



# **5 YEAR HOUSING LAND SUPPLY POSITION STATEMENT 2023-2028**

## 1. INTRODUCTION

This statement sets out Rugby Borough Council's 5 Year Housing Land Supply (5YHLS). The main statement explains the calculation, before summarising the result. Appendix 1 sets out the detailed calculation, and Appendix 2 the list of sites used.

The Rugby Borough Local Plan was adopted on 4 June 2019 and covers the period 2011-2031.

The Plan identifies a need of 12,400 dwellings to be provided in the Borough throughout the plan period at a rate of 540 per annum between 2011/12 to 2017/18 and 663 per annum between 2018/19 to 2030/31.

## 2. DELIVERY IN THE PLAN PERIOD TO DATE

Between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2023 There has been a sizable over-delivery against the Local Plan Annual Requirement (LPAR) as detailed in the table below:

Year	Annual Requirement	Actual net dwellings
2011/2012	540	338
2012/2013	540	456
2013/2014	540	448
2014/2015	540	425
2015/2016	540	534
2016/2017	540	376
2017/2018	540	596
2018/2019	663	939
2019/2020	663	859
2020/2021	663	832
2021/2022	663	939
2022/2023	663	1,349
Total	7,095	8,091

Based on the above, it has been determined that a 5% buffer should be applied to the 5YHLS calculation in accordance with paragraph 74 of the National Planning Policy Framework.

## 3. SITE SELECTION

In calculating the 5YHLS it is necessary to identify the deliverable sites likely to come forward as referred to in Paragraph 74 of the NPPF 2021.

Annex 2 of the NPPF defines a deliverable site as follows:

**Deliverable:** *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.*

*In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until*

*permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

Applying this, all sites with detailed permission (i.e. full or reserved matters) have been considered deliverable.

The judgements about the deliverability of sites made in this statement have been supported by site assessment and consultation with site owners and their agents.

A delivery rate of 40 dwellings per sales outlet per annum has been applied unless there is evidence, for example from the developer, to suggest a different assumption.

The Lichfields publication *Start to Finish* (second edition, 2020) has been used to calculate lead-in times to first completions where site-specific information is not available.

At Rugby Radio Station (Houlton) the site is underway and progressing swiftly with numerous housebuilders on site. There have been rolling submissions of reserved matters for individual parcels within the defined key phases. A delivery rate of 100-200 per annum on the site has been applied. This represents a reduction on the delivery rates assumed in the 1 April 2022 five-year housing land supply statement. This reduction is considered appropriate because of unfavourable current housing market conditions.

Most of the main rural settlement allocations now have planning permission or applications awaiting determination.

On the South West Rugby allocation, completions are projected on the Barratt and David Wilson Homes sites at Ashlawn Road which have detailed planning permission and are under construction.

Additionally, at South West Rugby, completions are projected on the Coventry Road (L&Q Estates) parcel for 210 units within the five year period. That site gained outline planning permission on 23 December 2022. Lichfields' *Start to Finish* (Second Edition, 2020) research indicates an average time of 3.1 years from grant of outline planning permission on sites of 500-999 dwellings to first completions on site. Data on smaller sites is not available, but given Coventry Road forms part of a larger site, the Lichfields data is considered appropriate. As outline planning permission was granted in the 2023/2024 monitoring year, this would indicate first completions in 2026/27 monitoring year. An annual completions number of 40dpa is considered appropriate for a site of this size, consistent with the approach applied in RBC 5yhls statements. The appropriateness of these assumptions has been confirmed by the site promoter.

A similar approach and assumptions have been taken to the Tritax Symmetry parcel at Cawston Spinney, South West Rugby for 275 units. That site has been subject to an outline planning application which was submitted in May 2019 and is expected to be determined in autumn 2023.

The trajectory applied by the council is consistent with the *Lichfields* assumptions and is more conservative than that suggested by the site promoter.

A windfall allowance for dwellings delivered on small sites of 50 dwellings per annum has been applied. A windfall site has been defined as being a site for fewer than 5 dwellings which is not built on garden land. This figure is based on data showing there has been an average of 50.7 dwellings per annum delivered on windfall sites between 2011/12 - 2021/22. In the 2022-23 monitoring year, 46 dwellings were delivered on small site windfalls, bringing the average annual delivery from this source in the plan period to date to 50.3.

The list of all sites considered as part of the 5YHLS and the trajectories used in the calculation are included in *Appendix 2*.

