



# **5 YEAR HOUSING LAND SUPPLY POSITION STATEMENT 2024-2029**

## 1. INTRODUCTION

This statement sets out Rugby Borough Council's 5 Year Housing Land Supply (5YHLS) as at 1 April 2024. 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 2024 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
2023/2024	663	873
Total	7,758	8,964

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.

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. Construction began at Houlton in the 2017-18 monitoring year. There have been completions in the past seven monitoring years from 2017-18 to 2023-24 at an average annual rate of 260 dwellings per annum. A delivery rate of 200-250 per annum on the site has been applied and has been confirmed as realistic by the master developer Urban & Civic.

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. In October 2024 it was reported that the site was sold to housebuilder Miller Homes with the impending submission of reserved matters reported in November 2024. A trajectory showing completions beginning in 2025-26 has been confirmed by the developer.

The Tritax Symmetry parcel at Cawston Farm, South West Rugby for 275 units has been subject to an outline planning application which was submitted in May 2019 and is expected to be determined in early 2025. The trajectory applied by the council assumes three years between potential grant of permission in 2024-25 and first completions in 2027-28, this has been confirmed by the developer. Cawston Farm 2, which is also promoted by Tritax Symmetry, is expected to follow a year later.

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 50.3 dwellings per annum delivered on windfall sites between 2011/12 - 2022/23. In the 2023-24 monitoring year, 39

dwellings were delivered on small site windfalls, bringing the average annual delivery from this source in the plan period to date to 49.4.

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 2024**

Based on analysis of deliverable for the five-year period 1 April 2024 to 31 March 2029 the Council can identify a housing land supply of **6.9 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 2024-2029

### 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
2023-24	663	873
<b>Total</b>	<b>7758</b>	<b>8951</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>7758</b>
<b>E</b>	Completions to date	<b>8951</b>
<b>F</b>	Under supply (D-E)	<b>-1193</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>2122</b>
<b>I</b>	5 Year Annualised Requirement (I/5)	<b>424</b>

### Supply

Year 1 of 5 year Supply is 2024/25

	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Annualised Requirement (I)	424	424	424	424	424	<b>2122</b>
Projected Supply	636	757	543	526	500	<b>2962</b>

	Total Projected Supply	5 Year Supply	With 5% Non-Implementation Rate
5YHLS period 2024-2029	2962	6.98	<b><u>6.9</u></b>

**Appendix 2 - List of identified 5YHLS sites for 2024-2029**

= not deliverable

			2019-20	2020-21	2021-22	2022-23	2023-24	Gross to date	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2024/25)	Notes
<b>Coton Park East</b>																		
Coton Park East (North site- AC Lloyd)	Current Application - outline - R20/0787 - 475 Units	26/04/2023															0	Outline planning permission, landowner intending to sell site
Coton Park East (South site- Persimmon)	Detailed - R20/0336 - 225 Units	24/02/2021				80	111	191	34								34	Under construction
Coton Park East (Remainder)	Application not yet received - 100 Units															100	100	Application not yet received
<b>Ashlawn Gardens</b>																		
Land North of Ashlawn Road (Barratt)	Detailed - R19/1185 - 333 Units	17/09/2020			40	72	118	230	40	40	23						103	Under construction
Land North of Ashlawn Road, (David Wilson)	Detailed - R20/0124 - 206 Units	21/12/2021				15	91	106	40	40	20						100	Under construction, developer provided trajectory
Land North of Ashlawn Road (Barratt)	Detailed R21/0689 (Outline R13/2102) - 216 Units	23/03/2022				10	123	133	40	43							83	Under construction, developer provided trajectory
<b>South West Rugby</b>																		
Coventry Road (L&Q Estates) (parcel 6, plot L&Q1)	Outline- R18/0936 - 210 Units	23/12/2022								35	45	45	45	40			210	Outline planning permission. Developer confirmed trajectory 07/11/2024.
Cawston Farm 1 (Tritax Symmetry) (parcel 12, plot T2)	Current Application- Outline- R18/0995- 275 Units	Submitted 16/05/2019										20	50	50	50	105	275	Outline planning application awaiting determination. Developer confirmed trajectory 28/10/2024.
Cawston Farm 2 (Tritax Symmetry)(Parcel 12, Plot T3)	Outline application R22/0853 - 350 units	Submitted 26/08/2022											40	40	40	230	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)													20	40	390	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)													20	70	692	782	Application not yet received
Land South of Montague Rd (TW) (Parcel 4, plot TW5)	Application not yet received													20	31		51	Application not yet received
Homes England parcels	Application not yet received													50	125	1389	1564	Application not yet received

