

RUGBY BOROUGH COUNCIL

**STRATEGIC HOUSING LAND AVAILABILITY
ASSESSMENT (SHLAA) UPDATE**

September 2016



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1. Introduction

National Guidance

The National Planning Policy Framework was issued in March 2012 and requires Local Authorities to “prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period”. In March 2014 the Government published the National Planning Practice Guidance, including an updated section on producing SHLAAs. This new version of Rugby Borough Council’s (RBC) SHLAA has regard to this guidance.

The guidance states that assessments of land availability should do the following:

- Identify sites and broad locations with potential for development;
- Assess their development potential;
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

This SHLAA report is an extension to the report published in December 2015¹, which accompanied the Local Plan Preferred Options consultation. Following a further call for sites during this consultation (January and February 2016), and consideration of consultation responses received during this time, the Council has reviewed its evidence of housing land availability to ensure the next stage of the Local Plan – the Publication Draft – has considered the most up-to-date information concerning potential sites for residential allocation.

This report has been published in September 2016 to coincide with the Publication Draft consultation on the Local Plan. The guidance advises that in carrying out the SHLAA, “plan makers will be able to plan proactively by choosing sites to go forward into their development plan documents to meet objectively assessed needs”.

¹ The emerging Local Plan considers sites submitted in a number of different Call for Sites periods – the updated 2016 version of the SHLAA (this report) should therefore be read alongside the December 2015 SHLAA report for a complete overview of all sites assessed as part of the current Local Plan.

Coventry & Warwickshire Strategic Housing Market Assessment (SHMA)

The Coventry and Warwickshire Housing Market Area is well established and the strategic housing needs of the area identified with a Joint Strategic Housing Market Assessment (SHMA) in 2013 and supporting Annex in 2014. More recently, in September 2015, an updated assessment of housing need was completed and is the basis of the objectively assessed need (OAN) for the Coventry & Warwickshire Housing Market Area.

In November 2015, Rugby Borough Council endorsed a joint Coventry & Warwickshire Memorandum of Understanding (MoU) that proposed a housing distribution across the sub-region to ensure the full OAN for the housing market area could be met.

In November 2014, prior to agreement on the 2015 MoU, the Coventry & Warwickshire Economic Prosperity Board agreed that a Joint SHLAA Methodology should be agreed by the Coventry & Warwickshire authorities in order to assess land availability across each district within the sub-region and assist each authority in meeting its obligations under the duty to co-operate. As with the previous version of the RBC SHLAA (2015), this report will use the joint SHLAA Methodology (May 2015) as the basis for carrying out the assessment.