#### **4. FIVE YEAR HOUSING LAND SUPPLY AS AT 1 APRIL 2023**

Based on analysis of deliverable for the five year period 1 April 2023 to 31 March 2028 the Council can identify a housing land supply of **6.1 years** against the plan requirement.

This figure includes a non-implementation rate of 5% for sites that are not-allocated nor under construction. Sites that are under-construction are very unlikely to lapse. For allocated sites, site-specific information is available and the application of a generic lapse rate is not considered appropriate.

The calculations are presented in *Appendix 1*.

## APPENDIX 1: 5YHLS POSITION 2023-2028

### Completions to Date

Year	Local Plan Target	Net Completions
2011-12	540	338
2012-13	540	456
2013-14	540	448
2014-15	540	425
2015-16	540	534
2016-17	540	381
2017-18	540	578
2018-19	663	939
2019-20	663	859
2020-21	663	832
2021-22	663	939
2022-23	663	1349
<b>Total</b>	<b>7095</b>	<b>8078</b>

### Calculations

<b>A</b>	Housing Target (2011-31)	<b>12400</b>
<b>B</b>	Annual requirement (2011-2017)	<b>540</b>
<b>C</b>	Annual requirement (2018-2031)	<b>663</b>
<b>D</b>	Total Requirement to date	<b>7095</b>
<b>E</b>	Completions to date	<b>8078</b>
<b>F</b>	Under supply (D-E)	<b>-983</b>
<b>G</b>	5 Year Local Plan Target (663*5)	<b>3315</b>
<b>H</b>	5 Year Local Plan Target including under supply (F+G)	<b>2332</b>
<b>I</b>	Add 5% buffer (H * 1.05)	<b>2448.6</b>
<b>J</b>	5 Year Annualised Requirement (with 5% buffer) (I/5)	<b>490</b>

### Supply

Year 1 of 5 year Supply is 2023/24

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Annualised Requirement (J)	490	490	490	490	490	<b>2449</b>
Projected Supply	711	669	567	676	393	<b>3016</b>

	Total Projected Supply	5 Year Supply	With 5% Non-Implementation Rate
5YHLS with 5% buffer for period 2023-2028	3016	6.2	<b><u>6.1</u></b>

**Appendix 2 - List of identified 5YHLS sites for 2023-2028**

				2019-20	2020-21	2021-22	2022-23	Gross to date	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2023/24)	Notes
Local Plan 2019 Allocations	Status of the Site	Permission Date	Deliverable																
<b>Coton Park East</b>																			
Coton Park East (North site- AC Lloyd)	Current Application - outline - R20/0787 - 475 Units	26/04/2023	N											20	55	55	345	475	Outline planning permission, landowner intending to sell site, landowner trajectory
Coton Park East (South site- Persimmon)	Detailed - R20/0336 - 225 Units	24/02/2021	Y			80	80	80	40	40	40	25						145	Under construction
Coton Park East (Remainder)	Application not yet received - 100 Units		N														100	100	Application not yet received
<b>South West Rugby</b>																			
Land North of Ashlawn Road (Barratt)	Detailed - R19/1185 - 333 Units	17/09/2020	Y			40	72	112	40	40	40	40	40	21				221	Under construction
Land North of Ashlawn Road, (David Wilson)	Detailed - R20/0124 - 206 Units	21/12/2021	Y			15	15	15	40	40	40	40	31					191	Under construction, developer provided trajectory
Land North of Ashlawn Road (Barratt)	Detailed R21/0689 (Outline R12/2102) - 216 Units	23/03/2022	Y			10	10	10	38	70	43	55						206	Under construction, developer provided trajectory
Coventry Road (L&Q Estates) (parcel 6, plot L&Q1)	Outline- R18/0936 - 210 Units	23/12/2022	Y									20	40	40	40	40	30	210	Outline planning permission, developer confirmed trajectory
Cawston Spinney (Tritax Symmetry) (parcel 12, plot T2)	Current Application- Outline- R18/0995- 275 Units	Submitted 16/05/2019	Y									20	50	50	50	50	55	275	Outline planning application awaiting determination, developer provided trajectory, with RBC modifications
Land north of Station Farm Cottage (Tritax Symmetry)(Parcel 12, Plot T3)	Outline application R22/0853 - 350 units	Submitted 26/08/222	N											20	40	40	250	350	Outline planning application awaiting determination
Land south west of Cawston Lane (L&Q Estates) (parcel 7, plot L&Q2)	Application not yet received (EIA Scoping Opinion R22/0707 for 550 dwellings)		N											20	40	40	350	450	Application not yet received
Land on the west site of Alwyn Road (Taylor Wimpey) (parcel 8, plots TW1 to 4)	Application not yet received (R22/1236 EIA scoping opinion for 900 dwellings)		N											20	70	70	622	782	Application not yet received
Homestead Farm (Homes England) (parcel 2, plot HE3 and HE4a)	Application not yet received		N												30	40	357	427	Application not yet received
Land South Of Dunkleys Farm (Homes England) (parcel 3, plots HE1a and HE1b)	Application not yet received		N											20	40	40	306	406	Application not yet received
Land South of Montague Rd (TW) (Parcel 4, plot TW5)	Application not yet received		N											20	31			51	Application not yet received
Land South of Montague Rd (Richbrough Estates & Homes England) (parcel 5, plots RE1 and O&H1)	Application not yet received		N											30	55	40	148	273	Application not yet received

