



**RUGBY BOROUGH
COUNCIL
LOCAL
DEVELOPMENT
FRAMEWORK**



**ANNUAL
MONITORING
REPORT**



DECEMBER 2012



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1: Introduction

- 1.1 This is the eighth Annual Monitoring Report (AMR) produced by Rugby Borough Council (RBC) as required by the Planning and Compulsory Purchase Act 2004. This report relates to activity which has taken place in the Borough during the year 1st April 2011 to 31st March 2012.
- 1.2 The AMR provides a representative snapshot of the most significant changes experienced within the Borough during the defined monitoring period; it is not intended to be an exhaustive study of all developments which have taken place.
- 1.3 Monitoring is important for RBC to establish what is happening now and what may happen in the future. The production of the AMR allows for the comparison of trends within the Borough against existing and emerging policies and targets to determine what needs to be done.
- 1.4 The production methods and content of this AMR are consistent with those from previous years to allow for ease of comparison and to ensure that monitoring remains relevant.

Format

- 1.5 The structure of this report is based on guidelines in Planning Policy Statements (PPS's) and their accompanying literature and guidance from Communities and Local Government (CLG) at the national level. The production of the AMR in terms of design and best practice has been assisted by the regular meeting of the sub-regional Information Officers Group (IOG). These meetings are attended by officers with monitoring responsibilities from throughout the Coventry, Solihull and Warwickshire sub-region.
- 1.6 The key reference points in the preparation of this document were:
 - Office of the Deputy Prime Minister, 2005: Local Development Framework Monitoring: A Good Practice Guide.
 - Communities and Local Government, 2008: Planning Policy Statement 12: Local Spatial Planning.

2: Executive Summary

- 2.1 This executive summary gives a brief overview of the content of each chapter of the Annual Monitoring Report.

Business Developments and Town Centre

- 2.2 Progress has been made towards meeting one of the Councils priorities for enterprises to enjoy, achieve and prosper within the Borough. The performance of Rugby Town Centre has once again been positive in light of the wider macro-economic problems. The 2011-2012 monitoring period evidences 59.71% of A1 retail units in the Primary Shopping Area. This complies with Policy CS7 of the Rugby Borough Core Strategy whereby a dominance of A1 use class is required.

Housing

- 2.3 Since 2006, 3650 (net) dwellings have been delivered in the Borough to meet Rugby Borough Councils strategic housing target of 10,800 net additional dwellings between 2006 and 2026. The annual completion rate has been 608 dwellings per annum; the required delivery rate for housing now stands at 499 net additional dwellings per annum for the remainder of the plan period. The housing chapter of this report demonstrates that the Borough Council has a 4.47 year deliverable supply of land for housing and also sets out the level of affordable housing which has been delivered in the Borough during the monitoring period.

Environmental Quality

- 2.4 The monitoring period has once again been positive in terms of environmental quality. During the year, the Environment Agency were consulted on a number of applications, and for the fifth year in succession there were no instances of planning permission being granted which was contrary to Environment Agency advice.

3: Rugby Borough Profile

RBC Strategic Objectives: Economic and Environment

Core Strategy Policies: CS11, CS12, CS13, CS16, CS17, CS18

- 3.1 The Borough of Rugby covers an area of 138 square miles located in central England, within the County of Warwickshire. The Borough is on the eastern edge of the West Midlands Region, bordering directly on to the counties of Northamptonshire and Leicestershire, both of which are in the East Midlands Region.
- 3.2 The Borough has 41 parishes and the largest centre of population is the attractive market town of Rugby with two thirds of the Borough's 100,100 residents living in the town and the remainder residing in the rural area. The villages in the Borough range in size from 20 to 3,000 people. Rugby is unique in that it is the only place in the world that gives its name to an international sport.
- 3.3 There are currently 12 Parish Plans in place within Rugby Borough; work is currently ongoing in a number of Parishes to complete a Parish Plan within the 2012/13 period. The 2011/12 monitoring period also saw the completion of three Local Housing Needs Surveys for the Parishes of Dunchurch, Stretton on Dunsmore and Wolston and as at 31st March 2012 three other surveys were being progressed towards completion.