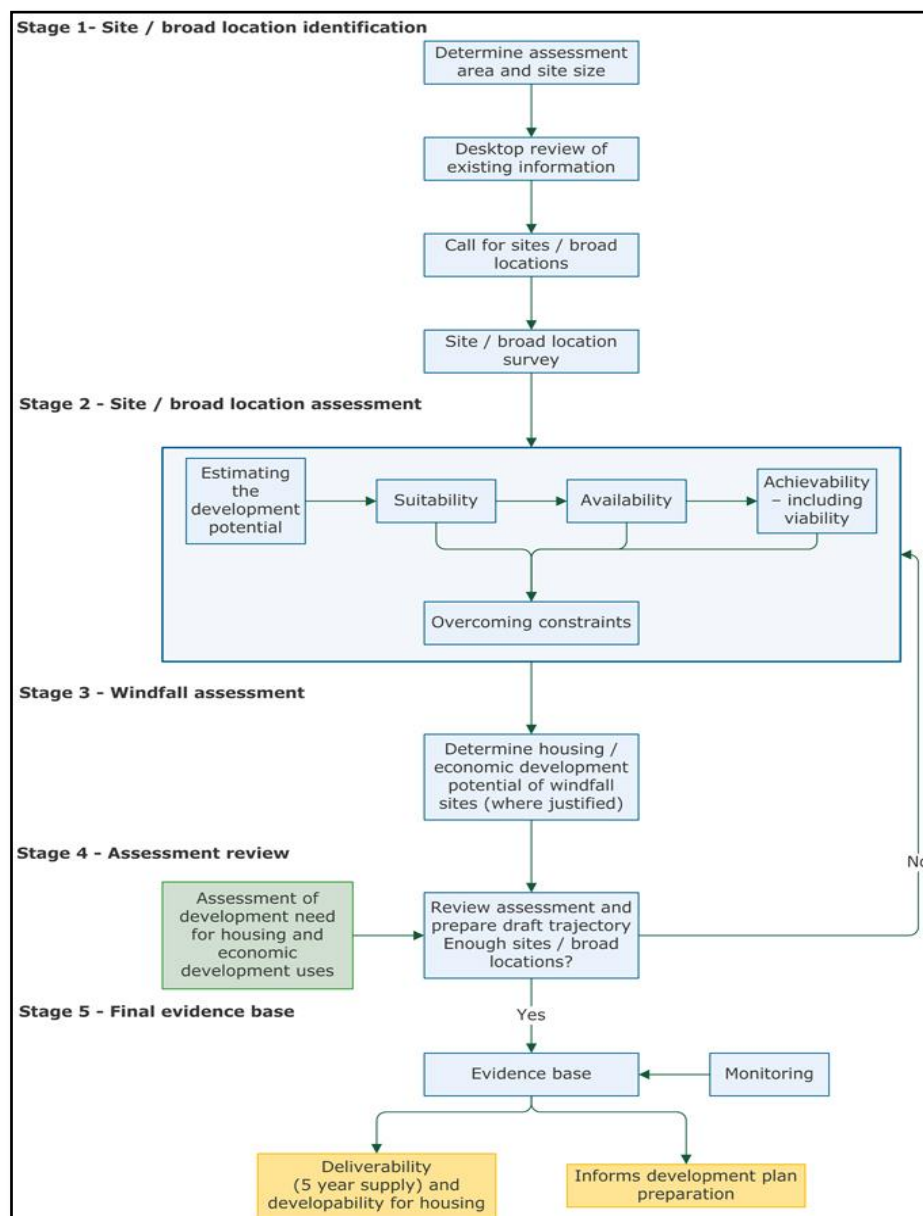
Rugby Borough Council Context

The Council is updating the SHLAA to inform ongoing monitoring of its housing land supply and to provide evidence for the inclusion of site allocations in the Publication Draft of the Local Plan.

This SHLAA is a strategic assessment of housing supply to be used for plan-making purposes. The level of information provided is appropriate to this purpose. Although the SHLAA determines the development potential of sites it does not in itself determine whether a site should be allocated for development. Furthermore, the SHLAA is not a substitute for a planning application and cannot, therefore, contain detailed information about a site or the definitive potential impacts of development. **The SHLAA should be read and understood in this context.**

2. Methodology

As referred to in the introduction to this report, RBC will continue to work with neighbouring local authorities in Coventry and Warwickshire to ensure consistency of approach in carrying out SHLAAs. The joint SHLAA Methodology is an initial step in this ongoing process, as each of the local authorities is at different stages of plan-making for their areas. The overall methodology followed by each local authority will follow the approach as reflected by the diagram below, which is taken directly from the planning practice guidance and also reproduced in the joint Coventry and Warwickshire Methodology document.



Desktop Review

Planning practice guidance suggests that local authorities should identify as wide a range of sites as possible for inclusion within a SHLAA. In the 2015 SHLAA the Council undertook a desktop review of various sources of information to identify where land could be deemed suitable for residential development and thus considered for the Local Plan process. The table below identifies the different sources of potential sites and separates these sources into those sites that are already in the planning process from sites or land that have no current planning status.