			2019-20	2020-21	2021-22	2022-23	2023-24	Gross to date	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2024/25)	Notes
Richborough Estates plot RE1	Application not yet received													20	40	110	170	Application not yet received
L&Q estates plot L&Q 5	Application not yet received															91	91	Application not yet received
Eden Park																		
Eden Park Phase R3 (Bloor Homes)	Detailed - R19/0976- 146 Units	20/08/2020					37	37	40	40	29						109	Under construction
Eden Park Phases R5, R6, and R7 (Bloor Homes)	Outline R10/1272, RM R23/0453 (awaiting determination) - 555 units	20/08/2013									20	55	55	55	55	315	555	Outline planning permission, reserved matters awaiting determination
Houlton																		
Land at Wharf Farm (Bellway/David Wilson Homes)	Detailed R15/1702, R18/0544 and R20/0538 382 units	20/07/2018	8	114	68	163	26	379	3								3	Under construction, developer provided trajectory
Key Phase Two - Parcel A (Francis Jackson Homes)	Detailed - R21/1099 - 31 units	12/09/2022				5	6	11	20								20	Under construction
Key Phase Three - Parcels A and B (Redrow)	Detailed - R18/1177, R19/1375, R20/0709, R21/0739 - 248 Units	21/12/2018	3	69	17	50	45	184	45	19							64	Under construction, developer provided trajectory
Key Phase Three - Parcels C and F (William Davis)	Detailed - R20/0681 - 146 Units	01/04/2021				9	41	50	40	40	16						96	Under construction, developer provided trajectory
Key Phase Three - Parcel D (Mulberry Homes)	Detailed - R21/0873 - 147 units	11/04/2022					35	35	40	40	32						112	Under construction
Remainder of Houlton allocation	Outline R11/0699 and R17/0022 - (6,200 Units permission total) 4083 remaining without detailed permission.	21/05/2014						1163		80	175	225	225	250	250	2878	4083	Outline planning permission
Main Rural Settlements Allocations																		
Wolvey Campus, Wolvey (Countryside Properties)	Detailed R22/0113 - 90 Units	25/08/2022					44	44	46								46	Under construction
Land at Coventry Road, Wolvey (O'Flanagan Homes)	Detailed R22/0670 - 11 units	27/03/2024								11							11	Full planning permission. Developer provided trajectory 25/10/2024.
Land at Sherwood Farm, Binley Woods (Lion Court Homes)	Detailed - R18/2076 - 80 Units	20/08/2021				15	27	42	38								38	Under construction, developer provided trajectory

			2019-20	2020-21	2021-22	2022-23	2023-24	Gross to date	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2024/25)	Notes
Land North of Coventry Road, Long Lawford (Bloor Homes)	Detailed- R17/1089- 149 Units	Appeal Approved 01/09/2021					26	26	40	40	40	3					123	Under construction, developer provided trajectory
Land off Squires Road, Stretton on Dunsmore	Outline- R17/1767- 55 Units	26/04/2022										20	35				55	Outline planning permission, developer confirmed trajectory
Plott Lane, Stretton on Dunsmore	Revised application not yet received													25			25	Application not yet received, allocated for 25 units
Leamington Road, Ryton on Dunsmore	Application not yet received																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														15		15	Application not yet received, allocated for 15 units
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									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															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								20	40	26					86	Full planning permission
Biart Place, Rugby	Detailed - R23/0282 - 100 units	05/09/2023								100							100	Full planning permission. Under construction. Developer provided trajectory 25/10/2024.
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						5	16								16	Under construction
Land South East of Brownsover Lane, Brownsover Lane (Jelson Homes)	Detailed - R14/1941, R22/0449- 14 Units	08/04/2020								14							14	Full planning permission, development has been commenced. Developer confirmed trajectory 28/10/2024.
Development Land at Pailton Radio Station, Montilo Lane, Pailton, CV23 0HD	Detailed - R21/0937 - 10 Units	08/11/2021								10							10	Full planning permission