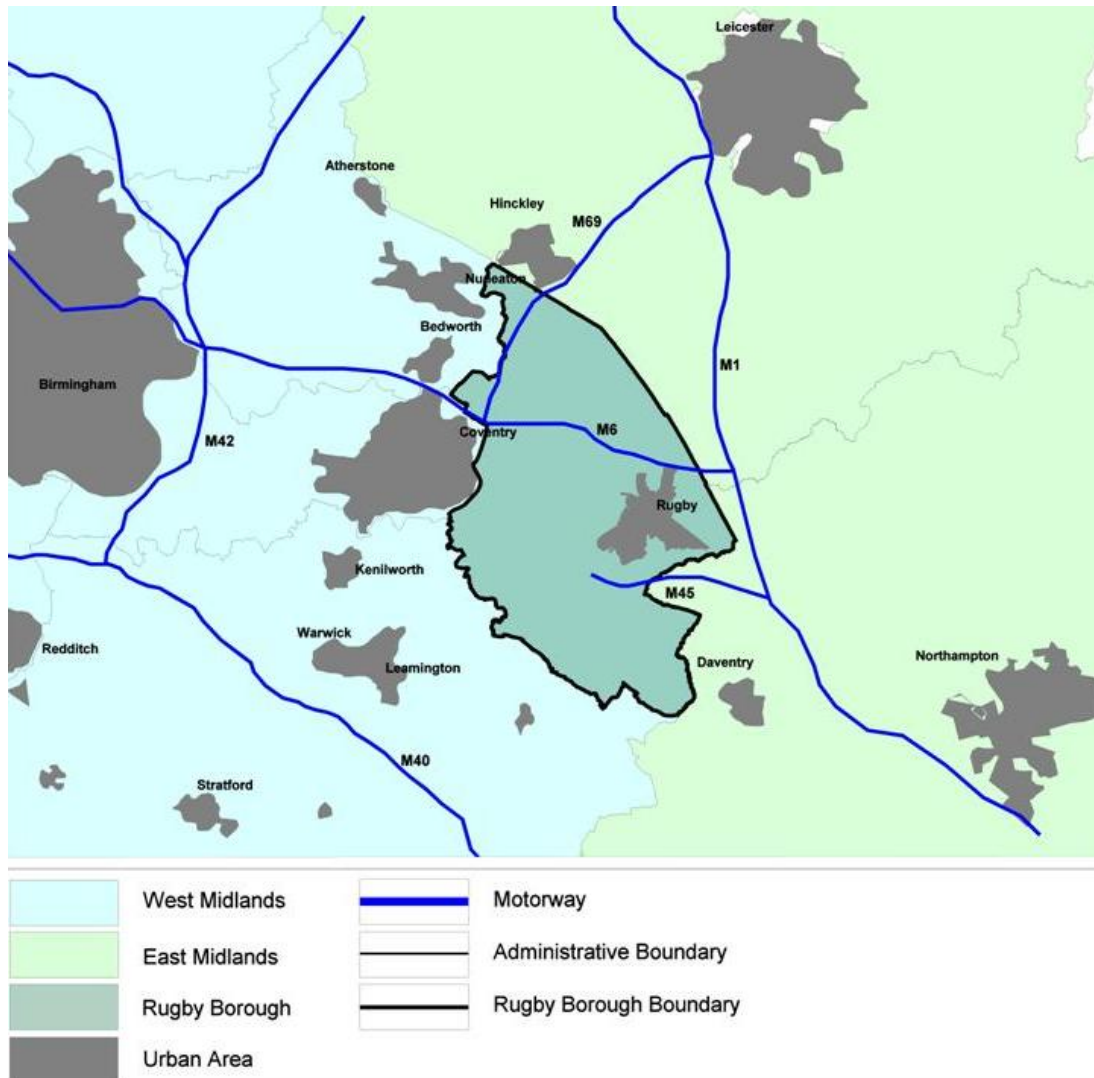
Local Community

- 3.4 The Boroughs overall population remained steady between 1971 - 2001 but between 2001 - 2006 the population increased by 3.1%. The rise in population was largely due to people migrating into the area but also as a result of people living longer. The projected population increase between 2010 and 2035 is expected to be 30%. This is the largest projected population increase in Warwickshire.
- 3.5 Whilst numbers of young people are in decline the number of over 50s is beginning to increase sharply. Across Warwickshire as a whole, the highest rates of projected population growth are in the groups aged 65 and over. The rate of growth at these older ages increases with age, with the eldest age group (those aged 85 and over) projected to increase by over 190% by 2035. This trend is reflected across all the districts and boroughs.
- 3.6 The average household size within the Borough of Rugby is 2.4 persons. The number of households has risen faster than the population, whereby an increase of 7.37% can be seen in the number of households resulting in 41,875 households being recorded. This is partly due to nearly a quarter of Rugby's households being occupied by a single person.
- 3.7 Rugby has settled and well-established ethnic minority communities, making up around 10.3% of the total population, the largest two being Indian and Black Caribbean. Over recent years, there has been a significant increase in the number of migrant workers from Eastern European Countries, particularly Poland, with over 1,000 new workers in 2008 alone.
- 3.8 The average house price in the Borough (September 2012) was £206,346, which is below the national average of £234,858 and the neighbouring areas of Stratford and Warwick. Based on the statistics published by the Land Registry, market housing is continuing to

become more expensive and insufficient affordable housing has been built. Rugsbys average household incomes are however higher than that for the West Midlands Region but below the national average. The gross weekly pay of full time female workers from Rugby is below both regional and national levels.

3.9 The Borough contains 4 of the 37 areas in Warwickshire that are within the 30% most deprived nationally, identified within the Indices of Multiple Deprivation (2007), which measures a range of factors including income, education, employment, health, crime, amenities, housing and environment. The areas included are Newbold (town), Northern Overslade, Newbold-on-Avon and Brownsover South which is amongst the 20% most deprived areas. The Borough also has a number of villages that feature in the bottom 10% nationally with regard to access to services.

Figure 3a: Rugby's Regional Context



The lowest levels of deprivation are scored against measures of employment, education and training, and income. This is largely due to Rugby's older age group bias, with high

overall levels of employment that support a range of skilled professional and administrative jobs.

Local Economy

The focus for the Boroughs large scale employment sites is on the edge of the urban area of the Borough, principally to the north of town with proximity to Junction 1 of the M6. Whilst new distribution parks have sprung up in this area, Rugby has a number of smaller, older sites that accommodate small to medium manufacturing businesses that are generally located around the edge of the town centre. The transport and storage sector currently accounts for 8.5% of the Boroughs employment. The manufacturing, construction, tourism and transport and communication sectors are all high employers in the Borough when compared with the West Midlands overall. The largest industry sector in the Borough is the wholesale and retail trade sector which accounts for 18.1% of the total. The second largest sector is the manufacturing sector, which accounts for 11.9% of employment within the Borough. The proportions of both of these sectors are higher than county averages.

- 3.10 Data from previous years evidences that the unemployment rate in Rugby has been consistently lower than national averages. However, a recent trend has witnessed an increase in the unemployment rate, which can primarily be put down to the continuing recession.
- 3.11 There are 72,759 residents economically active (aged 16-74 years) within the Borough. This accounts for 72.7% of the Borough, in comparison to 72.6% regionally and 73.3% nationally. The proportion of workers in Rugby working full time is the highest in the county and has the 22nd highest rank in the UK. The working population of Rugby is also more highly qualified than comparable regional averages, with 29.7% holding a degree level qualification or higher. Rugby also illustrated a significantly lower figure than regional averages when comparing the percentage of the population with no qualifications, whereby a figure of 12.7% was seen in comparison to the West Midlands figure of 14%. Rugsbys high percentage of highly qualified residents in comparison to the relatively low percentage of residents with no qualifications enables the Borough to support a range of professional and skilled occupations. These figures should, however, be compared to national averages, whereby 32.9% of the population holds a degree level qualification or higher and just 10.6% of the population have no qualifications.
- 3.12 Rugby Town Centre most recently has seen the development of the Swan Shopping Centre adding to the centres wide range of stores, including many independent specialist stores. Proposals are continuing for the redevelopment of the former cattle market and Herbert Grey College alongside further pedestrianisation of the Town Centre which will revitalise the Town Centre. The primary shopping area of Rugby town centre had a vacancy rate of 10% of its units which was below the national average of 14.5% (2012). However, the vacancy rate in 2006 was 6% which illustrates a significant increase over the past six years. A major factor influencing such an increase is the economic circumstance of certain retailers, which has led to the closure of their stores nationwide.

Local Transport Network

- 3.13 Like other parts of the sub-region, Rugby has benefited in recent years from its central position on the national motorway network. Proximity to the M1, M6, M45 and A14 gives Rugby a strong position whilst the A5 also provides sub regional connectivity. The

Boroughs train station situated on the edge of the town centre sits on the West Coast Main Line making London less than an hour away. There are direct links to Manchester, Liverpool, Glasgow and other northern destinations. There are also excellent links to Birmingham, Northampton and Milton Keynes. A few miles outside the town is the Daventry International Rail Freight Terminal, one of the key rail freight interchanges in Europe.

Local Environment

- 3.14 The Boroughs residents live in a delightful and attractive environment with Caldecott Park, Coombe Abbey Country Park and Draycote Water available for social and recreational purposes. In 2009 Rugby had a total of 28 designated Local Sites of which 3 are Local Geological Sites and 25 Local Wildlife Sites. There are also over 150 possible Local Wildlife Sites awaiting assessment. To the west of the Borough there is a large swath of Green Belt separating it from the City of Coventry.
- 3.15 Within the Borough there are 19 Conservation Areas, 6 Grade 1 Listed Buildings, 30 Grade II* Listed Buildings and 460 Grade II Listed Buildings. Spread throughout the Borough are 26 Scheduled Monuments and 5 Registered Gardens at Bilton Grange Grade II, Coombe Abbey Grade II*, Ryton House Grade II, Newnham Paddox Grade II, and Dunchurch Lodge Grade II. There are currently 11 assets on the Heritage at Risk Register within the Borough (2009).
- 3.16 There is an Air Quality Management Area existing within Rugby Town due to an excess of nitrogen dioxide, related primarily to specific traffic congestion issues near the centre of the town. The Boroughs traffic flow between 2002 and 2007 has increased by 21%, the largest growth experienced within Warwickshire. The completion of the new Western Relief Road has provided a new north-south route which helps to alleviate the increase in traffic flows.

Sustainable Growth

- 3.17 The town of Rugby will grow by 35% up to 2026. Creating high quality new development, which achieves a range of social, economic and environmental objectives, will require careful design and delivery and the input of a wide range of organisations and communities. Responses to consultation have been clear in the desire to see the improved services that growth can bring alongside the retention of a market town character and the protection of the natural environment.

Economic Diversification

- 3.18 Ruggys business base is dominated by small to medium sized enterprises (SME) that currently includes a relatively high number of firms connected to construction, manufacturing, and engineering trades. This is complemented by larger distribution based enterprises located in the Borough because of the extensive strategic infrastructure network and excellent connectivity to key cities, regions and ports.
- 3.19 Ruggys economy is projected to diversify over the next twenty years, with increased representation of service providers based in the Borough. The major challenge will be to ensure stability in the economy through a balanced representation of key sectors, including manufacturing, distribution, and services.

Town Centre

- 3.20 Rugby faces strong retail competition from higher level centres in surrounding areas and a significant proportion of the Boroughs residents currently shop outside Rugby resulting in an estimated £80 million of lost expenditure.
- 3.21 The population of Rugby is comparatively affluent and mosaic social groups A, B and C make up 70% of the population. Research shows that these groups are not sufficiently catered for in Rugby Town Centre. Public consultation indicates that growth and development around Rugby should primarily seek to support and compliment investment in the Town Centre.