Sites in the planning process

- **Land allocated for employment or other land uses, which are no longer required for those uses**
- **Existing housing allocations**
- **Extant planning permissions for housing**
- **Planning permissions that are under construction**
- **Lapsed planning permissions**

Sites not currently in the planning process

- **Vacant and derelict land and buildings**
- **Surplus public sector land**
- **Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development**
- **Additional housing opportunities in established residential areas, such as under-used garage blocks**
- **Large scale redevelopment and re-design of existing residential areas**
- **Sites adjoining larger rural settlements**
- **Urban extension**

Sites from the above list of sources have been identified in a range of ways, including:

- Existing officer knowledge (including site visits and desktop research) from different departments of the local authority, such as planning, housing and corporate property services;
- Collation of monitoring data and planning application records; and,
- Review of land-use audits and local plan evidence base studies, such as the Employment Land Review and Open Space Audit.

For some of the site source categories, sites may have already been identified through ongoing dialogue with land owners and developers, especially those sites on the edge of the existing urban area and around larger (main) rural settlements which have been submitted to recent call for sites in the last few years.

Sites that are already in the planning process for residential use, e.g. extant planning permissions, schemes under construction, and existing housing allocations, are considered to have already been assessed suitable, available and achievable for residential development. It will therefore not be necessary to assess these sites in the same way as land identified via other desktop research or submitted to the Council through a call for sites process, i.e. those sites not currently in the planning process.

The exception to this concerns lapsed residential permissions, which will be reviewed as to why the permission may have lapsed and whether the site can still be deemed deliverable for residential development.

Examples of where sites will be excluded from identification for the SHLAA are:

- Sites entirely within flood zone 3 will not be identified for inclusion. Sites in flood zone 3 which are submitted to RBC through the call for sites process will still be assessed;
- Sites that are, or include, garden land will not be identified but will be included in the assessment if submitted as part of the call for sites;

- Sites currently protected for an existing use, such as employment land or open space, will not be identified unless there is evidence to indicate the site is surplus to requirements for that purpose. However such a site will be assessed if submitted to the Council through the call for sites.

Furthermore, planning practice guidance recommends that local authorities should consider land able to accommodate a minimum of five dwellings as suitable for assessment in the SHLAA. In previous assessments, RBC has used a site threshold of 0.2 hectares for site identification and site assessment and this threshold is still considered suitable for this SHLAA process. It is considered that assessing all sites or parcels of land below this size would be impractical for the Council, as in the vast majority of cases sites of this size would not be capable of accommodating a minimum of five dwellings.

Call for Sites

RBC produced a SHLAA in 2013 which was informed by a call for sites inviting landowners to submit land for consideration in the Council's emerging Local Plan. Following the production of revised evidence on the housing market area contained in the Coventry & Warwickshire SHMA (2013) and SHMA Annex (2014), a further call for sites was carried out in the summer of 2014. Submissions from these two call for sites, in addition to any sites identified as per the table above, were assessed as part of the 2015 SHLAA.

Any sites submitted to the Council after April 2015 were not considered in the previous SHLAA report but have been included in this updated assessment.

During consultation on the Local Plan Preferred Options from December 2015 - February 2016, the Council invited further call for sites submissions to ensure all available land has been considered particularly sites on the edge of existing settlements or land outside of the Green Belt.

This SHLAA update is therefore concerned with the assessment of newly submitted sites, as well as revised assessment of sites from the 2015 SHLAA where new information has been provided to the Council since the Preferred Options

consultation on the Local Plan. Where sites previously assessed have been amended, this report will make those amendments clear.

Stage 2: Site Assessment

Following the identification of sites as explained in Stage 1 of the methodology, Stage 2 deals with the assessment of sites based on their suitability as potential housing sites, their availability for development, and the likely achievability of the development.

Suitability Assessment

The SHLAA assessment has assessed sites against a number of criteria that determine how suitable a site is for residential development. Criteria covers physical and environmental considerations that could act as a significant constraint on the delivery of residential development.

Actions for overcoming constraints, including through development funded mitigation, is considered when assessing a site's suitability. Where it is believed that a particular constraint would be difficult to mitigate entirely, the criteria is given a 'Red' rating in the Red-Amber-Green (RAG) assessment. The existence of a red rating for any of the criteria does not however mean a site is automatically considered to be not deliverable.