				2019-20	2020-21	2021-22	2022-23	Gross to date	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2023/24)	Notes
Land North of Dunkleys Farm (Homes England) (parcel 9, plots HE2a and HE2b)	Application not yet received		N														176	176	Application not yet received
Land West of Cawston Lane (Homes England & L&Q) (parcel 7, plots HE4b, HE5 and L&Q3)	Application not yet received		N														748	748	Application not yet received
Main Rural Settlements Allocations																			
Wolvey Campus, Wolvey (Countryside Properties)	Detailed R22/0113 - 90 Units	25/08/2022	Y						40	40	10							90	Under construction
Land at Coventry Road, Wolvey (O'Flanagan Homes)	Current detailed application R22/0670 - 11 units (previous outline permission (R19/0869) resolved to grant subject to S106 but withdrawn by agent)		Y							11								11	Full planning application awaiting determination
Land at Sherwood Farm, Binley Woods (Lion Court Homes)	Detailed - R18/2076 - 80 Units	20/08/2021	Y				15	15	44	21								65	Under construction, developer provided trajectory
Land North of Coventry Road, Long Lawford (Bloor Homes)	Detailed- R17/1089- 149 Units	Appeal Approved 01/09/2021	Y						17	44	44	44						149	Under construction, developer provided trajectory
Land off Squires Road, Stretton on Dunsmore	Outline- R17/1767- 55 Units	26/04/2022	Y									20	35					55	Outline planning permission, developer confirmed trajectory
Plott Lane, Stretton on Dunsmore	Revised application not yet received		N											25				25	Application not yet received, allocated for 25 units
Leamington Road, Ryton on Dunsmore	Application not yet received		N															0	Application not yet received, allocated for 75 units, Coventry City understood to be redeveloping the site as a training ground
Linden Tree Bungalow, Wolston	Application not yet received		N														15	15	Application not yet received, allocated for 15 units
Core Strategy Allocations																			
Gateway Rugby SUE (R10/1272)																			
Gateway Phase R3 (Bloor Homes)	Detailed - R19/0976- 146 Units	20/08/2020	Y						40	40	40	26						146	Under construction
Gateway Phases R5, R6, and R7 (Bloor Homes)	Outline R10/1272, RM R23/0453 (awaiting determination) - 555 units	20/08/2013	Y								20	55	55	55	55	55	260	555	Outline planning permission, reserved matters awaiting determination
Rugby Radio Station SUE																			
Land at Wharf Farm (Bellway/David Wilson Homes)	Detailed R15/1702, R18/0544 and R20/0538 382 units	20/07/2018	Y	8	114	68	163	353	29									29	Under construction, developer provided trajectory