Sustainable Transport

- 3.22 The Rugby area, focused on the town, has experienced increased levels of car based travel in the last decade with high percentages using private transport to travel to work. Whilst bus and train trips have also consistently increased year on year it has been at a rate less than that of private car trips. Such trends have consequences for congestion, pollution, viability of local services and climate change.
- 3.23 Less than 5% of local residents travel to work by public transport whereas Rugby has a good cycle network with 14% travel to work on foot or by bike (AMR 2010/2011). The local population identifies further expansion of the cycle network and improvement of public transport as one of the top four priorities for improvement in the Borough.

Climate Change - Renewable energy and energy supply

- 3.24 Rugby Borough has the highest level of thermal demand and carbon emissions of all the districts in the Coventry, Solihull and Warwickshire sub-region. Whilst analysis has suggested there is significant potential for the provision of wind energy developments in the Borough, in common with the other districts in the sub-region, there is relatively little installed renewable energy capacity in the Borough. Public consultation has indicated an appetite amongst the local population for new development to go further in managing its carbon emissions.

4: Business Development and Town Centre

RBC Strategic Objectives: Social, Economic and Environment Core Strategy Policies: CS5, CS6, CS7, CS8, CS9, CS18

4.1 There is a clear and direct link between economic performance and quality of life. The planning system is a key lever the government has to contribute towards improving productivity and the UK's long-term economic performance. The maximisation of job opportunities for all and the delivery of sustainable economic development in order to improve the economic performance of all English regions as well as reducing the gap in economic growth between these regions are key policy outcomes for the Government. Aligned with these national goals is the Council's priority for enterprises to enjoy, achieve and prosper within the Borough.

Employment floor space in Rugby Borough

4.2 In order to accommodate future projected employment growth an indicative long term employment land development target of 108 hectares is required in the Borough between 2006 and 2026. Some of this allocation has already been accounted for and therefore approximately 67 hectares need to be delivered.

4.3 Figure 4a gives a clear indication of the amount of floor space created within the Borough for Town Centre Uses in the 2011-12 monitoring period.

Figure 4a: Employment floor space completions (2011-12) by use class, amount of employment floor space built on previously developed land (2011-12), hectares available for employment development by use class.

	B1a	B1b	B1c	B2	B8	Total
Gross	0	0	0	0	0	0
Net	0	0	0	0	0	0
Gross	0	0	0	0	0	0
% gross on PDL	0	0	0	0	0	0

4.4 As shown, there were no completions in any of the above categories in 2011-12. Work has not yet started on the 3826 sq/m of employment floor space, granted permission in 2009-10 as part of the wider Rugby Livestock Market scheme.

4.5 Recycling employment land for other uses is referred to as "losses". In Rugby since 1996, approaching 26 Ha of employment land has been lost.

4.6 Figure 4b outlines those employment sites which have been redeveloped since 1996 and indicates what they have been recycled in to.

Figure 4b: Employment sites redeveloped since 1996 (including sites with permission for redevelopment)

Site	Former Use Class	Site size (Ha)	Redevelopment
Ace industrial Estate	B1, B2	0.03	Housing
Boughton Road	B2	6.90	Housing
Clifton Links	B2	3.10	Housing
Clifton Road	B2	1.43	Housing
Cawston House Estate	B1	1.74	Housing
Hillmorton Road	B1,B2	1.40	Housing
Morgan Matroc	B1,B2	3.00	Housing
Leicester Road	B1,B2	0.89	Retail
Somers Road	B2	2.40	Housing
Wolston Business Park	B1	2.20	Housing
Woodside Park, Wood St	B1	2.80	Housing
Total		25.89	

Out of Town Major Retail Units

- 4.7 The range of shopping on offer and available facilities in Rugby is supplemented by the presence of large scale out-of-centre retail parks, particularly to the north of the town centre which have been developed over time since the late 1990s.
- 4.8 In April 2008 consultants Drivers Jonas undertook a Retail and Leisure Study for Rugby Borough Council. The following figures are contained within the study regarding out-of-town major retail units. Since this study was carried out, two new stores have opened (Tesco in Brownsover and Sainsburys in Hillmorton) and the Sainsburys located on Dunchurch Road has had an extension. In addition to the original data, these changes are reflected in the table below.

Figure 4c: Major out of town food supermarkets

Supermarket	Store Size (Sq/M)
Tesco	4562
Sainsbury's	6779
LIDL, Bilton Road	871
Aldi, Hillmorton	706
Aldi, Central Park	1000
<i>Tesco, Brownsover</i>	<i>1100</i>
TOTAL	15018 Sq/M

- 4.9 Elliot's Field retail park is located approximately 1.3 miles from Rugby Town Centre, close to Junction 1 Retail and Leisure Park and the Tesco supermarket, highlighted in the above table. The park is accessed off the A456 Leicester Road which is one of the main transport corridors into Rugby. Figure 4e outlines the current occupiers of the site.

Figure 4d: Out of centre retail parks and occupancy, Elliot's Field

Store Name	Store Size (Sq/M)
Next	657
Wickes	3500
Halfords	678
Homebase	2815
Pets at Home	734
Sports Direct	1224
TK Maxx	1224
Brantano	1224
Comet *	488
Carpetright	1000
TOTAL	13544 Sq/M

* due to the economic climate it is anticipated that Comet will be closing during the 2012/2013 monitoring period.

- 4.10 Junction 1 Retail and Leisure Park also lies off the busy Leicester Road to the north of the Town Centre in close proximity to Elliot's Field Retail Park. The site currently contains 3 leisure units, 9 retail units, 3 restaurant/fast food facilities and 875 car parking spaces. The figure below outlines the sites occupiers.

Figure 4e: Out of centre retail parks and occupancy, Junction 1

Store Name	Store Size (Sq/M)
Laura Ashley Home	381
Carphone Warehouse	180
Dreams	373
Curry's / PC World	1425
Range	2265
JJB Sports	940
Boots	951
Maplin Electronics	640
O2	580
TOTAL	7735 Sq/M

- 4.11 There were no new leisure or retail developments recorded during the 2011-2012 monitoring period in the Town Centre. There was also no new office floor space delivered within the Borough, however three permissions were granted for office developments which are yet to be delivered. A new retail unit at Junction 1 Retail Park, Leicester Road, Rugby was completed and opened to the public as an O2 shop in summer 2011.

Figure 4f: Total amount of floor space completed for “town centre uses” within the Borough 2011-2012

		Use Class					
Floor space		A1	A2	B1a	D2	C1	Total
	Gross	0	0	0	0	0	0
	Net	0	0	0	0	0	0

Rugby Town Centre

- 4.11 In order to provide a range of goods and services for the Boroughs residents and taking account of the housing and employment allocations, Rugby Town is considered in the Rugby Retail and Leisure Study as being capable of supporting 20,100m² of comparison retail floorspace by 2026. The study tested the comparison floorspace provision for the whole of the Core Strategy plan period in addition to the ASDA and Swan Centre development. Also, to shift the focus of investment in new office floorspace away from out-of-centre locations and into the town the Core Strategy proposes that 30,000m² of new office development should be located within or on the edge of Rugby town centre for the period 2006-2026.

Town Centre Survey

- 4.12 The following figures are based upon a survey which was undertaken by Rugby Borough Councils Development Strategy Team during the monitoring period; the survey looked at the uses within those ground floor units within the designated Primary Shopping Area, as shown on the Borough Councils Core Strategy proposals maps. This Primary Shopping Area was formally adopted as part of the Borough Councils Core Strategy in June 2011, in previous years the town centre survey provided analysis against the former town centre primary shopping area and as such it would be of little use to compare the results of this years survey to previous years. However, this does not discount the inclusion of Figure 4g which can be used as a baseline to be monitored against in future years to highlight changes which have taken place in the town centre.

4.13 The survey has been compiled with reference to the Use Class Order as specified in the 2006 amendment to the General Permitted Development Order. The full data tables from the Town Centre Survey can be made available on request.

