

Rugby Local Strategic Partnership (Minutes)

25 July 2019

Attendees:	Cllr Emma Crane (Chair)	Rugby Borough Council
	Cllr Alan Webb (AW)	WCC
	Rich Warren (RW)	Rugby First
	Adam Norburn (AN)	RBC
	Michelle Dickson (MD)	RBC
	Paul Tolley (PT)	WCAVA
	Jon Bass (JB)	Growth Hub
	Berni Lee (BL)	WCC
	Charles Barlow (CB)	WCC
	Stephanie Chettle-Gibrat (SC)	RBC
	Sue Stephenson (SS) Minutes	RBC

		Action
1.	<p>Introductions and Welcome</p> <p>Introductions were made around the table.</p>	
2.	<p>Apologies</p> <p>Johanne Thomas, Urban & Civic Harriet Turner, Cemex</p>	
3.	<p>Approval of Minutes from the Last Meeting and Matters Arising</p> <p>The minutes of the last meeting were approved.</p> <p>Matters Arising</p> <p>Strategic planning & access to services (transport) – AN to invite someone from SUSTRANS to attend a meeting to explore options. Would like more details – will then contact them and invite.</p> <p>Business & economy – EC/RW attended a meeting with a company in London called uncommon, who provide shared workspaces for small businesses – will continue to pursue and develop this as would like to see something similar in Rugby.</p> <p>Rugby foodbank – not yet found any new premises. PT suggested Hamilton House as it seems to tick all the criteria (access/space/discreet).</p>	
4.	<p>Finalising the Strategy and Action Plan</p> <p>EC voiced thanks to the co-ordinating group for finalising the strategy and action plan.</p> <p>The plan includes key strategic issues that affect Rugby. PT suggested that it would be useful to get a steer on anything that should be prioritised</p>	

	<p>and in what order.</p> <p><i>It was identified that the transport/infrastructure/reduce congestion and improved air quality item is critical.</i></p> <p>SC reported that there is a sub-regional strategy for transport being produced by WCC. Adrian Hart is leading the initiative and an Issues and Options consultation will be published in due course. There may be an opportunity for LSP to feed into this as part of the consultation.</p> <p>This work also links closely with the issue of air quality and mitigating the impacts of traffic.</p> <p>EC confirmed on behalf of the group that they would be interested in getting the opportunity to influence the strategy and provide feedback.</p> <p>CB to invite Adrian Hart to a future LSP meeting.</p> <p><i>Education is another key area to prioritise on the list.</i></p> <p>It may be possible for LSP to feed into the consultation on the Coton Park East SPD. SC to circulate anything that may be of interest to the group.</p> <p>SC reported that RBC has received grant funding from central government for an officer or project relating to custom build housing. This is a statutory duty that needs to be fulfilled and the Development Strategy team will be exploring this further.</p> <p>All agreed happy with the content of the final version of the Strategy & Action Plan – although the timeframe needs to be added. Now ready to adopt – subject to prioritisation.</p> <p>Agreed to prioritise transport and housing and then review. EC to look at the process and decide which one to prioritise first.</p>	<p>CB</p> <p>SC</p> <p>EC</p>
<p>5.</p>	<p>Delivering Affordable Housing – Stephanie Chettle-Gibrat</p> <p>On the action plan, one of the issues that came out was affordability of housing in Rugby. The group felt that it would be useful to understand what method RBC uses when working with developers to provide affordable housing, and whether the planners had any influence.</p> <p>SC confirmed that planners have influence on the location, the amount, the mix, and the type and tenures of affordable housing via the Local Plan policies. These policies are applied when considering a planning application.</p> <p>In terms of process, developers submit a plan for the development of a housing scheme and will specify at the outset a percentage of affordable housing that is usually compliant with the Local Plan. However, the</p>	

	<p>proposals are subject to viability testing. If the development is not considered viable then affordable housing may be first thing that is reduced or removed in order to bring the scheme forward or to provide critical infrastructure.</p> <p>The viability appraisal process complies with the National Planning Policy Framework and is standard across the country. Any developer appraisal is independently tested and verified by the Borough council.</p> <p>AW asked if there was a way that they could submit viability prior to submitting the planning application?</p> <p>SC highlighted that sometimes the viability information is dependent on intrusive survey information (e.g. contaminated land) and the plans may undergo several iterations and S106 negotiations factor into the final calculations. Therefore, the viability appraisal is often considered later in the planning process after the submission of the application. Whilst it might seem unfair infrastructure is sometimes prioritised over affordable housing – from a planning perspective it is a trade-off, and a scheme must be commercially viable to a developer.</p> <p>To help overcome this issue local councils can assist by developing affordable housing themselves.</p> <p>It is a national issue, not specific to Rugby. For example, Homes England has lowered the interest rates on loans/funding for developers, however despite government intervention the building of social housing has still dropped.</p>	
<p>6.</p>	<p>JSNA Update – Berni Lee</p> <p>Steering group met and now finalising the action plan for wave 1.</p> <p>Next steering group meeting will be September – where the report will be considered for wave 2.</p> <p>Held a stakeholder event for wave 2. CB organised Member briefing sessions to update on wave 1 and introduce wave 3.</p> <p>The purpose of the action plan is to make sure that it is done in an appropriate way to suit the Rugby population. Will look at challenging if there's anything that can be done more locally. It needs to be a sensible/balanced action plan.</p> <p>BL to circulate the action plan to the group.</p> <p>Will agree sign-off of action plan for wave 1.</p> <p>Wave 3 (rural) – possibly get parish councils involved in the process.</p>	<p>BL</p>

7.	<p>Any other business</p> <p>Adam Norburn To ask Sustrans if they are available to attend the September or November meeting.</p>	AN
8.	<p>Date of next meeting</p> <p>The next meeting will take place on 26 September 2019, 16:00 Seminar Room</p>	