the District Centre. A further primary school is being provided as part of the Ashlawn Road approval [\(see Appendix M for details\)](#).


16.4 As set out in Appendix ~~D~~ [K](#) the calculation provided by Warwickshire County Council estimates a sum of ~~£36~~ [£37](#) million<sup>2</sup> will be required as a contribution toward school places for the allocation. This also makes an assumption about the mix and tenure of the dwellings on site. The financial contribution is based on the number of pupils the proposed housing is likely to generate [and also includes on-site nursery provision at the primary schools](#).

16.5 The location of the school or schools as shown on the ~~Masterplan~~ [Masterplan](#) (see Figure 2) are intended to meet the policy requirements of Policy DS8 ~~by being close to the to create a District Centre at the heart of the new neighbourhood and is are~~ the Council's preferred broad location for schools on the site. The location of the school or schools put forward in a planning application does not have to be in this exact location. However, the [Local Education Authority](#) will expect the school site to meet specific requirements or to include appropriate mitigation. The list of requirements can be found in Appendix D - Part A.

16.6 The design of the school or schools should be of a high standard, the [Local Education Authority](#) will expect the school site to meet specific design requirements. A list of requirements can be found in Appendix D - Part B.

## ~~Social and Community Infrastructure~~

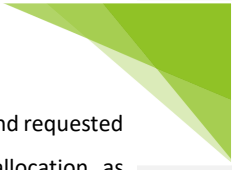
<sup>2</sup> [This is the indicative cost for the new schools. Contributions for other education provision will be considered locally for each planning application.](#)



16.7 Whilst there are existing schools and other public facilities in the surrounding communities, new facilities within the allocation will be required to meet the needs of the future residents of the allocation and mitigate their impacts having regard to up to date evidence of existing schools' capacity and the number of new school places generated by the South West Rugby development. As with the highway infrastructure, these will need to be phased in line with the rate that the residential development is built within the allocation.

[Social and Community Infrastructure](#)

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[16.8](#) Warwickshire County Council is the fire and rescue authority for the area, and requested a new fire and rescue station to be located on the South West Rugby allocation, as identified on the ~~Masterplan~~ Masterplan in Figure 2. The provision of land for this station forms part of Policy DS8. This is required in order to meet statutory response times by close proximity to the Strategic Road Network.

~~16.8~~[16.9](#) ~~In addition,~~ Warwickshire County Council has also requested off-site developer contributions towards library provision.

[16.10](#) Policy DS8 requires the provision of a GP Surgery as part of the District Centre. The size, location, design and phasing of this facility should be discussed with Warwickshire County Council Public Health, and the NHS Coventry and Rugby Clinical Commissioning team as part of the detailed planning of the District Centre. Consideration should also be given to providing other local facilities, for example dedicated space for community use, within or outside the District Centre.

[16.11](#) These facilities are ~~detailed~~ within the Infrastructure Delivery Plan as detailed in Appendix 3 of the Local Plan and were agreed as part of the Local Plan Evidence (OTH/018). ~~This school provision will accommodate the educational impacts of new development as well as complement existing provision in the area and increase choice for residents of Rugby and Dunchurch.~~


[16.12](#) Land for social infrastructure such as education, health, police, and fire & rescue are required to be provided at nil cost. Detailed phasing is set out in Appendix L for each infrastructure item.



## 17 Health


What you said in October 2019	What we have done in response
Health impacts and how this can be improved needs to be included within the document.	The October 2019 Draft SPD referred to the need for Health Impact Assessments. The updated SPD has expanded this section on health in response to these comments and is clear that health is a key consideration in the development of the allocation.

- 17.1 Health Impact Assessments (HIAs) are an important tool for understanding the potential impacts upon wellbeing arising from development proposals. HIAs aim to both reduce adverse impacts from development on wellbeing and maximise the positive effects of proposed development. Local Plan Policy HS2 identifies the criteria for when Health Impact Assessments are required, including for all residential development of 150 units and above, where the site area is 5 hectares or above and non-residential development where the area of development exceeds 1ha.
- 17.2 Where required, an assessment of potential impacts on health and wellbeing should be demonstrated through:
- A Health Impact Assessment screening report; and
  - A full Health Impact Assessment where the screening report identifies that significant impacts on health and wellbeing would arise from the development.
- 17.3 Where required, screening reports and HIAs should contain a proportionate level of detail in relation to the scale and type of development proposed. This can take the form of a standalone assessment or as part of a wider Environmental Impact Assessment (EIA). The thresholds identified within the policy are consistent with EIAs to ensure development proposals below the defined threshold are also encouraged to consider potential impacts on health through the design process, where appropriate.

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- 17.4 Where required, Health Impact Assessments should be prepared in accordance with the advice and best practice for such assessments as published by the Department of Health and other agencies, such as the Coventry and Rugby Clinical Commissioning Group, Public Health Warwickshire, and University Hospitals Coventry and Warwickshire NHS Trust. HIAs are assessed by Public Health Warwickshire and early engagement with them can ensure the most up-to-date methods and HIA templates are utilised.
- 17.5 Where it is demonstrated that a development proposal would have a significant adverse impact on wellbeing, the ~~Borough~~ Council may require appropriate mitigation measures through planning conditions, financial or other contributions secured through [Section 106 agreements](#) ~~planning obligations~~ and/or the Council's CIL charging schedule.

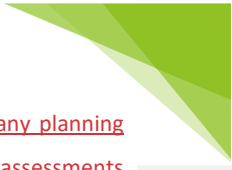
## 18 Employment

What you said in October 2019	What we have done in response
<p>Objections were raised in that DS8 provides for B8 uses only and this is inconsistent with Policy DS4.</p> <p>Further clarification on design is needed to be consistent with Policy DS8.</p>	<p>The allocation for B8 uses on the South West Rugby allocation is consistent with Policy DS8 in the Local Plan. Further design guidance is set out in the updated SPD, no significant amendments have been made to the employment section within the updated SPD.</p>



18.1 Policy DS8 of the Local Plan includes the allocation of a net area of 35 Hectares of land for B8 (Storage or distribution). Although the Local Plan does not identify within the allocation where the employment land should be located, the masterplan (Figure 2) shows the location of the employment to be located off the M45/A45 roundabout and therefore allowing direct access onto the strategic road network. Outline planning permission has been granted for the B8 element of the allocation (Ref: R16/2569). The overall permitted site area includes the associated infrastructure such as structural landscaping, roads, the fire and rescue station site and attenuation basins; some of which are 'shared with the residential elements of the allocation. As such, while the total permitted site area of 46.2 hectares exceeds the 35 hectares set out above, this has been considered acceptable and accords with the site boundary identified for the employment area on plans in the previous iterations of the SPD.

18.2 Whilst providing excellent highway connectivity, the location on the edge of the allocation of employment units has the potential for significant visual impacts to the surrounding countryside and the conservation area in the adjacent village of Thurlaston. The village is located to the south of the A45 and approximately 300m south of the allocation. Policy DS8 states 'Specifically regarding the ~~contains provisions specific to~~ employment ~~proposals on the~~ allocation, to ~~ensure this impact is mitigated through appropriate incorporate~~ design and landscaping measures, including structural landscaping, to mitigate the impacts of the buildings on the surrounding landscape and ~~setting of any nearby heritage and GI assets, including Thurlaston Conservation Area.~~

- 
- 18.3 ~~A Landscape and Visual Impact Assessment will be required to accompany planning applications for employment development at South West Rugby. These assessments should demonstrate that impacts can be adequately mitigated. Mitigation measures such as Reducing reduced building heights, graduated colour elevations, roof materials and colour, and extensive planting may be necessary. ~~of employment units within the allocated area and on the boundary of the allocation will play a key part in limiting the impact of the development on the surrounding countryside and also Thurlaston Conservation Area. Any development proposals should also avoid the use of one solid colour block on the buildings to minimise any landscape impact.~~~~
- 18.4 Extensive planting ~~of large native trees~~ will assist in the screening of new units but also contribute to the wider GI green infrastructure strategy of the allocation, which already has many mature native trees benefiting from Tree Preservation Orders. Structural landscaping is a specific requirement of Policy DS8 in respect of the employment land. To achieve this, natural screening to allocation boundaries must be provided which create an attractive and natural setting for the development. The objective is to mitigate any negative views from the surrounding locations including outside of the allocation, within the countryside, adjacent neighbours and Thurlaston Conservation Area.
- 18.5 Unless justified, existing vegetation must be retained and supplemented with new planting. Native species must be used where appropriate to enhance local biodiversity and contain a mixture of deciduous and evergreen species to maintain visual interest across the seasons.
- 18.6 Typically, structural landscaping can comprise either a combination of existing retained vegetation and proposed planting or all new planting where there is no existing vegetation on site. It is for the applicant to demonstrate the structural landscaping provided meets the provisions of Policy DS8 and the guidance contained within this SPD. Any planting proposals should be respectful of the existing species composition on site.
- 18.7 Given the location of the employment within the allocation, boundary treatments are particularly important. This should be of a character and scale to suit the location.

## 19 Connectivity and Highways

What you said in October 2019	What we have done in response
<p>A number of comments were received regarding the alignment of Homestead Link and how transport infrastructure will come forward as part of the site to mitigate impacts at Dunchurch Crossroads. A further hybrid alignment was also submitted as part of the consultation from the developers of the site.</p> <p>Further details on cycling and walking access.</p>	<p>The updated SPD has considered the proposed changes to the alignment and the SPD has been amended to include a hybrid alignment to enable the timely delivery of the site.</p>

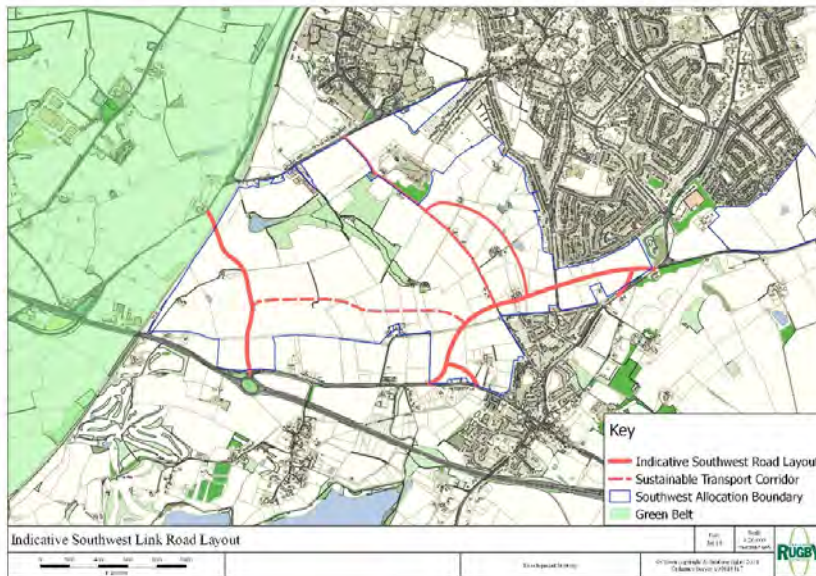



Figure 9:- Indicative South West Link Road Layout - Deleted

- 
- 19.1 A choice of routes will help to disperse traffic from the allocation and opportunities exist to provide new highway infrastructure to deliver high quality, direct links between the A426, Coventry Road and the M45/A45. These new routes, as identified in Local Plan Policy DS9, will deliver significant benefits to the local highway network and its environment, in particular Dunchurch Crossroads which is already operating at capacity.
- 19.2 Key pieces of highway infrastructure to be delivered as part of the South West Rugby development include the 'Homestead Link' and the 'Potsford Dam Link' elements of the South West Rugby Spine Road network. These mitigation measures, based on the Local Plan evidence from the 2017 Strategic Transport Assessment (STA), informed Local Plan Policies DS8 and DS9. Alongside these larger schemes there will be a number of smaller local highway schemes that will be required.
- 19.3 Policy DS9 sets out the requirement for a comprehensive spine road network, and its allocation is an integral part of proposals for the site. Links from the allocation into the existing pedestrian and cycle network within and near to the allocation will be required, including the Sustrans National Cycle route 41, together with a route along the disused railway line to the West of the allocation, known as the Cawston Greenway.

19.4 Existing public rights of way within the allocation will also need to be incorporated into the layout of new development to ensure pedestrian permeability. This may include diversion. These routes are shown in Figures 10 and 12 below and will form the foundations of the allocation's walking and cycling network required by Policy DS8.

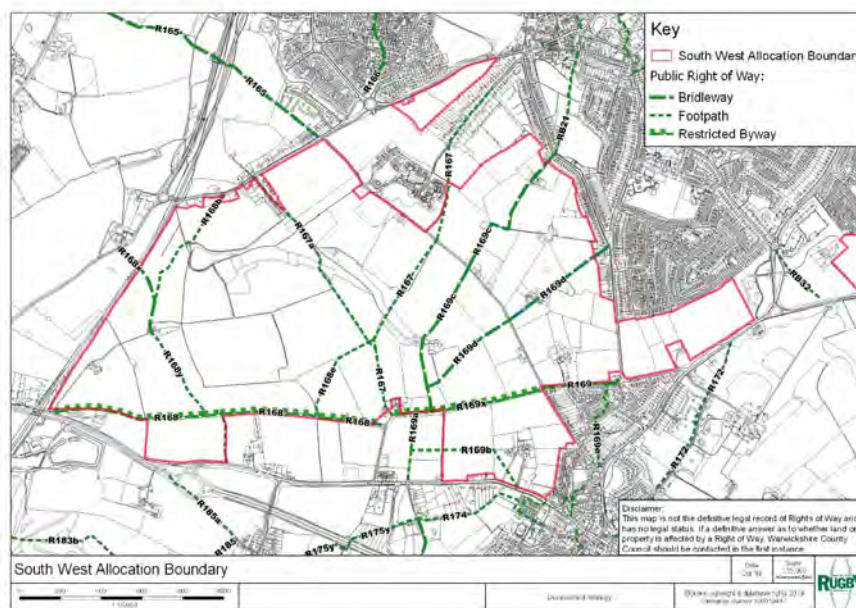


Figure 10.8: Public Rights of Way

19.5 The IDP as appended to the adopted Local Plan indicated a timescale for delivery of each of the three main components of the **sSpine** **fRoad** **nNetwork** through the allocation. Appendix L to this SPD provides detail of the phasing of development, including the **sSpine** **fRoad**, where the Homestead Link is required in phase 3 (by 2026) in order to successfully mitigate the transport impact of the development on the surrounding highway network.

19.6 Other mitigation requirements are listed in Appendix L, which together with Appendix K sets out the indicative costs and phasing which will inform planning applications for any development proposals on the allocation.

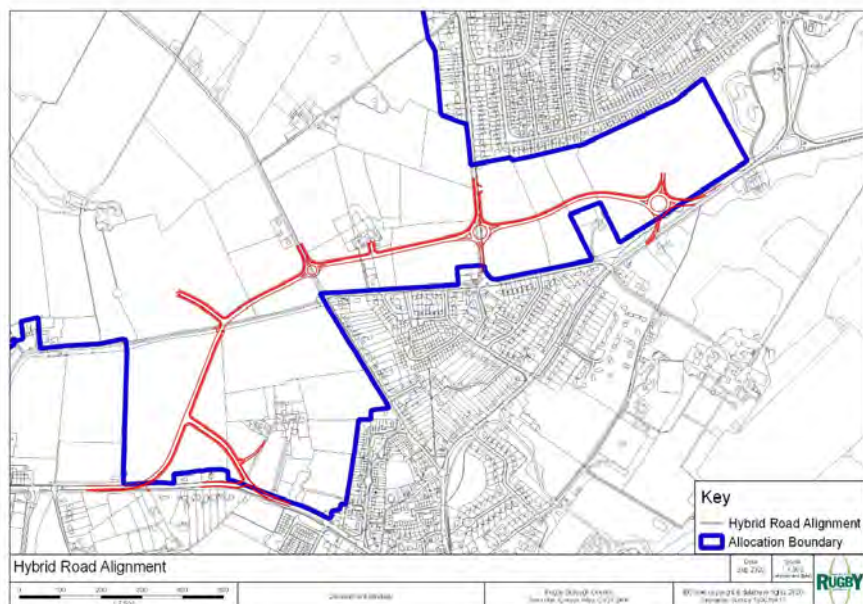


### Homestead Link and transport alleviation to Dunchurch Crossroads

19.7 Delivery of the Homestead Link will need to be constructed in its entirety to minimise impacts upon the highway network and to relieve pressure on areas, in particular, the Dunchurch Crossroads. A key objective is to ensure that there is a balance between the housing and employment needs and their impacts upon infrastructure delivery, which will need to be closely monitored. It is essential that highway infrastructure is delivered in a timely manner, aligning with growth on the allocation to ensure the wider South West Rugby allocation is not compromised by lack of proportionate mitigation. This is ~~what~~ required by Policy DS9, the IDP and this SPD ~~require~~. Transport infrastructure funding will be required by the developers through Section 106 agreementsobligations as set out in ~~s~~Section 25 of this SPD.

~~19.8 This updated SPD has considered the changes proposed by the site promoters. The Homestead road alignment has been amended to include a hybrid alignment to enable the timely delivery of the allocation coming forward and to ensure that in line with the phasing plan the link road comes forward at an early phase. This indicative alignment is set out below.~~

Figure 11: Proposed alignment for Homestead Link and Spine Road - Deleted



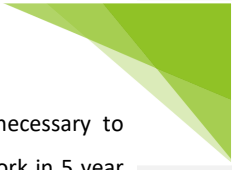
~~19.9~~19.8 Further work on the detailed design of the alignment will be undertaken by relevant parties to ensure an optimum alignment can be achieved prior to the South West Rugby Masterplan SPD's adoption. The alignment of the road will be line with the achievements of both DS8 and DS9, in respect of masterplanning and delivery. The precise alignment and design of the Homestead Link, including the location and form of junctions and crossings, are matters for detailed consideration and confirmation through the determination of the planning application for the Homestead Link. This will be in accordance with Policies DS8 and DS9, and enable the delivery of the Link at an early phase of the allocation's implementation.

~~19.10~~19.9 Policy DS9 is clear that development proposals will not be granted planning permission for implementation ahead of the delivery of the east – west Homestead Link ~~road~~, unless demonstrated in accordance with the NPPF that any residual impacts on the highway network are not considered to be severe, to the ~~satisfaction~~ agreement of both the ~~L~~local ~~H~~highways ~~A~~authority and the ~~L~~local ~~P~~planning ~~A~~authority ~~that no significant impact on the highway network will occur as a result of that development.~~

### Potsford Dam link

~~19.11~~19.10 The allocation is in close proximity to the A45/M45 and B4429 junction which provides a connection to the wider strategic road network. Policy DS9 requires a north south connection to this junction, the Potsford Dam Link, which avoids traffic having to use other routes within Rugby and Dunchurch. The 2017 STA sets out the interventions that can mitigate the traffic impacts of the development, including the Homestead and Potsford Dam links. The southern part of the Potsford Dam Link, inclusive of the connections and alterations to the A45/ M45 junction and the B4429 Coventry Road, and the connection from the employment area to the Sustainable Transport Link is to be provided as part of the first phase of the employment development. The northern part of the Potsford Dam Link, inclusive of the connections and alterations to the B4642/ A4071 junction, is to be provided as part of the second phase of the employment site alongside development of Development Parcel 12.

### Spine Road Network Phasing



19.1219.11 The 2017 STA identifies indicative phasing of infrastructure necessary to minimise impacts on Dunchurch as well as on the rest of the road network in 5 year intervals. This is contained within Appendix L of this document. The internal design and layout of the allocation should be structured to maximise public transport accessibility to make it easier to choose more sustainable modes of transport, including increasing pedestrian permeability and maximising cycling routes.

19.1319.12 In addition, funding will be required from the development to provide a bus route linking the allocation to Rugby town centre – this is part of the strategic infrastructure requirement detailed in Appendix L. An essential component of ensuring that the road network does not suffer adversely will be through a monitoring framework, quantifying the relationship between planning permission, build out rates, and provision of infrastructure in line with development, controlled by assessments of the network and the use of conditions. Monitoring will be incorporated into Section 106 agreements.

19.1419.13 Overall infrastructure costs of the South West Link Road, a collective term for the Homestead Link, the Cawston Lane re-routing and the Potsford Dam Link (~~including Cawston Bends and the Potsford Dam roundabout improvements~~), are shown in Appendix K of this SPD. Contributions to the provisions of the South West Link Road will be sought as part of planning applications for development parcels within the allocation that come forward and as further explained in Section 25 of the SPD. The Potsford Dam Link will need to be in place by 2031, unless an alternative option can be identified which performs the same function, to the agreement of the Local hHighways Aauthority and Highways England.


### Cycling and Walking

~~19.15~~19.14 Along with new highway infrastructure, pedestrian and cycle routes are required to be incorporated into the built form, including the Sustrans Cycle route along the disused railway line and the National Cycle Network Route 41. Existing public rights of way within the allocation should also inform the layout of development unless it is necessary to divert them for strategic reasons. New pedestrian and cycle infrastructure should be provided along key highway routes and within the ~~g~~Green/~~b~~Blue infrastructure network and in areas of open space enabling recreational use as well as active travel. This should include connecting to and expanding the emerging Rugby Connector Network which provides path routes for walking and cycling through and between parks and open spaces throughout Rugby.

~~19.16~~19.15 The internal network of roads and streets should be designed so that cyclists can be accommodated safely within the road network. The cycle network across the allocation should meet the following criteria:

- Where traffic levels are higher, along the primary roads, dedicated provision for cycling which is segregated from traffic is required;
- Interruptions to routes which require cyclists to stop and start should be minimised; and
- Suitable crossing points are required for crossing the primary roads.

~~19.17~~19.16 Cycling provision on the road network should be complemented by traffic-free routes along green corridors and through open spaces where appropriate. This can provide a more direct and attractive alternative to the road network. Section 106 ~~€~~contributions may be required to help these 'off-road' routes.



[19.18](#)[19.17](#) Figure [12.9](#) shows the National Cycle route 41 ([known as the Lias Line](#)), aiming to join Rugby to Bristol. This route passes through the allocation and thus provides the opportunity to help deliver this part of the network. This would be achieved by providing a 2.7km section of surfaced cycle track along the disused railway line between Rugby and Leamington Spa (known as the Great Central Way). The B4429 Ashlawn Road connects to the Great Central Way cycle track, providing a traffic free cycle route. There is potential to widen the existing cycling infrastructure between the Dunchurch Road junction and the Great Central Way.

[19.19](#)[19.18](#) Dunchurch Road (A426) will remain the most direct cycle route between much of the allocation and Rugby Town Centre. There will be a need to upgrade the existing cycling infrastructure on this corridor to cater for the higher cycle usage which will be generated by this major urban expansion. Given the scale of development proposed in the allocation there will be additional, secondary cycle routes required to link the development areas to key destinations. For some parts of the allocation it may be more direct to connect to the Dunchurch Road via alternative routes through the allocation rather than via the spine road. [Section 106 strategic infrastructure contributions, set out in Appendix K, will be required to deliver these routes.](#)



Figure 12.9: Cycle routes

#### Bus Services

[19.20](#) Development of the allocation will require the extension of existing bus services from the urban area. Internally this in turn connects through the development area with the key spine roads identified in Policy DS9 designed to accommodate bus routes.

[19.21](#) Suitable infrastructure such as bus stops and associated features will be required along these routes and incorporated into the layouts at the design stage, thereby building in sustainable transport choice. This will be developed further in conjunction with the [Local Highway Authority](#), the service provider and developers of individual development parcels.



### Sustainable Transport Link

19.2219.21 Both the Council and the County Council have recently declared a Climate Emergency and are therefore keen to maximise the potential for sustainable transport to reduce the environmental impacts of new development. This is particularly important in the case of the major new housing and employment proposals at South West Rugby.

19.2319.22 The Sustainable Transport Link (STL) is a requirement of DS9, to provide fast and efficient bus access to serve the ~~proposed~~ South West Rugby allocation. It is also required to provide a safe and attractive route for pedestrians and cyclists, connecting the employment and residential elements of the allocation. It is not proposed to enable general traffic to use the STL as a through route as this would potentially reduce the attractiveness of bus as an alternative to the private car and make the route less attractive for pedestrians and cyclists. The STL has two parts: the east-west link through the employment elements of the allocation, and the southern part of Cawston Lane which links to the Homestead Link. Opening the east-west STL as a through route to all traffic ~~is also would be~~ likely to have the following undesirable implications:

19.24 - It would encourage HGVs to route via the residential parcel to the east of the proposed employment allocation and other residential areas which would have detrimental environmental, road safety and amenity implications.

19.25 - It would encourage traffic, including HGVs, to route via other established residential areas in Rugby via A426 Dunchurch Road which feeds onto Rugby Gyrotory where there is a recognised air quality problem.

- It would reduce the potential use of the Potsford Dam Link (as the key north/ south corridor through the site) and the A4071 Rugby Western Relief Road thus enabling preventing HGVs and general traffic to avoid Rugby Gyrotory where opportunities for further capacity improvements are limited.

19.23 Opening the southern part of Cawston Lane as a through route to all traffic would be likely to have the following undesirable implications:

- It would encourage drop-off/pick-up journeys to be made to the primary and secondary schools off Cawston Lane.

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- It would encourage local re-assignment of traffic along Cawston Lane which has less capacity to cope owing to the pinch-point at its northern end.

- It would require a loss of trees and hedgerows to widen Cawston Lane for the two-way passage of large vehicles and provision of suitable footway and cycleway infrastructure.

19.2619.24 Any proposals to enable general traffic to use the STL as a partial or full through route will be required to provide an evidence-based strategy that addresses the implications listed above and avoids the impacts of a through road.

### Transport assessments


~~19.27~~19.25 Landowners and/or developers are encouraged to work together to provide specific pieces of evidence across the whole allocation. A Transport Assessment (TA) will be required to support applications within the allocation for major schemes. A Transport Statement (TS) will be required for minor developments. A TA must demonstrate to the satisfaction of the Local Highways Authority and the Local Planning Authority that on-site and off-site measures will mitigate the transport impact of development.

~~19.28~~19.26 Where there are separate TAs within the allocation these should include sensitivity testing to understand the cumulative impact on highways of development of the parcel in the context of development across the whole allocation, even where these parcels have not yet been granted permission.

~~19.29~~19.27 The Local Highways Authority will be consulted on the detailed layout of all accesses and roads as part of future planning applications. Schools and residential developments should be positioned on secondary roads.

~~19.30~~19.28 Pedestrian routes and cycling paths will be required to connect housing with the other uses found on the allocation. They should also provide comprehensive walking and cycling connections to adjacent developed areas. This is required under Policy DS5.

~~19.31~~19.29 Paragraph 109 of the NPPF is clear that permission should be refused where there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In order to prevent this from arising transport modelling will be required. Modelling of the transport network, using a baseline of the allocation as a whole will be required in accordance with any submitted planning applications to update the quantum of development, and to model the specific impacts of each development parcel within the allocation. Development parcel specific impacts using an approach which aligns with that set out in the 2017 Strategic Transport Assessment (STA) will be required, set against the baseline case for the allocation as a whole.



19.3219.30 Mitigation will be sought on any significant impacts in line with the Infrastructure Delivery Plan (IDP) and Local Plan policies. A consistent modelling methodology must be used for each parcel within the allocation to ensure that the assessment takes account of both the impacts on the transport network and also the cumulative effects arising from the delivery of multiple areas within the allocation concurrently.

19.3319.31 Appendix I of this SPD sets out the modelling guidance for the preparation of planning applications for allocation. Planning applications which are not able to identify the proposed development's impacts and satisfactorily mitigate them, will be refused as it would be contrary to both Policies DS8 and DS9. The spine road network as required by Policy DS9, should show the internal routes, informed by a road hierarchy, to provide more opportunities for public transport services to move through the allocation and link with the urban area. In addition, transport mitigation by specific measures will be required as set out in the IDP and/or in response to individual planning applications.

#### Transport infrastructure delivery

19.3419.32 The phasing plan for the allocation area is shown in Figure 3. This shows how development will need to be delivered in line with the transport requirements of specific pieces of infrastructure as detailed in the Infrastructure Delivery Plan.

## 20 Design

What you said in October 2019	What we have done in response
<p>Amendments need to align the document to national guidance relating to design.</p> <p>Comments suggested that the design section set overly prescriptive design standards that are not based on evidence and are beyond Policy DS8.</p> <p>Wording of the design section needs to ensure that new policy is not being created.</p>	<p>The October 2019 Draft SPD referred to the importance of design however considering the comments this section of the SPD has been amended. The updated SPD has been formatted so that key sections and issues are set out more clearly and the design section has been amended to align to national guidance, to not introduce new local policy and ensure local distinctiveness and character assessments form part of the design in future planning applications.</p>

- 20.1 The ~~2019~~ National Planning Policy Framework (NPPF) has a renewed focus on the importance of good design. Paragraph 130 of the NPPF makes clear that permission should be refused for development of poor design and that design standards in SPDs should be taken into account. The Design and Access Statement submitted with planning applications within the South West Rugby allocation should make clear how the proposal has considered the design considerations set out in this SPD.
- 20.2 ~~National Planning Policy Framework~~ Chapter 12 - Achieving well-designed places concerns design. 'Building for a Healthy Life', which updates 'Building for Life 12' referenced in the NPPF, will be used in the assessment of applications and it is advised that applicants use this to help inform layout and design.
- 20.3 NPPF Paragraph 124 states that: *"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this."*

20.4 The National Design Guide was published in October 2019. The guidance states that:

*“The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.”*

20.5 Local Plan Policy SDC1 requires all development to demonstrate high quality, inclusive and sustainable design. It makes clear that new development will only be supported where the proposal is of a scale, density and design that responds to the character of the areas in which they are situated.

Site-wide design principles:

20.6 The layout and design of the development should be sympathetic to local character and maintain a strong sense of place:

- The District Centre is expected to become a distinct place through an appropriate mix of materials, hard and soft landscaping. Higher densities would be expected within and immediately adjacent to the District Centre, in line with placemaking best practice;
- Parcels close to existing urban areas should be sympathetically designed to not have a negative impact on the amenity of residents in adjoining areas ~~include measures such as appropriate setbacks, soft landscaping, reduced heights and lower densities to ensure developments maintain their respective identities;~~
- Where sites adjoin open countryside and/or green infrastructure, appropriate soft landscaping and densities will be expected.