As referred to in the Introduction section of this report, a joint Coventry and Warwickshire SHLAA Methodology has been produced to ensure consistency between local authorities across the sub-region in assessing the potential of land to deliver new residential development.

Availability Assessment

Following the assessment of the suitability of all sites, the SHLAA assesses sites based on their availability for residential development. This part of the RAG assessment has much less criteria than the suitability category, and is principally concerned with whether a site is free from legal or land ownership constraints and how advanced it is in terms of site promotion, i.e. whether it is owned or under option

to a housing developer or whether the site is still being speculatively promoted by the land owner(s).

Sites in active current use, or designations where current evidence recommends a site's retention in that specified use, such as for open space or employment land, will be considered to be not available. However where policy includes caveats for the loss of a certain land use, such as mitigation via replacement provision, this may mean a site could still be seen as deliverable, despite the current (at the time of assessment) not available status. It will be for site promoters to satisfy the Council of policy compliance in such circumstances.

Achievability Assessment

The RAG assessment here is intended to highlight where certain difficulties or constraints exist which may affect the viability of a proposed site, and where these exist whether they are likely to affect the achievability of development on a site. However, the appraisal of a site's viability for a residential land use is a detailed process and is carried out at the stage of applying for planning permission for a residential scheme on a site. Therefore unless the Council have specific site information which suggests a site may incur abnormal site set-up costs or is within a locality experiencing unusually poor market conditions, it is assumed that sites submitted to the Council will be viable for residential development.

Prior to the Local Plan Preferred Options consultation a 'Rugby Housing Delivery Study' was commissioned by the Council. This work has raised the possibility of market saturation occurring around Rugby urban edge and as a result certain sites in this updated SHLAA report, despite being assessed as suitable, available and achievable, are considered to be constrained in delivery terms and this issue is flagged up in conclusions on these sites.

Estimating the Housing Potential (Capacity) of Sites

In order to estimate how many dwellings could be expected to be provided on each site deemed suitable and available, the SHLAA has previously calculated a site's development (residential) capacity. This involved measuring the overall site area (in hectares), then calculating the net developable area for residential development,

once land has been deducted from the total site area to account for provision of other land uses, infrastructure provision, and constraints mitigation.

Using the net developable area a housing density can be applied to estimate how many dwellings could be provided on a particular size of site. RBC has used housing monitoring data to provide a sample of recent residential planning permissions to enable calculation of an average net developable area and an average density figure for the borough. Samples will cover a range of site types and those used are shown in Table 1 below.

It is important to note however that the capacity of a site at this stage is a guideline figure only and will be subject to review, especially where more detailed information becomes available for a specific site. The use of a sample of existing residential permissions, and allowance for a different net developable area for very large site submissions, i.e. 50% of total area for sites over 45 hectares, is seen as the most pragmatic way of assessing capacity for the SHLAA for such a large number and range of sites.

Table 1: Site Density Assumptions – RBC Sample Sites

Site Typology	Gross Site Area (ha)	Net developable area (ha) - residential	Gross:Net Ratio	Dwellings	Gross Density (dph)	Net Density (dph)	Comments
RUGBY URBAN EDGE - GREENFIELD							
Rugby Gateway - Phase R1		7.25		244		34	
Rugby Gateway - Phase R2	9.3	6.5	83%	230	25	35	
Rugby Gateway - Phase R4	11.95	4.59	38%	132	11	29	Sports pitch provision (c.2ha); SuDs provision (c.5ha)
Coton Park East, Gentian Way	6.7	5.5	82%	165	25	30	On-site open space provision including play area
Cawston Extension	25	18.51	74%	600	24	32	Green corridor, allotment provision (c.1ha) and other on-site open space provision
AVERAGES			69%		21	32	
INNER URBAN - BROWNFIELD							
Leicester Road, Rugby - Zone E	4.9	3.85	79%	175	36	45	
Technology Drive, Mill Road, Rugby (St Modwen)	4.15	2.66	64%	89	21	33	Public open space provision (1.2ha); landscaping, balancing and wildlife (0.3ha)
Former Warwickshire College Site, Hillmorton Road, Rugby	4.2	3.8	90%	131	31	34	0.4ha land transfer for provision of 16 units extra care accommodation
Ambulance Station, Brownsover Road	0.78	N/A	N/A	29	37	N/A	
AVERAGES			78%		31	37	