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Ley Phase Two - Parcel A (Francis Jackson Homes)	Detailed - R21/1099 - 31 units	12/09/2022	Y						31									31	Under construction
Key Phase Two - Parcel E (Countryside Properties)	Detailed - R19/1284 * R21/0193 - 352 Units	19/03/2020	Y		14	59	228	301	51									51	Under construction
Key Phase Three - Parcels A and B (Redrow)	Detailed - R18/1177, R19/1375, R20/0709, R21/0739 - 248 Units	21/12/2018	Y	3	69	17	50	139	26	30	36	17						109	Under construction, developer provided trajectory
Key Phase Three - Parcels C and F (William Davis)	Detailed - R20/0681 - 146 Units	01/04/2021	Y				9	9	24	36	36	36	5					137	Under construction, developer provided trajectory
Key Phase Three - Parcel D (Mulberry Homes)	Detailed - R21/0873 - 147 units	11/04/2022	Y						20	40	40	40	7					147	Under construction
Outside of key phase (Morris Homes)	Detailed - R20/0860 - 84 units	29/04/2021	Y				68	68	16									16	Under construction
Remainder of Radio Station Allocation	Outline R11/0699 - (6,200 Units allocation total) 3973 remaining without detailed permission.	21/05/2014	Y								40	80	80	120	160	160	3443	4083	Outline planning permission
Current Permissions & Prior Approvals - 50 dwellings or more																			
Former Newton Vehicle Rentals Site, 117 Newbold Road	Detailed- R19/1496 - 122 Units. Previous Detailed- R17/2113 & R19/0902 and R23/0357	20/08/2020	Y								40	82						122	Full planning permission. Part of the development has been commenced. Final pre-commencement of above ground development conditions in process of being discharged. CEMP shows 72 week build period.
Herbert Gray College	Detailed - R18/1811 (78 units C2)	44526	N															0	Full planning permission, but current proposals understood to not be viable
Dipbar Fields, Dunchurch (Morris Homes)	Detailed - R19/1047 (Outline- R13/0690)- 86 Units	20/06/2023	Y							20	40	26						86	Full planning permission
Current Permissions & Prior Approvals- 10-49 dwellings																			
Yum Yum World Ltd, 4 High Street, Rugby, CV21 3BG	Detailed- R17/0967- 21 Units	03/04/2019	Y					5	16									16	Under construction
Gemini, Southam Road, Toft. CV22 6NW	Detailed- R18/0833 - R19/1211 (20.04.21)- 10 Units	20/04/2021	Y						10									10	Under construction
Land P19216, Brownsover Road, Brownsover	Detailed- R18/1247- 16 Units	10/02/2021	Y							16								16	Full planning permission
Land South East of Brownsover Lane, Brownsover Lane (Jelson Homes)	Detailed - R14/1941, R22/0449- 14 Units	08/04/2020	Y							14								14	Full planning permission, development has been commenced
Development Land at Pailton Radio Station, Montilo Lane, Pailton, CV23 0HD	Detailed - R21/0937 - 10 Units	08/11/2021	Y							10								10	Full planning permission
Elms Farm, Oxford Road, Marton, CV23 9RQ	Detailed - R21/0469 - 11 units	12/07/2023	Y							11								11	Full planning permission



				2019-20	2020-21	2021-22	2022-23	Gross to date	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2023/24)	Notes
32 High Street, Rugby, CV21 3BW	Detailed - R21/0894 - 32 units	13/12/2022	Y						32									32	Full planning permission
16-20 Lawford Road, Rugby, CV21 2DY	Detailed - R15/150, R21/0930 - 10 units	12/05/2022	Y						10									10	Full planning permission, development has been commenced
Wolston Allotments, Stretton Road, Wolston (Spitfire Homes)	Detailed - R22/0201 and R19/1411 - 48 units	31/03/2023	Y							40	8							48	Full planning permission
Brinklow Marina, Cathiron Lane, Brinklow, CV23 0JH	Detailed - R22/1037 - 30 residential moorings	09/02/2023	Y						30									30	Full planning permission
Current Permissions & Prior Approvals- 5-9 dwellings																			
76 Buchanan Road, Bilton	Detailed- R18/0830, 21/0963 - 8 Units	22/11/2018	Y						8									8	Under construction
Former Goji Restaurant, 424 London Road, Stretton on Dunsmore, CV23 9HN	Detailed- R16/1939, R20/0363- 7 Units	16/11/2021	Y						7									7	Under construction
Manor Farm, Birdingbury Lane, Frankton. CV23 9PB	Detailed- R19/1451 and R19/0754- 5 Units (4 remaining)	27/06/2019	Y					1	4									4	Under construction
Land to rear of 321 Hillmorton Road, Rugby.	Detailed - R19/1013- 9 Units	30/06/2020	Y						9									9	Under construction
Land to read of 321-327 Hillmorton Road, Rugby, CV22 5EZ	Detailed - R21/0706 - 6 units	01/06/2022	Y						6									6	Under construction
First Floor 7-8 Church Street, Rugby, CV21 3PH	Detailed - R22/0479 - 10 Units	09/11/2022	Y							10								10	Full planning permission
7 & 8 , St Matthews Street, Rugby, CV21 3BY	Detailed - R20/1092 - 7 Units	19/02/2021	Y				6	6	1									1	Under construction
5, 5b and 6 Market Place, Rugby, CV21 3DY	Detailed - R20/0043 - 7 Units	10/02/2021	Y							7								7	Full planning permission
Newbold Farm, Main Street, Newbold, CV21 1HW	Detailed - R14/2369 R20/1052 - 13 units	22/03/2021	Y				4	10	3									3	Under construction
Rosewood House, 42-44 Rosewood Avenue, Rugby, CV22 5PL	Detailed - R19/1498 - 5 units	06/07/2020	Y						5									5	Under construction
Grange Farm, London Road, Ryton on Dunsmore CV8 3EW	Detailed - R19/0947, R21/0562 - 7 Units	09/09/2021	Y					6	1									1	Under construction
Diamond House Hotel, 28 Hillmorton Road, Rugby, CV22 5AA	Detailed - R20/0960 - 8 Units	09/07/2021	Y							8								8	Full planning permission
49 Midas Lounge, Church Street, Rugby, CV21 3PT	Detailed - R22/0702 - 8 Units	09/12/2022	Y						8									8	Under construction
241 Sedlescombe Park, Dunchurch Road, Rugby, CV22 6HP	Detailed - R21/0164 , R22/0279 - 9 Units	25/06/2021	Y						9									9	Under construction
Manor Farm House, Main Street, Frankton, Rugby, CV23 9PB	Detailed - R21/0905 - 5 Units	12/01/2022	Y					1	4									4	Under construction
15 Bilton Lane, Rugby	Detailed - R19/1309 (R21/0353, R21/0451, R22/0125) - 5 Units	17/05/2021	Y				1	2	2									2	Under construction