20.7 There are opportunities to form a connected network throughout the site, linking green infrastructure and woodland to provide strong walking and cycling routes. Site features, including hedgerows and trees, will be retained wherever possible. New tree planting and hedgerows will be introduced where additional buffering and/ or screening is required.

20.8 Development parcels are expected to harmonise with surrounding design characteristics to create a sense of design unity throughout the allocation. This is vital given the significant size and timescales expected for delivery.

20.9 The relationship between the residential, employment and school elements of the allocation must be carefully considered. Appropriate landscaping and separation distances may be used to mitigate the potential impacts of respective uses.

20.10 Residential and employment design principles can be found in Appendix E of this SPD.



Residential design principles:

20.11 The density of residential development should sit broadly in line with that of nearby development and respect the boundary of the allocation, whilst making efficient use of land.

20.12 Affordable housing should be well integrated with market dwellings and housing types and sizes should be varied across the site. Affordable housing should be indistinguishable from market housing in terms of design and materials. Affordable housing will be expected to be dispersed throughout development parcels, not concentrated together.

20.13 Housing should be laid out to create a variety of frontages which could include stepped, staggered and consistent designs. This will add character and interest to the street scene and allow different areas of South West Rugby to form their own identities. Layouts should ensure that housing looks out onto the areas of open space and does not leave blank or boundary walls adjacent to these areas. Rear gardens should not back onto the ancient woodland. As well as providing overlooking and increased safety this will reduce the risk from people tipping garden waste or compost over the fences into these important sites.

20.14 Dwellings should be of a high quality design and include features of architectural interest which contribute to create a place which is both visually attractive and adds to the overall quality of the area. Features could include, but are not limited to, functional porches (not decorative), chimneys, dormer windows which complement the design and bay windows. The highest quality materials should be used on the most prominent buildings. These will be those which form gateways into each residential plot or those which are highly visible from multiple views such as corner plots.



20.15 • Primary entrances to buildings should be visible from the public realm with active frontages created along main routes and spaces;

~~20.16 • Corner plots should positively address both sides to avoid blank walls facing out onto the street;~~

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20.17 • Light and privacy should be maintained;

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~~20.18 • Side-b-Boundaries fronting the public realm should be constructed in brick to provide continuity with the main built form. Rear boundaries can be brick or fenced.;~~

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20.19 • There are a wide variety of materials used in the immediate vicinity of South West Rugby. Dwellings at South West Rugby should look to use materials which compliment these. The use of different materials is important to ensure that interest and character are added to the street scene. Material types may tie in with different character areas created across the site to ensure that areas have their own identity;

20.20 • Development designs that facilitate the use and help the retention of parking spaces will be encouraged. This may, for example include generously sized spaces, or using a large single garage door instead of two single doors on a double garage;

20.21 • Appropriate bin storage should be provided for all dwellings.

20.22 • Opportunities should be taken to incorporate renewable and low carbon technologies into the design of the development, such as ultra low emission boilers, solar panels and ground source heat pumps.

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## Parking

~~20.23~~20.16 The latest parking standards are contained within Appendix 5 of the adopted Local Plan. Parking Spaces must meet the standards as set out in the most recent version of 'Manual for Streets' or any alternative document as advised by the ~~Local~~ ~~Highways~~ ~~Authority~~.

~~20.24~~20.17 The parking standards set out in the ~~adopted~~ Local Plan do not take into account commercial vehicle parking standards, which will be considered on the basis of individual planning applications in consultation with the ~~Local~~ ~~Highways~~ ~~Authority~~.

~~20.25~~20.18 The District Centre will contain a mix of uses and be close to at least one school. This means that careful consideration will need to be given to how many parking spaces will be required to ensure safe and efficient movement, particularly at peak times of the day such as morning and afternoons in school term time, whilst ensuring that unnecessary car use is not encouraged.

~~20.26~~20.19 The provision of high quality, visible cycle parking will be required as part of the District Centre ~~and~~ in accordance with the parking standards in the ~~adopted~~ Local Plan ~~the cycle parking should be covered and safe.~~

~~20.27~~20.20 In addition to the parking standards set out in the ~~adopted~~ Local Plan for schools there is also a requirement for the provision of a bus/coach loading area whether provided on or off-site, for primary education and above, unless otherwise justified. Cycle parking is to be considered on an individual school basis.

~~20.28~~20.21 The parking standards in the ~~adopted~~ Local Plan include cycle parking spaces for each type of development. Cycle parking spaces ~~for residential development~~ should be covered and ~~safe~~ ~~secure~~. The provision of less formal, but still safe, cycle parking should also be considered as part of the ~~Green/~~ ~~Blue~~ ~~infrastructure~~ network. Interesting and innovative design of the cycle parking is encouraged. Electric ~~charging~~ ~~points~~ for electric and hybrid vehicles are required to be provided as part of development as outlined in the parking standards in Appendix 5 of the ~~adopted~~ Local Plan.

## Crime

~~20.29~~20.22 Careful consideration should be given to the element of design that can influence crime at an early stage of the overall design process reflecting that crime is not a stand-alone issue. To assist with this, the Council supports the implementation of established design principles and standards set out in the design guides published by the national police organisation Secured by Design.

~~20.30~~20.23 Design and Access Statements submitted with planning applications will need to demonstrate their contribution to reducing crime and the fear of crime, such as through following the principles and standards of Secured by Design. Supporting guidance on how this can be achieved can be found here:

[https://www.securedbydesign.com/images/downloads/HOMES\\_BROCHURE\\_2019\\_update\\_May.pdf](https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_update_May.pdf)

[https://www.securedbydesign.com/images/downloads/SBD\\_Commercial\\_2015\\_V2.pdf](https://www.securedbydesign.com/images/downloads/SBD_Commercial_2015_V2.pdf)

[https://www.securedbydesign.com/images/downloads/New\\_Schools\\_2014.pdf](https://www.securedbydesign.com/images/downloads/New_Schools_2014.pdf)

## 21 Heritage

21.1 There are no Listed Buildings within the boundary of the South West Rugby allocation.

There are a number of Listed Buildings in close proximity to the allocation:

- Cawston Farm House is a Grade II Listed building just off Coventry Road (B4642) close to the northern part of the allocation;
- Bilton Grange School is a Grade II\* Listed Building south of Rugby Road (A426) to the south east of the allocation. The grounds of the School are a [Grade II Registered Park and Garden](#);
- Cock Robin ~~Wood~~ Cottages are Grade II Listed and on Rugby Road (A426) to the south east of the allocation;
- Rugby Road Lodge is a Grade II Listed Building on Rugby Road (A426) close to the junction with Northampton lane, to the south east of the allocation; and
- Lavender Furlong is a Grade II Listed Building on Coventry Road (B4429) to the south of the allocation.

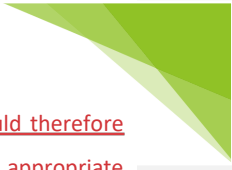
21.2 In addition to these buildings, there are [Conservation Areas](#) located in Rugby Borough at Thurlaston and Dunchurch. Policy SDC3 of the Local Plan states that ‘development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance’.

21.3 Applications with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) of the impacts on the significance of designated and non-designated heritage assets and their setting at the planning application submission stage.

[21.4](#) Any harm to, or loss to, the significance of a designated heritage asset must be justified by the applicant-/developer at the planning application submission stage so it can be considered by the [Council](#). The [Local Planning Authority Council](#) will consider any potential impacts on the significance of designated and non-designated heritage assets in accordance with the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

[21.5](#) The allocation site has significant archaeological potential. A significant number of archaeological sites have been previously identified across the allocation site, including a number of cropmarks relating to a number of possible enclosures and ditches of probable prehistoric date (including Warwickshire Historic Environment Records MWA4139, MWA4150, MWA5540, MWA5541, MWA5641, MWA5683, MWA4103, MWA4150, MWA5545). Previous geophysical survey and trial trenching across parts of the allocation site has confirmed the cropmark evidence across the areas examined and identified further previously unknown archaeological features, dating from the prehistoric and later periods, including several groups of groups of rectangular and sub-circular enclosures which have been interpreted as representing the site of a linear farmstead or settlement of probable Late Iron Age/ Roman date, and further undated features including enclosures, a track and roundhouse.

[21.6](#) There is a potential for archaeological features to survive across the allocation which are likely to be disturbed or destroyed by the proposed development. This may include archaeological features which are worthy of conservation.



21.7 Any planning application submitted within the allocation boundary should therefore include an archaeological assessment, including the results of an appropriate programme of evaluative fieldwork, to help ensure that an adequately informed planning decision, in respect of the archaeological potential of this area, can be made.

21.421.8 Applicants are encouraged to contact the Warwickshire County Council Archaeological Information and Advice team in advance of submitting planning applications to enable the need for and scope of further investigations to be considered prior to determination of planning applications.

## 22 Noise, Odour and Lighting

- 22.1 The periphery of the allocation is influenced by noise arising from traffic on the A45 (London Road), Coventry Road (B4429), M45, and the A4071 to the west. The design of the layout of the development will need to avoid any significant adverse impacts on health and quality of life as a result of noise from traffic, as required by Local Plan Policy HS5.
- 22.2 Detailed assessments will be required to be submitted with any planning applications that come forward to ensure an acceptable standard of amenity in respect of noise is achieved. Conditions on any planning permissions may be required to mitigate the impact of noise on residents, which may include noise barriers, tree planting or suitable insulation of residential dwellings. Appendix G sets out additional guidance
- 22.3 The impact of development proposals on existing and/or adjacent occupiers will also need to be considered. Guidance documents including the Institute of Acoustics professional practice guidance 'Planning ProPG: Planning and Noise'<sup>3</sup> recommend that the spatial layout and the use of buffer zones between residential and commercial uses should be considered to minimise disturbance and the likelihood of complaints. Assessments would need to have regard to relevant standards such as BS4142 and BS8233. Further guidance is provided in Appendix G.

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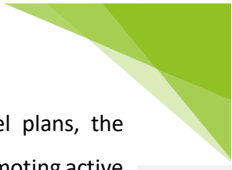
<sup>3</sup> <https://www.ioa.org.uk/sites/default/files/14720%20ProPG%20Main%20Document.pdf>

## 23 Air Quality

- 23.1 Rugby town, ~~and~~ Dunchurch and the entire allocation are designated as an Air Quality Management Area (AQMA) due to the exceedances of the annual mean Nitrogen Dioxide objective, mainly from traffic related impacts. Policy HS5 of the Local Plan requires that major developments and any development that creates new floorspace within the AQMA that are not Air Quality Neutral address their impacts in accordance with Policy HS5. For the South West Rugby allocation, the impacts are likely to be severest on the Rugby gyratory in the town centre and the Dunchurch crossroads but there is also a need to address on site emissions from new homes and buildings.
- 23.2 An allocation wide Air Quality Assessment may not be feasible, therefore each planning application for major development (i.e. more than 1,000 sqm of floorspace or 10 or more dwellings) should be accompanied by an Air Quality Assessment Report which takes into account cumulative impacts for the wider allocation. In particular, the Air Quality Assessment Report will be required to assess the Air Quality impact of traffic generated as a result of the development of the site, linked to trip distribution of the area as a whole, and on site emissions generated by the development such as domestic boilers. This assessment should have regard to the EPUK and IAQM Guidance on Planning for Air Quality<sup>4</sup>. Appendix I of this ~~document~~ SPD deals with the traffic modelling protocols for this piece of work.
- 23.3 Planning applications ~~for major development~~ that come forward for the allocation will need to demonstrate compliance with Local Plan Policy HS5 and include mitigation to meet the requirements of the policy. Examples of mitigation measures are ~~set out in Policy HS5 include~~ enhancements to the gGreen and bBlue infrastucture network, including biodiversity enhancements, ~~and~~ the incorporation of the landscaped buffer between Rugby and Dunchurch and on site mitigation such as the use of ultra low emission boilers (<40mgNOx/kWh), ground or air source heat pumps, solar heating, all electric heating, green roof and walls, cycle parking, electric vehicle charging points and landscaping that benefits air quality.

<sup>4</sup> <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>





23.4 Measures associated with the promotion of public transport via travel plans, the installation of cycle lanes and cycle parking to encourage cycle use and promoting active lifestyles through improving pedestrian permeability and walking routes can also contribute to minimising the impact on air quality.


23.5 Furthermore, Local Plan Policy HS5 will also be supported by a specific Air Quality SPD, which developers should have regard to when preparing their planning applications, once it has been ~~produced~~ adopted.

## 24 Utilities

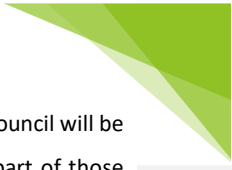
24.1 Existing utilities are located within the allocation, including overhead electric cables, sewers, water mains and a buried chalk slurry pipeline owned by CEMEX. All these features will need to be addressed as part of the development of the allocation either through retention with suitable easements or through diversion in agreement with the respective statutory undertakers and/or utilities providers. Utilities serving the existing properties ~~will~~ may also need to be removed, retained, or upgraded as required. Other utilities are located within the highway network and diversions will need to take place as required to deliver the highway access. It is strongly encouraged that developers engage with statutory undertakers and/ or utilities providers at an early stage to ensure required works are carried out. Local Plan Policy SDC9 requires broadband to be provided in new developments.

## 25 Section 106 Framework

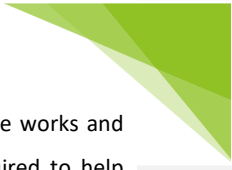
- 25.1 ~~Following review of consultation responses and revisions to national Planning Practice Guidance the Local Planning Authority~~ The Council considers the best means of ensuring that the costs of delivering strategic infrastructure (meaning both the build costs and the costs of providing the land, including the market value of such land) are equitably and proportionately apportioned between the different development parcels forming part of the allocation would be to set out a similar "~~common~~ consistent approach" to planning applications for development within the allocation via a framework Section 106 agreement. The aim of this framework Section 106 agreement would be to ensure that a consistent approach is taken to development within the allocation, regardless of when development parcels come forward and that the necessary strategic infrastructure is provided together with clarity and certainty for developers and landowners over the obligations they will be expected to enter into.
- 25.2 The framework SW Rugby Section 106 aAgreement precedent will contain a "Part 1" (Strategic Infrastructure) and a "Part 2" (Site Specific Infrastructure and Affordable Housing) which will respectively set out the provisions which the Council will expect to be included in Section 106 agreements relating to the development of any land parcel within the allocation boundary save development referred to in Paragraph 25.3 below. The framework Section 106 aAgreement will state that "Part 1" provisions are expected to be included as standard across all development sites with adjustments limited to those set out in the framework Section 106 aAgreement. "Part 1" will include the following provisions:



25.2.1 *Payment of strategic infrastructure contributions:* Developers will be expected to make Section 106 contributions towards items of strategic infrastructure as identified in Appendix K (as the same may be updated annually by the Council – see [p](#)Paragraph 25.2.4 below). Some contributions will be payable only in relation to residential development; others will be payable whatever the form of development – this will be as identified in Appendix K to this SPD. The amount of contributions payable will be determined by the Council on a consistent and proportionate basis [in accordance with regulation 122 of the Community Infrastructure Levy Regulations 2010 \(as the same may be amended or replaced\)](#) and [will be](#) informed by an allocation wide assessment of strategic infrastructure costs and viability [which has been carried out for the Council](#). Where appropriate, such contributions shall be payable retrospectively – i.e. even if the strategic infrastructure has been fully built or provided as at the date the relevant Section 106 agreement is entered into, the Section 106 [a](#)Agreement will require payment of those contributions. Early delivery of certain items of infrastructure may be beneficial or necessary in order to enable or encourage development. The contributions may be paid [in](#) instalments to be agreed in the relevant Section 106 [a](#)Agreement and the payment date(s) for payment of the contributions will also be agreed in the relevant Section 106 [a](#)Agreement.



25.2.2 *Works in kind*: In relation to some items of strategic infrastructure, the Council will be open to discussing the possibility of the developer constructing all or part of those items and paying a reduced Section 106 contribution towards those items or an adjustment to other Section 106 contributions, as appropriate. Any developer proposing to carry out works in kind is encouraged to discuss their proposals with the Council, County Council (in relation to County matters) and other landowners in the allocation area at the earliest possible opportunity - the Council will expect such discussions to have taken place prior to the submission of any planning application. The applicant will be expected to include with the planning application an allocation-wide deliverability appraisal which shall reflect any equalisation agreements entered into by landowners and include the proposed delivery arrangements for the strategic infrastructure including the nature, scale and timing of delivery and a proposal as to how the landowner will be appropriately compensated by other landowners in the allocation area in respect of the proposed works in kind (such compensation may be monetary, through the provision of land or through agreement to meet or offset any Section 106 obligations otherwise falling to be met by the relevant landowner/developer or a combination thereof). If such agreements have not been made, the Section 106 agreement may restrict development until such agreements have been entered into and/or set out an expert determination provision to resolve any dispute between landowners. Any works in kind proposals which are agreed by the Council (and County Council, in relation to County matters) ~~Such discussions~~ will be subject to the developer agreeing appropriate fall-back provisions, including step-in rights for the Council or County Council (in relation to County matters), to ensure the delivery of infrastructure when it is needed. The decision on whether to accept infrastructure works in kind shall be at the Council's discretion, bearing in mind all relevant circumstances. Where the Council does permit works in kind the developer will be expected to obtain the approval of the Council (and where appropriate to its functions the County Council) to the detailed design of those works, obtain all necessary consents and enter into all statutory agreements required, provide the Council (and where appropriate to its functions the County Council) with suitable



collateral warranties in relation to the design and construction of those works and provide appropriate security, including bonds, where reasonably required to help guarantee the performance of those works. The developer will also be expected to transfer the ownership of such works (including the freehold ownership of the land on which the works are built) to the Council (or the County Council in relation to County infrastructure) when required by the Council.

25.2.3 *Provision of land:* In relation to land on which it is proposed by this SPD that an item of strategic infrastructure shall be built, there shall be a presumption in favour of that item of strategic infrastructure being provided on that land. In relation to land on which a landowner or developer proposes that an item of strategic infrastructure will be built (where it is not identified as such by this SPD), the Council will expect the developer to have discussed and agreed such proposal with the Council (and County Council in relation to County matters) prior to the submission of any planning application. In both cases, the applicant will be expected to include with the planning application an allocation-wide deliverability appraisal which shall reflect any equalisation agreements entered into by landowners and include the proposed delivery arrangements for the strategic infrastructure including the nature, scale and timing of delivery and a proposal as to how the landowner will be appropriately compensated by other landowners in the allocation area for the loss of that strategic infrastructure land as development land (such compensation may be monetary, through the provision of land or through agreement to meet or offset any Section 106 obligations otherwise falling to be met by the relevant landowner/developer or a combination thereof). If such agreements have not been made, the Section 106 agreement may restrict development until such agreements have been entered into and/or set out an expert determination provision to resolve any dispute between landowners. This is on the basis that the Council (and County Council) will not expect to pay the relevant landowner/developer for the cost of that strategic infrastructure land.

25.2.4 *Review and indexation:* The strategic infrastructure (including the scope, specification, description and costs of that strategic infrastructure) shall:

[25.2.4.1](#) - be reviewed by the Council no more than annually (unless circumstances indicate an interim review is necessary) with such revisions being consulted on by the Council as appropriate and then published (though this will not affect agreed strategic infrastructure contributions or agreed works in kind); and

[25.2.4.2](#) - be subject to indexation between the date of the last review and publication by the Council and the date of payment.

25.2.5 *Conditions:* In appropriate cases the Council may use pre-commencement and/or pre-occupation conditions on planning permissions to prevent development and/or occupation of relevant phases of the development in advance of the necessary strategic infrastructure being in place.

25.2.6 *Access provisions:* All landowners/developers will be expected to provide access to the Council (or County Council as appropriate) and their contractors for the purpose of enabling the Council (or County Council) to construct the strategic infrastructure works at nil cost.

25.2.7 *Statutory agreements:* In appropriate cases the Council and County Council may require conditions to form part of any planning permission or obligations in a S106 Agreement requiring the [landowners/developers](#) to enter into highways agreements to secure adoption of any roads or other public rights of way forming part of the strategic infrastructure and/or any other planning or infrastructure agreements that may be required at the relevant time.

[25.2.8](#) *Reimbursement of contributions:* In relation to provisions regarding the repayment of unspent and uncommitted strategic infrastructure Section 106 contributions [once all funding requirements and obligations have been met](#), the Council will act consistently in deciding whether or not to include such provisions. Any reimbursement will be proportionate and subject to the development to which it relates being policy-compliant and all other infrastructure needs of that development having been met; if not then any reimbursement monies due in respect of that development may first be applied by the Council towards making that development policy-compliant.

[25.2.8](#)

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25.3 *Exempt development:* Development of any part of the allocation consisting of:

~~25.3.1~~ -less than 10 dwellings and less than 1,000 square metres of non-residential development (save where a larger parcel of land has been sub-divided into proposed developments consisting of less than 10 dwellings and less than 1,000 square metres of non-residential development); or


~~25.3.2~~ -development consisting of a replacement dwelling or dwellings shall not be expected to enter into a Section 106 agreement in accordance with the

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[f](#)Framework Section 106 [a](#)Agreement.

- 25.4 *Land in the vicinity of the allocation:* Where landowners/developers of parcels of land lying in the vicinity of the allocation make planning applications for development not being exempt development (as described above) which development will benefit from the strategic infrastructure provided or funded by development within the allocation, those landowners/developers may also be required by the Council to contribute towards the cost of such strategic infrastructure via a Section 106 agreement - the Council shall determine on a case by case basis, in line with the statutory tests for planning obligations, whether such contributions or a proportion thereof, should be payable.
- 25.5 *Access to adjacent land:* Where a parcel of land within the allocation is the subject of a planning application for development, the landowner/developer will be expected to ensure that the development is designed in such a way as to facilitate vehicular and pedestrian/bridleway access from that land to adjacent parcels of land to ensure appropriate site-wide connectivity. This will ensure that the allocation can move forward on a viable comprehensive basis. The safeguarding of suitable land for access to adjacent parcels of land will be protected through Section 106 [a](#)Agreements.
- 25.6 *Community infrastructure levy:* In relation to any Community Infrastructure Levy (CIL) which may be adopted by the Council whilst this SPD is in force, it is not envisaged that any CIL would apply to the allocation area. If that was to be the case, it is envisaged that there would be no increased financial burden on landowners/developers as a result.



25.7 *Planning white paper*: The S106 [a](#)Agreements would deal with the principle of there being no increased financial burden on landowners/developers in the event that new planning legislation is brought into force which introduces a new levy in full or partial replacement of agreements made under Section 106 of the Town and Country Planning Act 1990 which means that it would no longer be lawful and/or appropriate for the Council and any landowners or developers to enter into a Section 106 [a](#)Agreement as proposed by the [f](#)Framework Section 106 [a](#)Agreement and/or that any such Section 106 [a](#)Agreement ought to be scaled back and/or drafted differently from the drafting proposed by the [f](#)Framework Section 106 [a](#)Agreement, or that any Section 106 [a](#)Agreement already entered into pursuant to the [f](#)Framework Section 106 [a](#)Agreement ought to be amended.

25.8 *Section 106 monitoring fees*: Local planning authorities are entitled to charge a fee to cover the cost of the monitoring and reporting on the delivery of S106 agreements. The Council will charge a proportionate and reasonable monitoring fee for the monitoring and reporting on the delivery of S106 agreements made in relation to planning applications for development within the South West Rugby allocation. The County Council may also charge a monitoring fee.

## 26 Viability

26.1 Proposals should be designed in a way that accords with Local Plan policies, including the requirement to contribute towards strategic infrastructure costs in accordance with this SPD and other items that may be secured through Section 106 ~~agreements~~obligations, including affordable housing.

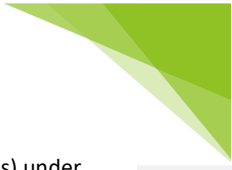
~~26.2 The Council has carried out an independent assessment of the viability of development.~~

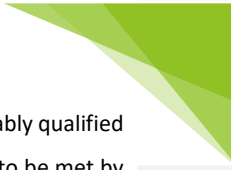
~~26.3 On the basis of this viability assessment, the contributions towards strategic infrastructure proposed by this SPD should not make any development of the allocation (or other land in the vicinity expected to pay towards the costs of strategic infrastructure within or serving the allocation) unviable, taking into account other planning obligations, including affordable housing and local or site specific infrastructure requirements that those developments will also be expected to meet.~~

~~26.4~~26.2 Where, in the opinion of a developer, their proposed development cannot meet Local Plan policy requirements and the requirements of this SPD, the developer is required to robustly demonstrate that the development is clearly unviable by submitting a financial viability assessment (FVA) to the local planning authority. An FVA should normally be submitted with the planning application for the proposed development scheme and must in any event be submitted well in advance of determination of that planning application.

~~26.5~~26.3 All FVAs submitted by developers should contain the following information with supporting evidence:

- a summary of the main assessment assumptions (evidenced from an independent expert or source);
- site or building acquisition cost and existing use value;
- construction costs and programme;
- fees and other on costs;
- projected sale prices of dwellings/non-residential floorspace;
- details of discussions with registered providers of affordable housing (if relevant) to inform the value of affordable housing assumed within the FVA;
- gross and net margin;

- 
- other costs and receipts;
  - other relevant information dependent on the nature of the obligation(s) under discussion;
  - a summary clearly setting out the reasons that make a development proposal unviable; and
  - if applicable, any request to vary [Section 106 agreements planning obligations](#) and/or affordable housing requirements from those set out in the Local Plan and this SPD and stating the proposed level of obligations, demonstrating why they are the maximum that can be provided, provided that this shall only be acceptable if all of the following have already been completed and a justificatory statement in respect of the same has been provided to the local planning authority:
    - o a review of all assumptions within the viability model with a view to improving viability, including land value, build and development costs, sales prices, dwelling types, phasing, funding (including borrowing costs) and legal, professional and marketing costs has been carried out;
    - o consideration of a reduction in the minimum anticipated developer profit for the scheme to offset any degree of non-compliance with Local Plan or SPD requirements has been undertaken;
    - o consideration of how growth assumptions (value increases over time) have been factored into the viability model;
    - o available options for public sector funding which would enable the proposed development to be compliant with Local Plan or SPD requirements have been actively explored; and
    - o a consideration of how adjustments to the tenure mix and/or phasing of affordable housing affect the viability model, as well as adjustments in percentage terms, has been undertaken.



26.626.4 The FVA will be scrutinised by the Council with advice from a suitably qualified external consultant and the reasonable cost of this external consultant is to be met by the developer who has submitted the FVA. If material changes are made to an application after submission that could affect scheme viability, a revised FVA will be required.

26.726.5 Where the Council is satisfied that Section 106 contributions or works required by the Local Plan policies and this SPD cannot be met in full on a particular development proposal due to financial viability, the Council may choose to:

- a) reduce the Section 106 contributions payable pursuant to this SPD; and/or
- b) adjust the timetable for delivery of strategic infrastructure to be funded by those Section 106 contributions or provided in kind; and/or
- c) reduce or amend other planning obligations for that development proposal, provided that the Council will continue to pay due regard to the objective of ensuring an equitable and proportionate apportionment of the costs of delivering strategic infrastructure for the allocation across the whole allocation.

26.826.6 The financial viability of development proposals may change over time due to the prevailing economic climate, including changing property values and construction costs. In all cases, therefore, where the Council have agreed to any of the reduction or adjustment items set out in paragraph 26.7 such that the resultant planning obligations are below the level needed to fully fund or provide the strategic and local infrastructure requirements for the allocation area or to comply with Local Plan policy requirements, the Council will require a viability review of the relevant development with an updated FVA to be provided at appropriate intervals to determine whether greater or full compliance with this SPD and the Local Plan policy requirements can be achieved throughout the carrying out of the relevant development proposal.

## 27 Submission Documents

27.1 Several documents should be submitted as part of an application for development on the site in order to aid assessment of the proposal and avoid delay. These have been referred to throughout this SPD but are listed here for completeness. This list is not designed to be exhaustive, other information or studies may be required by the case officer or requested by consultees:

- Air Quality Assessment, when necessary due to areas of exceedance, or an Air Quality Report explaining adherence to mitigation requirements associated with Policy HS5;
- Archaeological Assessment;
- Construction Management Plan;
- Contaminated Land Assessment;
- Design and Access Statement;
- Ecological Assessment including a Biodiversity Impact Assessment;
- Financial Viability Assessment (where required);
- Health Impact Assessment Screening Report and full Health Impact Assessment if required;
- Heritage Statement;
- Landscape and Visual Impact Assessment;
- Noise Impact Assessment;
- Proposed Heads of Teams for Section 106 Agreement;
- Site-wide Site-specific Drainage Strategy;
- Site-wide Site-specific Flood Risk Assessment;
- Statement of Compliance with this SPD;
- Transport Assessment for major schemes;
- Transport Statement for minor developments; and
- Transport Travel Plan (Only required for full application for the schools).

## Appendices

## Appendix A - Local Plan Policy DS8

### Policy DS8: South West Rugby

A new neighbourhood of around 5,000 dwellings and 35 ha of B8 employment land will be allocated on land to the South West of Rugby, as delineated on the Policies Map.

Provision of the following onsite services and facilities will be made within a new mixed-use district centre as indicated in the South West Rugby Masterplan Supplementary Planning Document (SPD):

- A convenience store (Use Class A1) plus other retailing (Use Class A1 to A5) with residential or office uses provided on upper floors;
- A 3 GP surgery, rising to 7 GP surgery, as detailed in the IDP; and
- Provision for a Safer Neighbourhood Team, as detailed in the IDP.

Within the broad locations identified in the South West Rugby Masterplan SPD, provision of the following facilities must be made:

- One secondary school, to be co-located with a two form entry primary school, as detailed in the IDP, located close to community facilities within the district centre;
- A further two primary schools, each to be two form entry, with at least one rising to three form entry, as deemed necessary by Warwickshire County Council Education, as detailed in the IDP;
- Other local facilities, as informed by the Masterplan SPD and planning applications, to be located in appropriate sustainable locations within or outside the district centre; and
- Land for an onsite fire and rescue provision, as detailed in the IDP, must be made available within the South West Rugby allocation.