WITHIN/EDGE OF MAIN RURAL SETTLEMENT - GREENFIELD							
Priory Road, Wolston	3.76	2.78	74%	80	21	29	Newt migration field (0.51ha); other on-site open space provision (0.47ha)
Back Lane South, Long Lawford	4.11	3.5	85%	112	27	32	
AVERAGES			80%		24	31	
AVERAGE ACROSS ALL SITES			76%		25	33	

To check the results have given an accurate representation of capacity, density figures submitted to the Council by site promoters were compared with the average density assumptions used to estimate capacity on all other sites.

Site submissions that were able to provide this level of information are in most cases at a stage where work has already been carried out on site layouts, overall master planning etc. (generally on larger sites), and therefore are able to give a more detailed indication of the expected dwellings to be provided, rather than simply estimating capacity based on averages across other sites.

Assessing Deliverability

Having assessed all sites for suitability, availability and achievability, and having estimated the potential capacity of each site, the SHLAA concludes on the overall deliverability of sites. This means sites that have progressed through the SHLAA process can be considered to be either deliverable (1-5 years) or developable (6-10 or 11-15 years) within a certain timeframe. These terms are defined in the planning practice guidance as follows:

- **Deliverable** – a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan. It is considered that generally such an assessment can be made for sites currently within the planning process.
- **Developable** – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time. It is considered that generally such an assessment can be made for sites currently within the planning process.

In general terms, where a site has few, if any, significant constraints to development and is already under option to a residential developer, then it will be considered available immediately and thus deliverable in the 1-5 years range.

3. Results

Site Identification Results

Sites identified by RBC with extant planning permissions or with an existing housing allocation were reviewed to check whether suitability or availability assessments would need to be carried out. As all of these sites were actively in the planning system with no indication of non-delivery, it was considered that it would not be necessary to assess these sites again and these sites are included in the Council's housing land supply trajectory, as referred to in Section 5 of this report.

The identification of a number of these sites, particularly those in public sector land ownership such as car parks and garage sites, as well as urban extension sites and those adjacent to main rural settlements, has been aided by the call for sites process undertaken by RBC.

The register of call for sites submissions which informed the 2015 SHLAA is available to view on the Council's website at https://www.rugby.gov.uk/downloads/file/786/strategic_land_availability_assessment_slaa_call_for_sites_register

The register of call for sites submissions to the Council in early 2016 is Appendix 1 to this SHLAA update and can be viewed on the RBC website at https://www.rugby.gov.uk/downloads/file/1075/call_for_sites_register_2016

Before taking all identified sites forward to the suitability and availability assessment stage, a filter was carried out to exclude sites below a minimum site area threshold. As outlined in the methodology, this threshold has been set at 0.2 hectares as a pragmatic way of only including sites that are most likely to accommodate a minimum of five dwellings. Whilst two of the sites in the table below are at 0.2 hectares in total area, more detail would be required as to whether a minimum of five dwellings could be accommodated on these sites, particularly in relation to issues such as potential impact on the residential amenity of neighbouring properties.

As the majority of these sites are located within existing settlement boundaries, in particular those within the Rugby urban area or a Main Rural Settlement, despite not being taken forward through the SHLAA, they may in fact be suitable sites in development management terms for windfall residential development, for which an allowance is made in the latest RBC Housing Trajectory.