4.14 The table below summarises the findings of the aforementioned survey:

Figure 4g: Primary Shopping Area Results

Use Class	2011/12 Count	% of total in 2011/12
A1	209	59.71
A2	39	11.14
A3	31	8.86
A4	18	5.14
A5	12	3.43
D1	1	0.29
D2 sui generis	2	0.57
Vacant	38	10.86
TOTAL	350	100%

4.15 Policy CS7 within the Rugby Borough Core Strategy published in June 2011 refers to retail frontages within the primary shopping area. The policy states that proposals for development, redevelopment or change of use within the Primary Shopping Area, as defined on the proposals map, will be permitted where the proposed ground floor use is retail (use class A1). The development of other town centre uses will be supported on upper floors within the Primary Shopping Area where the retail use of the ground floor is not prejudiced.

5: Leisure and Recreation

RBC Strategic Objectives: Environment Core Strategy Policy: CS15

- 5.1 An Open Space Strategy is in place, it has been prepared to guide the corporate actions of the Borough Council and to inform the negotiation/determination of planning applications. The Open Space Strategy was written using data compiled through an extensive audit of open spaces within the Borough.
- 5.2 The Borough of Rugby has a legacy of a number of quality open spaces such as Caldecott Park, countryside sites and other green spaces. Rugby is split into distinct areas: the main urban area and the surrounding predominantly rural areas. These areas consist of approximately 200 hectares of parks, recreation grounds and open spaces, diverse range of biological diversity consisting of 7 Sites of Special Scientific Interest (SSSIs), 3 Local Nature Reserves (LNRs), 2 Regionally Important Geological Sites (RIGS) and 14 Sites of Importance for Nature Conservation (SINCs).
- 5.3 As part of the evidence base for the formulation of Rugby Borough Councils LDF Core Strategy an Open Space Audit was undertaken in line with the requirements of PPG 17. This audit provides an assessment of local need through public consultation, auditing local provision, analysing quality and assessing current provision standards along with quantity analysis and accessibility.
- 5.4 The following figure gives a summary of the existing provision of open space within the Borough.

Figure 5a: Provision of Open Space within Rugby Borough

Typology	Existing Provision Rugby(Sq/M)	Existing Provision Rural (Sq/M)	Rugby Urban Area, Sq/M per person	Rugby Rural Area, Sq/M per person
Urban Parks and Gardens	542,077	2,116,236	9	68
Local Amenity Green Spaces	577,421	706,919	9.5	23
Green Corridors	494,010	13,358	-	-
Natural/Semi natural green spaces	1,062,432	7,072,539	18	226
Allotments	235,499	204,995	4	6.5
Churchyards and Cemeteries	112,562	159,881	-	-
Outdoor Sports Facilities	1,423,368	1,590,571	23.5	51
Education	604,207	166,772	10	5
Children and young persons facilities	43,062	63,007	0.7	2
Civic Space	2,794	0	-	-
TOTAL	5,097,432	12,049,238	84	387

6: Housing

RBC Strategic Objectives: Social, Economic and Environment

Core Strategy Policies: CS3, CS4, CS5, CS10, CS19, CS20, CS21, CS22

6.1 This chapter provides an overview of housing development in the Borough and the progress being made towards meeting the Borough Councils strategic housing target. These targets were originally set out within the West Midlands Regional Spatial Strategy. The Regional Spatial Strategy was revoked on 6th July 2010, this document set the level of housing growth for Rugby Borough, a report justifying the Council's intention to deliver the level of housing growth set out in the Core Strategy received Cabinet endorsement on 23rd August 2010.

Housing Targets

6.2 Rugby Borough Council will seek to deliver 10,800 dwellings within the Borough between 2006 and 2026 with at least 9,800 accommodated within or adjacent to Rugby Town itself. The following information relates to the progress being made towards meeting the housing target contained within the Core Strategy.

Figure 6a: Plan period and housing targets

Start of plan period	End of plan period	Total housing requirement
1/4/2006	31/3/2026	10,800

6.3 As can be seen from the figure above, the Borough Council's housing delivery requirement stands at 10,800 net additional dwellings during the period 2006-2026 (figure 6a). Figure 6b sets out the year on year delivery of dwellings within the Borough since 1st April 2001. Between 1st April 2006 and 31st March 2012, 3650 dwellings (net) have been completed within Rugby Borough at an average annual rate of 608. Figure 6c sets out the gross number of dwellings which have been built since 2006.

Fig 6b: Net additional dwellings in Rugby Borough by year 2001-2012

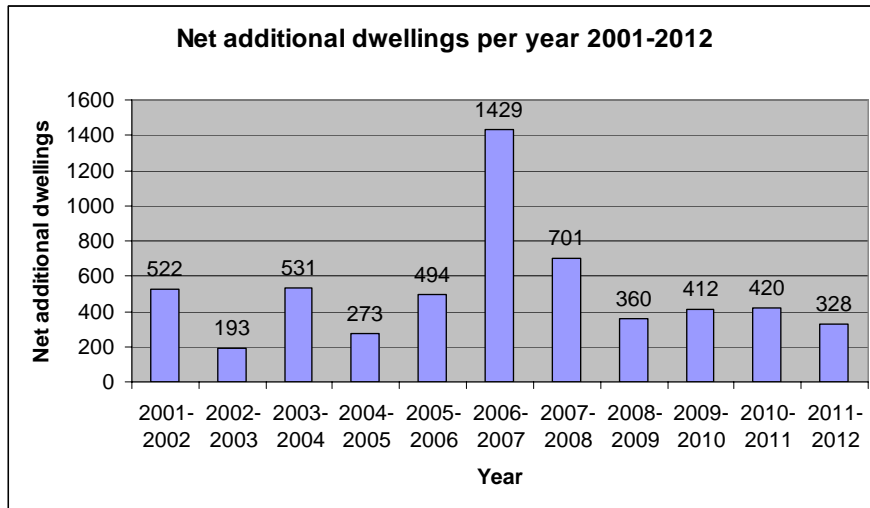
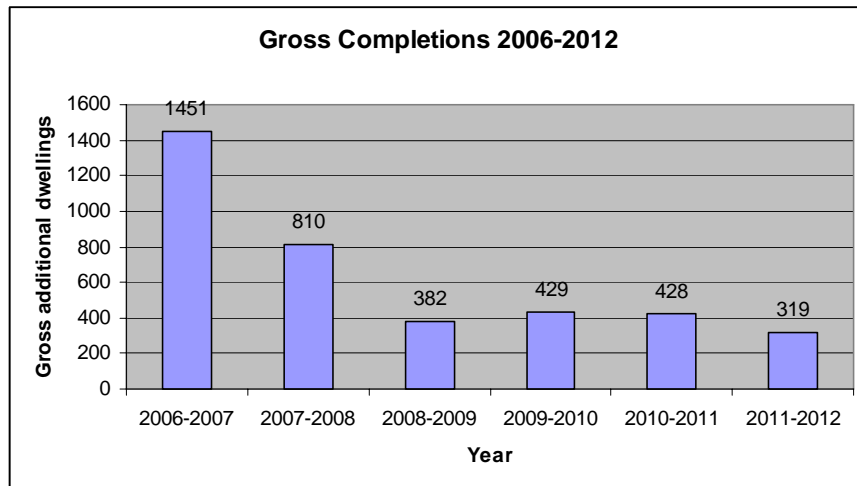