The site must also contain comprehensive sustainable transport provision that integrates with existing networks and provides good connectivity within the development and to the surrounding area including:

- An all traffic spine road network, as allocated in Policy DS9, and the Policies Map, and indicated in the Masterplan SPD, connecting the site to the existing highway network, phased according to milestones identified through the IDP;
- Provision of a comprehensive walking and cycling network to link residential areas with the key facilities on the site, such as schools, health centres and retail services;
- High quality public transport services to Rugby town centre; and
- Further on-site and off-site measures to mitigate transport impact as detailed in the IDP, including access to the local and strategic road network as deemed necessary through the Strategic Transport Assessment and agreed by Warwickshire County Council (WCC) and Highways England. These measures will take account of the proposals within the IDP.



In addition to these requirements, proposals must:

- Incorporate a continuous Green and Blue infrastructure corridor, as part of the wider allocation, identified in the GI Policies Map, linking to adjacent networks and utilising existing and potential habitats and historic landscape, in particular between Cawston Spinney and Cock Robin Wood;
- Provide a Woodland Management Plan setting out how woodland within the boundaries of the allocation, in particular Cawston Spinney, will be protected from potential adverse impacts of new development, including details of a buffer in accordance with Natural England's standing advice on Ancient Woodland and Veteran Trees;
- Specifically regarding the employment allocation to incorporate design and landscaping measures, including structural landscaping, to mitigate the impacts of the buildings on the surrounding landscape and setting of any nearby heritage and GI assets, including Thurlaston Conservation Area; and
- Incorporate details of phasing and trigger levels for the provision of required infrastructure consistent with this policy, Policy DS9, the IDP and informed by the Masterplan SPD.

Development proposals shall respect and maintain a physical and visual separation between Rugby town and Dunchurch to prevent coalescence and protect their individual character and identity. A significant buffer between Rugby and Dunchurch, which incorporates a Green Infrastructure Corridor from Cock Robin Wood to Cawston Spinney, as identified in the South West Rugby Masterplan SPD, must form an integral part of proposals for the site.

Development proposals within the South West Rugby allocation must come forward comprehensively, informed by the South West Rugby Masterplan SPD, and in accordance with the requirements of this policy, Policy DS9, the Policies Map, and the Infrastructure Delivery Plan. Rugby Borough Council will not support ad hoc or piecemeal development which is contrary to the aims of this Policy, or development that is inconsistent with the Masterplan for the site.

Development proposals will require consultation with the Lead Local Flood Authority, in order to identify any potential hydrological mitigation, particularly with regard to potential hydrological impacts on Draycote Meadow SSSI.

## Appendix B - Local Plan Policy DS9


### Policy DS9: South West Rugby Spine Road Network

The Borough Council allocates land to facilitate the full alignment of the South West Rugby spine road network to support and enable the delivery of the South West Rugby allocation, as identified on the plan below and on the Urban Policies Map.



Development which is likely to prejudice delivery of this infrastructure will not be permitted. The design specification and routing of the spine road network will be considered in more detail in the South West Rugby Masterplan SPD and development proposals must be consistent with the agreed alignment as set out in this document. Full details will be provided in the supporting information to planning applications.

Development proposals for South West Rugby must enable delivery of the full spine road network as early as possible post commencement of development on site, in accordance with the phasing milestones identified in the Infrastructure Delivery Plan.



Proposals for development that are shown to have a severe impact on the local road network, before or after the implementation of the Dunchurch Crossroads mitigation scheme, must demonstrate how they will contribute to the delivery of the spine road network, and ensure it is delivered according to the phasing milestones set out in the Infrastructure Delivery Plan and South West Rugby Masterplan SPD.

Development proposals, including those outside of the South West Rugby allocation, will not be granted planning permission for implementation ahead of the delivery of the east-west Homestead Farm link (between A426 and B4429), unless demonstrated in accordance with the NPPF that any residual impacts on the highway network are not considered to be severe, to the agreement of Warwickshire County Council and Rugby Borough Council.

Should the alignment of the spine road network be varied by agreement with the Highway Authority and Local Planning Authority in the light of further technical work, a revised alignment plan will be published to which this policy will apply.

## Appendix C - Strategic Environmental Assessment Screening Report.

### Introduction

This Screening Opinion has been produced to determine the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (EAPP Regulations).

The purpose of the Screening Opinion is to undertake a screening assessment that meets the requirements of the European Legislation, applied in the UK through the EAPP Regulations.

The policy framework for the South West Rugby Supplementary Planning Document (SPD) is the Rugby Borough Local Plan 2011-2031 (adopted June 2019).

The SPD will be subject to public consultation in accordance with the relevant regulations and in line with the Council's Statement of Community Involvement.

### Requirement for SEA

Previous UK legislation required all land use plans, including Supplementary Planning Documents to be subject to Sustainability Appraisal, which incorporated the need for Strategic Environmental Assessment. The 2008 Planning Act (paragraph 180 (5d)) and the Town and Country Planning (Local Planning) (England) Regulations 2012 removed the UK legislative requirement for the sustainability appraisal of Supplementary Planning Documents. However, SPDs may still require SEA in exceptional circumstances if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan. Many councils prepare screening opinions to provide a transparent process to demonstrate that the environmental effects have been assessed in accordance with the EAPP Regulations to identify any requirement for SEA.

### Application of the SEA Directive

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Is the Plan likely to have a significant environmental effect Y/N	Summary of significant effects. Scope and influence of the document
Regulation	Y / N	Reason
Regulation 2 (1)  Is the SPD subject to preparation and/or adoption by a national, regional or local authority or prepared by an authority through a legislative procedure by Parliament or Government  (Article 2(a))	Yes	The SPD is prepared and will be adopted by Rugby Borough Council.
Is the SPD required by legislative, regulatory or administrative provisions (Article 2(a))	Yes	It is required to complete local plan policy.
Regulation 5(2)  Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use; AND does it set the framework for future development consent of projects in Annex I or II to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Council Directive 97/11/EC?  (Article 3.2(a))	Yes	The SPD is required for town and country planning purposes and it provides further detail to adopted policies in the Local Plan. The SPD is supplementary to the Local Plan policies and only seeks to expand on the policies and set out the detailed requirements to bring the development forward.

<p>Regulation 5(3)</p> <p>Will the SPD, in view of the likely effect on sites, require an assessment pursuant to Article 6 or 7 of the Habitats Directive?</p> <p>(Article 3.2(b))</p>	No	<p>The adopted Local Plan was subject to a Sustainability Appraisal that sets the framework for growth and development within the borough until 2031. SPDs are required, by virtue of the fact they must be supplementary to an adopted policy, to help achieve sustainable development.</p>
<p>It may be required that the Plan would be eligible for full SEA, unless the exemptions set out under Reg 5 (5) or 5(6) apply.</p>		
<p>Regulation 5 (5)</p> <p>Is the SPD sole purpose to serve national defence or civil emergency; a financial or budget PP or is it co-financed under Council Regulations (EC) No's 1260/1999 or 1257/1999</p> <p>(Article 3.8,3.9)</p>	No	Not applicable
<p>Regulation 5(6)</p> <p>Does the SPD:</p> <p>determine the use of a small area at local level; or propose a minor modification of an existing PP subject of the regulations.</p> <p>(Article 3.3)</p>	No	<p>(a) The SPD does not designate land for development. Policies DS8 and DS9 in the Local Plan allocate (determine) the use of the land. The SPD is supplementary to these policies and only seeks to clarify the detailed requirements in bringing the development forward. The level of development designated is strategic in scale but the detail associated with that development is not. This view is enforced by the analysis of likely significant effects set out in the table below. It is also consistent with the strategic provisions of the adopted development plan. The effects of the allocations and use of land has been dealt with via the Sustainability Appraisal process associated with the Local Plan.</p> <p>(b)The SPD does not propose minor modifications of an existing PP subject of the regulations.</p>
<p>It may still be required that the Plan would be eligible for full SEA, unless it is determined that it will not give rise to significant environmental effects under Regulation 9.</p>		
<p>Regulation 9(1)</p> <p>Is the PP likely to have a significant effect on the environment taking into account the views of the consultation bodies and the criteria set out at Schedule 1 of the Regulations?</p> <p>(Article 3.5)</p>	No	<p>Whilst it has been identified that there are protected designations within the SPD area, including ancient woodland, protected trees and rights of way, all three bodies are confident that the scale, location and probable impact of growth will not give rise to any significant environmental effects. In any event, the SPD does not allocate land for development and it is merely supplementary to a Local Plan policy.</p>

The following assessment was made by Rugby Borough Council as to whether the SPD was likely to have any significant environmental effects. This takes into account the responses and independent assessments of the relevant consultation bodies against the Schedule 1 criteria in the EAPP Regulations, set out below. This assessment has been undertaken bearing in mind the following context:

The SPD has been developed to be in general conformity with the strategic policies of the adopted development plan together with the NPPF

The Local Plan was subject to a Sustainability Appraisal that sets the framework for growth and development within the borough until 2031.

The assessment set out below has been informed in a large part by discussions and the written responses of the three named consultation bodies.

The assessment set out below has also been informed by other relevant screenings of the SPD against the Habitat Regulations.

Criteria	Assessment	Significant environmental effect (positive or negative)?
<b>1. The characteristics of plans and programmes, having regard to:</b>		
(a) The degree to which the SPD sets a framework for projects and other activities, either in regard to location, nature, size and operating conditions or by allocating resources.	The SPD sets out the Council's approach to how development should come forward including phasing and developer contributions. It adds detail to the framework for development set out in the Local Plan policies DS8 and DS9. To this end it cannot by its nature provide for development that exceeds the intentions of the emerging Local Plan and instead provides the details associated with the requirements for future development of the site. The SPD does not allocate resources but it does provide guidance on where land uses (and their associated resources) should be directed. Overall, however, it does not set a framework, only adding detail to existing policies.	No
(b) The degree to which the plan or programme influences other plans and programmes including those in the hierarchy.	The SPD supplements the policies of the Local Plan by adding further detail. The SPD does not influence other development plan documents and is in general conformity with the development plan.	No
(c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	SPDs are required, by virtue of the fact they must be supplementary to an adopted policy help achieve sustainable development. This includes environmental sustainability, as one of the three pillars identified in the NPPF. The primary objective of the SPD is to plan positively and achieve a sustainable level of growth whilst maintaining both the built and natural environment, taking into account on site constraints and ensuring development is comprehensive. This is in accordance with the NPPF.	No
(d) Environmental problems relevant to the plan or programme.	Policies DS8 and DS9 of the Local Plan have been subject to a Sustainability Appraisal process. The detail associated with the SPD will successfully manage the introduction of development to the extent that any residual environmental issues will be mitigated against sufficiently. Some of the key objectives are to ensure the protection of Cawston Spinney, promote green infrastructure corridors and provide a landscape buffer to ensure coalescence does not occur with Dunchurch.	No
(e) The relevance of the plan or programme for the implementation of Community legislation on the	The SPD is not relevant in this instance, as the matters described are guided by higher level legislation. Instead, the policies of the Local Plan	No

environment (for example, plans and programmes linked to waste management or water protection).	must have regard to these matters and seek to ensure that any development it promotes does not compromise the objectives of higher level strategies.	
2. The characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a) The probability, duration, frequency and reversibility of effects	Once development has started then the nature of the land will be changed and will not be reversible. However, the principle of developing the area for residential will have been established through the adoption of the Local Plan policy, not the SPD. Since the SPD itself does not allocate land or formulate policies for this land, the effects of the SPD are not considered significant.	No
(b) The cumulative nature of the effects	The principle of developing the area for residential use will have been established through the adoption of the Local Plan policy, not the SPD. Since the SPD itself does not allocate land or formulate policies for this land, the effects of the SPD are not considered significant.	No
(c) The transboundary nature of the effects	In context the SPD is seeking to manage future development by listing requirements that assist in developing the area in the most sustainable manner possible. It is unlikely that the SPD will have any sort of significant transboundary effect, taken primarily to mean impacting on another EU member state, as defined in the EIA Regulations. Even if 'transboundary' were to be defined as impacting on the jurisdiction of other administrative areas within the UK (for example between parishes or boroughs) the effect would be minimal in both instances.	No
(d) The risks to human health or the environment (for example, due to accidents)	It is highly unlikely that the SPD will give rise to any significant instances of risk to human health. It principally proposes the delivery of residential development by way of a policy that seeks to ensure that the impacts of development are successfully mitigated, thereby allowing development to go ahead.	No
(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	As identified above it is highly unlikely that any environmental effect brought about by the SPD will be of any magnitude or impact on any area of scale. It is particularly important to remember that the SPD does not allocate land for development and it is merely supplementary to a Local Plan policy.	No
(f) The value and vulnerability of the area likely to be affected due to (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land use.	The response from all three consultation bodies, including Natural England's response in relation to Habitats Regulations Assessment screening have been referred to in this instance. Whilst it has been identified that there are protected designations with the SPD area, including ancient woodland, protected trees and a right of way, all three bodies are confident that the scale, location and probable impact of growth will not give rise to any significant environmental effects. In any event, the SPD does not allocate land for development and it is merely supplementary to a Local Plan policy.	No
(g) The effects on areas or landscapes which have a	There are no designations relating to national or international protection status. Cawston Spinney	No

recognised national, Community or international protection status.	is in the centre of the site which includes an area of ancient woodland. This habitat will need to be safeguarded and provide a buffer from development. A full assessment of the potential impact on the designation by Natural England has taken place as part of the consideration of the Local Plan. As long as subsequent planning application adhere to the principles of the SPD, the effects in this category are unlikely.	
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As a result of the assessment set out above, incorporating the comments of the three consultation bodies, it is the view of the responsible body, Rugby Borough Council that the SPD will not give rise to any significant environmental effects and therefore SEA is not required.



## Appendix D - Location and Design Principles for Education

### Part A

The [Local eEducation aAuthority](#) will expect the location of each of the schools to be provided on the South West Rugby site to meet the following criteria or to provide appropriate mitigation where this is not possible:

- The school site should be a flat, useable space which ideally should be square or rectangular;
- The ground should be broadly level and should be level with surrounding areas, in particular with suitable points of vehicular and pedestrian access;
- The land should have at least 30cm of clean topsoil and should not be liable to flooding;
- The land should not be crossed by any public rights of way and should not be bounded or crossed by any power lines. It should be a sufficient distance from gas lines based on advice from the Health and Safety Executive;
- The site should be free from protected species;
- The soil and water table should be free of contamination and the site should not be affected by ground gases or vapours;
- The site should be outside any current or proposed sources of 55db LAeq (30 min) noise source or contour;
- The site is free from invasive plants such as Japanese knotweed;
- The site is not affected by potential sources of light pollution;
- The site is a sufficient distance away from land uses that could cause public anxiety including potentially dangerous employment uses such as chemical storage, storage of live viruses, phone or radio masts and transmitters or major sources of dust or strong odours; and
- The site is free from any encumbrances that may need to be removed such as spoil and fly tipping, certain trees and any void spaces including well, sumps and pits.

### Part B

The [Local eEducation aAuthority](#) will expect the location of each of the schools to be provided on the South West Rugby allocation to meet the following criteria:

- The primary elevation of the school should provide an identifiable focal point;
- Structural landscaping should ensure privacy between the school grounds and residential properties;
- Safe pedestrian crossings should be provided on all streets which have access to the school; and
- The school should be set back from the highway.

## Appendix E - Design Principles

### Part A

#### Site-wide design principles:

- As there will be no master developer onsite it is important that each planning application submission has regard to its wider context and specific characteristics.
- Care must be taken with the proximity of different types of development ensuring that consideration is given to the form of development, particularly in relation to height and massing; the amenity of existing and future residents; and the conservation and enhancement of the natural environment.
- The design standards throughout the allocation will reflect the high quality of the natural assets within and adjoining the South West Rugby site including Cawston Spinney and Cock Robin Wood.
- Appropriate landscaping buffering must be considered.

### Part B

#### Residential design principles:

- The density of residential development should sit broadly in line with that of recent extension to the urban area of Rugby. Individual residential parcels in South West Rugby vary in density. This has been calculated from the outline of each residential parcel and as such does include the internal roads but does not include any large areas of open space or play;
- Higher densities would be appropriate around and within the District Centre. Higher densities will also be appropriate alongside the sustainable bus link which will provide quick access to bus routes. The density will be expected to drop to lower densities to the east of the site where it adjoins Cock Robin Wood and to the west where it adjoins Cawston Spinney, and along the gGreen/-bBlue infrastucture corridor;
- Affordable housing should be well integrated with market dwellings and housing types and sizes should be varied across the site. Affordable housing should be indistinguishable from market housing in terms of design and materials. Affordable housing will be expected to be dispersed throughout development parcels, not concentrated together;
- Housing should be laid out to create a variety of frontages which could include stepped, staggered and consistent. This will add character and interest to the street scene and allow different areas of South West Rugby to form their own identities. Layouts should ensure that housing looks out onto the areas of open space and does not leave blank or boundary walls adjacent to these areas. Rear gardens should not back onto the Cawston Spinney or Cock Robin Wood. As well as providing overlooking and increased safety this will reduce the risk from people tipping garden waste or compost over the fences into these important biodiversity sites;

- Dwellings should be of a high quality design and include features of architectural interest which contribute to create a place which is both visually attractive and adds to the overall quality of the area. Features could include, but are not limited to, functional porches (not decorative), chimneys, dormer windows which complement the design and bay windows. The highest quality materials should be used on the most prominent buildings. These will be those which form gateways into each residential plot or those which are highly visible from multiple views such as corner plots;
- Primary entrances to buildings should be visible from the public realm with active frontages created along main routes and spaces;
- ~~Corner plots should positively address both sides to avoid blank walls facing out onto the street;~~
- Light and privacy should be maintained;
- ~~Side-b~~ Boundaries fronting the public realm should be constructed in brick to provide continuity with the main built form. Rear boundaries can be brick or fenced-;
- The appearance of buildings and the streetscape should have regard to the local context. The use of different materials is important to ensure that interest and character are added to the street scene. Material types may tie in with different character areas created across the site to ensure that areas have their own identity, without compromising the overall sense of place and legibility of the site as a whole;
- Development designs that facilitate the use and help the retention of parking spaces will be encouraged. This may for example include generously sized spaces, or using a large single garage door instead of two single doors on a double garage;
- Off-street bin storage should be provided for all buildings; and
- Opportunities should be taken to incorporate renewable and low carbon technologies into the design of the development, such as solar panels and ground source heat pumps.

### Part C

Employment design principles:

- The maximum height will be determined through a Landscape and Visual Impact Assessment which will need to consider proximity to the residential areas, impacts on Thurlaston Conservation Area and the topography of the site;
- Within the employment area front elevations to buildings should be visible from the public realm with active frontages created where possible; and
- The use of solar panels on the roofs of the employment buildings is strongly encouraged, as well as the incorporation of other renewable and low carbon technologies, in the interests of sustainability and combatting climate change.

## Appendix F - Criteria for NEAPs and LEAPs

### Criteria for Neighbourhood Equipped Area for Play (NEAP(s)) and Locally Equipped Area for Play (LEAP(s))

#### Part A

The Council expects the location and design of a NEAP to meet the following criteria:

- It should be within a 15 minute walking time from home. NEAPs centrally located within each development parcel would ensure all homes will be 15 minutes from a NEAP;
- It should have a minimum activity zone of 1000 sqm comprising of an area for play equipment and a hard surfaced area of at least 465 sqm (this is the minimum needed to play 5 a side football);
- It should be positioned beside a well-used pedestrian route, and overseen;
- It should occupy a reasonably flat site surfaced with grass and hard surfaced areas, with impact absorbing surface beneath and around play structures as appropriate;
- It should be designed to provide a stimulating and challenging play experience with a minimum of 9 play experienced and at least 8 types of equipment;
- It should have a multi-games area (MUGA) consisting of a hard surface for ball games and wheel sports, a shelter for meeting and socialising, seating and litter bins;
- A buffer zone of 30m should separate the activity zone from the boundary of the nearest property; and
- The specification should be based on RBC's Play Strategy and Field in Trust guidelines.

#### Part B

The Council expects the location and design of a LEAP to meet the following criteria:

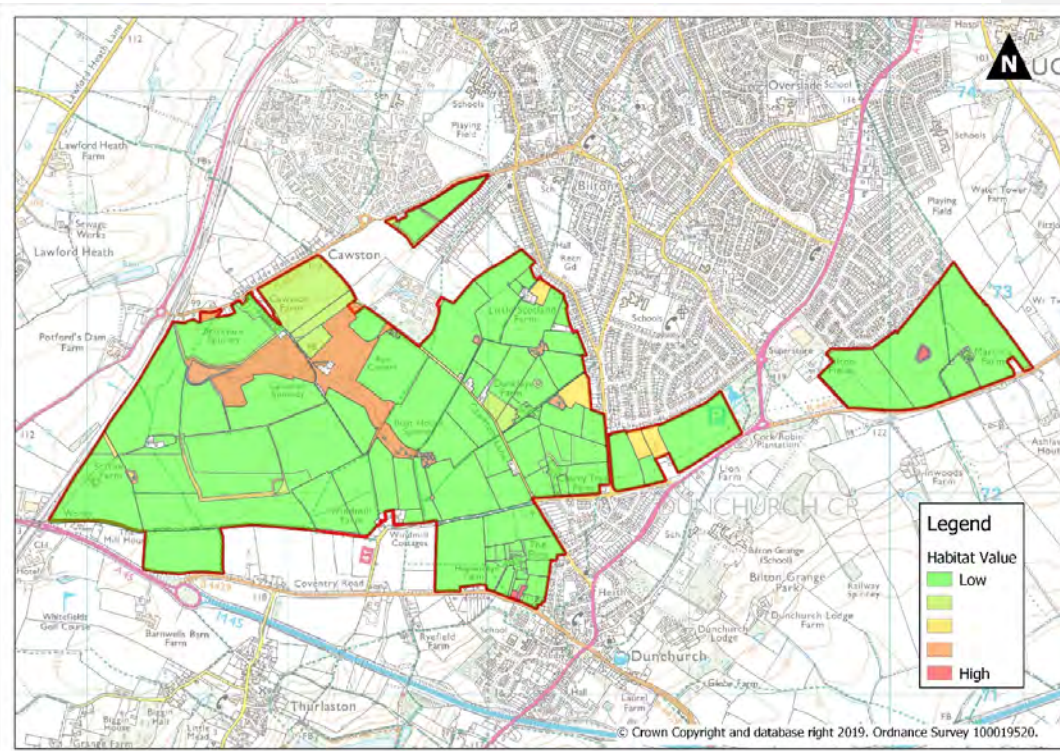
- It should be within 5 minutes walking time from home. The optimum location and distribution of LEAPs would ensure that the majority of homes are within a 5 minute walk to a play area;
- It should have a minimum activity zone of 400 sqm;
- It should be positioned beside a well-used pedestrian route and overseen;
- It should be designed to provide a stimulating and challenging play experience. It must include a minimum of 6 play experiences and at least 5 types of equipment as well as seating and litter bins;
- It should have a buffer zone of 20m between the activity zone and the habitable room elevation of the nearest property and a buffer zone of 10m between the activity zone and the boundary of the nearest dwelling; and
- The specification should be based on RBC's Play Strategy and Field in Trust guidelines.



## Appendix G - Required considerations for a Noise Impact Assessment

- Noise from existing industrial or commercial operations or sites with permission or under consideration. Noise from transport sources including the M6, A5 and local roads. According to ENDS noise data approximately the northern upper third of site is affected by night time noise of 55.0-59.9dB Lnight value or above, with over half the site showing as 55.0-59.9dB LAeq 16 hr or above;
- Noise from the new development that could have an adverse impact upon existing sites, sites with permission or under construction or those that form part of the South West Rugby development itself. This would include noise from traffic ingress and egress. Hours of operation including restrictions on deliveries and or collections may be appropriate where spatial or other acoustic treatments are likely to prove insufficient;
- Assessments would need to have regard to relevant standards including BS4142 and BS8233 and consider the protection of outdoor amenity;
- The school(s) will need to consider the amended issue of Building Bulletin 93 which provides minimum acoustic performance standards for school buildings;
- Outdoor play areas, outdoor sports areas or all weather pitches (MUGA's or similar) will need site specific consideration. MUGA's in particular can cause significant noise impact and complaints about noise and lighting and should be as far from residential properties as possible, suitably screened and may need an hours of use restriction;
- Guidance documents including 'ProPG: Planning and Noise' recommend spatial layout and the use of buffer zones between residential and industrial or commercial uses should be considered to minimise disturbance and the likelihood of complaints.

## Appendix H - Baseline Habitat Values for Biodiversity Net Gain Calculations



## Appendix I - Traffic Modelling Protocol agreed by Rugby Borough Council and Warwickshire County Council Highways.

### Proposed Approach to Modelling and Appraisal Post Adoption of the Local Plan

It is recognised that the work undertaken to date, to support the identification of transport infrastructure, and specifically highway capacity schemes, necessary to facilitate the local plan delivery, is high level.

The Strategic Transport Assessment (STA) prepared as part of the Local Plan evidence identifies what would be considered to be the critical dependencies (i.e. the essential infrastructure necessary to ensure an acceptable level of operation).

Therefore it is expected that the assessment and appraisal of infrastructure requirements will continue throughout the life of the local plan. It is expected that the development specific planning applications will be supported with transport modelling and that the approach to the modelling will be both consistent with the approach adopted for the STA (albeit in a greater level of detail) and also, where applicable, consistent between sites.

Consistency between sites will be particularly pertinent when considering the development area to the southwest which is promoted by multiple parties.

The consistency in the appraisal process is seen as a key determining factor in safeguarding the operation of the network post-adoption and also in ensuring that the schemes identified through the STA are delivered in an appropriate form.

Impact assessments which are completed on behalf of the individual developments will all be asked to reflect the same set of modelling scenarios and considerations, the only expected variations between each development will relate to the development proposals being tested, the year and, potentially, the commitments and permissions which will be likely to increase over time.

### Developments assessments must set out:

An approach to establishing the localised impacts associated with the site which will not have been picked up within the STA work due to the strategic focus of the STA.

A secondary assessment will need to be completed to identify where the development impacts are likely to occur across the network and a review will be undertaken to establish if the areas of impact accord with those identified through the STA work or are entirely new.

Mitigation in areas not previously identified through the STA work<sup>5</sup> will need to be secured against the development proposals. Mitigation in areas where a strategic scheme has been identified will need to be secured via direct delivery or secured contributions, this will be subject to negotiations upon completion of the modelling and assessment.

Warwickshire County Council require modelling to be undertaken to support all substantial development proposals and this is a policy contained within LTP3 and the approach to modelling is also governed by a separate modelling protocol which ensures that the approach which is adopted is appropriate to the needs of the County.

In instances where multiple sites are being promoted within a single allocation area, area specific protocols will be defined which ensure that there is an even greater level of consistency between the different areas of development as such, key parameters will be controlled and agreed by all parties in advance, including:

Development trip rates and trip generation assumptions.

Development distribution patterns.

Where it is necessary to do so, the need to include additional developments and interventions will also be documented as it will be necessary for live applications to be considered in conjunction with each other to avoid separate assessments for multiple sites being submitted in isolation of each other.

<sup>5</sup> Recognising that the STA work is based on a 2017 model which will be subject to a series of updates, over time, to ensure that the traffic conditions within the model are representative of on-street conditions at an appropriate point in time (i.e. 5 years or greater).

This approach also enables key areas of impact to be identified and assessed at a high level of detail. For example, the cumulative impacts on sensitive locations will especially need to be considered for those sites which come forward in advance of the delivery of key infrastructure which has been identified in these areas<sup>6</sup>.

## Appendix J - Glossary

Term	Description
<b>Affordable Housing</b>	<p>Housing, for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)<sup>6</sup>; <del>and which complies with one or more of the following definitions:</del></p> <ul style="list-style-type: none"> <li><del>a) <b>Affordable housing for rent:</b> meets all of the following conditions: <ul style="list-style-type: none"> <li><del>(a) the rent is set in accordance with the Government's rent policy, or is at least 20% below local market rents (including service charges where applicable);</del></li> <li><del>(b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and</del></li> <li><del>(c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</del></li> </ul> </del></li> <li><del>b) <b>Starter homes:</b> is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of planning preparation or decision making. Income restrictions should be used to limit a household's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less.</del></li> <li><del>c) <b>Discounted market sales housing:</b> is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</del></li> <li><del>d) <b>Other affordable routes to home ownership:</b> is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, either low</del></li> </ul>

<sup>6</sup> For example the impacts on Dunchurch in advance of the Link Road being delivered.



	<del>cost homes for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</del>
<b>Air Quality Management Areas</b>	Designation made by Local Authority where assessment of air quality requires action plan to improve the air quality <u>and to which Local Plan Policy H55 applies.</u>
<b>Air Quality Neutral</b>	Emissions from the development proposal being no worse, if not better, than those associated with the previous use.
<b>Development</b>	Development is defined under the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”.
<b>Development Plan Documents (DPDs)</b>	Planning policy documents which make up the Local Plan.
<b>Evidence base</b>	An evidence base is the evidence that any development plan document, <del>especially a core strategy,</del> is based on. It is made up of the views of stakeholders and background facts about the area.
<b>Green and Blue Infrastructure</b>	The terms <del>g</del> Green and <del>b</del> Blue <del>i</del> nfrastructure refer to a strategic network of green and blue spaces, such as woodlands, parks, amenity landscaping, ponds, canals and rivers, and the links between them.
<b>Greenfield</b>	Land which has not been developed before. Applies to most sites outside built-up area boundaries.
<b>Hectare</b>	A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.
<b>Infrastructure</b>	A collective term for services such as roads, electricity, sewerage, water, children’s services, health facilities and recycling and refuse facilities.
<b>LEAP</b>	Locally Equipped Area for Play. An area of open space specifically designated and laid out with features including equipment for children. See also NEAP.
<b>Listed Building</b>	Buildings and structures which have been identified by the Secretary of State for National Heritage as being of special architectural or historic interest and which are subject to the law to ensure their protection and maintenance.
<b><u>Rugby Borough Council Local Plan 2011-2031, Adopted June 2019</u></b>	The main planning document for the Borough comprising the policies against which proposals for physical development will be evaluated and provides the framework for change and development in the city.