Table 2: Sites below Size Threshold (0.2ha)

Site Reference	Site Name/Address	Site Size (ha)
S16079	Biart Place Garage Site, Rugby	0.1
S16080	Birchwood Road Garage Site, Binley Woods	0.11
S16081	Epsom Road Garage Site, Rugby	0.12
S16082	Parkfield Road Garage Site, Rugby	0.2
S16084	Sir Winston Churchill Place Garage Site, Binley Woods	0.06
S16085	The Orchard Garage Site, Marton	0.06
S16086	Townsend Close Garage Site, Burton Hastings	0.05
S16087	Yew Tree Hill Garage Site, Brinklow	0.07
S16088	Meadow Way Garage Site, Harborough Magna	0.12
S16089	Manor Estate Garage Site, Wolston	0.2
S16090	Meadow Close Garage Site, Ansty	0.07
S16091	Hill Crescent East Garage Site, Stretton on Dunsmore	0.07
S16092	Hill Crescent West Garage Site, Stretton on Dunsmore	0.09
S16098	All Saints Close Garage Site, Withybrook	0.09
S16099	Fosse Crescent Garage Site, Princethorpe	0.07

Suitability and Availability Results

Following this filter of sites, the 2016 call for sites submissions were assessed using the same criteria as the sites assessed in the 2015 SHLAA.

As already outlined in this report, sites that were rated 'Red' for certain criteria, or a combination of criteria, were not automatically deemed not suitable or not available for development. This was because many of the constraints found to be present on sites, could reasonably be considered capable of being mitigated as part of a residential development scheme.

The full details of the assessment of each site, including how individual criteria has been rated using the Red-Amber-Green (RAG) approach and summary conclusions of a site's suitability, availability and achievability, is contained in the spreadsheet at Appendix 2.

These summary commentaries form RBC's conclusions on the suitability and availability for residential development of all assessed sites, and therefore whether a site could proceed to the next stage (achievability) of the site assessment. Those sites that have been excluded from the SHLAA at this stage, along with their reason for exclusion on grounds of either unsuitability or unavailability, are shown in the table at Appendix 3.

Achievability Results

As referred to in Section 2, unless the Council were made aware of specific site information which suggested a site would incur abnormal site assembly costs or was within a locality experiencing unusually poor market conditions, it would be assumed that the site in question would be viable for residential development.

All sites assessed fit with this description and therefore no sites have been removed from the SHLAA based on achievability. However as referred to earlier in this report, Prior to the Local Plan Preferred Options consultation a 'Rugby Housing Delivery Study' was commissioned by the Council. This work has raised the possibility of market saturation occurring around Rugby urban edge. Therefore certain sites in this updated SHLAA report, despite being potentially suitable, available and achievable, are considered to be constrained in delivery terms based on sharing the same housing market as Rugby town, particularly existing large allocations or proposed allocations on the urban edge. This issue is flagged up in conclusions on these sites.

Mapping of Sites

All sites considered in this SHLAA report, including those shown for information despite their exclusion from the suitability and availability assessment stage due to being below the site size threshold, are shown on a range of maps at Appendix 4. Where sites are within or adjacent to Rugby urban area or a main rural settlement

boundary they have been grouped together on a map displaying all sites in or around this settlement. For all other sites that this doesn't apply to, a separate map has been produced showing these sites across the entire Borough.

Deliverable Sites

Sites considered to be deliverable are believed to be capable of being built out within five years of their potential allocation in the emerging Rugby Local Plan, once it is adopted. They are considered to be in a potentially suitable location for development, dependent on policy decisions such as Green Belt release, and are viable prospects for development in the short term.

A more detailed breakdown of the annualised timescale for delivery of all sites will be provided in a separate housing land supply trajectory within an updated housing background paper accompanying consultation on the Local Plan Publication Draft. This will give a breakdown of the capacity of each site and what proportion of this capacity it is assumed can be delivered in the first five years, therefore forming part of the Council's five year land supply, and what proportion will be delivered later in the plan period.

It is likely that some sites, particularly those sites below a size threshold of approximately 100 dwellings, could become deliverable sites within the first five years of Local Plan adoption if they are ultimately to be allocated for residential development through the Local Plan. This is because these are sites that are free from major constraints, or it has been demonstrated that a constraint is in the process of being resolved, and the landowner has expressed their intention to develop the site through the SHLAA process.