				2019-20	2020-21	2021-22	2022-23	Gross to date	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2023/24)	Notes
Land at Manor Farm, Hinckley Road, Burton Hastings. CV11 6RG	Detailed R22/0260 - 6 units	22/12/2022	Y						6									6	Full planning permission
Brotherhood House, Gas Street, Rugby, CV21 2TX	Detailed R20/0690, R23/0226 - 9 units	01/06/2022	Y						9									9	Full planning permission
The Malthouse, Main Street, Thurlaston	Detailed R21/0477 - 6 units	30/06/2022	Y						6									6	Full planning permission
11-12 Sheep Street, Rugby, CV21 3BU	Detailed R22/0979 - 5 units	03/07/2023	Y						5									5	Full planning permission
Cawston House, Thurlaston Drive, Rugby, CV22 7SE	Detailed R23/0235 - 5 units	14/06/2023	Y						5									5	Full planning permission
Submitted Applications 10+ dwellings																			
Lawford Fields Farm, Long Lawford	Current application - Outline R20/0134 - 351 Units	Submitted 19/05/2020	N															0	Outline planning application awaiting determination
Biart Place, Rugby	Current application - R23/0282 - 100 units	Submitted 02/03/2023	N															0	Full planning application awaiting determination
Land North of Projects Drive, Rugby	Current application - R23/0135 - 111 units	Submitted 16/02/2023	N															0	Full planning application awaiting determination
Land to the west of High Street, Ryton-on-Dunsmore	Current application - R22/1120 - 40 units	Submitted 27/10/2022	N															0	Full planning application awaiting determination
Myson House, Railway Terrace, Rugby, CV21 3LS	Current application - Outline R22/1035 - 96 units	Submitted 27/09/2022	N															0	Outline planning application awaiting determination
Coventry Road/Pipers End, Wolvey	Current application - R22/0670 - 11 units	Submitted 05/07/2022	N															0	Full planning application awaiting determination
Land West Side of Heirage Close, Rugby	Current application - R22/0383 - 10 units	Submitted 27/04/2022	N															0	Full planning application awaiting determination
Old Bull & Butcher, Oxford Road, Streeton-on-Dunsmore, CV8 3EP	Current application - R21/1108 - 12 units	Submitted 09/11/2021	N															0	Full planning application awaiting determination
Thurlaston Meadows Care Home, Main Street, Thurlaston, CV23 9JS	Current application - R20/1030 - 35 units (C2)	Submitted 27/11/2020	N															0	Full planning application awaiting determination
Former Inwards House, Ashlawn Road, Dunchurch	Current application - R23/0491 - 22 units	Submitted 15/05/2023	N															0	Full planning application awaiting determination
Windfalls for sites of <5 dwellings									50	50	50	50	50	50	50	50		400	
<b>TOTAL TRAJECTORY</b>									711	669	567	676	393	511	716	680		4923	

**Key**