<b>Masterplan</b>	A document outlining the use of land and the overall approach to the design and layout of a development scheme in order to provide detailed guidance for subsequent planning applications.
<b>Mitigation measures</b>	These are measures requested/carried out in order to <del>limit</del> <u>address</u> the impact by a particular development/activity.
<b>National Planning Policy Framework (NPPF)</b>	A document setting out the Government's planning policies for England and how these are expected to be applied. <u>The NPPF references throughout this SPD are to the February 2019 version.</u>
<b>NEAP</b>	Neighbourhood Equipped Area for Play. An area of open space specifically designated, laid out and equipped mainly for older children but with play opportunities for younger children as well.
<b>Planning Obligation</b>	Legal agreements, <u>also known as Section 106 agreements</u> , between a planning authority and a developer to ensure that certain <u>infrastructure</u> works which are necessary and relevant to <u>mitigate the impacts of</u> a development are undertaken or financial contributions made to facilitate <u>associated such</u> infrastructure works <u>and in relation to the</u> development.
<b>Policies Map</b>	A map based representation of the Spatial Plan identifying areas for protection and sites for particular uses of land and development proposals. The Policies Map is revised when each new Development Plan Document is adopted.
<b>Public realm</b>	The parts of a village, town and city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks.
<b>Site allocation</b>	<del>Policies referring to land allocations for specific or mixed uses of development. Policies will identify any specific requirements for individual proposals</del>
<b>Statement of Community Involvement (SCI)</b>	<del>Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. The Statement of Community Involvement is not a development plan document but is subject to independent examination.</del>
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	<del>The purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to identify sites which may be suitable for housing development over the next 15 year. Each site within the SHLAA has been assessed to establish whether it is likely to be suitable for housing development and, if so, when it might come forward for development. It is important to note that the SHLAA does not determine whether housing will be built on any particular site, but merely undertakes a technical exercise on the availability of land in the Borough.</del>

<b>Submission</b>	<del>The final stage in preparation of Development Plan Documents and the Statement of Community Involvement. The documents are sent to the Secretary of State and an Independent Examination will be held.</del>
<b>Supplementary Planning Document (SPD)</b>	These contain <a href="#">policy</a> guidance to supplement the policies and proposals in Development Plan Documents.
<b>Sustainability Appraisal (SA)</b>	<del>An appraisal of the social, economic and environmental effects of a plan to ensure it reflects sustainable development objectives. Sustainability Appraisal is required for all development plan documents.</del>
<b>Transport Assessment</b>	A Transport Assessment report that provides detailed information on a range of transport conditions and related issues, taking into account proposed development <a href="#">to assess its impacts</a> . The assessment is often used to show whether developments will cause problems of congestion, <a href="#">impacts associated with highway safety, or on the transport network danger etc.</a> and are therefore also used in the determination of planning applications.
<b>Viability</b>	Viability relates to whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.

## Appendix K – Strategic Infrastructure Indicative Costs

**Table A: Strategic Infrastructure- Contributions required by housing development only**

Strategic Infrastructure	Phase	Total Cost
6 form entry secondary school (to be co-located with one of the primary schools)	<a href="#">2027 (Phases 3 and 4)</a>	<del>£24,000,000</del> <del>£25,000,000</del> (For secondary school only).
A 2 form entry primary school with the potential to increase to 3 form entry ( <a href="#">includes nursery provision</a> )	Phase 3	£6,000,000
A 2 form entry primary school ( <a href="#">includes nursery provision</a> )	Phase 3	£6,000,000
Land to accommodate and financial contributions to provide 3GP surgery rising to 7GP upon completion of site	Phase 2- Completion post plan period.	<del>£4,222,024</del> <del>£4,318,779</del>
Hospital of St Cross (full detail set out in Appendix 3 of the Local Plan)	Phase 2- Completion post plan period.	£1,000,000
<a href="#">Financial contribution to library services</a>	<a href="#">Phases 2-4</a>	<del>£109,440</del>
Open Space <a href="#">provision &amp; maintenance</a> . As set out in Table 2 in the main SPD.	Ongoing throughout the development of the site.	<del>£17,670,338</del> <del>£10,707,596</del>
<a href="#">Sports Pitches &amp; Facilities provision &amp; maintenance. As set out in Table 2 in the main SPD.</a>	<a href="#">Ongoing throughout the development of the site.</a>	<del>£8,393,923</del>
<b>TOTAL</b>		<del>£53,968,251</del> <del>£61,420,298</del>

**Table B: Strategic Infrastructure- Contributions required by all development**

Strategic Infrastructure	Phase	Total Cost
Provision of high quality cycling network: <a href="#">a) National Cycle Route 41 Potsford Dam to Draycote Water</a> <a href="#">b) B4429 Ashlawn Road/ A428 to Great Central Way/ DIRFT</a> <a href="#">c) A426 Dunchurch Road to Rugby Town Centre</a> <a href="#">d) Secondary Route Improvements</a>	Ongoing throughout the development of the site.	<del>£2,600,000</del>  <a href="#">a) £900,000</a> <a href="#">b) £1,530,000</a> <a href="#">c) £916,000</a> <a href="#">d) £400,000</a>

High quality public transport: a) <u>Two bus services</u> b) <u>Bus Stop Infrastructure</u> c) <u>Traffic Signal Bus Priority</u> d) <u>Southbound Bus Stop, A426 Leicester Road</u>	Ongoing throughout the development of the site.	<del>£3,720,000</del> a) <u>£4,390,000</u> b) <u>£258,300</u> c) <u>£200,000</u> d) <u>£490,114</u>
A426/Bawnmore Road/Sainsbury's roundabout	2026 (Phase 3)	<del>£774,174</del> <u>A proportion of £1,567,822</u>
A426 Rugby Road between Ashlawn Road and Sainsbury's Roundabout	2026 (Phase 3)	<del>£778,217</del> <u>A proportion of £1,422,084</u>
A426 approach to Ashlawn Road roundabout	2026 (Phase 3)	<del>£706,362</del> <u>A proportion of £1,204,106</u>
South West Link Road (SWLR)- Homestead Link	2026 (Phase 3)	<u>A proportion of £19,764,864</u>
SWLR- Rerouting of Cawston Lane	<u>Ongoing throughout the development of the site.</u>	<u>A proportion of £5,784,264</u>
SWLR- Potsford Dam Link (including Cawston Bends and Potsford Dam Roundabout improvements)	2031 (Phase 4)	<del>£12,691,624</del> <u>A proportion of £10,691,624</u>
A426/Evreux Way	2026 (Phase 3)	<del>£5000</del> <u>A proportion of £6,000</u>
Rugby Gyrotory Improvements	2031 (Phase 4)	<del>£500,000</del> <u>A proportion of £216,000</u>
A428 Hillmorton Road/Percival Road	2031 (Phase 4)	<del>£411,454</del> <u>A proportion of £913,928</u>
B4429 Ashlawn Road/Percival Road (widening to provide a right turn lane)	2031 (Phase 4)	<del>£361,327</del> <u>A proportion of £848,971</u>
B5414 (North Street/Church Street) traffic calming and downgrading of route	2031 (Phase 4)	<u>A proportion of £500,000</u>
Hillmorton Road/Whitehall Road Roundabout (widen two arms to provide roundabout and 2 puffin crossings)	2031 (Phase 4)	<del>£457,178</del> <u>A proportion of £485,544</u>
<u>A45/ M45 partial signalisation works</u>	<u>2026 (Phase 3)</u>	<u>A proportion of £1,325,008</u>
The employment and deployment of 17 additional police staff requiring- a) Additional staff start-up cost and personal equipment b) Additional vehicles c) On-site premises to cater for the additional staff.	Phase 3	£630,942

Fire and rescue station	Phase 3	<del>£3,500,000</del> <u>£3,927,000</u>
<b>TOTAL</b>		<del>£53,185,406</del> <u>£58,372,571</u>

**Note:**

Local Plan Phases referred to in the table above are taken from the Rugby Borough Local Plan. These are:

**Phase One-** 2011/12 to 2015/16

**Phase Two-** 2016/17 to 2020/21

**Phase Three-** 2021/22 to 2025/26

**Phase Four-** 2026/27 to 2030/31

## Appendix L – Indicative Phasing Plan - Amended

Phase of Development and Infrastructure Trajectory	Local Plan Phase	3					4					Post 2031
		2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Development Parcel (Parcel Numbers relate to the locations shown on the map in Figure 3)	Progress											
1. Ashlawn Road (Outline for 860 dwellings)	Outline application approved for 860. Detailed permission granted for 438 dwellings. Detailed application for 206.		130	160	155	120	120	82	40	40	13	0
2. Homestead Farm (425 dwellings)								40	40	40	40	265
3. Land South of Dunkleys Farm (420 dwellings/ Part of District Centre)					40	40	40	40	40	40	40	140
4. Land South of Montague Road (40 dwellings)				40								0
5. Land South of Montague Road (222 dwellings)				30	40	40	40	40	32			0
6. South of Coventry Road (210 dwellings)	Outline application approved for up to 210 dwellings.		20	40	40	40	40	30				0
7. Land West of Cawston Lane (550 dwellings)				30	40	80	80	80	80	80	80	0
8. Land South of Alwyn Road (1095 dwellings)				10	80	80	80	80	80	80	80	525
9. Land North of Dunkleys Farm (240 dwellings/ Part of District Centre)					40	40	40	40	40	40		0
10. Deeley Land (525 dwellings)												525
11. Land West of Cawston Lane (0 dwellings – Schools/ Part of District Centre)												0
12. Cawston Spinney (670 dwellings)	Outline application received for up to 275 dwellings			30	40	40	40	40	40	40	40	360

Total Dwellings (3,442 dwellings to 2031 and 1,815 dwellings post 2031)	0	150	340	475	480	480	472	392	360	293	1815
<b>Strategic Infrastructure to support housing development only</b>											
5 form entry secondary school (co-located with a 2 form entry primary school).						←	→				
A 2 form entry primary school with the potential to increase to 3 form entry						←	→				
A 2 form entry primary school						←	→				
Land and financial contributions for a 7 GP doctors surgery (this will initially be opened as a 3GP surgery and will increase to 7)						←	→				
Contributions towards The Hospital of St Cross						←	→				
<b>Strategic Infrastructure to support the whole site</b>											
A high quality cycling network						←	→				
A high quality public transport bus route						←	→				
A426/Bawnmore Road/Sainsbury's roundabout						←	→				
A426 Rugby Road between Ashlawn Road and Sainsbury's Roundabout						←	→				
Works to A426 approach to Ashlawn Road roundabout						←	→				
South West Link Road (SWLR)- Homestead Link						←	→				
SWLR- Rerouting of Cawston Lane						←	→				
SWLR- Potsford Dam Link								←	→		
A426/Evreux Way						←	→				
Rugby Gyration Improvements								←	→		
A428 Hillmorton Road/Percival Road								←	→		
B4429 Ashlawn Road/Percival Road (widening to provide a right turn lane)								←	→		
B5414 (North Street/Church Street) traffic calming and downgrading of route								←	→		



Hillmorton Road/Whitehall Road Roundabout (widen two arms to provide roundabout and 2 puffin crossings)														
M45/ A45 part signalisation														
The employment and deployment of 17 additional police staff requiring-														
d) Additional staff start-up cost and personal equipment														
e) Additional vehicles														
f) On-site premises to cater for the additional staff.														
Fire and rescue station														

PREVIOUS APPENDIX L - DELETED

Phase of Development and Infrastructure Trajectory

	Local Plan Phase	2		3					4					
	Progress	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2029-29	2029-30	2030-31	Post-2031	
<b>Development Parcel</b> (Parcel Numbers relate to the locations shown on the map in Figure 3)														
1. Ashlawn Road (Outline for 860 dwellings)	Outline application approved for 860 homes. Detailed permission granted for 105 dwellings. Applications received for 539.	50	80	80	80	80	80	80	80	80	80	80	10	
2. Homestead Farm (350 dwellings)			30	40	40	40	40	40	40	40	40		0	

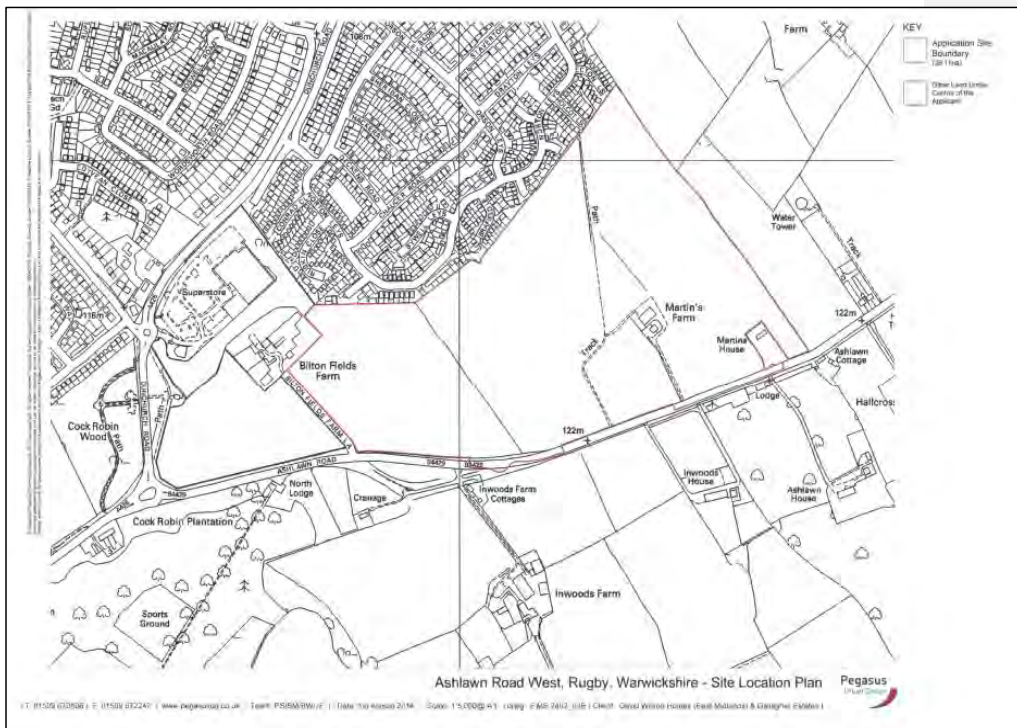
3. Land South of Dunkleys Farm (790 dwellings)			30	40	40	40	40	40	40	40	40	40	40	400
4. Land South of Montague Road (40 dwellings)			10	30										0
5. Land South of Montague Road (260 dwellings)			30	40	40	40	40	40	30					0
6. South of Coventry Road (175 dwellings)	Outline application received for up to 210 dwellings.		30	40	40	40	25							0
7. Land West of Cawston Lane (70 dwellings)						30	40							0
8. Land South of Alwyn Road (725 dwellings)				10	40	40	40	40	40	40	40	40	40	395
9. Land North of Dunkleys Farm (235 dwellings)					30	40	40	40	40	40	5			0
10. Deeley Land (670 dwellings)						30	40	40	40	40	40	40	40	400
11. Land West of Cawston Lane (155 dwellings)						30	40	40	40	5				0
12. Cawston Spinney (670 dwellings)	Outline application received for up to 275 dwellings					30	40	40	40	40	40	40	40	400
<b>Total Dwellings</b> (3,395 dwellings to 2031 and 1,605 dwellings post 2031)			50	210	280	310	440	465	400	390	325	285	240	1605
<b>Strategic Infrastructure – Housing</b>														
5 form entry secondary school (co-located with a 2 form entry primary school).			TBC											
A 2 form entry primary school with the potential to increase to 3 form entry			← →											
A 2 form entry primary school			← →											
Land and financial contributions for a 7 GP doctors surgery (this will initially be opened as a 3GP surgery and will increase to 7)			← →											
Contributions towards The Hospital of St Cross			← →											
Financial contribution to library services			← →											
<b>Strategic Infrastructure to support the whole site</b>														
A high quality cycling network			← →											
A high quality public transport bus route			← →											
A426/Bawnmore Road/Sainsbury's roundabout			← →											

A426 Rugby Road between Ashlawn Road and Sainsbury's Roundabout																				
Works to A426 approach to Ashlawn Road roundabout																				
South West Link Road (SWLR) – Homestead Link																				
SWLR – Rerouting of Cawston Lane			TBC																	
SWLR – Potsford Dam Link (including Cawston Bends and Potsford Dam Roundabout improvements)																				
A426/Evreux Way																				
Rugby Gyrotory Improvements																				
A428 Hillmorton Road/Percival Road																				
B4429 Ashlawn Road/Percival Road (widening to provide a right turn lane)																				
B5414 (North Street/Church Street) traffic calming and downgrading of route																				
Hillmorton Road/Whitehall Road Roundabout (widen two arms to provide roundabout and 2 puffin crossings)																				
The employment and deployment of 49 additional police staff requiring- d) Additional staff start-up cost and personal equipment e) Additional vehicles f) On-site premises to cater for the additional staff.																				
Fire and rescue station																				

## Appendix M - Ashlawn Road Approval Site

Ashlawn Road Site Application Reference: R13/2012 - Outline application for the demolition of existing buildings, erection of up to 860 dwellings, land for a potential primary school, two vehicular accesses from Ashlawn Road and the provision of a bus link control feature to Norton Leys, open space, green infrastructure, landscaping and associated infrastructure, including sustainable urban drainage features. All matters to be reserved except access points into the site.

Granted on appeal by the Secretary of State on 10 July 2017.



## Appendix N - Woodland Management Plan

See additional document:

[https://www.rugby.gov.uk/downloads/file/2650/cawston\\_spinneycawston\\_fox\\_covert\\_woodland\\_management\\_plan](https://www.rugby.gov.uk/downloads/file/2650/cawston_spinneycawston_fox_covert_woodland_management_plan)

## Appendix O - District Centre/Retail Space Existing Local Centres close to South West Rugby

### Review of Existing Local Centres – Proximity and Range of Services and Facilities

The proximity of existing Local Centres within the Rugby Urban Area to the South West Rugby allocation and the range of services and facilities provided at those Local Centres has been considered.

#### Identified Local Centres Walking Times to South West Rugby

Local Centre	Distance	Approximate walking time
Bilton (Main Street)	1 mile (1.6km)	19 minutes
Cawston (Gerrard Road)	1.3 miles (2.1km)	24 minutes
Woodlands (Cymbeline Way)	1.2 miles (2km)	24 minutes
Dunchurch Village (Southam Road - Coventry Road)	1.2 miles (2km)	24 minutes

#### Methodology

The Department of Transport's "Manual for Streets" (2007) defines a 'walkable' distance as 10 minutes, or 800 metres. The above walking distances are based on Google Maps walking routes. Measurements were taken from a central location within the allocation along Cawston Lane and to an approximate centre point of each aforementioned existing Local Centre to provide a consistent approach.

#### Existing Local Centre Audit April 2020

Settlement	Convenience store	Post Office	Pub	Hair & Beauty	Café/ takeaway	Pharmacy	Dentist	Bank/ building society	Garage	Community hall/ place of worship	Other
Bilton (Main Street)	2	1	2	7	5	1	1	0	0	2	12
Cawston (Gerrard Road)	1	0	0	2	2	0	0	0	0	0	0
Woodlands (Cymbeline Way)	0	1	1	2	1	0	0	0	1	0	1
Dunchurch (Southam Road and	0	1	4	6	5	1	1	0	1	0	10

Coventry Road)																				
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The 2015 Rugby Retail and Town Centre Uses Study ([see pages 25 and 50](#)), assessed the nearby Bilton and Dunchurch Local Centres. They are found to serve 'top up' shopping needs. Bilton's Local Centre captures 2.7% of retail demand within the locality ([Carter Jonas, 2015, Page 50](#)). The Sainsbury's superstore on Dunchurch Road (1.5 miles from the centre of the allocation) is the most popular foodstore in the Borough with a 16.4% market share ([Carter Jonas, Page 25](#)).

#### Review of District and Local Centre Provision at Sustainable Urban Extensions

Table 1: Sustainable Urban Extensions within Rugby Borough

Location	Number of dwellings	A1-A5 Use Classes floorspace (sqm) (gross)	A1-A5 Use Classes floorspace (sqm) per dwelling
Houlton, Rugby	6,200	15,500 (1 District Centre and 3 Local Centres)	2.5

Table 2: SUEs within Coventry and Warwickshire

Location	Number of dwellings	A1-A5 Use Classes floorspace (sqm) (gross)	A1-A5 Use Classes floorspace (sqm) per dwelling
Eastern Green, Coventry	2,625	10,000 (1 District Centre and 1 Local Centre)	3.8
Keresley, Coventry	3,100	2,500 (2 Local Centres)	0.8

### Methodology

There is considerable variation in District and Local Centre provision across the country. This is driven by allocation size, phasing and local market conditions. A comparison has been made to a number of Sustainable Urban Extensions within the Housing Market Area of Rugby, the Coventry and Warwickshire sub-region and the neighbouring counties of Northamptonshire and Leicestershire.

Based on the available data, the sub-regional median for A1-A5 Use Classes gross floorspace within SUEs in Coventry and Warwickshire is 2.3 sqm per dwelling. Applying this median to South West Rugby would equate to 11,500sqm of A1-A5 gross floorspace. Across all sites considered, the median A1-A5 gross floorspace per dwelling is 2.0 sqm, which would equate to an A1-A5 gross floorspace requirement for South West Rugby of 10,000sqm gross.





## **RUGBY BOROUGH COUNCIL**

### **SOUTH WEST RUGBY MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

#### **ADOPTION STATEMENT**

Notice is hereby given in accordance with Regulations 14 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) that the South West Rugby Masterplan SPD was adopted by Full Council on 17<sup>th</sup> June 2021.

The adopted South West Rugby Masterplan SPD does not form part of the Development Plan but sits beneath the Local Plan. Its purpose is to provide additional detail and information to help guide and support comprehensive development of the South West Rugby allocation as specified in the Rugby Local Plan Adopted 2019. It is a material consideration for the local planning authority in the determination of planning applications.

Pursuant to Section 23(1) of the Planning and Compulsory Purchase Act 2004 (as amended), modifications were made to the South West Rugby Masterplan SPD. These modifications are set out in an October 2019 Consultation Statement and in Appendix A of this Adoption Statement.

Any person with sufficient interest in the decision to adopt the Supplementary Planning Document may make an application to the High Court for permission to apply for judicial review of the decision. Any such application must be made promptly and in any event no later than 3 months after the date on which the SPD was adopted.

The adopted South West Rugby Masterplan SPD together with copies of the Consultation Statements referred to above and a copy of this adoption statement will be available to view online at:

[https://www.rugby.gov.uk/directory/25/our\\_planning\\_strategies\\_policies\\_and\\_evidence/category/92](https://www.rugby.gov.uk/directory/25/our_planning_strategies_policies_and_evidence/category/92)

Paper copies of the South West Rugby Masterplan SPD can be supplied by post on request by contacting the Development Strategy team.

For any enquiries regarding the SPD please contact the Development Strategy team on 01788 533741 or e-mail [localplan@rugby.gov.uk](mailto:localplan@rugby.gov.uk).

**South West Rugby Masterplan SPD**

**Adoption Statement – Appendix A**

**Modifications made as a result of representations received**

**June 2021**

Development Strategy

## Introduction

1.1 This appendix to the Adoption Statement for the South West Rugby Masterplan Supplementary Planning Document (SWR SPD) sets out the modifications made as result of the representations received to the public consultation held in October 2020 on the revised draft SWR SPD. It identifies the key issues raised by respondents to the consultation and the Council's response including the modifications to the revised draft SWR SPD. This appendix also sets out details of the October 2020 public consultation and lists the individuals and organisations who responded to the consultation.

## Revised Draft SWR SPD Consultation October 2020

1.2 The consultation period on the revised draft SWR SPD took place from 1<sup>st</sup> to 29<sup>th</sup> October 2020.

1.3 The consultation was carried out in accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, and the Council's Statement of Community Involvement (2019). During the Coronavirus (COVID-19) pandemic the Government introduced new temporary Planning Practice Guidance (PPG) which enabled local planning authorities to review and update any policies in their SCI which they could not comply with due to the guidance to help combat the spread of Coronavirus. On 25<sup>th</sup> August 2020, Council agreed Supplementary Guidance to the SCI in accordance with the temporary PPG. This Supplementary Guidance to the SCI applied to the revised draft SWR SPD consultation in October 2020.

1.4 The details of the consultation including where to view the revised draft SWR SPD and how to respond were published on the Council's website and in the Rugby Observer newspaper. The consultation was promoted via the Council's social media channels on Facebook and Twitter. A press release was also issued.

1.5 All statutory consultees (including Parish Councils) and any individuals and businesses whose details were held on the Planning Policy Database received either a letter or an email notifying them of the consultation and where to view the document. Following the introduction of GDPR legislation, the Planning Policy Database had been updated to include only those the Council had a duty to consult, and those who had 'opted in' or expressed a wish to be notified of future Local Plan documents.

1.6 Copies of the consultation documents were made available on the Council's website. Representations could be made by email, post or by using an online form.

- 1.7 172 responses from individuals and organisations submitted 624 individual comments, also known as representations, within the consultation period for consideration by the Council. 16 responses from individuals and organisations submitted 52 late representations, i.e. after the consultation had closed. Regulation 13 (2) of the Town and Country Planning (Local Planning) (England) Regulations 2012 states the representations must be received by the local planning authority by the closing date specified. This means that acceptance and consideration of late representations is at the discretion of the Council. On this occasion the Council received a number of late representations from statutory bodies that are material to the content of the SPD and the number of late representations is comparatively small, therefore all the late representations received have been accepted.
- 1.8 Appendix A-1 below lists the individuals and organisations who made representations within the consultation period. Appendix A-2 below lists the individuals and organisations who submitted representations late, i.e. after the consultation had closed.
- 1.9 In terms of policy areas, connectivity and highways, the Rugby to Dunchurch landscaped buffer, open space, and woodland management received the highest number of comments. In addition, the level of complexity within some representations in respect of legal compliance, the NPPF and Local Plan compliance has been considered in depth.
- 1.10 In response to the October 2020 consultation Table 1 below sets out a summary of the key issues raised by section of the revised draft SWR SPD (October 2020), the Council's response and the main SPD modifications as included in the adoption version SWR SPD (June 2021).