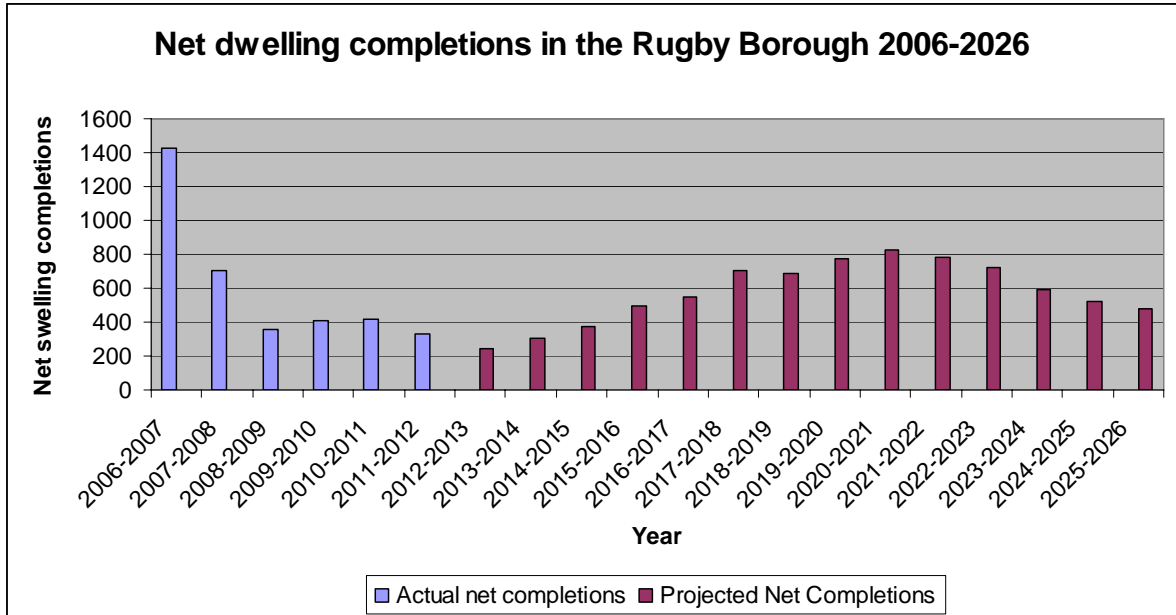
Figure 6c: Gross dwelling completions in Rugby Borough 2006-2012



6.4 Figures 6d and 6e have been produced to outline the Council's progress towards meeting the strategic housing target for the Borough. The figures show actual net completions and predicted future annual completion rates from March 2012 – April 2026. The managed delivery targets within the figures highlight the delivery rates required to meet the Borough Council's strategic target.

6.5 In order to determine future completion rates a realistic delivery forecast table has been produced and is available on request. This forecast table comprises of existing major sites (over 10 dwellings) with permission, saved Local Plan housing allocations, deliverable sites from the Strategic Housing Land Availability Phase 2 Assessment, June 2009 and the two urban extensions allocated within the Core Strategy.

Figure 6e: Housing Trajectory



Five Year Housing Land Supply

The National Planning Policy Framework requires Local Planning Authorities to maintain a 5 year supply of deliverable sites for housing through their Local Development Frameworks. Paragraph 47 of the NPPF states that local planning authorities should:

“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

The Council has prepared a statement of five year housing land supply. A copy of the statement is attached in Appendix C.

Housing Development on Previously Developed Land

6.6 This section of the housing chapter focuses on the use of Previously Developed Land (PDL) for residential development. Figure 6f shows that 38% of the gross number of dwellings delivered during the monitoring period were built on PDL.

Figure 6f: Dwellings delivered on previously developed land

Gross additional dwellings 2011 - 2012	% of additional dwellings on PDL
319	38%

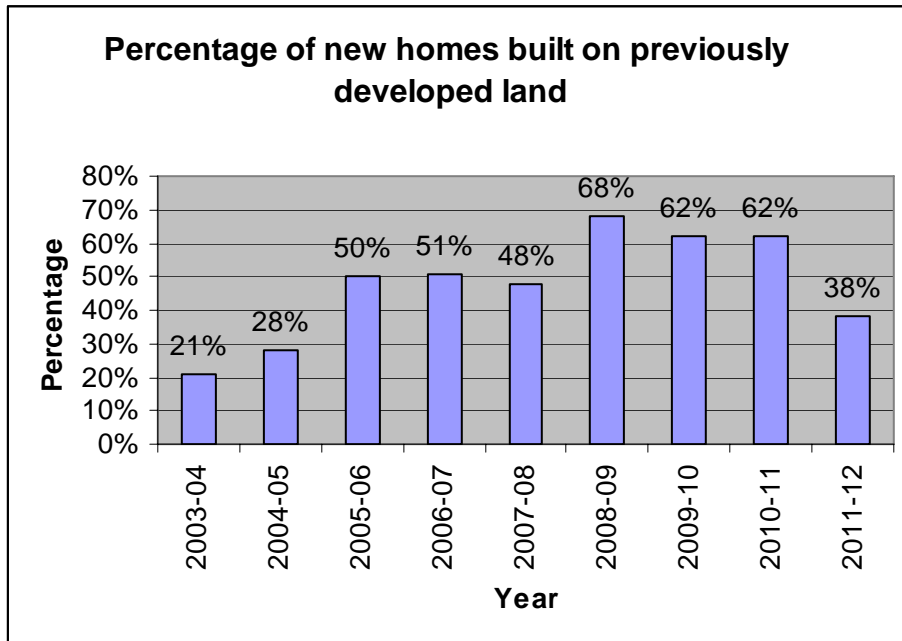
6.7 The following figure presents the annually reported Best Value Performance Indicator 106 (BVPI 106) which looks at the percentage of new homes built on PDL over time.

Figure 6g: Percentage of new homes built on previously developed land over time

Year	Percentage of new homes built on previously developed land.
2003-4	21%
2004-5	28%
2005-6	50%
2006-7	51%
2007-8	48%
2008-9	68%
2009-10	62%
2010-11	62%
2011-12	38%

6.8 Figure 6h graphically represents the amount of new housing development built on PDL over time. The chart is a good visual representation and illustrates that the Borough Council has been successful in securing housing development on previously developed land in the past year. The majority of new homes built during the 2011-2012 period were on smaller developments; the notable decrease in the number of homes built on previously developed land from previous years is predominantly due to two major developments, Coton Park and Cawston, being situated on Greenfield land as well other major residential developments on similar sites.

Figure 6h: Percentage of new homes built on previously developed land over time



6.9 To provide meaningful monitoring information in relation to Government policy objectives, the number of dwellings granted planning permission on PDL is now reported below in Fig 6h, this summarises the information gathered during the 2010/2011 monitoring period relating to the number of new dwellings permitted on PDL.

Figure 6i: Number of dwellings granted planning permission on PDL

Planning Permission Category	Number of dwellings permitted
Dwellings granted P/P on PDL	802
Dwellings granted P/P not on PDL	717
Total number of dwellings currently with P/P	1519

6.10 From the information within this section of the report it can be concluded that the Borough Council has been successful in directing new housing development towards Previously Developed Land during the monitoring period.

Density of housing development

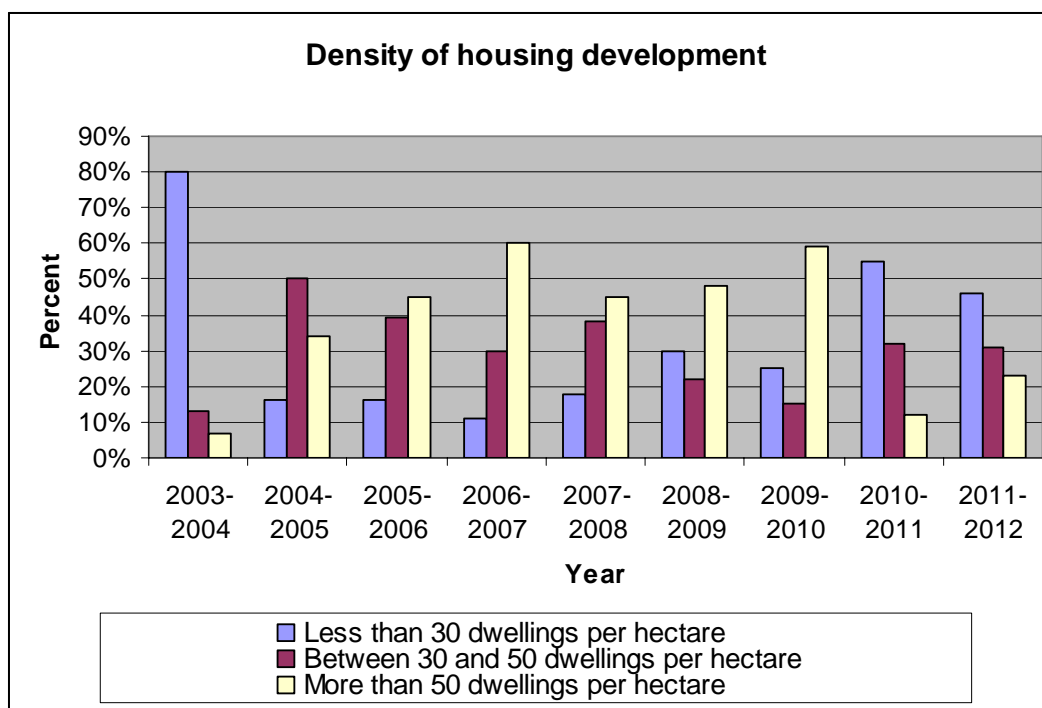
6.11 The following figures have been extracted from the Borough Councils single site housing spreadsheet which monitors the progress being made in house building across the Borough.