Although not included in the list below, sites with an existing residential planning permission, or those with an approved permission subject to the signing of a section 106 agreement, are also deliverable as they have already been deemed to be acceptable in planning terms. These sites, in addition to sites already approved and under construction, will be included in the same housing trajectory.

Table 3: Deliverable (1-5 Years) Sites

SITE REFERENCE	SITE NAME / ADDRESS	SITE AREA (ha)
S14/004	The Old Orchard, Plott Lane, Stretton on Dunsmore	0.92
S14/011	Land at Coventry Road, Wolvey	0.61
S14/038*	Land at and adjacent to Sherwood Farm, Rugby Road, Binley Woods	4.65
S14/064	Linden Tree Bungalow	0.57
S14/065B (S16071)	Land off Lutterworth Road, Brinklow	7.2
S14/073 (S16014)	Coton House (small site), Lutterworth Road, Rugby	0.31
S14/079	Coton House, Lutterworth Road, Rugby	6.35
S14/084	Newbold on Avon Glebe, Land off Main Street	6.97
S14/122	Land off Squires Road, Stretton-on-Dunsmore	1.92
S16008/S16009	Land at Lakeview Farm, Ryton on Dunsmore	3
S16012	Rear of Manor House, Church Hill, Stretton on Dunsmore	0.6
S16034	Land north of Coventry Road, Long Lawford	6.3
S16078	Land south of Brownsover Road	8

* Includes smaller parcels S14/036 and S14/037

Developable Sites

Of the remaining SHLAA sites which are not considered to be deliverable within 1-5 years, all are considered to be developable, at least in part, in either 6-10 years or 11-15 years. These sites will not come forward in the first five years of a new plan being adopted but could be developed within the remainder of the plan period. They are considered to be in a suitable location for development, again subject to emerging evidence and subsequent policy decisions, with a reasonable prospect that they will be available for development and a viable option at some point in the 6-15 year period.

However with regards to the very largest of these sites, only a proportion of the entire site capacity would be developable within the plan period. This is reflected in the housing trajectory, which shows that the total dwellings anticipated to be built during the plan period (2011-2031) on certain sites is less than the overall capacity of a site as assessed in the SHLAA.

4. 2015 Assessment Review and Revised Capacity

The 2015 SHLAA was consulted on as part of the Local Plan Preferred Options consultation. Following information received by the Council on sites within this SHLAA, as well as further evidence that the Council have gathered since this consultation took place, a number of amendments have been made to site assessments from the previous SHLAA. These are detailed in the table below:

SITE REFERENCE	CHANGE MADE
S14/009	Site not suitable due to impact on high landscape sensitivity parcel and access constraints
S14/011	Small parcel of land adjacent to original site submission now included within site proposal. Site area increases from 0.3 to 0.61 hectares.
S14/012_ S14/013 (S14/019)	Site not suitable due to impact on high landscape sensitivity parcel
S14/016	Site not suitable due to impact on high landscape sensitivity parcel
S14/017	Site not suitable due to impact on high landscape sensitivity parcel and impact on registered park and garden
S14/029	Site not suitable due to impact on high landscape sensitivity parcel
S14/033	Site not suitable for minimum allocation of five dwellings
S14/040	Site not suitable due to impact on high landscape sensitivity parcel
S14/043	Site not suitable due to poor pedestrian access to local services and proposal not of scale to fund range of services on site
S14/049	Site not suitable due to impact on high landscape sensitivity parcel and highways constraints
S14/062	Site remains currently not available however Sport England would support residential on site subject to CCFC training ground replacement provision being secured
S14/065A	Site not suitable due to impact on high landscape sensitivity parcel and access constraints
S14/065D	Site not suitable due to highways constraints
S14/065E	Site not suitable due to access constraints
S14/089	Site not suitable due to impact on high landscape sensitivity parcel and