**Table 1: Summary of representations received, Rugby Borough Council officer response and main SPD modifications**

SPD section	Representations Summary Oct 2020	RBC Response/ Summary of main SPD Modifications
General Comments	<ul style="list-style-type: none"> <li>Questioning the need for the development.</li> <li>Questioning the process and consultation.</li> </ul>	<ul style="list-style-type: none"> <li>The need for the SWR allocation has already been considered as part of the preparation of the Local Plan.</li> <li>SPD consultation undertaken in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended and the Council's adopted Statement of Community Involvement 2019, as amended August 2020. Consultation Strategy approved by Cabinet on 7 September 2020.</li> </ul>
Legal Compliance	No representations received.	-
NPPF	<ul style="list-style-type: none"> <li>SPD should reflect NPPF in relation to design.</li> <li>SPD reflects NPPF in relation to securing a safe environment through social infrastructure, making sufficient provision for security infrastructure, and through joint working by all partners.</li> </ul>	<ul style="list-style-type: none"> <li>The design section and Appendices D and E of the SPD address design matters and identify design principles.</li> <li>Support for approach in SPD to a safer community welcomed.</li> </ul>
Local Plan Compliance	<ul style="list-style-type: none"> <li>SPD fails to provide a comprehensive basis towards successful delivery of Policies DS8 and DS9 of the Local Plan.</li> </ul>	<ul style="list-style-type: none"> <li>It is considered that the SPD is in accordance with the adopted Local Plan, including Policies DS8 and DS9.</li> </ul>
1. Introduction	<ul style="list-style-type: none"> <li>Changes suggested to clarify when variations to the Figure 2 masterplan would be acceptable.</li> <li>Amend throughout to 'Framework Masterplan'.</li> </ul>	<ul style="list-style-type: none"> <li>SPD amended to clarify when variations to the Figure 2 masterplan would be acceptable.</li> <li>'Framework Masterplan' change not necessary.</li> <li>Section updated to reflect adoption version.</li> </ul>
2. Planning Policy and Guidance	<ul style="list-style-type: none"> <li>Support for the approach in Paragraph 2.3 to securing the equitable apportionment of the required strategic infrastructure delivery costs between the development parcels on the allocation.</li> </ul>	<ul style="list-style-type: none"> <li>Section updated to reflect adoption version.</li> </ul>

SPD section	Representations Summary Oct 2020	RBC Response/ Summary of main SPD Modifications
3. The Site and its Context	<ul style="list-style-type: none"> <li>• Mixed response to the reference to land equalisation in Paragraph 3.9.</li> <li>• Amend Figure 1 to show land permitted for employment.</li> </ul>	<ul style="list-style-type: none"> <li>• Reference to land equalisation is a factual matter and will be addressed through the delivery of the SWR allocation – no change necessary. Added reference to land for schools and the fire and rescue facility.</li> <li>• For clarity Figure 1 amended to also show the current employment planning permissions.</li> </ul>
4. Objectives	<ul style="list-style-type: none"> <li>• Changes suggested to the green infrastructure corridor objective for clarity.</li> </ul>	<ul style="list-style-type: none"> <li>• SPD green infrastructure objective amended to clarify that the creation of the new green infrastructure corridor between Cock Robin Wood and Cawston Spinney will also need to take account of the need to deliver the spine road network, internal access roads and the design guidance in the SPD. Also, amended to clarify that drainage and SuDs may be able to be interlinked or combined.</li> </ul>
5. South West Rugby Masterplan	<ul style="list-style-type: none"> <li>• Changes suggested to clarify when variations to the Figure 2 masterplan would be acceptable.</li> <li>• Main changes requested to Figure 2 Masterplan: <ul style="list-style-type: none"> <li>- District Centre – move further south.</li> <li>- Co-located Primary &amp; Secondary Schools – move further south.</li> <li>- Cawston Lane Sustainable Transport Corridor – should be all traffic.</li> <li>- Development Spine Road – unnecessary/ should be amended.</li> <li>- Open Space – remove open space on Taylor Wimpey’s land.</li> <li>- Potsford Dam Link – amend route.</li> </ul> </li> <li>• Figure 2 - detailed factual updates/ clarifications sought.</li> </ul>	<ul style="list-style-type: none"> <li>• SPD amended to clarify when variations to the Figure 2 masterplan would be acceptable.</li> <li>• Figure 2 in SPD amended: <ul style="list-style-type: none"> <li>- District Centre and co-located Primary &amp; Secondary Schools – SPD amended to show District Centre further south, closer to the Homestead Link to maximise visibility and viability but still in close proximity to the co-located primary &amp; secondary schools, which have also moved south. This ensures that the District Centre is in a sustainable location, reducing the need to travel outside South West Rugby and enabling walking and cycling access to the District Centre as well as shared trips, e.g. to the schools.</li> <li>- Cawston Lane Sustainable Transport Corridor – No change in SPD as indicative layout as shown in Local Plan Policy DS9 to be finalised through the planning applications process in agreement with WCC Highways.</li> <li>- Development Spine Road – No change in SPD as indicative layout as shown in Local Plan Policy DS9 to be finalised through the planning applications process in agreement with WCC Highways.</li> </ul> </li> </ul>

SPD section	Representations Summary Oct 2020	RBC Response/ Summary of main SPD Modifications
		<ul style="list-style-type: none"> <li>- Open Space – No change in SPD as Figure 2 is indicative.</li> <li>- Potsford Dam Link – SPD amended to show amended the updated route (directly to the B4642/A4071 junction) which is agreed with Warwickshire County Council Highways.</li> <li>• For clarity – Figure 2 checked and updated where necessary for factual changes and clarity.</li> </ul>
6. Phasing and Delivery	<ul style="list-style-type: none"> <li>• Phasing should be shown as indicative and flexible.</li> <li>• Changes suggested to the housing and infrastructure phasing.</li> </ul>	<ul style="list-style-type: none"> <li>• SPD amended to clarify that phasing and costs are indicative.</li> <li>• SPD Appendices K and L amended to update the housing and infrastructure phasing to reflect the current position and the latest information provided by the South West Rugby landowners/developers and infrastructure and service providers.</li> <li>• For clarity added reference in SPD to Policy DS8’s requirement for development proposals to come forward comprehensively and in accordance with Policies DS8, DS9, the Policies Map, the IDP and this SPD.</li> <li>• For clarity - Figure 3 checked and updated where necessary to reflect changes to Figure 2 and updates to the housing and infrastructure phasing in Appendices K and L.</li> </ul>
7. Green and Blue Infrastructure	<ul style="list-style-type: none"> <li>• Support for the green &amp; blue infrastructure network</li> <li>• Perceived loss of specific ‘dark corridor’ for wildlife.</li> <li>• SPD should acknowledge that not all natural assets can be retained.</li> <li>• Figure 4 - Detailed factual updates/ clarifications sought.</li> </ul>	<ul style="list-style-type: none"> <li>• Support for green &amp; blue infrastructure network welcomed.</li> <li>• The continuous tree corridor is shown on Figure 4 in the SPD. Reference is also already included to dark corridors.</li> <li>• SPD amended to clarify that the creation of the new Green Infrastructure corridor will also need to take account of the need to deliver the spine road network, internal access roads and the design guidance in the SPD.</li> <li>• For clarity - Figure 4 checked and update where necessary to reflect changes to Figure 2.</li> </ul>

SPD section	Representations Summary Oct 2020	RBC Response/ Summary of main SPD Modifications
8. Rugby to Dunchurch Landscaped Buffer	<ul style="list-style-type: none"> <li>Concern that the buffer is not large enough or what the Local Plan Inspector promised.</li> <li>Reference to the Rainsbrook Valley Landscape Sensitivity Study should be removed from the SPD as it clearly relates to only a small part of the allocation and played no part in informing the Local Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Figure 2 of the SPD identifies the buffer between Rugby and Dunchurch which incorporates a green infrastructure corridor from Cock Robin Wood to Cawston Spinney, as required by Local Plan Policy DS8. Section 8 of the SPD sets out guidance for planning applicants and application decision-makers in terms of the form and function of the buffer to ensure the physical and visual separation of Rugby town and Dunchurch are maintained.</li> <li>The Rainsbrook Valley Landscape Sensitivity Study was part of the Local Plan evidence base.</li> <li>The flooding and drainage paragraphs in the Rugby to Dunchurch landscaped buffer section have been amended to clarify the flood risk and drainage considerations, and the requirements for planning applications in relation to these matters.</li> </ul>
9. Woodland Management	<ul style="list-style-type: none"> <li>Concern about potential pressure for existing ancient woodland/Cawston Spinney from recreational use.</li> <li>Clarify size of the woodland buffer and where it should be measured from/what is included and the use of the buffer zone.</li> <li>Concern that the woodland buffer size has changed from 50m to 15m.</li> <li>Amend reference to zero lux for dark zones &amp; replace with reference to Bats &amp; Artificial Lighting in the UK Guidance (Bat Conservation Trust).</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the Natural England Standing Advice and Local Plan Policy DS8 the SPD provides for a minimum buffer zone of 15 metres around the ancient woodland at Cawston Spinney.</li> <li>SPD amended to clarify the form of the ancient woodland buffer zone at Cawston Spinney and the expected light levels along the dark corridors.</li> <li>SPD amended to clarify the Council's preferred option for the delivery of the Woodland Management Plan.</li> </ul>
10. Open Space	<ul style="list-style-type: none"> <li>Need for a new park/questioning where it will be located.</li> <li>Pandemic highlights importance of open space for mental well-being.</li> </ul>	<ul style="list-style-type: none"> <li>The SPD provides for over 65 hectares of open space. The type of open space required is set out in Table 2 of the SPD.</li> </ul>



SPD section	Representations Summary Oct 2020	RBC Response/ Summary of main SPD Modifications
	<ul style="list-style-type: none"> <li>Insufficient clarity on meeting sports demand, e.g. football and cricket.</li> <li>Woodland should be included in open space calculations.</li> </ul>	<ul style="list-style-type: none"> <li>The open space provision table (Table 2) in the SPD has been updated to clarify how and where the open space can be provided, and further explanation has been included of the outdoor sports provision.</li> </ul>
11. Climate Change	<ul style="list-style-type: none"> <li>Not taking account of climate change obligations.</li> <li>Should require net zero carbon/carbon neutral standards in new buildings &amp; green electricity such as solar panels, ground source heat pumps, electric vehicle charging points.</li> </ul>	<ul style="list-style-type: none"> <li>The SPD can only provide further detailed guidance on Local Plan policies. It cannot conflict with the adopted Local Plan by requiring net zero carbon or carbon neutral standards.</li> </ul>
12. Flooding and Sustainable Drainage	<ul style="list-style-type: none"> <li>Existing flooding issues/cumulative issues need to be considered.</li> <li>Individual site Flood Risk Assessments and drainage strategies more appropriate than a single allocation or site-wide one due to numbers of development parcels &amp; stages.</li> <li>Infiltration testing requirements by parcel not required as work already carried out on parts of allocation.</li> <li>EA recommend detailed hydraulic modelling of watercourses.</li> </ul>	<ul style="list-style-type: none"> <li>The flooding and sustainable drainage section in the SPD has been amended to clarify the flood risk and drainage considerations, and the requirements for planning applications in relation to these matters. Co-ordination of flood risk assessments and drainage strategies is encouraged.</li> </ul>
13. Biodiversity	<ul style="list-style-type: none"> <li>Concern about species protection e.g. bats and hedgehogs.</li> <li>Perceived loss of specific 'dark corridor' for wildlife.</li> <li>SPD should acknowledge that not all natural assets can be retained.</li> </ul>	<ul style="list-style-type: none"> <li>Warwickshire County Council Ecology have been fully engaged in the preparation of the SWR SPD. This has informed provision for species protection and appropriate mitigation measures, e.g. lighting. The Council will continue to engage with WCC Ecology as part of the determination of planning applications and the implementation of the allocation.</li> </ul>

SPD section	Representations Summary Oct 2020	RBC Response/ Summary of main SPD Modifications
	<ul style="list-style-type: none"> <li>• Support for the approach to biodiversity off-setting.</li> <li>• Figure 8 inconsistent with the 15 metre buffer for ancient woodland.</li> </ul>	<ul style="list-style-type: none"> <li>• The continuous tree corridor is shown on Figure 4 in the SPD. Reference is also included to dark corridors.</li> <li>• SPD amended to amended to clarify that there may be circumstances when it may not be possible to retain all biodiversity features, such as the construction of the spine road network.</li> <li>• SPD amended to clarify that any proposed loss of biodiversity features will need to be justified through the planning application process and mitigation measures identified.</li> <li>• Support for the approach to biodiversity off-setting welcomed.</li> <li>• For clarity, Figure 8 deleted.</li> <li>• For clarity added reference into Policy NE1 that requires an assessment of any impacts on protected and priority species and to ensure net gain in biodiversity.</li> </ul>
14. Housing Mix and Affordable Housing	<ul style="list-style-type: none"> <li>• Concern about delivering sufficient levels of affordable housing.</li> <li>• Changes requested to enable more up to date evidence of market signals/ need to be considered if it is available.</li> <li>• Clarify self-build &amp; custom housebuilding requirements.</li> <li>• Mixed response to reference to specialist housing, such as Extra Care &amp; Specialised Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Local Plan Policy H2 contains affordable housing requirement of 30% for greenfield sites. Levels of affordable housing will be expected to be provided unless a viability assessment shows that such levels would not be viable.</li> <li>• SPD amended to clarify that the specific provision and mix of a site will be informed by evidence available at the time of the planning application.</li> <li>• SPD amended to clarify the approach and requirements in relation to self-build and custom housebuilding.</li> <li>• SPD amended to clarify the approach and requirements in relation to specialist housing.</li> </ul>
15. District Centre	<ul style="list-style-type: none"> <li>• Greater clarity required in terms of location, size &amp; function of the District Centre, especially in the light of changing shopping habits.</li> <li>• Clarify the circumstances when other retailing and local facilities would be acceptable.</li> </ul>	<ul style="list-style-type: none"> <li>• The requirements for the District Centre as set out in Local Plan Policy DS8 have been clarified. The expected size of the District Centre has been updated to refer to a maximum size and clarify that any planning application for the District Centre will need to be supported by robust market and retail evidence demonstrating that the proposed quantum of</li> </ul>

SPD section	Representations Summary Oct 2020	RBC Response/ Summary of main SPD Modifications
		<p>floorspace is appropriate for the new community and a viable new District Centre. This reflects uncertainties in the light of changing shopping habits.</p> <ul style="list-style-type: none"> <li>• SPD amended to clarify the circumstances when other retailing and local facilities will be acceptable in other appropriate locations across South West Rugby.</li> </ul>
16. Education and Community Facilities	<ul style="list-style-type: none"> <li>• Concern that school provision is inadequate and phasing is unclear.</li> <li>• Questioning reasons for moving co-located primary/ secondary school.</li> <li>• No reference to community/ meeting halls.</li> <li>• Support for provision for Safer Neighbourhood Team (Police).</li> </ul>	<ul style="list-style-type: none"> <li>• The SPD sets out the school provision and phasing.</li> <li>• The requirements for the education and community facilities as set out in Local Plan Policy DS8 have been clarified. A new paragraph has been added to explain the provision of a GP surgery and other local facilities including dedicated space for community use.</li> <li>• SPD amended to clarify that new schools will be required having regard to up to date evidence of existing schools' capacity and the number of new school places generated by the South West Rugby development.</li> <li>• Support for provision for Safer Neighbourhood Team (Police) welcomed.</li> </ul>
17. Health	<ul style="list-style-type: none"> <li>• Concern that hospital &amp; GPs will not cope with the population increase from the development.</li> <li>• Concern about potential late delivery of healthcare facilities, e.g. Houlton</li> </ul>	<ul style="list-style-type: none"> <li>• The Local Plan Infrastructure Delivery Plan makes provision for health infrastructure and this is included in Appendices K and L of the SPD. Local healthcare stakeholders have been consulted on the development of the Rugby Local Plan and the SWR SPD.</li> </ul>
18. Employment	<ul style="list-style-type: none"> <li>• Concerns regarding impact of large 'sheds' or warehouses, development near to villages of historic interest and roads that are already overcrowded.</li> <li>• Adequate buffer and green spaces between existing areas needed.</li> <li>• Design guidance is overly prescriptive.</li> </ul>	<ul style="list-style-type: none"> <li>• The impact of development has already been considered as part of the preparation of the Local Plan. Local Plan Policy DS8 requires employment proposals to mitigate their impact and this is reflected in the SPD.</li> <li>• The employment section has been updated to reflect that the employment land has an outline planning permission. The requirements for the employment allocation as set out in Local Plan Policy DS8 have been clarified. The landscape and visual impact assessment and mitigation requirements have been clarified.</li> </ul>

SPD section	Representations Summary Oct 2020	RBC Response/ Summary of main SPD Modifications
19. Connectivity and Highways	<ul style="list-style-type: none"> <li>• Deliver all roads first before any development occurs.</li> <li>• The road proposals will not work and will lead to chaos.</li> <li>• Support for cycling and walking but lack of detail of routes.</li> <li>• Homestead Link: Mixed support for alignment, should connect directly to M45, impact on existing properties.</li> <li>• Unclear what is proposed for Cawston Lane – should be open to all-traffic.</li> <li>• Amend Potsford Dam Link alignment.</li> </ul>	<ul style="list-style-type: none"> <li>• The Local Plan process considered the infrastructure needed for the South West Rugby development. The Infrastructure Delivery Plan in the Local Plan sets out the phasing of the development and infrastructure. This phasing is included in Figure 3 and Appendices K and L of the SPD.</li> <li>• Detailed cycling and walking routes will be developed as part of the preparation of the planning applications for the development.</li> <li>• Explanation that the precise alignment and detailed design of the Homestead Link are matters for detailed consideration and confirmation through the determination of the planning application for the Homestead Link in accordance with Local Plan Policies DS8 and DS9.</li> <li>• Further explanation of the reasons for the Sustainable Transport Link.</li> <li>• Further explanation of the phased delivery of the Potsford Dam Link.</li> </ul>
20. Design	<ul style="list-style-type: none"> <li>• Concerns about the size/ design of the Rugby to Dunchurch buffer and impact on separation distances/ privacy.</li> <li>• Provide good quality public transport, cycle network &amp; open spaces and future-proof the development.</li> <li>• Support for Secured by Design principles (Police).</li> <li>• Housing densities should be clearly defined – higher densities within &amp; close to District Centre.</li> <li>• Add reference to efficient use of land.</li> <li>• Concern about warehouse design &amp; impacts, e.g. light pollution.</li> <li>• Retention of trees and hedgerows and their integration into the design.</li> </ul>	<ul style="list-style-type: none"> <li>• SPD amended to clarify that development parcels close to existing urban areas should be sympathetically designed to not have a negative impact on the amenity of residents in adjoining areas.</li> <li>• Support for Secured by Design principles welcomed.</li> <li>• SPD amended to clarify that higher densities would be expected within and immediately adjacent to the District Centre.</li> <li>• SPD amended to add reference to efficient use of land.</li> <li>• The SPD is not considered onerous in relation to the residential design principle that ‘opportunities should be taken to incorporate renewable and low carbon technologies into the design of development, ...’.</li> <li>• The water efficiency standard of 110 litres per person per day is required by Local Plan Policy SDC4.</li> <li>• The SPD provides for public transport, cycling, walking and open spaces. It also requires the retention of trees and hedgerows, and protection of wildlife. The employment section and Appendix E of the SPD set out the requirements for the design of employment including warehouses.</li> </ul>

SPD section	Representations Summary Oct 2020	RBC Response/ Summary of main SPD Modifications
	<ul style="list-style-type: none"> <li>• Ensure wildlife is protected through good design.</li> <li>• Inclusion of renewable &amp; low carbon technologies supported but developer concerns around costs.</li> <li>• Water efficiency standard of 110 litres per person per day too restrictive.</li> </ul>	
21. Heritage	<ul style="list-style-type: none"> <li>• Consider impact on heritage &amp; character of nearby villages and listed buildings.</li> <li>• Expand to highlight the archaeological potential of South West Rugby.</li> <li>• Corrections required to the Listed Buildings list.</li> </ul>	<ul style="list-style-type: none"> <li>• Potential harm to designated and undesignated heritage assets must be justified by the applicant/developer at the planning application stage in accordance with the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and Policy SDC3 of the Local Plan.</li> <li>• Section 21 expanded to explain the archaeological potential of SWR and that any planning application submitted for this area should include an archaeological assessment.</li> <li>• Listed Buildings list corrected.</li> </ul>
22. Noise, Odour and Lighting	<ul style="list-style-type: none"> <li>• Concerns regarding noise and light pollution from the South West Rugby development.</li> </ul>	<ul style="list-style-type: none"> <li>• The SPD sets out the approach to potential noise and light pollution. No change required.</li> </ul>
23. Air Quality	<ul style="list-style-type: none"> <li>• Concern that the South West Rugby development will make air quality worse, including in Dunchurch.</li> <li>• SPD should acknowledge that infrastructure, such as the Homestead Link, will improve air quality.</li> </ul>	<ul style="list-style-type: none"> <li>• The infrastructure set out in the SPD will help to address existing air quality issues.</li> <li>• SPD amended to clarify the Policy H5 requirements including for air quality reports to be submitted with planning applications for major developments, and to include examples of onsite mitigation measures. Air quality improvements would be considered within the air quality report.</li> </ul>

SPD section	Representations Summary Oct 2020	RBC Response/ Summary of main SPD Modifications
24. Utilities	<ul style="list-style-type: none"> <li>Concern about impact of the South West Rugby development on existing properties' utilities.</li> </ul>	<ul style="list-style-type: none"> <li>The SPD adequately addresses these matters. The utility companies have been consulted on the SPD and were consulted on the Local Plan. Developers will consult with the utility companies regarding the detail of their proposals. Minor wording changes for clarity.</li> </ul>
25. Section 106 Framework	<ul style="list-style-type: none"> <li>Request for further information about the S106 Framework from the South West Rugby Consortium including costs, works in kind, apportionment, review mechanisms, provision of land, definitions.</li> <li>A consistent approach with a S106 template.</li> <li>Must be compliant with Regulation 122 of Community Infrastructure Levy Regulations 2010: necessary to make the development acceptable in planning terms, directly related to the development, fairly &amp; reasonably related in scale &amp; kind to the development.</li> </ul>	<ul style="list-style-type: none"> <li>SPD amended to clarify the approach to works in kind, review and reimbursement of contributions. Reference added to regulation 122 of the Community Infrastructure Levy Regulations 2010.</li> </ul>
26. Viability	<ul style="list-style-type: none"> <li>Clarification sought on the independent viability assessment.</li> </ul>	<ul style="list-style-type: none"> <li>SPD amended to clarify the financial viability assessment requirements including in relation to affordable housing obligations.</li> </ul>
27. Submission Documents	<ul style="list-style-type: none"> <li>Remove references to 'site wide' drainage strategy and 'site wide' Flood Risk Assessment as individual applications will be submitted.</li> <li>Remove 'Construction Management Plan' as it is likely this would be conditioned.</li> </ul>	<ul style="list-style-type: none"> <li>SPD amended to replace 'site wide' drainage strategy and 'site wide' Flood Risk Assessment with 'Site-specific' drainage strategy and Flood Risk Assessment.</li> <li>SPD amended to delete reference to 'Construction Management Plan' as this would be conditioned.</li> <li>SPD amended to clarify when an air quality assessment and an air quality report are required.</li> <li>SPD amended to clarify when a transport assessment, a transport statement and a travel plan are required.</li> </ul>

SPD section	Representations Summary Oct 2020	RBC Response/ Summary of main SPD Modifications
Appendices	<ul style="list-style-type: none"> <li>• Appendix D – Changes to location and design principles for education requested.</li> <li>• Appendices K and L - Clarification that the infrastructure costs and the phasing are indicative.</li> <li>• Appendix K - Clarification and updates of the infrastructure costs requested.</li> <li>• Appendix L - Updates of the phasing requested.</li> <li>• Appendix N – Latest Woodland Management Plan June 2020 should be included.</li> <li>• Appendix O - Comparative review of District and Local Centre provision considered flawed.</li> </ul>	<ul style="list-style-type: none"> <li>• Appendix D sets out the local education authority’s location and design requirements for all schools.</li> <li>• The indicative housing and infrastructure phasing and costs in Appendices K and L of the SPD have been updated to reflect the current position and the latest information provided by the South West Rugby landowners/ developers and infrastructure and service providers.</li> <li>• Appendix N of the SPD has been updated with the latest Woodland Management Plan.</li> <li>• The comparative review of district and local centre provision in Appendix O of the SPD is considered unnecessary and has been removed.</li> </ul>

## Appendix A-1 – Individuals and organisations who made representations to the Revised Draft South West Rugby SPD in October 2020

First Name	Surname	Organisation
Kieran	Beanland	
Nick	Nicholson	
Gordon	Berridge	
Julian	Woolley	
Valerie	Mitchell	
Simon	Ward	
Jenny	Vekic	
Blanaid	Cook	
Katherine	Hudson	
Afua	Osei	
Karen	Adam	
David	Brook	
Richard	Jackson	
Karen	Carter	
Nicholas	Line & family	
Victoria	Smith	
M J	Parker	
K W	Turner	
Brian	Nesbit	
John	Robards	Friends of Lime Tree Avenue
E L	Evans	
Richard	Walker	
Chris	Reading	
Shobhna	Chohan	
Richard	Allanach	



First Name	Surname	Organisation
Brian	Phillips	
Emily	Kingswell	Place Partnership for Warwickshire Police
Ian	Dickinson	Canal and River Trust
Michael	Judge	Save Dunchurch Action Group
Dan	Lamb	Warwickshire County Council - Lead Local Flood Authority
Cheryl	Turner	
Dr A	Canale-Parola	Rugby Health and Care Improvement Forum
Julie	Hinds	
Barrie	Bemand	
Mr R	Mitchell-King	
James	Severn	
Dr A	McFarland	
Simon	Sutton	
Fran	Fuller	
Jane	Harrisson	
Steven	Rees	
David	Brockway	
Diane	Flavell	
Matt	Verlander	Avison Young for National Grid
Jeanette	Mitchell-King	
Jennifer	Oldfield	
Janet	Milwain	
Pauline	Pickard	
Louise	Courtneil-McNeilage	
Brian	Pedley	
Mrs Maureen	Steer	
Gabs	Cooper	

First Name	Surname	Organisation
Lynne	Brushett	
Stuart	Boulton	
Dr J R	Ponsford	
Margaret	Richards	
Julie	Hinds	
Richard	Howarth	
Rajvir	Bahey	Sport England
Chris	Worman	Rugby Borough Council - Parks and Grounds Unit
Sylvia	Jacques	Thurlaston Parish Council
Austin	Mitchell-King	
Gill	Peacock	Dunchurch Parish Council
Elizabeth	Thompson	
Kay	Thorpe	
Karen & Roger	Dent	
Isla	Barrack	
Henry	Mahalski	
Rob	Sargent	Natural England
Stuart	Jones	
Helen & Dave	Massie	
Philippa	Belcher	
Juliette	Crossin	
Paul	Bradshaw	
Anne	Knott	
Melanie	Lindsley	The Coal Authority
Mr P & Mrs R	Wattam	
Gillian	Western	
John	Robards	

First Name	Surname	Organisation
Patteeswaran	Sellamuthu	
Jane	Clews	
Dennis & Heather	Orton	
Sivaram	Asok	
Kathryn & Jim	Stewart	
Gill	Stringer	
Keith	Brushett	
Brian	Coleman	
Sarah	Coulon	
Lee	Chase	
Kerry	Jackson	
Steve	Jackson	
Paul	Wallace	
Joshua	Brimley	
Mark & Bridget	Rothwell	
Helen	Wallace	
Mr Kartik & Mrs Revathi	Palaniappan/ Rayar	
Des	Creery	
Anne-Marie	Rose	
Bonnie	Moran	
Stephen	Grant	
Steve	Whitehouse	
Catherine	O'Toole	Pegasus for Richborough Estates
Dinesh	Reddy	
Alan	Merrick	
M	Ackam	
Joe	Garthwaite	

First Name	Surname	Organisation
Sue	Winton	
Dr Alireza & Mrs B	Veshagh	
Mark and Jane	Lambert	
Ben	Borthwick	Smith Jenkins for Mr Demis Ohandjanian
Greg	Winton	
James/ Julie	Pleavin/ Brammar	
Robert	Nash	Cawston Parish Council
Erica	Milwain	
Kate	Aluze-Ele	
Stewart and Ann	Wright	
Ilke	Cochrane	
Brian and Jackie	Bowsher	
Lorna	Garthwaite	
Robert	Cooper	
John and Valerie	Chapman	
Selina	Larque	
Amy and Anthony	Cahill	
Lynn	Fuller	
David	Cochrane	
Andrew	Larque	
C G	Webster	
Dianne	Jones	
Ben	Frodsham	Homes England
Yvonne	Merrick	
Norman	Lines	
Paul	Henden	
Sarah	Green	

First Name	Surname	Organisation
Helen	Creery	
Peter	Steer	
Emmanuel	Coulon	
J M	Smith	
Bob	Beggs	
Maralyn	Pickup	
Gary	Stephens	Marrons Planning for L&Q Estates
Gemma	Johnson	Barton Willmore for Taylor Wimpey
Janet	Neale	Warwickshire County Council
Louise	Steele	Framptons for Tritax Symmetry
Rosamund	Worrall	Historic England
Helen & Melvyn	Macartney	
Paul	Kilborn	
A E	Molyneaux	
Anthony	Smith	
Rebecca	Madden	
Adrian	Cannell	
Craig	Marsden	
Lucy		
Mark	Gozdecki	
Elizabeth	Satinet	
Cara		
Chris	Reading	
Aaron	Sutcliffe	
Jose	Martins	
Daniel	Clark	
Mrs ME	Dean	

First Name	Surname	Organisation
Patrick	Kealey	
Isabel	Draper	
Susan	Kealey	
Stephanie	Clifford	
L.J.J.	Donnelly	
Julie	Monk	
David	Hume	
Carol	Knee	
K	Polley	
Eddie	Kealey	
Kenneth	Knott	
Alan	Horton	

## Appendix A-2 – Individuals and organisations who made late representations to the Revised Draft South West Rugby SPD

First Name	Surname	Organisation
Fiona	Macartney	
Paul	Kilborn	
Keith	Brushett	
Barry	White	
Anna	Stocks	Warwickshire County Council Archaeology
Louise	Sherwell	Warwickshire County Council Ecology
Joanne	Archer	Warwickshire County Council Transport Planning & Development Management (Highways)
Shirley	Hall	
Graham & Wendy	Varnish	
John	Richmond	
Jeremy	Wright MP	
Ludmila	Enticott	
Valerie & Christopher	Matthews-Lane/ Lane	
John	Bretherton	
Samuel	Penford	Environment Agency
Mr R	Mitchell-King	Residents of 50-58 Rugby Road






# EQUALITY IMPACT ASSESSMENT (EqIA)

## Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
  - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
  - advancing equality of opportunity between people who share a protected characteristic and those who do not,
  - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
  - age
  - disability
  - gender reassignment
  - marriage/civil partnership
  - pregnancy/maternity
  - race
  - religion/belief
  - sex/gender
  - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published online.
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:  
Minakshee Patel  
Corporate Equality & Diversity Advisor  
[minakshee.patel@rugby.gov.uk](mailto:minakshee.patel@rugby.gov.uk)  
Tel: 01788 533509

## Equality Impact Assessment

<b>Service Area</b>	<b>Development Strategy</b>
<b>Policy/Service being assessed</b>	<b>South West Rugby Supplementary Planning Document</b>
<b>Is this is a new or existing policy/service? If existing policy/service please state date of last assessment</b>	<b>This is a subsidiary document of the Rugby Borough Local Plan 2011-2031 that had its own EqlA as part of its statutory adoption process.</b>
<b>EqlA Review team – List of members</b>	<b>Maxine Simmons – Development Strategy Manager</b>
<b>Date of this assessment</b>	<b>29 April 2021</b>
<b>Signature of responsible officer (to be signed after the EqlA has been completed)</b>	

**A copy of this Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Advisor.**

**If you require help, advice and support to complete the forms, please contact Minakshee Patel, Corporate Equality & Diversity Advisor via email: [minakshee.patel@rugby.gov.uk](mailto:minakshee.patel@rugby.gov.uk) or 01788 533509**

**Details of Strategy/ Service/ Policy to be analysed**

<b><u>Stage 1 – Scoping and Defining</u></b>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	The Supplementary Planning Document (SPD) elaborates on the Local Plan's policies DS8 and DS9 relating to a site known as 'South West Rugby', providing guidance on how the allocation for 5000 dwellings and 35Ha of employment will be taken forward and implemented.
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	The Local Plan is considered to benefit all groups with protected characteristics through increased provision of housing, employment and supporting infrastructure, including social and community facilities.
(3) What are the expected outcomes you are hoping to achieve?	Council is being asked to adopt the SPD following public consultation held in October and November 2019 and further public consultation held in October 2020.
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> <li>• Customers</li> <li>• Employees</li> <li>• Wider community or groups</li> </ul>	The Borough Local Plan is considered to benefit all groups with protected characteristics through increased provision of housing, employment and supporting infrastructure. However, the Local Plan is a broad document, having a detailed policy document (the SPD) setting out how this specific allocation can be implemented will enable the Council to provide guidance to how the site is delivered and provide the spatial objective to be achieved for the new neighbourhood, ensuring that Council priorities can be delivered.
<b><u>Stage 2 - Information Gathering</u></b>	
(1) What does the information tell you about those groups identified?	As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, eg service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).
	The SPD is subsidiary to the Local Plan, so relies upon the extensive documentation already gathered for the Local Plan, which is available on the Council's website.