Figure 6j: Density of housing development

Year	Percentage of dwellings completed at:		
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	More than 50 dwellings per hectare
2003-2004	80%	13%	7%
2004-2005	16%	50%	34%
2005-2006	16%	39%	45%
2006-2007	11%	30%	60%
2007-2008	18%	38%	45%
2008-2009	30%	22%	48%
2009-2010	25%	15%	59%
2010-2011	55%	32%	12%
2011-2012	46%	31%	23%

6.12 Figures 6j (Above) and 6k (Below) highlight the result of each housing summary return since 2003. The collection of this information allows analysis of the densities which are being achieved by housing developments throughout the Borough.

Figure 6k: Density of housing development



- 6.13 The previous figures clearly demonstrate the higher densities which were achieved in new developments between 2005 and 2010. Between 2010 and 2012, however, the majority of new developments were built at a density of than 30 dwellings per hectare. Nevertheless, the figures for the 2011-2012 period appear to have increased density figures whereby the proportion of new developments built at lower densities is decreasing and the proportion of densities built at higher densities is increasing.

Gypsy and Traveller Sites

- 6.14 Local Planning Authorities are required to have regard and make provision for the accommodation needs of Gypsy and Travellers. Figure 6l is produced to show the number of pitches permitted, by type, during the monitoring period.

Figure 6l: Number of pitches for Gypsy and Travellers permitted 2011-12

	Permanent	Transit	Total
Net additional pitches for Gypsy and Travellers	0	0	0

Affordable Housing Provision

- 6.15 The widening of home ownership opportunities and ensuring the delivery of high quality housing for all, together with improving affordability across the housing market are key Government housing objectives. In line with this one of the Councils priorities is to “meet the housing needs of our residents both now and in the future”. Therefore the Annual Monitoring Report is important in demonstrating the success the Borough Council has had in securing the delivery of affordable housing.
- 6.16 The monitoring of Section 106 agreements and close working relationships with Preferred Partner Registered Providers (RPs) allows for both more accurate monitoring and increased efficiency in the delivery of affordable housing.
- 6.17 Figure 6m shows the gross number of affordable dwellings delivered during the 2011-2012 monitoring period.

Figure 6m: Gross number of affordable dwellings delivered by type 2011-2012

Social rent homes provided	Intermediate homes provided	Affordable homes total
44	36	80

6.18 The information contained below within figure 6n is taken from the monitoring single site housing returns produced annually by Rugby Borough Council. It shows the delivery of 883 affordable dwellings between 1st April 2006 and 31st March 2012.

Figure 6n: Affordable housing completions by tenure (2006-2012)

	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	TOTALS
Local Authority	0	0	0	10	10	0	20
RSL - Rented	118	181	28	70	64	44	505
RSL – Shared Ownership	98	39	0	23	41	36	237
Discounted Market	4	3	19	21	0	0	47
TOTAL	220	223	47	124	115	80	809
Total housing completions	1429	701	360	412	420	328	3322
% Affordable provision.	15.4	31.9	13.05	30.09	27.3	24.3	24.35%

7: Environmental Quality

**RBC Strategic Objectives: Social
Core Strategy Policies: CS21**

7.1 The environment of the Borough contributes to Rugby’s unique character and attractiveness and is important in its own right to both the urban and rural areas of the Borough. It is important that historic and natural landscape character which is rich in biological diversity is preserved and enhanced to retain the Borough’s uniqueness. It is a priority for the Council to ensure and sustain an environment which our residents can take pride in and which impress our visitors. It is also important that the retention of the environment is complimented by sensitive development for future generations to ensure that Rugby is an attractive and unique place to live and work. This chapter focuses on the environmental quality of the Borough and investigates the changes which have occurred during the 2010-2011 monitoring period.

Fig 7a: Number of planning permissions granted approval contrary to Environment Agency advice on flooding and water quality grounds

Number of planning permissions granted approval contrary to Environment Agency advice on flooding and water quality grounds.
0

7.2 The above clearly shows that no planning applications were approved which were contrary to Environment Agency advice.

7.3 The Borough has 7 Sites of Special Scientific Interest (SSSI), 3 Local Nature Reserves (LNRs), 2 Regional Important Geological Sites (RIGS) and 14 Sites of Importance for Nature Conservation (SINCs). During the monitoring period there have been no losses or additions to these sites of biodiversity.

Fig 7b: Losses or additions to areas of importance to biodiversity

Losses or additions to areas of importance to biodiversity		
Losses	Additions	Total
0	0	0

Appendix A: Rugby Borough Council Core Strategy Policies

CS1	Development Strategy
CS2	Parish Plans
CS3	Rugby Gateway Sustainable Urban Extension
CS4	Rugby Radio Station Urban Extension
CS5	Growth Delivery
CS6	Development in Rugby Town Centre
CS7	Retail Frontages
CS8	Town Centre Retail Allocations
CS9	Office Development
CS10	Developer Contributions
CS11	Transport and New Development
CS12	Strategic Transport Improvements
CS13	Local Services and Community Facilities
CS14	Enhancing the Strategic Green Infrastructure Network
CS15	Green Infrastructure Allocations
CS16	Sustainable Design
CS17	Sustainable Buildings
CS18	Portfolio of Employment Land
CS19	Affordable Housing
CS20	Local Housing Needs
CS21	Rural Exceptions Housing
CS22	Gypsies, Travellers and Travelling Showpeople

Appendix B: Rugby Borough Council Spatial Objectives

Rugby Borough Council Spatial Objectives		
	Objective	Policies
Social	1	CS1 CS2 CS3 CS4 CS13 CS19 CS20
	2	CS7 CS10 CS13 CS14 CS15
	3	CS1 CS2 CS3 CS4 CS5 CS19 CS20 CS21 CS22
Economic	4	CS3 CS4 CS12 CS18
	5	CS3 CS4 CS9 CS10 CS18
	6	CS6 CS7 CS8 CS9
Environmental	7	CS1 CS2 CS6
	8	CS3 CS4 CS14 CS15
	9	CS11 CS16 CS17

Appendix C: Rugby Borough Council 5 Year Land Supply Statement

1 INTRODUCTION

- 1.1 This report sets out the Council's assessment of its housing land supply position. It seeks to establish the extent to which the Council can fulfill the requirement to identify and maintain a five year supply of deliverable land for housing in accordance with the National Planning Policy Framework.
- 1.2 This document presents an assessment for the five year period from 1st April 2012 to 31st March 2017 and includes the housing delivery rates for the monitoring period 2011-12. Contained within this assessment are sites of 10 dwellings or more which are considered to be deliverable within this five year period.
- 1.3 Also attached is an updated Housing Trajectory at section 7.

2 POLICY CONTEXT

- 2.1 The National Planning Policy Framework (NPPF) was published by the Government on 27 March 2012. One of its core planning principles is to proactively drive and support sustainable economic development to deliver homes.
- 2.2 The NPPF states at paragraph 47 that local planning authorities should: *“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; identify a supply of specific, developable sites or broad locations for growth, for years 6 - 10 and, where possible, for years 11 - 15;”*
- 2.3 In determining land supply the NPPF states at paragraph 48 that local planning authorities: *“may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”*

3 THE FIVE YEAR HOUSING REQUIREMENT

- 3.1 Under the previous planning system, housing requirements were set at the regional level, within the West Midlands Regional Spatial Strategy. In July 2010, the Government made an initial announcement that they intended to revoke these regional housing targets and that Local Planning Authorities would have powers to set their own, locally derived housing targets.