			2019-20	2020-21	2021-22	2022-23	2023-24	Gross to date	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2024/25)	Notes
Elms Farm, Oxford Road, Marton, CV23 9RQ	Detailed - R21/0469 - 11 units	12/07/2023							11								11	Full planning permission
32 High Street, Rugby, CV21 3BW	Detailed - R21/0894 - 32 units	13/12/2022							32								32	Full planning permission
16-20 Lawford Road, Rugby, CV21 2DY	Detailed - R15/150, R21/0930 - 10 units	12/05/2022							10								10	Full planning permission, development has been commenced
First Floor 7-8 Church Street, Rugby, CV21 3PH	Detailed - R22/0479 - 10 Units	09/11/2022							10								10	Full planning permission
Wolston Allotments, Stretton Road, Wolston (Spitfire Homes)	Detailed - R22/0201 and R19/1411 - 48 units	31/03/2023							40	8							48	Under construction
Brinklow Marina, Cathiron Lane, Brinklow, CV23 0JH	Detailed - R22/1037 - 30 residential moorings	09/02/2023							30								30	Full planning permission
Land West Side of Heritage Close, Rugby	Detailed - R22/0383 - 10 units	06/12/2023							10								10	Full planning permission
Former Inwoods House, Ashlawn Road, Dunchurch	Detailed - R23/0491 - 25 units	20/03/2024							20	5							25	Full planning permission
Current Permissions & Prior Approvals- 5-9 dwellings																		
76 Buchanan Road, Bilton	Detailed- R18/0830, 21/0963 - 8 Units	22/11/2018							8								8	Under construction
Manor Farm, Birdingbury Lane, Frankton. CV23 9PB	Detailed- R19/1451 and R19/0754- 5 Units (4 remaining)	27/06/2019						4	1								1	Under construction
7 & 8 , St Matthews Street, Rugby, CV21 3BY	Detailed - R20/1092 - 7 Units	19/02/2021					3	3	4								4	Under construction
5, 5b and 6 Market Place, Rugby, CV21 3DY	Detailed - R20/0043 - 7 Units	10/02/2021							7								7	Full planning permission
Rosewood House, 42-44 Rosewood Avenue, Rugby, CV22 5PL	Detailed - R19/1498 - 5 units	06/07/2020							5								5	Under construction
Diamond House Hotel, 28 Hillmorton Road, Rugby, CV22 5AA	Detailed - R20/0960 - 8 Units	09/07/2021					6	6	2								2	Under construction
49 Midas Lounge, Church Street, Rugby, CV21 3PT	Detailed - R22/0702 - 8 Units	09/12/2022							8								8	Under construction
Manor Farm House, Main Street, Frankton, Rugby, CV23 9PB	Detailed - R21/0905 - 5 Units	12/01/2022					4	4	1								1	Under construction
15 Bilton Lane, Rugby	Detailed - R19/1309 (R21/0353, R21/0451, R22/0125) - 5 Units	17/05/2021				2		2	3								3	Under construction

			2019-20	2020-21	2021-22	2022-23	2023-24	Gross to date	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Post 2031	TOTAL (from 2024/25)	Notes
Land at Manor Farm, Hinckley Road, Burton Hastings. CV11 6RG	Detailed R22/0260 - 6 units	22/12/2022							6								6	Full planning permission
Brotherhood House, Gas Street, Rugby, CV21 2TX	Detailed R20/0690, R23/0226 - 9 units	01/06/2022							9								9	Full planning permission
The Malthouse, Main Street, Thurlaston	Detailed R21/0477 - 6 units	30/06/2022							6								6	Full planning permission
11-12 Sheep Street, Rugby, CV21 3BU	Detailed R22/0979 - 5 units	03/07/2023							5								5	Full planning permission
Cawston House, Thurlaston Drive, Rugby, CV22 7SE	Detailed R23/0235 - 5 units	14/06/2023							5								5	Full planning permission
2-3 High Street, Rugby, CV21 3BG	Detailed R23/0722 - 6 units	27/03/2024							6								6	Full planning permission
Submitted Applications 10+ dwellings																		
Myson House, Railway Terrace, Rugby, CV21 3LS	Current application - Outline R22/1035 - 96 units	Submitted 27/09/2022															0	Outline planning application awaiting determination
Land North of Projects Drive, Rugby	Current application - Outline R24/0103 - 108 dwellings	Submitted 31/01/2024																Outline planning application awaiting determination
25 Barby Lane, Rugby, CV22 5QJ	Current application - Outline R24/0474 - 11 dwellings	Submitted 13/05/2024																Outline planning application awaiting determination
Former Nursery, Rugby Road, Brandon, CV8 3GJ	Current application - Outline R24/0716 - 43 dwellings	Submitted 29/07/2024																Outline planning application awaiting determination
Windfalls for sites of <5 dwellings									50	50	50	50	50	50			350	
<b>TOTAL TRAJECTORY</b>									636	757	543	526	500	640	751		<b>4353</b>	