Appendix 3

<p>(2) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement? If yes, what were their views and how have their views influenced your decision?</p>	<p>Informal consultation was undertaken with the consortium of developers and landowners with interests in the South West Rugby allocation and key stakeholders at Warwickshire County Council, including highways, education and biodiversity. This informed many aspects of the draft version of the SPD which was the subject of the first public consultation for six weeks between 17<sup>th</sup> October and 29<sup>th</sup> November 2019. Subsequently, changes were made to the draft SPD and a further public consultation was held for four weeks between 1<sup>st</sup> and 29<sup>th</sup> October 2020. The public, developers/ landowners and stakeholders all had the opportunity to make representations to the consultations and all their responses have been considered with changes made where required.</p>		
<p>(3) If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.</p>	<p>See response to Stage 2 – Question 2 above.</p>		
<p><b><u>Stage 3 – Analysis of impact</u></b></p>			
<p>(1) <u>Protected Characteristics</u> From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination?  If yes, identify the groups and how they are affected.</p>	<p><b>RACE</b> No adverse or negative impacts identified</p>	<p><b>DISABILITY</b> No adverse or negative impacts identified</p>	<p><b>GENDER</b> No adverse or negative impacts identified</p>
	<p><b>MARRIAGE/CIVIL PARTNERSHIP</b> No adverse or negative impacts identified</p>	<p><b>AGE</b> No adverse or negative impacts identified</p>	<p><b>GENDER REASSIGNMENT</b> No adverse or negative impacts identified</p>
	<p><b>RELIGION/BELIEF</b> No adverse or negative impacts identified</p>	<p><b>PREGNANCY MATERNITY</b> No adverse or negative impacts identified</p>	<p><b>SEXUAL ORIENTATION</b> No adverse or negative impacts identified</p>

<p><u>(2) Cross cutting themes</u></p> <p>(a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how?</p> <p>(b) Are your proposals likely to impact on a carer who looks after older people or people with disabilities? If yes, please explain how?</p>	<p>When implemented proposals will result in increased employment opportunities and educational/health/ community provision and affordable housing. This may help reduce social inequalities.</p> <p>The SPD requires accessible and affordable homes and specialist housing for older people. This contributes to equality by increasing the amount of these types of homes being available.</p> <p>No.</p>
<p>(3) If there is an adverse impact, can this be justified?</p>	<p>Not applicable.</p>
<p>(4)What actions are going to be taken to reduce or eliminate negative or adverse impact? (this should form part of your action plan under Stage 4.)</p>	<p>Not applicable.</p>
<p>(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?</p>	<p>The SPD requires accessible and affordable homes and specialist housing for older people. This contributes to equality by increasing the amount of these types of homes being available.</p>

<p>(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?</p>	<p>The aim of the SPD is to improve placemaking for the South West Rugby allocation, building a new community and locating services and facilities in the District Centre that are accessible thereby reducing the reliance on the private car or having to travel to alternative local centres. This facilitates the building of a new community encompassing diverse groups and promoting good relations, including the need to ensure that the impacts of the proposal are mitigated by requiring the correct amount of local services for the growing population and not putting undue pressure on existing services.</p> <p>Planning for the increased provision of housing, employment and associated services is considered to offer the potential for improved relations between groups through less competition for services reducing the potential for negative perceptions of service allocation.</p>
<p>(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?</p>	<p>None identified.</p>

<p><b><u>Stage 4 – Action Planning, Review &amp; Monitoring</u></b></p>																										
<p>If No Further Action is required then go to – Review &amp; Monitoring</p> <p>(1) Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.</p>	<p>EqlA Action Plan</p> <table border="1" data-bbox="875 1094 2114 1321"> <thead> <tr> <th>Action</th> <th>Lead Officer</th> <th>Date for completion</th> <th>Resource requirements</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Action	Lead Officer	Date for completion	Resource requirements	Comments																				
Action	Lead Officer	Date for completion	Resource requirements	Comments																						

(2) Review and Monitoring

State how and when you will monitor policy and Action Plan

Officers produce an annual monitoring report. In addition, the SPD will be subject to annual review. If required, the SPD can be amended if there is a change in legislation or policy at either national or local level.

Please annotate your policy with the following statement:

**‘An Equality Impact Assessment on this policy was undertaken on 29 April 2021 and will be reviewed on 29 April 2022.’**

**AGENDA MANAGEMENT SHEET**

**Report Title:** Monks Kirby Neighbourhood Plan - Designation of Neighbourhood Plan Area

**Name of Committee:** Cabinet

**Date of Meeting:** 7 June 2021

**Report Director:** Chief Officer - Growth and Investment

**Portfolio:** Growth and Investment

**Ward Relevance:** Revel and Binley Woods

**Prior Consultation:** None

**Contact Officer:** Maxine Simmons, Development Strategy Manager, 01788 533533 or maxine.simmons@rugby.gov.uk

**Public or Private:** Public

**Report Subject to Call-In:** No

**Report En-Bloc:** No

**Forward Plan:** Yes

**Corporate Priorities:** This report relates to the following priority(ies):  
 Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C)  
 Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E)  
 Residents live healthy, independent lives, with the most vulnerable protected. (HC)  
 Rugby Borough Council is a responsible, effective and efficient organisation. (O)  
[Corporate Strategy 2021-2024](#)  
 This report does not specifically relate to any Council priorities but

**Summary:** Under the Localism Act 2011 local communities are entitled to develop neighbourhood plans for their area.

**Financial Implications:** Monks Kirby Parish Council want to produce a neighbourhood plan for their parish. The first step



is to define the physical area their neighbourhood plan will cover.

**Risk Management Implications:** There are no financial implications for the Council as a result of this decision.

**Environmental Implications:** If the council does not make this decision there could be negative funding implications for the parish and their ability to obtain funding to develop their neighbourhood plan.

**Legal Implications:** There are no financial implications for the Council as a result of this decision.

**Equality and Diversity:** The decision will ensure that the matter has been dealt with in a correct legal manner.

**Options:**

- 1) That Cabinet agree to the boundary Monks Kirby Parish Council wish to use for their neighbourhood plan.

Risks: None

Benefits: This will enable the Monks Kirby Neighbourhood Planning Team to move forward with their neighbourhood planning work.

- 2) That Cabinet do not agree to the boundary Monks Kirby Parish Council wish to use for their neighbourhood plan.

Risks: The Monks Kirby Neighbouring Planning Team will not be able to move forward with their neighbourhood planning work.

Benefits: None

**Recommendation:** The boundary which Monks Kirby Parish Council wishes to use for its neighbourhood plan be agreed.

**Reasons for Recommendation:** Formally endorsing the proposed boundary ensures that this part of the neighbourhood planning process has been officially agreed in the correct legal manner.

**Cabinet - 7 June 2021**

**Monks Kirby Neighbourhood Plan - Designation of  
Neighbourhood Plan Area**

**Public Report of the Chief Officer - Growth and Investment**

**Recommendation**

The boundary which Monks Kirby Parish Council wishes to use for its neighbourhood plan be agreed.

**1. Introduction**

- 1.1 This report relates to the beginning of the process of Monks Kirby Parish Council forming a Neighbourhood Plan.

**2. Background**

- 2.1. On 7 December the authority received a letter from Monks Kirby Parish Council informing the Council that it wished to produce its own neighbourhood plan. The first stage in producing a neighbourhood plan is to define the area that the plan will be applied to. It has chosen to use the parish boundary.

**3. Evidence**

- 3.1. The main evidence in relation to this report is the boundary within which Monks Kirby wish to operate its neighbourhood plan. This is the parish boundary and is shown in Appendix 1. This is considered to be a logical and straightforward boundary for the neighbourhood plan area and there are no technical reasons to object utilising a pre-existing and recognisable boundary in this manner.

**4. Implications**

- 4.1. The detailed provisions around the preparation and adoption of neighbourhood plans are set out in both primary legislation and secondary regulations. The relevant section is Section 5 of The Neighbourhood Planning (General) Regulations 2012 which relates to an application for designation of a neighbourhood area.
- 4.2. The correspondence included a map in compliance with section 5 (1) (a) identifying the area to which the application relates; a statement explaining why this area is considered appropriate as per section 5 (1) (b); and a statement confirming that the application is from Monks Kirby Parish Council which is a relevant body for the purposes of Section 61G of the 1990 Town and Country Planning Act.

- 4.3. Section 5A (1) (a) of the above regulations relates to where a local planning authority receives an application from a parish council, as in this case. Its correspondence accords with 5A (1) (b) since it relates to the whole of the parish council's area. The specified area does not extend outside of the parish council's area which is referred to in 5A (1) (c). Since all of these criteria are met, the local planning authority must exercise its powers under section 61G of the 1990 Act to designate the specified area as a neighbourhood plan.
- 4.4. When earlier neighbourhood plans sought agreement from the Council to their proposed plan area, the response was dealt with under delegated authority by the previous Head of Growth and Investment at officer level. The request from Monks Kirby was initially processed using the same procedure. However, the delegated authority to determine these matters was specific to the previous Head of Growth and Investment. The current Chief Officer for Growth and Investment has a slightly different post to her predecessor. It was necessary to obtain legal advice about whether or not the option of delegated authority was still available.
- 4.5. Decisions of this nature relate to the Council's development plan (of which neighbourhood plans form a part) and are covered by Regulation 4 and Schedule 3 of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000. This sets out that the decision making functions are split between the executive (Cabinet) and the authority (Full Council), depending on the nature of the decision that is required.
- 4.6. Regulation 4 sets out the decisions which Full Council must make. If not specifically required by Regulation 4 to be made by Full Council, then Cabinet can make the decisions. Broadly, in relation to neighbourhood plans, the decisions that Full Council must make relate to going out to public consultation, submissions to the Secretary of State (or PINS) and the final adoption of any plan. Therefore, the designation of a neighbourhood area is a decision that should be taken by Cabinet.
- 4.7. Following the noting of this report, Monks Kirby Parish will continue to sending out questionnaires to progress the next stage of its plan. Relevant documents will be brought to Cabinet as and when they are produced in due course.

## **5. Conclusion**

- 5.1. It is legally necessary to confirm acceptance to the boundary for the neighbourhood plan to go forward.

Appendix 1 – Monks Kirby Neighbourhood Plan Area Designation



**Name of Meeting:** Cabinet

**Date of Meeting:** 7 June 2021

**Subject Matter:** Monks Kirby Neighbourhood Plan - Designation of Neighbourhood Plan area

**Originating Department:** Growth and Investment

**DO ANY BACKGROUND PAPERS APPLY**  YES  NO

**LIST OF BACKGROUND PAPERS**

<b>Doc No</b>	<b>Title of Document and Hyperlink</b>

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

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Exempt information is contained in the following documents:

<b>Doc No</b>	<b>Relevant Paragraph of Schedule 12A</b>

# EQUALITY IMPACT ASSESSMENT (EqIA)

## Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
  - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
  - advancing equality of opportunity between people who share a protected characteristic and those who do not,
  - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
  - age
  - disability
  - gender reassignment
  - marriage/civil partnership
  - pregnancy/maternity
  - race
  - religion/belief
  - sex/gender
  - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published online.
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:  
Minakshee Patel  
Corporate Equality & Diversity Advisor  
[minakshee.patel@rugby.gov.uk](mailto:minakshee.patel@rugby.gov.uk)  
Tel: 01788 533509

## Equality Impact Assessment

<b>Service Area</b>	Development Strategy
<b>Policy/Service being assessed</b>	Monks Kirby Neighbourhood Plan – Designation of plan area.
<b>Is this is a new or existing policy/service? If existing policy/service please state date of last assessment</b>	Neighbourhood plans are a well-established part of the planning system. This is the first stage in Monks Kirby producing their own neighbourhood plan.
<b>EqlA Review team – List of members</b>	Maxine Simmons - Development Strategy Manager  Peter Heath - Principal Planning Officer
<b>Date of this assessment</b>	02 March 2021
<b>Signature of responsible officer (to be signed after the EqlA has been completed)</b>	

**A copy of this Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Advisor.**

**If you require help, advice and support to complete the forms, please contact Minakshee Patel, Corporate Equality & Diversity Advisor via email: [minakshee.patel@rugby.gov.uk](mailto:minakshee.patel@rugby.gov.uk) or 01788 533509**

**Details of Strategy/ Service/ Policy to be analysed**

<b><u>Stage 1 – Scoping and Defining</u></b>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	Local communities are entitled to produce a neighbourhood plan for their area. The first stage is for the local community to define the physical area that they wish to plan for.
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	It primarily fits in with priorities on: <ul style="list-style-type: none"> <li>• Understand our communities and enable people to take an active part in them</li> </ul> Developing neighbourhood plans is encouraged by the adopted Local Plan in Policy GP3.
(3) What are the expected outcomes you are hoping to achieve?	This first stage is a necessary legal requirement, in itself it achieves nothing but enables the local community to move on to more important stages that could ultimately produce a neighbourhood plan.
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> <li>• Customers</li> <li>• Employees</li> <li>• Wider community or groups</li> </ul>	Not at this early stage.
<b><u>Stage 2 - Information Gathering</u></b>	
(1) What does the information tell you about those groups identified?	As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, e.g service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).
	Not applicable at this stage.



Appendix 2

<p>(2) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement? If yes, what were their views and how have their views influenced your decision?</p>	<p>It is for those promoting the neighbourhood plan to consult the authority on their proposed boundary.</p>		
<p>(3) If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.</p>	<p>It will be for those promoting the neighbourhood plan to undertake consultation on their proposals, once they have been developed.</p>		
<p><b><u>Stage 3 – Analysis of impact</u></b></p>			
<p><b><u>(1)Protected Characteristics</u></b>                  From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination?                   If yes, identify the groups and how they are affected.</p>	<p><b>RACE</b></p>	<p><b>DISABILITY</b></p>	<p><b>GENDER</b></p>
	<p><b>MARRIAGE/CIVIL PARTNERSHIP</b></p>	<p><b>AGE</b></p>	<p><b>GENDER REASSIGNMENT</b></p>
	<p><b>RELIGION/BELIEF</b></p>	<p><b>PREGNANCY MATERNITY</b></p>	<p><b>SEXUAL ORIENTATION</b></p>

Appendix 2

<p><u>(2) Cross cutting themes</u>                  (a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how?                   (b) Are your proposals likely to impact on a carer who looks after older people or people with disabilities? If yes, please explain how?</p>	<p>This first stage is a necessary legal requirement, in itself it achieves nothing but enables the local community to move on to more important stages that could ultimately help disadvantaged groups.</p> <p>Not at this initial stage.</p>
<p>(3) If there is an adverse impact, can this be justified?</p>	<p>N/A</p>
<p>(4) What actions are going to be taken to reduce or eliminate negative or adverse impact? (this should form part of your action plan under Stage 4.)</p>	<p>N/A</p>
<p>(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?</p>	<p>Not at this initial stage, see 2a above.</p>
<p>(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?</p>	<p>Not at this initial stage, see 2a above.</p>
<p>(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?</p>	<p>N/A</p>

<p><b><u>Stage 4 – Action Planning, Review &amp; Monitoring</u></b></p>																														
<p>If No Further Action is required then go to – Review &amp; Monitoring</p> <p>(1) Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.</p>	<p>No further action is required.</p> <p>EqlA Action Plan</p> <table border="1" data-bbox="875 464 2116 692"> <thead> <tr> <th data-bbox="875 464 1122 539">Action</th> <th data-bbox="1122 464 1368 539">Lead Officer</th> <th data-bbox="1368 464 1615 539">Date for completion</th> <th data-bbox="1615 464 1861 539">Resource requirements</th> <th data-bbox="1861 464 2116 539">Comments</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Action	Lead Officer	Date for completion	Resource requirements	Comments																				
Action	Lead Officer	Date for completion	Resource requirements	Comments																										
<p>(2) Review and Monitoring State how and when you will monitor policy and Action Plan</p>	<p>This EqlA will be reviewed again when/if the local community produce a neighbourhood plan.</p>																													

Please annotate your policy with the following statement:

**‘An Equality Impact Assessment on this policy was undertaken on (date of assessment) and will be reviewed on (insert review date).’**

**AGENDA MANAGEMENT SHEET**

**Report Title:** Appointments to Working Parties 2021/22

**Name of Committee:** Cabinet

**Date of Meeting:** 7 June 2021

**Report Director:** Chief Officer - Legal and Governance

**Portfolio:** Legal and Governance

**Ward Relevance:** N/A

**Prior Consultation:** All Group Leaders

**Contact Officer:** Claire Waleczek, Democratic Services Team  
Leader 01788 533524 or  
claire.waleczek@rugby.gov.uk

**Public or Private:** Public

**Report Subject to Call-In:** Yes

**Report En-Bloc:** No

**Forward Plan:** Yes

**Corporate Priorities:** This report relates to the following priority(ies):  
 Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C)  
 Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E)  
 Residents live healthy, independent lives, with the most vulnerable protected. (HC)  
 Rugby Borough Council is a responsible, effective and efficient organisation. (O)  
[Corporate Strategy 2021-2024](#)  
 This report does not specifically relate to any Council priorities but

**Summary:** Cabinet is requested to consider which Working Parties be re-constituted for 2021/22 and appoint the membership of each group.

**Financial Implications:** There are no financial implications for this report.

<b>Risk Management Implications:</b>	There are no risk management implications for this report.
<b>Environmental Implications:</b>	There are no environmental implications for this report.
<b>Legal Implications:</b>	There are no legal implications for this report.
<b>Equality and Diversity:</b>	There are no equality and diversity implications for this report.
<b>Options:</b>	N/A
<b>Recommendation:</b>	<p>(1) The recommendations for the appointment of working parties for 2021/22, as proposed at paragraph 2 of the report, be approved; and</p> <p>(2) the membership of each Working Party to be reconstituted for the 2021/22 municipal year be established.</p>
<b>Reasons for Recommendation:</b>	Cabinet needs to decide which Working Parties are required to carry out business in 2021/22.

**Cabinet - 7 June 2021**

**Appointment to Working Parties 2021/22**

**Public Report of the Chief Officer - Legal and Governance**

**Recommendation**

- (1) The recommendations for the appointment of working parties for 2021/22, as proposed at paragraph 2 of the report, be approved; and
- (2) the membership of each Working Party to be reconstituted for the 2021/22 municipal year be established.

**1. INTRODUCTION**

Cabinet is requested to consider which Working Parties need to be re-constituted for 2021/22 to support the business of the Council and appoint the membership of each group required.

**2. MEMBERSHIP OF WORKING PARTIES FOR 2020/21**

The membership of the Working Parties which were approved for 2020/21 are set out below. There is also a note below each working party recommending if it be reconstituted or disestablished.

**Gypsies and Travellers Working Party (formerly Gypsies and Travellers Strategy and Action Plan Group)**

Councillors Mrs Crane (Portfolio Holder), Gillias, Pacey-Day, Mrs Parker, Roberts (Portfolio Holder), Roodhouse, Mrs Simpson-Vince (Portfolio Holder) and Srivastava

***Proposal: reconstitute***

**Grants Working Party**

Mrs A'Barrow, Bearn, Brader, Mrs Bragg, Mrs Crane (Portfolio Holder), Miss Dumbleton, Mrs Garcia, Mrs O'Rourke and Mrs Roodhouse

***Proposal: reconstitute***

**Planning Services Working Party**

Councillors Gillias, Miss Lawrence, Mistry, Mrs O'Rourke, Picker, Roodhouse, Sandison and Mrs Simpson-Vince (Portfolio Holder)

***Proposal: reconstitute***

### **Health and Safety Members' Working Party**

Councillors Mrs Bragg, Mahoney and Mrs Roodhouse  
***Proposal: disestablish***

### **Constitution Review Working Party**

Councillors Lewis, Mahoney and Ms Robbins (Portfolio Holder)  
***Proposal: disestablish***

### **Waste Management Review Working Party**

Councillors Brown, Lewis, Mrs Parker and Roberts (Portfolio Holder)  
***Proposal: merge with Flytipping Working Party***

### **Civic Honours Working Party**

Councillors Mistry, Roberts, Roodhouse and Mrs Timms  
***Proposal: reconstitute***

### **Asset Management Member Working Group**

Councillors Lowe (Leader), McQueen, Mrs O'Rourke, Ms Robbins  
(Portfolio Holder) and Mrs Simpson-Vince (Portfolio Holder)  
***Proposal: reconstitute***

### **Rugby Art Gallery and Museum Working Party (approved at Cabinet – 1 March 2021)**

To be confirmed  
***Proposal: reconstitute***

### **Queen's Diamond Jubilee Centre Working Party (approved at Cabinet – 1 March 2021)**

Councillors Mrs Allanach, Eccleson, Mahoney, Picker and Mrs Simpson-Vince  
(Portfolio Holder)  
***Proposal: reconstitute***

### **Flytipping Working Party**

Councillors Roberts (Portfolio Holder), Sandison and Srivastava  
***Proposal: merge with Waste Management Review Working Party***

### **Climate Emergency Working Group**

Councillors Roberts (Portfolio Holder), Brader, Mrs Brown, Mrs Crane,  
McQueen, Picker and Roodhouse  
***Proposal: reconstitute***

**Town Council Working Party**

Councillors Mrs O'Rourke, Poole and Roodhouse  
***Proposal: reconstitute***



**Name of Meeting:** Cabinet  
**Date of Meeting:** 7 June 2021  
**Subject Matter:** Appointments to Working Parties 2021/22  
**Originating Department:** Legal and Governance

**DO ANY BACKGROUND PAPERS APPLY**       YES       NO

**LIST OF BACKGROUND PAPERS**

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

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Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

**AGENDA MANAGEMENT SHEET**

**Report Title:** Local Authority Delivery Scheme Proposals

**Name of Committee:** Cabinet

**Date of Meeting:** 7 June 2021

**Report Director:** Chief Officer - Communities and Homes

**Portfolio:** Communities and Homes

**Ward Relevance:** All

**Prior Consultation:** TBC

**Contact Officer:** William Winter, Asset Management Team Leader  
01788 533848 or [william.winter@rugby.gov.uk](mailto:william.winter@rugby.gov.uk)

Michelle Dickson, COmmunities and Projects  
Manager 01788 533843 or  
[michelle.dickson@rugby.gov.uk](mailto:michelle.dickson@rugby.gov.uk)

**Public or Private:** Public

**Report Subject to Call-In:** Yes

**Report En-Bloc:** No

**Forward Plan:** Yes

**Corporate Priorities:** This report relates to the following priority(ies):

**(C) Climate**  Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C)

**(E) Economy**  Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E)

**(HC) Health and Communities**  Residents live healthy, independent lives, with the most vulnerable protected. (HC)

**(O) Organisation**  Rugby Borough Council is a responsible, effective and efficient organisation. (O)

[Corporate Strategy 2021-2024](#)

This report does not specifically relate to any Council priorities but

**Summary:** This is an opportunity for the council to receive grant (with associated match funding requirements) to support the decarbonisation of

its lower performing housing stock, for qualifying lower income households.

**Financial Implications:**

The grant can be used to fund a maximum of 66% of the total cost of upgrades in rented properties and the landlords need to fund the remaining 33%. The maximum average expectation is £5,000 of LAD funding per home. For higher cost upgrades there is an expectation of higher contributions from the Local Authority or landlord.

The financial implications are detailed in section 5.0 of the report.

A supplementary budget of £0.739M (made up of the £0.507M grant award plus the required £0.232M match funding) will be required to progress the project. This can be met from the Housing Revenue Account Major Repairs reserve.

**Risk Management Implications:**

i) The award of grant remains a competitive process and despite the provisional allocation of funding, the council was still required to submit a formal bid, setting out a delivery plan, in compliance with the guidance. There is no guarantee that the bid will be successful.

ii) The timeframes for delivery of the completed works are challenging – 31 December 2021.

iii) The procurement risks are reduced as the hub has established a dynamic purchasing arrangement for securing the appropriately qualified and experienced contractors, and the professional services to support it (work led by the Midlands Energy Hub). Whilst many organisations will be drawing on a limited pool of contractors for the duration of this initiative, assurances have been given that more suppliers will be added to the framework. The Council will still have to go out to competitive tender within the purchasing arrangement, according to the specialisms sought, which will impact on timeframes.

The option to use alternative frameworks does remain open to the council. For both potential procurement routes, it should be noted that there is no certainty of final cost until the proposed works, including those of professional,

administrative and ancillary works, have gone out to tender to contractors that met the accreditation requirements of the scheme.

iv) Improvements have to be targeted at qualifying low-income households, thus reducing the pool of eligible properties.

v) Tenants may be reluctant to migrate from traditional fossil fuel heating system, which could result in delays to the completion of works.

vi) If we are unable to complete the works on time then there will be a requirement to repay the grant, given the current timescales for delivery.

vii) There is a risk that the allocation may increase, if other councils feel that they are unable to deliver/take up their allocation. Whilst this could also be viewed as a potential opportunity, the timescales for delivery are very tight, utilising the current allocation. However, early feedback from the Hub in respect of take up would suggest most have accepted their allocation subject to formal approvals being secured.

viii) B

By investing in the council's own stock rather than that of the private sector, there is reduced potential for additional risks and liabilities in terms of managing the contract and future liability claims. For qualifying households in the private sector, ECO 3 remains an opportunity for them to seek funding for energy efficiency improvements to their home.

ix) By targeting void properties, where feasible, for improvement we are reducing the risk of tenants wanting to opt out. The disadvantage of this approach is that it is more challenging to develop a programme of works when the supply of properties coming forward cannot be predicted. However, this approach does bring about advantages in terms of confidence that the household moving into that property will qualify in terms of household income, due to the requirements of the housing allocations policy.

Such an approach also provides an opportunity to use the resulting installations, in a range of property types, as testbeds for the development

of future carbon reduction capital programmes, in readiness for any future grant allocations that may become available.

**Environmental Implications:**

Contributes to the Council's wider climate emergency agenda through the improved energy efficiency and decarbonisation of less energy efficient council homes. The resulting installations differ from other opportunities, for example ECO3 as the works have to be non-fossil-based solutions.

**Legal Implications:**

The Council has a wide power within section 2 of the Local Government Act 2000. This is known as the 'well-being power' and seeks to promote or improve the economic, social, and environmental well-being of the Council's area. The statutory power includes providing financial assistance to achieve this purpose.

In addition to the 'well-being power' the Council is also able to utilise the General Power of Competence under the Localism Act 2011. This represents a more recent statutory power and further strengthens the ability of the Council to provide financial support to the project.

The requirements for the delivery of the scheme, including eligibility criteria, are set out in the Guidance for Local Authorities, produced by Midlands Energy Hub (please see appendix 1 to this report).

The Council submitted a letter outlining its intention to take up the allocation, in compliance with the 15 April 2021 deadline. However, it was made clear that final acceptance was subject to securing appropriate internal approvals, including match funding.

**Equality and Diversity:**

An equality impact assessment has been carried out and forms appendix 2 of this report.

**Options:**

If the resulting bid is successful, the Council can either:

i) Accept the £0.507M allocation and support the match funding requirements via a contribution from the Housing Revenue Account Major Repairs Reserve and ring-fencing the allocation to improvements to the Housing Revenue Account stock.

ii) Decline the offer and continue instead to develop a programme of schemes in preparedness for any additional funding opportunities that may become available. However, it cannot be guaranteed that such opportunities will arise.

**Recommendation:**

In anticipation that the Council's bid to the Midlands Energy Hub is successful:

- (1) the allocation of £0.507M grant award with a view to delivering a programme of energy efficiency improvements as outlined in appendix 3 be approved;
- (2) a supplementary budget of £0.739M (made up of the £0.507M grant award plus the required £0.232M match funding) be approved in accordance with the match-funding requirements, to be met from the Housing Revenue Account Major Repairs reserve; and
- (3) regular updates on the progress of any resulting programme of works, including risks, be provided to the Climate Emergency Working Group.

**Reasons for Recommendation:**

This is a demonstration of the Council's commitment to the decarbonisation of council homes to ensure that lower income households are better able to keep warm.

**Cabinet - 7 June 2021**

**Local Authority Delivery Scheme Proposals**

**Public Report of the Chief Officer - Communities and Homes**

**Recommendation**

In anticipation that the Council's bid to the Midlands Energy Hub is successful:

- (1) the allocation of £0.507M grant award with a view to delivering a programme of energy efficiency improvements as outlined in appendix 3 be approved;
- (2) a supplementary budget of £0.739M (made up of the £0.507M grant award plus the required £0.232M match funding) be approved in accordance with the match-funding requirements, to be met from the Housing Revenue Account Major Repairs reserve; and
- (3) regular updates on the progress of any resulting programme of works, including risks, be provided to the Climate Emergency Working Group.

**1.0 Introduction**

On 18 July 2019, Rugby Borough Council declared a climate emergency, and in doing so committed to making the Council's activities carbon neutral by 2030. A Climate Emergency Working Group was established and has been meeting since, developing numerous initiatives to support this aim. This has included several projects which seek to increase the efficiency of the Council's housing stock.

In February 2021, the Council agreed a new corporate strategy which set ambitious climate change priorities including reducing the carbon footprint of our housing stock by 2027 and reducing residents' impact on the environment. Furthermore, the corporate strategy commits to ensuring that residents of Rugby have access to high quality, affordable and environmentally sustainable homes.

Announced by the Chancellor in July 2020, the Local Authority Delivery (LAD) Scheme, provides up to £500m of support to English Local Authorities in addressing energy efficiency measures, with the aim of saving house-holders money, cutting carbon and creating green jobs.

An initial competition (Phase 1A) was launched in August 2020 with a delivery deadline of March 2021, whereby BEIS allocated £74m of funding to 55 Local Authority (LA) projects. A second round of the Local Authority competition (Phase 1B) was launched in October 2020, with a deadline for submissions in December 2020. Successful projects in Phase 1B have been offered grant funding in February 2021. All work undertaken using Phase 1B funding must be completed by the end of September 2021.

Phase 2 comprises a further £300m that is being allocated through Local Energy Hubs (Hubs). A key objective of the scheme is to provide an economic stimulus over summer 2021 as part of the Government's plan to build back better, greener and faster in response to Covid-19. All funding must therefore be invested during 2021.