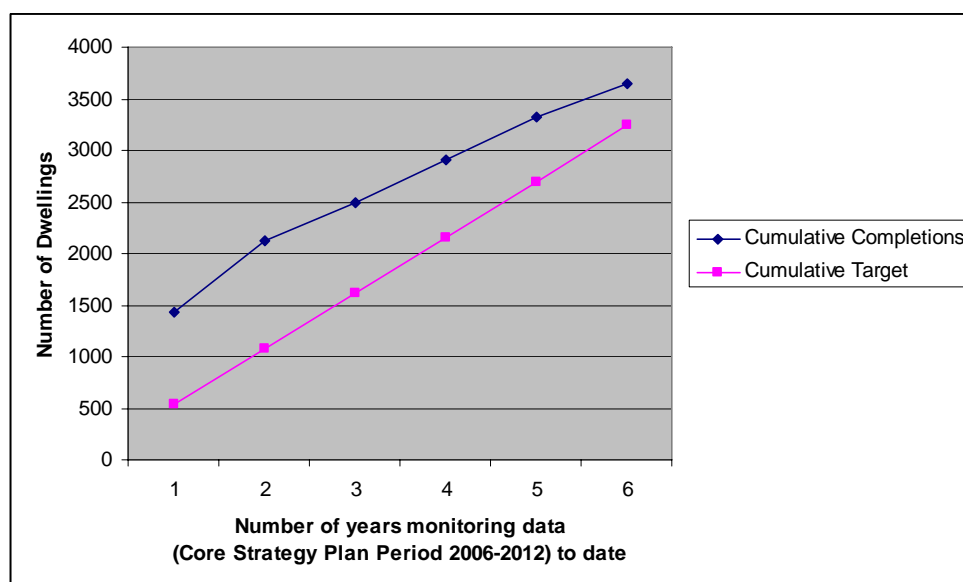
3.2 During the Examination in Public of the Core Strategy Development Plan Document Rugby Borough Council (RBC) produced a paper justifying the housing target of 10,800 based on a robust locally derived evidence base. The Core Strategy was found sound by the Inspector and was subsequently adopted by the Council on the 21st of June 2011.

3.3 The Core Strategy housing target equates to 540 dwellings per year for the plan period which covers 2006 - 2026. As of the 31st of March 2012 a total of 3,650 dwellings have been completed in Rugby Borough since the start of the Core Strategy plan period (April 1st 2006). To meet the Core Strategy requirement of 10,800 dwellings a further 7,150 dwellings are required over the remaining 14 years of the plan period equating to an annualised requirement of 511 dwellings.

A. Housing Target (2006-26)	10800
B. Completions (2006-2011/12)	3650
C. Residual (A-B=C)	7150
D. Annualised requirement (C/14=D)	511

Housing Supply Buffer

3.4 As mentioned the Core Strategy housing target for the plan period equates to 540 dwellings per annum. 3240 dwellings should therefore have been completed during the first 6 years of the plan period; 2006 - 2012. The graph below highlights that to date Rugby Borough Council housing delivery rates have exceeded the requirement of 3240 in 2006-12 by 410 dwellings.



3.5 As such it is demonstrated that the authority has not persistently undelivered in meeting its housing target. This 5 Year Land Supply Statement therefore identifies the housing land supply position against a 5 year plus 5% land supply which equates to 5.25 year supply.

3.6 Therefore, to demonstrate a 5 year housing land supply a total delivery of 2,683 dwellings for the period 1st April 2012 to 31st March 2017 is required. This equates to 537 dwellings per annum.

4 DELIVERABILITY OF SITES

4.1 In accordance with paragraph 47 of the NPPF all sites identified within the 5 year supply must be available now, offer a suitable location for development now, be achievable within 5 years and be on a viable development site. The following approach has therefore been taken when including sites within the assessment:

- Available – the schedule of sites includes those that are already in the planning system and have gained planning permission, thereby the site is currently available for development. It should be noted that the Rugby Radio Station Site has been incorporated within the housing supply despite the site not having planning permission. The site has been allocated within the Core Strategy and the determination of outline planning application R11/0699 is at an advanced stage.
- Suitable – sites within the schedule have planning permission which demonstrated that are within a suitable location to contribute to the creation of sustainable communities. The Rugby Radio Station Site is deemed suitable with the site being allocated within the Core Strategy.
- Achievable – the schedule of sites includes those that are already in the planning system with planning permission, thereby the list of sites only includes those that are achievable within 5 years.
- Viable – RBC has contacted landowners/developers of sites contained within the housing trajectory to ensure that they remain deliverable, and therefore viable, within the next five years

4.2 This 5 year land supply assessment has been updated to take account of:

- Housing completions for the monitoring period April 2011 – March 2012;
- An update of sites following correspondence¹ with landowners/developers of the respective sites;
- Additional sites that have been granted planning permission²; and
- A windfall allowance that has been calculated in accordance with guidance contained within the NPPF (see 4.4 onwards).

Update to sites

4.3 The table below provides commentary on those sites that continue to contribute to the five year land supply in Rugby Borough. Where information relating to each site has been altered from that included in previous assessments these changes have been outlined within the table.

¹ Correspondence took place in October-November 2012 with all sites within the updated 5 year land supply table providing responses.

² Includes Cawston Extension which has Committee resolution to approve subject to Section 106 Agreement being signed

Site	Commentary
School Street, Long Lawford	Delivery numbers and completion brought forward with 63 anticipated to be completed in 2012-13 as opposed to 15 in the previous assessment
Coton Park East	Amended delivery rates and reduced delivery 165 to 163 dwellings
Calvestone Road	Amended delivery rates
Dunsmore Avenue	Reduced delivery rate from 19 to 12 dwellings
Cawston Grange	Amended delivery rates taking account of completions reported in the most recent Annual Monitoring Report (AMR)
Leicester Road	In addition to the 540 dwellings granted permission a further 95 dwellings have been granted outline permission (application reference R07/1918/MAJP) taking the total delivery for the site to 635 dwellings. A full application for 89 dwellings is currently being considered by the Council.
Back Lane North	Remaining units to be built over the next 2 years
Rugby Radio Station	Delivery start date pushed back a year
Rugby Gateway	Amended delivery rates and development has commenced on Phase 1
Boughton Road	Site to be completed 2012-13
Cawston Extension	Committee resolution to approve subject to Section 106 Agreement being signed

Windfall allowance

4.4 The NPPF specifically states that an allowance may be made for windfall sites where there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

4.5 The table below calculates the historic number of small site windfall developments³ per annum. The table does not include sites located on previous residential garden plots.

2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Total	Average
100	57	58	54	74	47	390	65

4.6 The average windfall contribution has decreased from the 133 average per annum which was contained within the November 2011 assessment to 65. However the supply has still contributed to 10.68% of sites delivered to date.

4.7 It is considered that small sites will continue to contribute to the Borough's housing supply for the following reasons;

- The NPPF allows for market dwellings to cross subsidies affordable dwellings outside settlement boundaries.
- The Core Strategy allows for further development within main rural settlements with sites no longer restricted to being on previously developed land of less than 0.2ha

³ Small sites are those developments that are 9 dwellings or below

and/or capable of accommodating no more than 6 dwellings which was previously contained within the Local Plan 2006.

- The Core Strategy contains no brownfield first policy as previous contained within the Local Plan 2006 reducing controls on developments sites within the urban area
- Unlike the previous 2006 Local Plan, the Core Strategy allows for open market housing within Main Rural Settlements boundaries where there is no local need identified

4.8 On this basis it is considered that small sites will continue to consistently contribute towards to the Borough's housing supply at the rates previously achieved.

Exclusion of sites within 5 year land supply

4.9 As a result of changes made within the NPPF to the calculation of housing land supply it has been necessary to exclude some sites that were previously contained within land supply calculations.

4.10 NPPF paragraph 47 states that sites with planning permission should be considered deliverable until permission expires unless there is clear evidence that the scheme will not be implemented within five years. For example: sites that are no longer viable; sites that are no longer meeting a demand for the type of units permitted or; sites that have long term phasing plans.