	access constraints
S14/090	Site not suitable due to impact on high landscape sensitivity parcel and heritage assets
S14/115	Site not suitable due to impact on high landscape sensitivity parcel
S14/130	Site not suitable due to poor pedestrian access to local services and proposal not of scale to fund range of services on site
S14/154	Site not suitable due to impact on high landscape sensitivity parcel and access constraints
S14/155	Site not suitable due to poor pedestrian access to local services and proposal not of scale to fund range of services on site
S14/157	Site not suitable due to impact on high landscape sensitivity parcel and access constraints
S033	Site not considered suitable due to highways and access constraints
S039	Site not suitable due to impact on high landscape sensitivity parcel and heritage assets
S042	Site not suitable due to impact on high landscape sensitivity parcel
S059	Site not suitable due to impact on high landscape sensitivity parcel and access constraints
S129	Site not suitable due to impact on high landscape sensitivity parcel

The above site assessments as amended combined with assessments made of 2016 call for sites submissions as part of this update report, make up the latest strategic housing land availability position to be consulted on as part of the Local Plan Publication Draft.

Having estimated the capacity of all SHLAA sites, including revised assessments, spatial and policy options for locating development in the borough are given in the table below. These figures give the total estimated capacity for each scenario, including both deliverable and developable SHLAA sites.

It is important to note that these capacity figures indicate the total indicative capacity of sites within a scenario, i.e. a guideline figure as referred to in Section 2 of this report, and not the capacity expected to be delivered within the plan period. It also

provides the total capacity of sites deemed suitable, available and achievable in isolation, and therefore does not take into account the cumulative impact on delivery of a number of sites in the same locality being developed simultaneously and therefore whether a site's capacity would be reduced, or even whether a particular selection of sites would be deliverable in combination.

Table 4: Estimated Total Capacity – Spatial Scenarios

	TOTAL CAPACITY
Rugby Urban Sites – within settlement boundary	130
Rugby Urban Edge Sites – outside settlement boundary	9,476
Main Rural Settlement Sites – within settlement boundary	15
Main Rural Settlement Edge Sites – outside settlement boundary and not in Green Belt	263
Main Rural Settlement Edge Sites – outside settlement boundary and within Green Belt	953
Coventry Urban Edge (New Settlement) Sites – within Green Belt	3,899
Open Countryside (New Settlement) Sites – not in Green Belt	3,688

There are no sites within or on the edge of Local Needs Settlements that have been assessed as suitable for residential development through the SHLAA. This is due to these sites all having poor existing access to essential local services and not being of a sufficient size/scale to provide new services as part of development contributions.

The figure for Coventry urban edge sites is made up of three large call for sites submissions within the Green Belt. Despite currently not providing good access to local services, these sites are deemed potentially suitable at a new settlement scale and would be required to provide various services alongside residential development in order to be considered sustainable. During the 2016 call for sites, two new submissions were received of a similar scale that could also be considered to deliver a new settlement, despite currently not providing good access to local services. Both of these sites are in open countryside, rather than Green Belt, and their combined indicative capacity is shown above.

5. Final Evidence Base

As outlined in the planning practice guidance, assessments of housing (and economic development) land availability should produce the following outputs as standard:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- an indicative trajectory of anticipated development and consideration of associated risks.

This SHLAA report has dealt with the first four of the above bullet points, including consideration of a large number of criteria for all sites being assessed for their suitability and availability. Capacity has been estimated for each site deemed to be potentially suitable, available and achievable for residential development.

As already referred to in this report, the final bullet point in the list of outputs above, will be delivered in an updated RBC housing target and distribution background paper produced as supporting evidence to the Local Plan Publication Draft. This paper will contain an indicative trajectory of residential developments, including an annualised breakdown of anticipated build-out rates of sites proposed for allocation in the Local Plan.

List of Appendices

Appendix 1: Register of Call for Sites Submissions

Appendix 2: Site Assessment – Red/Amber/Green (RAG) Assessment and Site Conclusions

Appendix 3: Site Assessment – Not Suitable and/or Not Available

Appendix 4: SHLAA Sites – All Maps of 2016 Call for Sites Submissions