## **2.0 How LAD differs from previous approaches to ensuring energy efficiency**

The LAD 2 scheme operates in a different way to previous Government energy efficiency schemes by utilising Regional Energy Hubs. The scheme aims to harness both Local and Regional expertise to identify low-income households which are most likely to be in fuel poverty and which would best benefit from energy efficiency upgrades. BEIS will use learnings from the Hubs to inform the design of future Government-funded fuel poverty schemes and the on-going role of Local Authorities and Regional Energy Hubs in moving this agenda forward.

The Midlands Energy Hub (MEH) will be receiving a total of £59.95m of LAD funding as part of Phase 2 of the Local Authority Delivery (LAD) element of the Green Homes Grant scheme which will run from March 2021 to December 2021. The Council's LAD funding allocation is detailed in section 4.

## **3.0 Requirements of the scheme**

Local Authority Guidance has been produced, which covers the detail of the scheme and its delivery (see appendix 1). In summary the main points are:

1. The LAD scheme aims to raise the energy efficiency of low-income and low EPC rated homes including those living in the worst quality off-gas grid homes, delivering progress towards reducing fuel poverty, the phasing out of high carbon fossil fuel heating and the UK's commitment to net zero by 2050.
2. Qualifying properties must be D, E F or G energy performance certificate (EPC) rated. However, EPC D-rated homes can only account for 50% of delivery as the aim is to target resource to the most energy inefficient housing.
3. Funding must only be provided in relation to eligible measures. Eligible measures are any energy efficiency and heating measures compatible with the Standard Assessment Procedure (SAP) that will help improve EPC Band D, E, F or G rated homes. This includes, but is not limited to, measures such as wall, loft and underfloor insulation, as well as low carbon technologies and solar photovoltaics.
4. Measures, such as the installation of a new fossil fuel-based heating system, or the replacement or repair of an existing fossil fuel-based heating system with another fossil fuel-based heating system, *are not in scope*.
5. Projects which include measures such as biomass boilers are not expected due to the operational costs for low-income households and ongoing requirements for biomass on fuel sustainability and air quality.
6. Households receiving measures must have a combined household



annual income of no more than £30,000 gross, before housing costs and where benefits are counted towards this figure.

7. It may also be possible for a household income to be in excess of £30,000 and still be at risk of fuel poverty where the household composition means that incomes are stretched amongst many dependent children.

#### **4.0 Proposed works**

The works must be compliant with the scheme requirements in terms of:

- qualifying properties
- qualifying low-income households
- match funding
- measures increasing the EPC rating of the property by at least one band
- accreditation

The scheme requirements are that councils may spend up to a maximum average of £5,000 per property plus the 1/3rd match funding of £2,500, totalling an average of £7,500.

On this basis of averages, the allocation of £0.507M made to the council should allow us to invest in improvements to circa 90 properties.

It is anticipated that a range of measures will be used including:

- Roof and wall insulation
- Solar Photovoltaics
- Air Source Heat Pumps
- Up-rated electric heating.

The agreement of the finalised programme will be the next step, in consultation with specialists who will have to be employed to ensure:

- compliance with the accreditation requirements of the scheme
- that the proposed measures are appropriate to the property

An allowance of 9% (£0.042M) of the funding has been allowed to account for this cost. The above is subject to the proposal being accepted and the necessary match funding being approved.

Appendix 3 is a phased project programme, showing the delivery profile, which forms part of the proposal submitted to the Midlands Energy Hub.

#### **5.0 Financial implications**

The Council has received a formal award letter for its allocation of Green Homes grant: LAD Phase 2. The following is to be noted:

- The Council has been allocated £0.507M in grant funding for the scheme.

- The grant must be used in accordance with the terms of the award letter and spent within the grant period (by 31 December 2021), unless extended by MEH with permission from BEIS and HM Treasury.
- The grant can be used to fund a maximum of 66% of the total capital cost of upgrades (£0.465M) in rented properties. The Council needs to fund the remaining 33% (£0.232M). A supplementary capital budget will be required, and it is recommended this is met from the HRA Major Repairs Reserve.
- Local Authorities may use up to 9% (£0.042M) of their grant funding to fund administrative and ancillary works to support delivery such as the completion of essential repair, maintenance, and preparation of properties to facilitate energy efficiency upgrades and other support as required for low-income households.
- On signing the Award Letter, the Council will receive an additional fixed amount of (£0.003M) for the mobilisation payment for stock analysis or modelling requirements to support proposal development and future energy efficiency schemes.

	<b>External Funding £'000</b>	<b>RBC match funding £'000</b>	<b>Total £'000</b>
Capital cost of upgrades	465	232	697
Capitalisation Allocation	42	-	42
	<b>507</b>	<b>232</b>	<b>739</b>
Stock Analysis/Modelling	3	-	3
<b>Total</b>	<b>510</b>	<b>232</b>	<b>742</b>

## 6.0 Risk management

As with any capital or grant-funded project:

- committing to the scheme is not without risks, with the main ones being identified on the agenda management sheet.
- a risk register will be developed and maintained through to completion.

## 7.0 Conclusion

This exciting project contributes towards the council's climate outcome objectives as set out in the Corporate Strategy 2021-24, and in particular, the ambition to reduce the carbon footprint of the council's housing stock by 2027. The lessons learnt from project planning and delivery will be valuable in developing a pipeline for future project delivery, in anticipation of the release of additional / new funding opportunities.

**Name of Meeting:** Cabinet  
**Date of Meeting:** 7 June 2021  
**Subject Matter:** Local Authority Delivery Scheme Proposals  
**Originating Department:** Communities and Homes

**DO ANY BACKGROUND PAPERS APPLY**  **YES**  **NO**

**LIST OF BACKGROUND PAPERS**

<b>Doc No</b>	<b>Title of Document and Hyperlink</b>

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

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Exempt information is contained in the following documents:

<b>Doc No</b>	<b>Relevant Paragraph of Schedule 12A</b>

Midlands Energy Hub  
Green Homes Grant: Local  
Authority Delivery  
**Phase 2 Guidance for Local  
Authorities**

25th February 2021



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## Executive Summary

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The Local Authority Delivery (LAD) Scheme, with up to £500m of support to English Local Authorities, was announced in July 2020 by the Chancellor with the aims of saving householders money, cutting carbon and creating green jobs.

An initial competition (Phase 1A) was launched in August 2020 with a delivery deadline of March 2021, whereby BEIS allocated £74m of funding to 55 Local Authority (LA) projects. A second round of the Local Authority competition (Phase 1B) was launched in October 2020, with a deadline for submissions in December 2020. Successful projects in Phase 1B have been offered grant funding in February 2021. All work undertaken using Phase 1B funding must be completed by the end of September 2021.

Phase 2 comprises a further £300m that will be allocated through Local Energy Hubs (Hubs) in 2020/21 for regional delivery commencing in 2021. A key objective of the scheme is to provide an economic stimulus over summer 2021 as part of the Government's plan to build back better, greener and faster in response to Covid-19. All funding must therefore be invested during 2021 and, where possible, the majority of delivery should be completed by the end of September to maximise the impact on supporting green jobs this summer.

The LAD 2 scheme operates in a different way to previous Government energy efficiency schemes by utilising Regional Energy Hubs. The scheme aims to harness both Local and Regional expertise to identify households which are most likely to be in fuel poverty and which would best benefit from energy efficiency upgrades. BEIS will use learnings from the Hubs to inform the design of future Government-funded fuel poverty schemes and the on-going role of Local Authorities and Regional Energy Hubs in moving this agenda forward.

The Midlands Energy Hub (MEH) will be receiving a total of £59.95m of LAD funding as part of Phase 2 of the Local Authority Delivery (LAD) element of the Green Homes Grant scheme, which will run from March 2021 to December 2021. Each council will receive a formal award letter confirming the allocation.

To receive funding LA must sign and return their award letter which will release a mobilisation payment to support proposal development. Up to 9% of the funding can be used as capitalisation costs (for further information go to pg. 11). The deadline for signing the letter will be the 15th April. This is a requirement for the release of the mobilisation payment of 10% to support proposal development.

This guidance covers the LAD Phase 2 for the Midlands only and should be read prior to signing the LAD 2 letter of award and completing their proposal. If LAs have further questions, these should be sent to [MEH.LAD2@nottinghamcity.gov.uk](mailto:MEH.LAD2@nottinghamcity.gov.uk).



## Outline of Funding Mechanism

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The Midlands Energy Hub is allocating funding to Local Authorities to deliver Phase 2 to improve the energy efficiency of homes of low-income households living in their area.

The LAD scheme aims to raise the energy efficiency of low-income and low EPC rated homes including those living in the worst quality off-gas grid homes, delivering progress towards: reducing fuel poverty, the phasing out of high carbon fossil fuel heating and the UK's commitment to net zero by 2050.

Proposals (Further information is available in Appendix A) will need to be accepted with or after receipt of signed and returned award letter. Proposals should be submitted electronically to the LAD inbox ([MEH.LAD2@nottinghamcity.gov.uk](mailto:MEH.LAD2@nottinghamcity.gov.uk)). Proposals will be reviewed on three occasions, providing LA's several opportunities to submit for review: 2<sup>nd</sup> April, 30<sup>th</sup> April and 24<sup>th</sup> May. Feedback will be provided within 10 working days along with any pre-conditions to release of the first quarterly payment.

All proposals will need to be submitted by 12 noon on the 24<sup>th</sup> of May. Details of the process are set out later in this document.

LAs will be required to sign and return their Award Letter by 15<sup>th</sup> April 2021. Delivery of projects must take place over 2021, with completion by 31<sup>st</sup> December 2021.

In advance of submitting an application, MEH ask that LAs indicate their intention to submit a proposal and provide their bank details on letter headed paper to streamline grant payments.

Where a LA has a project under Phase 1, the delivery target set out in the Phase 1 MOU should be adhered to. Phase 2 proposals should seek to increase delivery over summer and autumn 2021.

## Key Changes to Guidance from Phase 1B to Phase 2

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- EPC D-rated homes can be included up to 50%
- Businesses delivering energy efficiency measures within the scope of PAS2035:2019 and PAS2030:2019 must be certified to PAS 2030:2019 and comply, and be able to evidence compliance, with both PAS2035:2019 and PAS2030:2019
- There will be customer journey support in place to assist Local Authorities with LAD 2 delivery. Local Authorities must attend at least one monthly meeting with the provider to optimise delivery. The provider is there to assist regionally; Local Authorities are responsible for delivering their allocation including submitting a proposal and identify areas for the customer journey support to target.
- Local Authorities will be able to use up to 9% of their allocation as capitalisation costs (for further information go to pg. 11).



## INTRODUCTION

### Overview

Phase 2 of the Green Home Grants Local Authority Delivery (LAD) Scheme will allocate £300m between 5 Local Energy Hubs, who are regional points of expertise and coordination on energy issues. This is an allocation of a share of £300m to Local Energy Hubs rather than a competition between Local Authorities bidding directly to BEIS for funding.

The primary purpose of the LAD Phase 2 scheme is to raise the energy efficiency rating of low income and low Energy Performance Certificate (EPC) rated **homes** (those with EPCs of E, F or G although D is also in scope subject to a cap of 50% of Band D homes upgraded across each region).

We expect the LAD Phase 2 funding to result in the following outcomes:

- Tackle **fuel poverty** by reducing energy bills for low-income households by improving the energy efficiency of their home.
- Deliver cost effective carbon savings to carbon budgets and progress towards the **UK's target for net zero by 2050**.
- Support **economic resilience** and a green recovery in response to the economic impacts of Covid-19, creating thousands of jobs.
- The phasing out of the installation of high-carbon fossil fuel heating and reducing emissions and improving **air quality**.
- Utilise the role of Local Energy Hubs to build Local Authority **capacity and supply chains** to deliver energy efficiency at scale.

**BEIS aims to fund as many projects as possible to support a green recovery in response to the economic impacts of Covid-19 and to help take low-income families out of fuel poverty. This document sets out eligibility parameters to ensure funding is allocated to projects which are aligned to Government objectives.**

### Breakdown of Funding

The MEH will be receiving a total of £59.95m of LAD funding as part of Phase 2 of the Local Authority Delivery (LAD) element of the Green Homes Grant scheme, which will run from March 2021 to December 2021. Each council will receive a formal award letter confirming the allocation the week commencing the 1<sup>st</sup> March.





The final allocation of the delivery funding is to be used for “Eligible Costs”. An Eligible Cost is one properly incurred in relation to:

- a. A recipient who is an ‘Eligible Household’,
- b. Installation of ‘Eligible Measures’ which aim to improve homes towards EPC C and above,
- c. Installation is completed by an ‘Eligible Contractor’,
- d. Installation is completed during the ‘funding period’ with the installation profile enabling the Local Energy Hubs to meet the requirements around ‘prioritised delivery’,
- e. Funding to owner occupied ‘Eligible Household’ should cover the full cost of upgrading a home and we do not expect the average cost of upgrades to exceed £10,000 per property, and
- f. We expect landlords eligible for funding (private and social) would provide at least 33% contribution towards the cost of the upgrades and we do not expect the subsidy to exceed £5,000 on average per household (See Table on pg. 8 for guidance on landlord contribution).

## Additional Support

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On signing the award letter LA’s will be eligible to receive 10% of their allocation for mobilisation and to support their proposal development, of this up to 9% can be used as capitalisation.

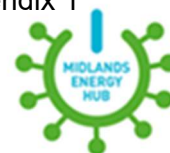
Each LA, whether delivering individually or as a consortium, will also receive £2,750 to be used to assist with any required stock analysis or modelling to support Phase 2 and any potential future domestic energy efficiency schemes.

There will be customer journey support in place to assist Local Authorities with LAD 2 delivery. The service will inform citizens of the process and provide a single point of contact and support. The service will check household eligibility, answer questions on the scheme and energy efficiency measures, register any complaints as well as provide additional support to help tackle fuel poverty.

The main responsibilities include:

- Area based project and Customer Journey support (this will include a telephone helpline)
- Stakeholder Engagement
- Monitoring including reporting and data collection
- Marketing and Communications

There will be two Dynamic Purchasing Systems for LA’s to use to procure installers and professional services to enable regional LAD Phase 2 delivery.



## DETAILED ELIGIBILITY GUIDANCE

### Parameters and Eligibility Specifications for LAD Phase 2 Delivery

LAs must develop proposals that can achieve the objectives set out above, for which BEIS has set relatively broad eligibility criteria in 6 areas for the scheme.

#### Subsidy Control

To demonstrate that the project will not result in a distortion of competition, we expect projects to be in line with any applicable subsidy control legislation and any applicable UK Government guidance. It is ultimately the responsibility of the Local Energy Hubs and the Local Authorities in their region ensure their projects will not result in a distortion of competition. We generally expect Local Authorities to work with their legal teams to do so.

#### Eligible Households

##### *Low-income households*

Funding must be targeted at low-income households likely to be in fuel poverty. LAs will need to ensure approach to checking income eligibility is carried out in accordance with this guidance, and confirm which approach(es) they are using in their proposal ahead of receiving the first quarterly payment.

The income eligibility approaches available to LAs are:

- They will ensure that households receiving measures have a combined household annual income of no more than £30,000 gross, before housing costs and where benefits are counted towards this figure, or
- Low-income households who are likely to be living in fuel poverty will be targeted using alternative methodologies.

BEIS is not prescribing a particular method to ensure that households are on a low income, but LAs will need to demonstrate how they measure income eligibility. Examples may include: using receipt of means tested benefits as a proxy for low income; specifying data commonly held by Local Authorities such as existing processes on Council Tax reductions for those on lower incomes; or by setting out permitted innovative approaches such as health-based referrals or advanced statistics and machine learning where Local Authorities can demonstrate these will target low-income households.

The option for a flat £30,000 figure has been set to enable a large group of low-income households to be supported regardless of the region. However, under Phase 2 alternative methodologies outlined by LAs and approved by Local Energy Hubs, that clearly evidence LAs are targeting low-income households likely to be in fuel poverty will be accepted. This may include total household incomes above the £30,000 threshold, for example in certain areas



where higher housing costs mean the resultant household income after housing costs is likely to be below £20,000.

It may also be possible for a household income to be in excess of £30,000 and still be at risk of fuel poverty where the household composition means that incomes are stretched amongst many dependent children. A viable way of setting thresholds for low-income households likely to be in fuel poverty would be to use the income thresholds set out in Annex 6 of the Energy Company Obligation flexible eligibility guidance for Local Authorities.

As an additional flexibility to enable area-based upgrades, where there is strong evidence for doing so, eligibility may be determined by the average income across a block of flats/houses/maisonettes being below £30,000 per year, or, where the majority of households have a combined income of no more than £30,000 per year. If there are a significant number of households living in a block of flats/houses/maisonettes earning above a combined income of £30,000 a year, it may be more suitable for these households to apply for the Green Homes Grant Voucher Scheme.

Annex A provides further guidance on domestic premises eligible for Phase 2, including households, which we have aligned to the definition in the Energy Company Obligation (ECO) scheme.

#### ***Upgrading existing homes that are energy inefficient.***

Funding must support the retrofit of existing domestic dwellings only. Newly built homes, which have not been previously occupied, are not eligible to be upgraded under the Green Homes Grant Local Authority Delivery scheme.

Except in the case of park homes/mobile homes (as discussed below), funding must be targeted at households with an energy performance certificate (EPC) rating of Band D, E, F or G, although Band D is subject to a cap of 50% of Band D homes upgraded. Households with an EPC rating of Band A, B or C are not eligible for the scheme. While households with an EPC of Band D to G are in scope of the scheme, funding should be targeted at the least energy efficient housing. The policy intent is to improve these homes up through the energy efficiency scale.

Existing park homes/mobile homes are eligible for support. As park homes/mobile homes typically do not have an EPC, Local Authorities looking to upgrade park homes/mobile homes will need to outline why the stock is energy inefficient and high cost to the homeowner or tenant. As set out above, funding should focus on the least energy efficient housing and therefore those park homes/mobile homes expected to be equivalent to EPC ratings E, F and G.



### *Tenure type*

Funding is available for all tenure types. This includes owner occupied, private landlords, registered social landlords, Housing Associations and Local Authority owned housing.

The LAD scheme is a mechanism that could be used for mixed tenure estates and communities as part of area-based regeneration. As part of implementing a LAD project we expect that Local Authorities will use this as an opportunity to reinforce domestic minimum energy efficiency standards under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 for existing F&G rated properties and seek to use available grant funding as an incentive for landlords to go further than their statutory duties.

Where housing is owner occupied (private homeowners) we do not expect those households to have to contribute to the costs of upgrades for the property and we do not expect the costs of upgrades on average to exceed £10,000 per property.

Where a property is rented to a tenant (social or private), including a Local Authority owned property, we expect there to be a minimum contribution by the landlord to the cost of upgrades of 1/3, with the average subsidy cost not to exceed £5,000 per property.

Please see the table below for the breakdown of landlord contributions:

**Table 2: Minimum Landlord contributions for rented accommodation (private and social)**

LAD funding	Minimum Landlord contribution	Total cost
£1,000	£500	£1,500
£2,000	£1,000	£3,000
£3,000	£1,500	£4,500
£4,000	£2,000	£6,000
£5,000	£2,500	£7,500

### **Eligible Measures**

Funding must only be provided in relation to eligible measures. Eligible measures are any energy efficiency and heating measures compatible with the Standard Assessment Procedure (SAP) that will help improve EPC Band D, E, F or G rated homes. This includes, but is not limited to, measures such as wall, loft and underfloor insulation, as well as low carbon technologies and solar photovoltaics.



This is with the exception of fossil fuel heating systems. One of the core objectives of this scheme is to support progress for the UK to reach its Net Zero target by 2050. Our priority is to support low carbon heating systems that maximise carbon savings. Therefore, fossil fuel measures, such as the installation of a new fossil fuel-based heating system, or the replacement or repair of an existing fossil fuel-based heating system with another fossil fuel-based heating system, are not in scope.

Further, projects may include hybrid heating systems, but should be mindful of the need to ensure that these would be used primarily for low-carbon heating as opposed to fossil fuel heating. For hybrid heat pump installations, the installation of a new air source heat pump alongside an existing fossil fuel boiler, for example, would be ineligible as the fossil fuel element of the system would also need to be new. LAD funding cannot be used to subsidise fossil fuel products or to fund gas boilers.

Where Phase 2 projects do propose using hybrid heating systems, LAs will need to be satisfied that the renewable component will be primarily used rather than fossil fuel component and that their measures choice is the most appropriate technology for the specific housing stock. The heat pump element of any hybrid system must be used at least for space heating and may be used for domestic water heating. It should be capable of providing the vast majority (above 50%) of the space heating demand for the property.

We also do not expect projects will include measures such as biomass boilers due to the operational costs for low-income households and ongoing requirements for biomass on fuel sustainability and air quality. If the use of biomass boilers is intended for Phase 2, we would expect the project to outline why biomass is the most appropriate technology and how they intend to ensure the ongoing use of sustainable fuels, such as by adhering to the sustainability and air quality requirements from the Renewable Heat Incentive (RHI) scheme.

To clarify, there are no requirements regarding primary and secondary measures as there are under the Green Homes Grant Voucher scheme. Local Authorities will be required to quantify the mix of measures they are intending to install, why they are considered the appropriate measures to upgrade the targeted properties and why they represent good value for money. For example, where the project involves the installation of double glazing, a typically less cost-effective measure, Local Authorities are required to quantify how many double-glazing installs are planned and specify whether double glazing will replace single glazing only.

LAs will provide an overview of the proposed mix of measures that will be delivered and to evidence that products and technologies will be of a good standard such as renewable heating measures listed on the MCS Directory used for Domestic Renewable Heat Incentive product eligibility.



## Funding and Eligible Costs

The primary funding for the LAD scheme is capital funding from BEIS distributed by MEH.

The funding must therefore be used in line with section 11 of the Local Government Act 2003. For example, for the creation of an asset or the modification or improvement of an existing asset. However, given the scale of the projects envisaged, it is recognised that there will be set up, ongoing and evaluation costs to administer projects and enable the funding to be capitalised. Therefore, Local Authorities may also use up to 9% of grant funding to fund administrative and ancillary works to support delivery such as the completion of essential repair, maintenance, and preparation of properties to facilitate energy efficiency upgrades and other support as required for low-income households.

We understand that although most costs are straight forward to allocate between admin, ancillary and capital, Local Authorities may benefit from being able to use their discretion and advice for their Accounting Officers in deciding where they budget some costs which comfortably could sit in either budget. For example, costs incurred within the delivery of measures to eligible households could sit in either admin costs or in capital costs associated with delivery. LAs can therefore determine how costs such as the TrustMark lodgement fee of £30+VAT (for up to 6 measures per property), and post installation EPCs are accounted for.

Examples of what spend could be included in the admin and ancillary budget and what counts as capital costs are given below. LAs should work with their Accounting Officers to ensure that their budgeting and allocations are fit for purpose.

### *Example admin and ancillary costs (max 9%)*

- Project management, reporting and governance costs;
- Building works to prepare for install – for example if there are issues with the walls that need to be rectified prior to insulation being applied;
- Retrofit coordinator training costs; and
- Resident targeting, low-income verification and sign-up including lead generation and communication activities.

### *Example capital costs*

- Installer and designer labour costs;
- PAS 2035 on-site costs such as airtightness test, SAP measurements and retrofit coordinator costs (although this could also sit in admin);
- Materials (insulation, Air Source Heat Pump) and transportation, ventilation upgrades; *and*
- TrustMark lodgement fees (see above).



## **Eligible Contractors**

Installers of energy efficient measures must be TrustMark registered, or part of a scheme that the Secretary of State is satisfied is equivalent. Businesses delivering energy efficiency measures within the scope of PAS2035:2019 and PAS2030:2019 must be certified to PAS2030:2019 and comply, and be able to evidence compliance, with both PAS2035:2019 and PAS2030:2019. Compliance with PAS2035:2019 must be adhered to from the beginning of delivery.

It is a requirement for low carbon heat installers to be certified under MCS or part of a scheme that the Secretary of State is satisfied is equivalent. MCS certification requires an installation company to be assessed by an affiliated certification body, have consumer code membership, and to have demonstrated suitable competency against relevant technology standards, as well as carry out installations in accordance with MCS installation standards.

These requirements largely mirror the requirements under the Energy Company Obligation (ECO) and Renewable Heat Incentive (RHI).

BEIS does not take any financial liability for costs incurred for registration or accreditation for businesses that do not receive funding under LAD Phase 2.

## **Interaction with other funding**

LAD funding cannot be combined with Green Homes Grant Vouchers as it falls under the same GHG scheme, as such a property must not receive support under both LAD and the Voucher scheme, even if it is for different measures.

LAD cannot be blended with other government schemes such as ECO or the Social Housing Decarbonisation Fund Demonstrator (SHDF Demonstrator) for the same individual measure (except for Renewable Heat Incentive, for which see below), although it is possible for installations to be undertaken for the same property where the installation measures are not the same. For example, a contractor delivering support to a household may be funded through LAD to install a heat pump and funded separately by ECO to install solid wall insulation.

Local Authorities must ensure there are controls to ensure households are not in receipt of funding from LAD Phase 1 and the GHG Voucher scheme and will not allow the blending of funding with other government scheme (such as SHDF or ECO) on the same individual measure. Where measures are delivered to a household in Phase 1 and the cost expectation for that household were not met, additional measures can be installed at the same address within the LAD cost guidance, which states household has received subsidy of up to £5,000 for rented accommodation or up to £10,000 for a low-income owner occupier from the wider Green Homes Grant.



For the purposes of the Renewable Heat Incentive (RHI), LAD funding is a grant from public funds and as a result LAD Phase 2 funding would be deducted from RHI payments as per the RHI rules on grant funding. Local Authorities should ensure they are aware of RHI rules, including that to be eligible for RHI the applicant must have made some financial contribution towards the cost of purchasing or installing their heating system.

LAD funding can however be blended with other third-party finance or Local Authority budgets to deliver additional support to communities. If Local Authorities plan to blend LAD funding with other relevant funding, they will need to evidence this in their proposal.

Government intends to utilise data matching between schemes.

## Other information

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Eligible Expenditure consists of payments by the grant recipient during the Funding Period for the purposes of the Project. Eligible Expenditure is net of VAT recoverable by the grant recipient from HM Revenue & Customs, and gross of irrecoverable VAT. This means that all grants are outside the scope of VAT.

For clarity, this means that BEIS and Local Energy Hubs will not pay VAT upon the transfer of grant funds.

## Reporting and Governance Commitments

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Local Authorities will be required to provide a monthly report, which will begin from April and must be submitted by the 28<sup>th</sup> of each month or next working day and sent to [MEH.LAD2@nottinghamcity.gov.uk](mailto:MEH.LAD2@nottinghamcity.gov.uk).





During the Funding Period, the report shall detail:

- Monthly progress
- Eligible expenditure
- Eligible costs
- Costs incurred when delivering the admin and ancillary budget
- Costs incurred when delivering the capital assets
- Update and review of the Risk Register
- An update of the progress of Local Authorities in the Hubs region against Key Performance Indicators (KPIs) and additional Performance Indicators (PIs)
- Evidence of due diligence processes to demonstrate how it is managing the fraud risks
- Any planned or actual variations to the Sourcing Strategy
- Update on the sourcing costs incurred against the budget

The Hubs are required to report variations in Local Authorities' performance against the targets they provide in their proposal and report on KPIs in monthly reports submitted to BEIS. Should there be a significant variation in the Local Authorities' performance, a recovery plan and re-profiled delivery will be required to ensure the project has a robust recovery plan.

## Monitoring & Evaluation

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The Local Authorities and Hub have the responsibility of ensuring that all Local Authorities, installers or delivery partners collect and provide the appropriate information to support monitoring and evaluation. To achieve this Local Authorities are expected to:

- Gather and collate monthly scheme delivery data. A draft data dictionary of the information LAs are expected to provide can be found in Annex B.
- Include data collection requirements in all relevant contracts with installers and delivery partners.
- Share this with the Hub/BEIS on a monthly basis.
- Inform the Hub immediately of any reports it has received relating to any suspected fraudulent activity relating to the delivery of Phase 2 and include a summary of investigative and/or corrective action. LAs must not wait until their next monthly report to raise issues around fraud with BEIS.

The Local Energy Hubs are working with BEIS on the best way of capturing project details on an ongoing basis. MEH are creating a bespoke regional CRM for Local Authorities and customer journey support to use to securely collect data and assist with monitoring the required KPIs. LAs will be responsible for additional reporting on PIs, fraud and risk.



All activity should be shared no later than the last working day of the month following the installation. For example, if an installation takes place in March, this should be notified to BEIS by the end of April at the latest.

## **Checks**

Firstly, check that the installation data is for an eligible household and the installer meets the necessary standards (either through Trustmark or other means agreed as part of the grant award).

Secondly, data completeness checks to ensure that all mandatory and required fields are completed.

Thirdly, simple data validation checks, such as checking field formats (e.g. a date field is in date format) or that entries are valid (e.g. a postcode is alphanumeric). Annex B includes a proposed data dictionary for the database. This annex sets out the key data required.

## **Evaluation**

Local Authorities, and, where relevant, lead delivery partners will be required to participate in interviews and market assessment surveys led by evaluation contractors appointed by BEIS. These interviews and surveys ensure that wider insights can be provided on the experience of delivering measures under LAD as well as the success of the commercial delivery model. It is expected that Local Energy Hubs, Local Authorities and delivery partners will be asked to take part in 2 interviews and 1 market survey.

A central part of the evaluation commissioned by BEIS will be collecting data from households and landlords receiving measures, the installers delivering them as well as households who were eligible but opted out of receiving a measure, where possible. In addition to re-contacting households and installers as part of the evaluation, data linking to existing datasets will also be required for both compliance and evaluation purposes. To support this, the proposed data requirements in Annex B includes fields for household, landlord and installer contact details. It is the responsibility of Local Authorities to ensure sufficient provisions are in place to support the data linking required to support scheme compliance checks as well as data linking for the purpose of evaluating the schemes. Explicit consent will be required to support re-contact of the households, landlords and installers as part of the scheme evaluation. Local Authorities will need to comply with GDPR when collecting and sharing this information. BEIS will provide a suggested privacy notice and consent form at the point of grant award. Use of these is not mandatory, however if they are not used, Local Authorities will be required to demonstrate how consent for re-contact has been obtained and that all relevant parties have been notified of how their data will be used. MEH will also require a data sharing agreement to be in place to support the sharing of household, landlord and installer data. To facilitate this BEIS will provide draft agreements after grant award.