4.11 A number of sites have been removed from this exercise as a result of the changes contained within the NPPF requirement to show both deliverability and viability. These are predominately developments of flats which have not commenced and given current market conditions are currently considered less favourable as compared to house developments. Sites with longstanding permissions and where no developer/agent response was received have also been removed. It should be noted that these sites tended to be for flats.

4.12 SHLAA sites that do not have planning permission have also been excluded from the calculation. Some sites previously included are currently subject to planning applications that are being determined by the Council or are the subject of planning appeals. These sites may be reintroduced in the calculations in future.

4.13 The sites removed from this assessment results in a loss of 1055⁴ dwellings. It is considered that whilst these sites cannot currently be considered deliverable they remain suitable locations for development and could deliver housing over the plan period. However, given their current status there is no guarantee they can deliver over the 5 year supply period and as such have been removed in this update. Once a site is granted permission and the section 106 agreement has been signed the site will be included within any future update to the land supply figure.

4.14 The table below highlights the sites that were previously contained within the housing supply assessment and the reason as to why they have been removed from the 5 year housing land supply.

⁴ Figure includes Land off Priory Road (site 2 Wolston). This site is pending a planning appeal and its situation may therefore alter in future assessments. This figure excludes Bishops Wulstan figure which will no longer be used in land supply calculations. .

Site	Capacity	History	Commentary
Newbold Road	11	R05/1197/2339/MAJP Granted outline planning permission for 12 flats in 2006. R08/0303/MRES Reserved matters application granted October 2010 reducing numbers to 11 flats R09/0580/PLN Partial change of use of Court Building [A2] to Martial Arts Centre (D2) of the Town & Country Planning (use classes) order 1987. R11/1563 Retention of use of majority of ground floor to Spiritualist Centre (D2)	The site has had a longstanding permission and no development has commenced. The existing building onsite is currently occupied and no developer response was received for the site as to when development is to commence. It is considered that the site is not currently considered deliverable within the current market.
Blackwood Avenue	10	R03/0257/02602/OP Granted outline planning demolition of garages for residential purposes and conversion of shop units to flats R10/0032/MAJP Granted planning permission for the conversion of existing ground floor retail units to create 10 no flats	The site has had a longstanding permission and no development has commenced. It is considered that the site is not currently considered deliverable within the current market.
Livestock Market	90	R11/1510 Granted permission revising R10/1273 increasing the height of buildings from three to four storeys and number of apartments from 69 to 90.	The developer is in administration and until this is resolved it cannot be considered within the housing trajectory.
42-54 Winfield Street	11	R06/1490/MAJP Granted approval 30/10/2007 for 11 flats conditions	No developer response as to when the site will be delivered.

		discharged in 2010	Permission extant however it is not currently considered deliverable within the current market.
Gas Street	25	R11/1680 variation of planning permission R10/0093 which approved 3 dwellings and 22 apartments to alter the code level from 5 to 3.	No developer response as to when the site will be delivered. Permission extant however it is not currently considered deliverable within the current market.
Site A Brownsover	21	Permission granted in 1989 R11/0863 granted planning permission for the Erection of 21 (Substitution of house types and associated amendments to layout in relation to the extant planning permission R99/0746/19216/P). Variation of condition 2 of planning permission R07/0855/MAJP dated 19th October 2007 re approved plans.	No developer response as to when the site will be delivered and the site has long standing history within any progress.
Former Warwickshire College	180	Previously allocated site within the Rugby Borough Local Plan 2006	No response received from landowners as to when the site will be delivered and no application discussions have taken place to date.
Southam Road Dunchurch Depot	55	Site identified within the Strategic Housing Land Availability Assessment	No response received from landowners as to the when the site will be delivered, no planning

			applications discussions have taken place and the site is currently in use.
Willans Works	328	Site identified within the Strategic Housing Land Availability Assessment	Response received from developer however the site is currently used for employment purposes and no planning application discussions have taken place to date.
Former Ballast Pitts	67	Site identified within the Strategic Housing Land Availability Assessment. Application currently being considered by the authority.	Response received from agent however the site has not received planning permission and the site is designated as an open space.
Back Lane South, Long Lawford	112	Site identified within the Strategic Housing Land Availability Assessment. Developer and previously a safeguarded housing land site within Local Plan 2006. Application recently submitted	Response received from agent however the site has not received planning permission.
Land of Priory Road (site 2 Wolston)	80	Site identified within the Strategic housing land availability assessment. Planning applications determined.	Not considered deliverable due to two recent refusals (appeal pending).
Site A Ryton on Dunsmore	15	Site identified within the Strategic housing land availability assessment and previously a safeguarded housing land site within Local Plan 2006	No planning application discussions have taken place regarding this site
Bilton Grange Land Dunchurch	50	Previously contained within the assessment of 5 year land supply following	Response received from agent however the site has not received planning

		pre application discussion application has now been submitted (November 2012)	permission.
Bishops Wulstan	55	R08/1162/MAJP - Granted outline planning permission for 55 dwellings	The site has subsequently been purchased by Rugby School and will no longer be built as residential development.
8 -16 Crick Road			Site Completed
Back Lane (land off Tee Tong Rd)			Site Completed
Coton Park			Site Completed

5 UPDATED: 5 YEAR LAND SUPPLY TABLE

	2006-07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Net Completions	1429	701	360	412	420	328					
Cawston Extension									120	150	150
School St, long lawford							63	30	6		
Coton Park East							35	50	45	33	
Calvestone Road							35	35	35	10	
Dunsmore Avenue							6	6			
Cawston Grange							15	33	33	30	30
Leicester Road								50	50	50	50
Boughton Road							37				
Back Lane North							36	36			
Gateway SUE							15	66	81	130	160
Rugby Radio Station										90	160
Small Sites Average (SSA)							65	65	65	65	65
Total							307	371	435	558	615

	2012/13	2013/14	2014/15	2015/16	2016/17
Annualised Requirement	511	511	511	511	511
Projected supply	307	371	435	558	615
Projected supply - 10% non delivery					

Total	
2555	Years Supply 2012-17
2286	4.47
2057	4.03

6 CONCLUSION

6.1 From the revised table the Council can demonstrate it has a 4.47 years of deliverable sites. A 10% non delivery discount⁵ has been applied to this figure which gives **4.03 years land supply**. The Council is therefore unable to demonstrate a 5 year land supply with a shortfall of 626 dwellings (881 dwellings when incorporating a 10% non delivery). In accordance with Core Strategy Policy CS5: Growth Delivery the long term growth direction should be assessed in terms of its availability, suitability, deliverability and viability to meet the shortfall.

⁵ A discount provides a conservative approach to delivery as sites might not deliver at the rate anticipated level.

7 UPDATED HOUSING TRAJECTORY:

	2006-7	2007-8	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Total
	PHASE 1					PHASE 2					PHASE 3					PHASE 4					
Past Completions (Net)	1429	701	360	412	420	328															
Sites with Planning Permission																					
School St, Long Lawford							63	30	6												99
Coton Park East, Rugby							35	50	45	33											163
Calvestone Road, Cawston Grange							35	35	35	10											115
Dunsmore Avenue							6	6													12
Cawston Grange, Rugby							15	33	33	30	30										141
Leicester Road, Rugby								50	50	50	50	50	70	70	50	50	50	50	45		635
Cawston Extension*									120	150	150	150	30								600
Boughton Road							37														37
Back Lane North, Long Lawford							36	36													72
Strategic Urban Extensions																					
Rugby Radio Station										90	160	300	325	385	465	475	475	475	475	475	4100
Gateway Rugby							15	66	81	130	160	150	150	140	140	140	128				1300
SHLAA Sites																					
Back Lane South, Long Lawford.												15	35	35	27						112
Willans Works														45	75	80	65	63			328
Site A Ryton												7	8								15
Ballast Pitts												16	30	30							76
Southam Road, Dunchurch.														18	20	17					55
Previously Allocated Sites																					
Warwickshire College												20	40	50	50	20					180
TOTAL DELIVERY	1429	701	360	412	420	328	242	306	370	493	550	708	688	773	827	782	718	588	520	475	11690

* Committee resolution to approve subject to Section 106 Agreement being signed