As part of the Local Authorities' cooperation in the evaluation activities, where possible, LAs should facilitate engagement with households in advance of measures being installed. Success of this research activity would require the installation of match-box sized in-home temperature sensors one month before their installation takes place as well as a home air-tightness test (which requires a home visit from the research team before and after the installation). To collect temperature data during a heating season, a sample of around 200 homes who have installations completed between mid-October and early December 2021. BEIS would require either pre-installation access to contact details of recruited households. BEIS will provide updates by summer 2021 as the research methodology is finalised. However, early expressions of Local Authorities' ability to support this approach are welcomed.

## THE PROPOSALS PROCESS

Once a Local Authority is satisfied that they meet the parameters, eligibility criteria, reporting and governance commitments, and they have signed the Award Letter, the LA can complete the Proposal Form that will be available to LAs on the 25<sup>th</sup> February. For detailed guidance on the application form, please view Annex A – “Completing the Proposal Form”. The deadline for completed proposals to be submitted is noon on the 24<sup>th</sup> of May 2021.

In advance of submitting an application, MEH ask that LAs indicate their intention to submit a proposal and provide their bank details on letter headed paper to streamline grant payments. We are content for third parties, such as delivery partners, to complete the form on an LA's behalf; our requirement is that LAs sign off, submit and are accountable for delivery.

MEH will use the following assessment criteria to assess the proposals meet the project objectives:

- **Strategic Fit:** how well the proposal fits with the aims, desired outcomes and eligibility criteria of the LAD scheme.
- **Delivery Assurance:** an assessment of the feasibility and credibility of the project including detail on its timescales, procurement, quality assurance, auditing, monitoring, and evaluating requirements.
- **Value for Money:** The cost of the project in relation to its relative impact and proposed benefits to the housing stock it plans to improve.

Proposals should be submitted to the LAD mailbox ([MEH.LAD2@nottinghamcity.gov.uk](mailto:MEH.LAD2@nottinghamcity.gov.uk)).

MEH will review applications on three occasions, providing LAs several opportunities to submit for review. Review deadlines: 2nd April, 30th April and 24th May.

Proposals will be reviewed by the MEH LAD Programme Board, or MEH board for final approval. Feedback will be provided within 10 working days of each submission deadline along with any pre-conditions to release of the first quarterly payment.

All work undertaken using the LAD grant funding must be completed by the 31st of December 2021.



## Key Dates

Date	Event
25/02/21	Guidance Published
WC 01/03/21	Award Letters
11/03/21	DPS Webinar
12/04/21	DPS Live
12/04/21	Customer Journey Support in Post
15/04/21	Deadline to sign award letter and enable release of mobilisation payment
02/04/21 30/04/21 24/05/21	1 <sup>st</sup> Proposal review deadline 2 <sup>nd</sup> Proposal review deadline 3 <sup>rd</sup> and final deadline for submitting proposal and accessing full funding allocation
tbc	Interim report
31/12/21	Delivery completed



## Annex A Completing the Proposal Form

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Midlands LAD 2 Proposal template.

### *Section 1: Details of Local Authority Delivery Project*

Please indicate if you are applying as part of a consortium, and if you are, please provide all LA names involved in the proposal. Confirm your allocation (full amount or part, minimum proposal can be £125,000 supporting a minimum of 25 eligible households). Please provide contact details.

Local Authorities are required to declare that they meet the requirements of the funding as set out in the guidance.

### *Section 2: Strategic Fit and Value for Money*

Provide a high level summary of the project. We will use this high-level summary to form part of the 'Strategic Fit' assessment. We expect proposals to clearly outline low income household eligibility criteria and chosen fuel poverty methodology. This will also include how the proposal plans to assist local coordinators to target/identify eligible households with EPC ratings D, E, F and G (or equivalent as regards park homes). Please try to keep your answer below 500 words.

The summary should detail how they meet the funding objectives (stated in the guidance) and demonstrate value for money.

### *Section 3: Delivery Assurance*

Provide an overall delivery plan of the project. We will use this high-level summary to form part of the 'Delivery' assessment. We expect proposals to clearly outline their chosen measure mix and how it is deliverable with the timeframe. Please try to keep your answer below 500 words.

Local Authorities must provide a planned delivery profile and complete the target table, which monthly reporting will be monitored against. As well as information on interaction with other funding such as ECO.

### *Section 4: Risk and Fraud*

Please complete both the risk register and fraud risk register in relation to the specified risks and any other risks believed relevant to the scheme.



### ***Section 5: Additional Capacity***

Additional information is sought from LAs on whether they are interested in receiving further funding above the initial allocation, within the current delivery period. This information will only become relevant in a situation where additional funding is made available, for example where funds are re-allocated. This will not affect a LAs access to their original allocation, and will not be assessed. Any information provided in this section will be treated as for information only.

### ***Section 6: Declarations***

Please ensure you include the details of the individual responsible for leading this project and the individual that approved this proposal for submission.

## Annex B Monitoring

### Monthly Report – Sourcing and Delivery activity (template)

			Status	R/A/G
Local Energy Hub	Local Authorities currently delivering (provide list)	Grant Reference	Authority Lead	Report Date
		INSERT REFERENCE	INSERT LEAD OFFICIAL	INSERT DATE
Summary of Status		Progress Over Previous Month	Plan for Next Month	
<b>Risks / Issues to Project Delivery</b>				
#	Risk/Issue	Mitigating Actions	Status	Owner
1			R/A/G	
2			R/A/G	
3			R/A/G	



Performance Levels: Reporting (this will be monitored against targets provided in proposal)								
KPI	Status	Cumulative Target	Cumulative Actual	Current Monthly Target	Current Monthly Actual	Current Monthly Difference	Subsequent Month Target	Description
1	Eligible homes signed up to receive measure(s) (by tenure type)							The number of homes, eligible under the scheme, that have agreed to an installed measure, where the LA has taken all reasonable steps to ensure delivery within the programme deadlines, with data presented by tenure.
2	Number of measures installed							The number of completed individual measures installed across all eligible homes.
3	Number of homes receiving their first measure (including the number of EPC band D)							The number of homes that have received their first measure in a given month, with data presented by EPC band.
4	Number of homes completed							The number of homes that have received all identified measures under LAD2, in a given month.
5	Number of homes that improve to an EPC band C or above (by tenure type and starting EPC)							The number of homes that improve to an EPC band C or above as a result of measures installed through LAD 2. This should be broken down by tenure and starting EPC band.





6	Average SAP increase								Average impact of the all measures installed.
	Number of homes that have been improved by at least one EPC band from a starting SAP 1-54 rating/EPC EFG (by measures installed)								This should identify pre- and post-EPC ratings/ SAP scores and the type of measure installed.
7	Approximate Carbon Savings								Using the provided Carbon Savings rubric, the estimated total carbon savings of measures installed in a given month.
8	Average cost per home receiving a measure								The average total cost per completed home (as per KPI 4) not including administration or ancillary costs. This should be presented by tenure.
9	Number of jobs supported, including apprenticeships								The number of jobs supported through LAD2, including apprenticeships.
10	Cumulative Spend of allocation								The actual and forecasted spend under the Local Authority project. For consortia programmes, this should be presented by both LA and consortia area

## Annex C Defining Domestic Premises

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For the purposes of the Green Homes Grant Local Authority Delivery scheme, a domestic premise is defined in the same way as they are for the Energy Company Obligation scheme.

### Domestic premises

Domestic premises test, other than a Park Home/Mobile home

We use a two-part test to determine whether premises, other than a mobile home, are domestic premises by asking:

Test I. are the premises self-contained by containing kitchen facilities for occupants to prepare food?

Test II. are the premises used by the occupants wholly or mainly for domestic purposes (i.e. as a home)?

If the answer to each question is yes, then we consider the premises to be domestic premises. Further information is provided below about each part of this test.

#### *Test I. Are the premises self-contained?*

This part of the test is about the physical layout and setup of the building.

Premises may be part of a building (for example, a flat in a tower block) or may be the whole building (for example, a detached bungalow).

Premises will be considered to be separate and self-contained if, within the boundaries of the premises, they contain:

- a. one or more bedrooms, and
- b. private kitchen facilities, including a kitchen sink and stove, for occupants to prepare food.

Note that a portable microwave or campfire stove would not be considered as a stove for this purpose. Kitchen facilities are private when they are accessible only to the occupants of the bedroom or bedrooms within the part of the building that forms the premises.

Our test does not take account of bathroom facilities.

#### **Bedrooms**

A space can function as both a bedroom and a living area – for example, a studio or a bedsit.

#### **Kitchen facilities**

Kitchen facilities include a kitchen sink and a stove. Where one of these items is not present in the kitchen, then we do not consider the premises to contain kitchen facilities.

Kitchen facilities may be located in the same space that functions as a bedroom – for example, a studio or bedsit.

Kitchen facilities are private when they are accessible only to the occupants of the bedroom or bedrooms within the part of the building that forms the premises.



Examples of premises that are self-contained (although might fail the domestic purposes test):

- a. a studio (containing private kitchen and bathroom facilities).
- b. a bedsit (containing private kitchen facilities, with access to shared bathroom facilities).
- c. an apartment, including a shared apartment where the occupants of each bedroom share a communal kitchen.
- d. a house, including a shared house where the occupants of each bedroom share a communal kitchen.

The following are not self-contained premises:

- a. a bedroom which does not contain private kitchen facilities
- b. a bedroom which contains some kitchen facilities, for example a refrigerator and a microwave oven, but does not contain a kitchen sink and/or stove
- c. two or more bedrooms with a kitchen that is not for the exclusive use of the occupants of those bedrooms, and
- d. any facility where the occupants do not have access to kitchen facilities to cook for themselves.

#### ***Determining the boundary of premises***

The boundaries of the premises are the outermost walls of the total space used exclusively by the occupants of the premises. For example:

- a. in a shared apartment or house, the total space includes all bedrooms and the common areas (kitchen, bathroom(s) and living area(s), halls and corridors), or
- b. for a bedsit containing a kitchen, the boundaries of the premises are the walls of that bedsit, or
- c. for mixed use premises, such as a Bed & Breakfast with both commercial and domestic parts, the premises boundaries of the domestic part would be the outermost walls of the area that is self-contained and used for domestic purposes (i.e., it contains its own kitchen and has one or more bedrooms).

#### ***Test II. Are the premises used as a home?***

Premises are considered to be used wholly or mainly for domestic purposes if the premises are used by the occupants as a home.

This part of the test considers the way in which the building is generally used. In most cases it should be clear that premises are being used as a home, i.e. the premises are used by the occupants for living in on more than a short term basis (typically more than three months).



Suppliers are normally expected to check the length of a lease or licence to occupy in scenarios where you would expect the lease or licence to be short term, e.g. hostels.

The use of premises as a home can be evidenced in the following ways:

- a. Owner-occupied premises: the receipt by the occupant of utility bills or mortgage statements relating to the premises may indicate that the premises are used as a home. There may be other indicators such as mortgage deeds naming the occupant.
- b. Premises occupied under a lease or licence to occupy: the receipt by the occupant of 3 months of utility bills relating to the premises, or the existence of a lease or licence of longer than 3 months in the name of the occupant (such as a tenancy agreement) may indicate that the premises are used as a home. There may be other indicators that may be considered acceptable evidence.

### **Commercial activities**

Occupants may carry out some commercial activities at the premises from a room also used for domestic purposes, provided that the primary use of the premises is as a home. Examples of commercial activities include working or running a business from home. Areas used solely for commercial purposes should not be included in calculation of savings for that premises.

Examples of premises that are not generally used as a home:

- a. a hotel, or guest houses (including 'bed and breakfast' properties), where guests do not usually stay for periods of longer than a couple of weeks,
- b. a short-stay apartment or hostel, where occupants usually stay for periods of less than 3 months, or

There may be examples where a clear distinction between commercial activities and domestic living space, can be made within a single premises. An example of this could be a flat located above the ground floor of a premises which contains a shop. In this scenario, only the percentage of the floor, wall, or roof area directly adjoining the areas used as a domestic living space or domestic premises would count towards any score.

Suppliers should contact BEIS if they are unsure how to score a premises with both domestic living spaces and areas used for commercial purposes.

### **Care homes**

Care homes do not meet the domestic premises requirement, and are therefore outside of the scope of the GHG LAD scheme.



## **Student halls of residence**

Student halls of residence do not meet the domestic premises requirement, and are therefore outside of the scope of the GHG LAD scheme.

## **Mobile homes**

For a structure to be considered a mobile home, and therefore a domestic premises, it must: a. be a caravan, AND b. be used as a dwelling.

## **Houses in Multiple Occupation**

Houses in Multiple Occupation (HMOs) are eligible to receive measures, except for district heating system (DHS) measures. As specified in the Housing Act (2004) and the Housing (Scotland) Act 2006, an HMO is a building that contains living accommodation where 'two or more of the households who occupy the living accommodation share one or more basic amenities or the living accommodation is lacking in one or more basic amenities. Therefore, the arrangement of kitchen facilities within an HMO is critical in determining eligibility under GHG LAD.

Based on the definition of self-contained premises, we recognise two distinct categories of HMO:

- a. An HMO with shared cooking facilities (e.g. a shared house).
- b. An HMO with private cooking facilities in each bedroom (e.g. bedsits).

The eligibility, notification and scoring methodology is dependent on which of the above categories the HMO falls in.

Generally, an HMO with shared cooking facilities should be treated as if it were a single domestic premise. This type of HMO follows the same eligibility, notification, and scoring rules as non-HMO properties. This means that the deemed scores may be used.

An HMO with private cooking facilities is treated differently to other types of domestic premises. This is because individual bedrooms may meet the GHG LAD definition of a self-contained premises. The eligibility, notification, and scoring of an HMO with private cooking facilities in each bedroom is set out below.

## **Eligibility**

Each tenant's eligibility only extends to their individual private rooms, not the HMO as a whole. This means that one occupant in receipt of benefits would qualify their individual room, but not the whole HMO. For the whole HMO to be eligible, all rooms would need to have an eligible occupant, or meet other eligibility criteria.



## Annex D Frequently Asked Questions

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### **Q.1 Is there an overlap with Phase 1B & Phase 2?**

Phase 2 is intended to fill the gaps where LAs were unable to use LAD Phase 1A and 1B funding to address fuel poverty and make homes more energy efficient. Phase 2 allows the Local Energy Hubs to support all to access funding.

#### *Eligible Households*

### **Q.2 Is the 50% EPC Band D cap for the average across the authority (i.e. 45% Band D home in one area and 55% Band D home in another)?**

The 50% EPC band D household cap is an average across a Hub region. This means that the number of EPC Band D households within an LA or project area may vary so long as the overall average of Band D homes reported back to BEIS does not exceed 50% of the total number of homes receiving measures in a Hub region under Phase 2.

### **Q.3 Is the £10k spend per household average spend (i.e. £8k on one house, £12k on another)?**

The household spend is an average across the Hub region. Owner occupier properties can have an average spend of £10k, whereas rented properties can have an average spend of £5k, with minimum 1/3 contribution from landlords. See Q12 for a table with a breakdown of the required landlord contributions.

#### *Eligible Measures*

### **Q.4 Does ventilation count as a measure? If yes, what part of the budget cost does it fall under?**

Ventilation is not a standalone measure, however, upgrading and ensuring adequate ventilation is a requirement of PAS2035:2019 and therefore it should be included under the capital costs of the upgrade cost. This means that ventilation measures come out of the capital allocation, rather than the admin budget, or sourcing funding.

#### *Funding and Eligible Costs*

### **Q.5 Can Phase 2 allocations be added to the Phase 1 MOUs?**

Allocations from Phase 2 cannot be added to the Phase 1 MOU. The funding from Phase 1 and Phase 2 are separate and will be delivered in two different ways: Phase 1 funding is granted to Local Authorities following a competition, whereas in Phase 2 funding has been allocated. BEIS will not be entering into MoUs with individual LA projects under Phase 2 and the MoU between BEIS and participating Phase 1 LAs is independent of any arrangements under Phase 2.



### **Q.6 Can the funding be used to fund project management costs of an external delivery partner?**

Local Authorities may use up to 9% of their grant funding to fund administrative, delivery and ancillary works to support delivery. Please find below some examples of what administrative or ancillary support can be used for:

- Administration costs typically reflect staff costs and the proportion of staff FTE spent managing LAD projects and overseeing the projects with e.g. contractors.
- Ancillary support allows for any costs that might arise when making a home suitable for retrofit. It could cover any building defects that might need to be resolved before applying a retrofit solution, such as solid wall insulation, or the removal of a gas boiler or cabinetry installed to accommodate hot water tanks or a heat pump.

### **Q.7 Can you give an example of how the landlord contributions will work with the match funding?**

The grant can be used to fund a maximum of 66% of the total cost of upgrades in rented properties and the landlords need to fund the remaining 33%. The maximum average expectation is £5,000 of LAD funding per home. For higher cost upgrades we expect a larger landlord contribution from the Local Authority or landlord.

#### ***Eligible Contractors***

### **Q.8 Are you expecting LAD Phase 2 to be delivered using PAS 2030:2019 and PAS 2035:2019? Will this be a hard requirement or a recommendation?**

Yes, this is a requirement of Phase 2. Businesses delivering energy efficiency measures within the scope of PAS2035:2019 and PAS2030:2019 must be certified to PAS 2030:2019 and comply, and be able to evidence compliance, with both PAS2035:2019 and PAS2030:2019.

#### ***Impact of COVID-19 Restrictions***

### **Q.9 Are BEIS working with the industry to address any delivery capacity issues?**

All schemes under this economic stimulus investment package: Social Housing Decarbonisation Fund Demonstrator, Public Sector Decarbonisation Fund, Green Homes Grant Voucher and the LAD scheme, will draw upon a similar supply chain and, as such, we are taking a coordinated approach in mitigating capacity issues.

BEIS is currently working very closely with TrustMark, MCS and PAS certification organisations to ensure the supply chain is ready to support and benefit from these schemes. The number of TrustMark registered and MCS or PAS certified installers continue to grow in response to the above schemes being announced.



BEIS is also working with the five Local Energy Hubs and market leaders to understand delivery capacity issues across England and provide mitigations that will support the delivery of the LAD scheme.

**Q.10 How will BEIS ensure that the scheme will be safe for members of the public given the COVID-19 pandemic? What happens in the case of a household needing to self-isolate – can delivery be extended in these circumstances?**

Any installer carrying out works under the LAD Scheme should follow government advice on what can be done. At present, work in and around peoples' homes can continue and COVID-19 secure guidelines should be followed which you can access here: <https://www.gov.uk/guidance/working-safely-during-coronavirus-covid-19>. TrustMark also provides additional information to help tradespeople stay safe which is available here: <https://www.trustmark.org.uk/>. A 'Work Safe, Safe Work' campaign has also been launched by TrustMark to help households keep themselves and tradespeople safe during any installations or works.

In the event that COVID-19 impacts the delivery of projects, BEIS and the Hubs will work together to agree how the Hub will spend any unspent Grant funding in line with the expected outcomes of the GHG LAD scheme. If BEIS and the Hub are unable to reach an agreement the LA can either request an extension in writing to the BEIS Secretary of State, or agree to repay the unspent Grant within 30 days of 30 December 2021.

***Interaction with Other Funding***

**Q.11 Can a Local Authority blend LAD funding with other schemes? Can a LA apply for vouchers and use LAD funding?**

LAD cannot be combined with Green Homes Grant Vouchers as it falls under the same GHG scheme. LAs are not able to blend funding with other Government schemes for the same individual measures but are able to do so for different measures at the same property.

For example, a contractor delivering support to a household may be funded through LAD to install a heat pump and funded separately by ECO to install solid wall insulation.

An exception to prohibiting the blending of funding for the same individual measures is the Renewable Heat Incentive (RHI) as it would consider LAD funding to be a grant from public funds and as a result, LAD Phase 2 funding would be deducted from RHI's payments as per the RHI rules on grant funding. For more information, see "Interacting with Other Funding" in the main body of this guidance document.





### **Q.12 How are the Green Homes Grant Voucher Scheme and the LAD Scheme linked?**

The schemes are both being funded through the same allocation of government money entitled “Green Homes Grant”, however they operate completely separately. The Voucher Scheme is aimed directly at homeowners and landlords to help them upgrade the energy efficiency of their properties. More information on the Voucher Scheme can be found on the Simple Energy Advice (SEA) website which can be used to assess eligibility. Under the scheme, up to £5,000 is available to homeowners and landlords in England to pay part of the cost of installing energy efficient measures. Low-income households can get 100 per cent of the cost of work, up to £10,000.

The LAD Scheme aims to deliver energy efficiency upgrades to low income and low energy efficiency rated homes, including those living in the worst quality off-gas grid homes. Funds under this scheme will enable LAs to support low-income, fuel-poor households in their local area.

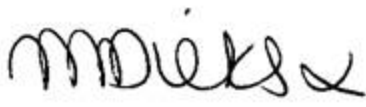
Funds under the LAD Scheme must not be used for those homes who have also received a voucher. LAs must declare in their application that they will introduce controls designed to prevent households receiving funding from both the Voucher and LAD schemes.

# EQUALITY IMPACT ASSESSMENT (EqIA)

## Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
  - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
  - advancing equality of opportunity between people who share a protected characteristic and those who do not,
  - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
  - age
  - disability
  - gender reassignment
  - marriage/civil partnership
  - pregnancy/maternity
  - race
  - religion/belief
  - sex/gender
  - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published online.
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:  
Minakshee Patel  
Corporate Equality & Diversity Advisor  
[minakshee.patel@rugby.gov.uk](mailto:minakshee.patel@rugby.gov.uk)  
Tel: 01788 533509

## Equality Impact Assessment

<b>Service Area</b>	Communities and Homes
<b>Policy/Service being assessed</b>	Rugby Borough Council Local Authority Delivery Scheme proposals
<b>Is this is a new or existing policy/service? If existing policy/service please state date of last assessment</b>	Yes. The scheme is intended to tackle decarbonisation in our lower energy efficient housing stock
<b>EqlA Review team – List of members</b>	Michelle Dickson, Lee Kirkbride and Minakshee Patel
<b>Date of this assessment</b>	30/04/2021
<b>Signature of responsible officer (to be signed after the EqlA has been completed)</b>	

**A copy of this Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Advisor.**

**If you require help, advice and support to complete the forms, please contact Minakshee Patel, Corporate Equality & Diversity Advisor via email: [minakshee.patel@rugby.gov.uk](mailto:minakshee.patel@rugby.gov.uk) or 01788 533509**

**Details of Strategy/ Service/ Policy to be analysed**

<b><u>Stage 1 – Scoping and Defining</u></b>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	<p>The council has been tentatively offered grant funding totalling £503,000 as part of the national Local Authority Delivery Scheme, announced by the Chancellor in July 2020.</p> <p>This allocation is subject to our making a successful bid and will be awarded via the Midlands Energy Hub to decarbonise / address the poor energy efficiency in our lowest performing properties without using fossil-based solutions. There is an additional requirement that this is targeted at poorer households, with a net income of less than £30k per annum.</p> <p>Due to the challenging timeframes for delivery and the continued availability of ECO3 for the private sector, we have elected to ringfence project delivery via LADs to RBC HRA stock.</p>
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	<p>The scheme would cover a number of corporate priorities:</p> <ol style="list-style-type: none"> <li>1. Enable our residents to live healthy, independent lives</li> <li>2. Ensure residents have a home that works for them and is affordable</li> <li>3. We will reduce the carbon footprint of our council housing stock by 2027</li> </ol>
(3) What are the expected outcomes you are hoping to achieve?	<p>On completion of the scheme, we will have:</p> <ol style="list-style-type: none"> <li>1. improved the thermal performance of our lowest performing council housing stock will be evidenced via revised EPC's</li> <li>2. made keeping warm more affordable for our most financially vulnerable tenants</li> </ol>

Appendix 2

<p>(4) Does or will the policy or decision affect:</p> <ul style="list-style-type: none"> <li>• Customers</li> <li>• Employees</li> <li>• Wider community or groups</li> </ul>	<p>The scheme will potentially affect all the listed groups – dependent on their satisfying the household income criteria. Selected customers will benefit from a reduced carbon footprint in their council homes utilising modern energy efficient solutions that will ensure the properties are more affordable and easier to heat.</p> <p>The council will benefit by investment into the scheme by working towards our commitments to cut the carbon footprint of our stock and improve sustainability. Although not directly affected by the scheme, the wider community will see a commitment by RBC to tackle the issues of climate change and set an example as the largest landlord in the Borough.</p>
<p><b><u>Stage 2 - Information Gathering</u></b></p>	
<p>(1) What does the information tell you about those groups identified?</p>	<p>Many of our tenants live in properties that were built in the 1950/60's resulting in properties that are not that energy efficient or easy to heat and more importantly they can be expensive to heat. This results in some cases a reluctance to heat the home which can have an effect on the health of the tenant. The scheme will tackle all those issues in our worst performing stock for households that meet the household income requirements.</p>
<p>n(2) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement? If yes, what were their views and how have their views influenced your decision?</p>	<p>No. The next phase of the scheme, if funding is approved, is to engage with tenants because some of the work will be intrusive and potentially cause some disruption.</p>

Appendix 2

<p>(3) If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.</p>	<p>Tenant engagement is a key part of the project delivery. However, this cannot be undertaken after our bid has been assessed and we are notified of the decision.</p> <p>We are used to dealing with households on an individual basis as part of project delivery – updating them as to what we plan but also to identify and hopes, fears or aspirations they may have in respect of the project.</p>		
<p><b>Stage 3 – Analysis of impact</b></p>			
<p><u>(1) Protected Characteristics</u> From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination?  If yes, identify the groups and how they are affected.</p>	<p>RACE  No</p>	<p>DISABILITY  No</p>	<p>GENDER  No</p>
	<p>MARRIAGE/CIVIL PARTNERSHIP  No</p>	<p>AGE  No</p>	<p>GENDER REASSIGNMENT  No</p>
	<p>RELIGION/BELIEF  No</p>	<p>PREGNANCY MATERNITY  No</p>	<p>SEXUAL ORIENTATION  No</p>
<p><u>(2) Cross cutting themes</u> (a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how?  (b) Are your proposals likely to impact on a carer who looks after older people or people with disabilities? If yes, please explain how?</p>	<p>a) It is a requirement of the scheme that qualifying households must:</p> <ul style="list-style-type: none"> <li>live in the poorest performing housing stock (EPC - D,E,F and G) in terms of thermal efficiency</li> <li>have a net household income of less that £30k</li> </ul> <p>b) it could do – depends on which properties and households meet the criteria</p>		

## Appendix 2

<p>(3) If there is an adverse impact, can this be justified?</p>	<p>There is no adverse impact.</p> <p>There may be reluctance from some tenants in terms of changing their behaviour and reducing reliance on fossil fuels.</p>
<p>(4) What actions are going to be taken to reduce or eliminate negative or adverse impact? (this should form part of your action plan under Stage 4.)</p>	<p>The plan is to inform and educate the tenants on the benefits of the changes and the wider benefits to the community and the environment. This will be done by making sure the tenants are informed, kept up to date and given the opportunity to feedback concerns</p>
<p>(5) How does the strategy/service/policy contribute to the promotion of equality? If not what can be done?</p>	<p>The scheme will use data that is based on the performance of the property and eligibility in terms of household income, so will not result in an issue around equality.</p> <p>The scheme will tackle the issues of fuel poverty and, as with previous projects tackling fuel poverty, result in the tenants taking more pride in the community.</p>
<p>(6) How does the strategy/service/policy promote good relations between groups? If not what can be done?</p>	<p>It is good evidence of RBC's commitment to tackle climate and poverty issues.</p>
<p>(7) Are there any obvious barriers to accessing the service? If yes how can they be overcome?</p>	<p>There are no barriers.</p>
<p><b><u>Stage 4 – Action Planning, Review &amp; Monitoring</u></b></p>	

<p>If No Further Action is required then go to – Review &amp; Monitoring</p> <p>(1) Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.</p>	<p>EqlA Action Plan</p> <table border="1"> <thead> <tr> <th data-bbox="860 347 1120 424">Action</th> <th data-bbox="1120 347 1364 424">Lead Officer</th> <th data-bbox="1364 347 1615 424">Date for completion</th> <th data-bbox="1615 347 1865 424">Resource requirements</th> <th data-bbox="1865 347 2132 424">Comments</th> </tr> </thead> <tbody> <tr> <td data-bbox="860 424 1120 576">Inform and consult affected tenants</td> <td data-bbox="1120 424 1364 576">TBC</td> <td data-bbox="1364 424 1615 576">TBC</td> <td data-bbox="1615 424 1865 576"></td> <td data-bbox="1865 424 2132 576"></td> </tr> <tr> <td data-bbox="860 576 1120 612"></td> <td data-bbox="1120 576 1364 612"></td> <td data-bbox="1364 576 1615 612"></td> <td data-bbox="1615 576 1865 612"></td> <td data-bbox="1865 576 2132 612"></td> </tr> <tr> <td data-bbox="860 612 1120 649"></td> <td data-bbox="1120 612 1364 649"></td> <td data-bbox="1364 612 1615 649"></td> <td data-bbox="1615 612 1865 649"></td> <td data-bbox="1865 612 2132 649"></td> </tr> <tr> <td data-bbox="860 649 1120 691"></td> <td data-bbox="1120 649 1364 691"></td> <td data-bbox="1364 649 1615 691"></td> <td data-bbox="1615 649 1865 691"></td> <td data-bbox="1865 649 2132 691"></td> </tr> </tbody> </table>					Action	Lead Officer	Date for completion	Resource requirements	Comments	Inform and consult affected tenants	TBC	TBC																	
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Inform and consult affected tenants	TBC	TBC																												
<p>(2) Review and Monitoring State how and when you will monitor policy and Action Plan</p>	<p>If the scheme is approved once the properties are selected then the affected tenants will be consulted and the EIA will be updated with the findings.</p>																													

Please annotate your policy with the following statement:

**‘An Equality Impact Assessment on this policy was undertaken on (date of assessment) and will be reviewed on (insert review date).’**



