RUGBY BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

AUTHORITY MONITORING REPORT

DECEMBER 2015

1: Introduction

1.1 This is the eleventh Monitoring Report produced by Rugby Borough Council (RBC). The Localism Act 2011 and the subsequent Local Planning Regulations 2012 removed the requirement for local planning authorities to submit an 'Annual Monitoring Report' to the Secretary of State, whilst retaining the overall duty to monitor. This change came into effect on 15th January 2012, renaming the document the Authority's Monitoring Report (AMR), the primary purpose of which is now to share the performance and achievements of the planning service with the local community.

1.2 This report relates to activity which has taken place in the Borough during the year 1st April 2014 to 31st March 2015.

1.3 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.

1.4 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.

2: Rugby Borough Profile

RBC Strategic Objectives: Economic and Environment
Core Strategy Policies: CS11, CS12, CS13, CS16, CS17, CS18

2.1 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.

2.2 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 102,500 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.

Local Community

2.3 The Borough's overall population remained steady between 1971-2001 but between 2001-2011 the population increased significantly by 14.5%. The rise in population was largely due to people migrating into the area and more single parent families, but also as a result of increased birth rate and people living longer. The projected population increase between 2010 and 2035 is expected to be 30%, which would bring the population to in excess of 130,000. This is the largest projected population increase in Warwickshire.

2.4 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 in Warwickshire.

2.5 The 2011 Census shows that around 12% of Rugby Borough's residents were born outside the UK. 5.9% being from Europe, 1.9% Africa, 2.6% Asia, and 1.2% from the Rest of the World. In terms of ethnicity, nearly 16% of Rugby's population belong to groups other than White British. These include Asian Indian (3.1%), Black African (1.0%), White Irish (1%), Asian Other (1%) and White Other (5.2%) groups.

2.6 The average household size within the Borough of Rugby is 2.4 persons. The number of households has risen faster than the population, with 43542 households being recorded. This is proportionately and larger increase than the population, which is partly due to over a quarter (28.1%) of Rugby's households being occupied by a single person.

2.7 The average house price in the Borough in 2014 was £198,645. This is more than the national average and in Nuneaton & Bedworth and Coventry, but less than Stratford upon Avon and Warwick. A semi-detached property costs on average, nearly 6.5 times the average wage for a fulltime worker in the Borough. Overall sold prices in Rugby over the last year were 4% up on the previous year and 16% up on the 2008 level of £171,675. Based on statistics published by the land registry, market housing continues to become more expensive both in Warwickshire and nationally. Rugby's average household incomes are however higher than that for the West Midlands region and also above nation levels. The gross weekly pay of full time female workers from Rugby is above regional level, but below the national level.

2.8 There is insufficient supply of affordable housing available in Rugby Borough. On the basis of income levels, 43% of households are unable to access market housing. 2% of households (around 850) are estimated to currently be in unsuitable housing. Between the period 2013-2031 it has been calculated that there is a need to provide affordable housing at a rate of 215 per annum.

2.9 The Borough's overall population remained steady between 1971-2001 but between 2001-2011 the population increased significantly by 14.5%. The rise in population was largely due to people migrating into the area and more single parent families, but also as a result of increased birth rate and people living longer. The projected population increase between 2010 and 2035 is expected to be 30%, which would bring the population to in excess of 130,000. This is the largest projected population increase in Warwickshire.

2.10 Across Warwickshire as a whole, the highest rates of projected population growth are in the groups aged 65 and over. The eldest age group (those aged 85 and over) is projected to increase by over 190% by 2035. This trend is reflected across all the districts and boroughs in Warwickshire.

Local Economy

2.11 The focus for the Borough's 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. The new Gateway development, is underway and has permission for 36ha employment of employment uses (B1, B2 and B8).

2.12 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.

2.13 The main sector for employment is in Services, which accounts for 82.5% of employment. The main service industries consist of Wholesale and retail trade, repair of motor vehicles (18.1%), Manufacturing (11.9%), Human Health and Social Work, 10.6%, Education 10% and Transport and Storage (8.5%). Other main sectors of employment include Manufacturing (9.9%) and Construction (7%). The percentage of employees in construction is somewhat higher than regional and national averages, although overall the distribution amongst sectors is similar to regional and national trends.

2.14 Rugby has a total of 54,400 economically active residents. 81.4% of residents aged 16-64 are in employment, which is higher than regional and national averages. 1800 residents (3.3%) are unemployed, which is below regional and national averages.

2.15 The population of Rugby is generally more qualified than comparable regional and national averages, with 28.2% of ages 16-64 having qualifications of up to level 4 (NVQ Level 4, Certificate of higher education or equivalent). Compared to the same averages there are also significantly fewer people in Rugby with low (below NVQ Level 2 or equivalent) or no qualifications

2.16 Rugby Borough has a traditionally low rate of unemployment which is currently at 3.3% (of ages 16-64), which is lower than regional and national levels.

2.17 According to 2011 Census data, there is a slightly greater number of people commuting out of Rugby to work than commuting in (2900 people), making Rugby a net exporter of employment.

2.18 The working population of Rugby is more highly qualified than comparable regional and national averages, and about 38% hold a NVQ level 4/degree level qualification or higher. There is a lower proportion of people with no qualifications in Rugby (6.2% compared to regionally (13.2%) and nationally (8.8%).

2.19 Rugby Town Centre has recently seen the development of the Swan Shopping Centre, adding to the centre’s wide range of stores, including many independent specialist stores. Planning permission has also been granted for the redevelopment of part of Evreux Way, to provide potentially up to 7500sqm retail floorspace.

2.20 The Town Centre has a vacancy rate of 12% of its units. This is slightly above the national average of 11.4%.

2.21 Outside the town centre, Elliotts Field retail park has been redeveloped and completed this year, providing 29860 sqm retail floorspace. Permission has also been granted for the expansion of Junction 1 retail park, with an extra 5670 sq.m proposed*. The former Superbowl at Junction 1 has also now been converted to an A1 use and is occupied by Matalan, providing 2246 sq.m retail floorspace.

* *(nb. A further application was received later outside of the monitoring period which has reduced the number of units from 5 to 3, with a revised floorspace of 4275 sq.m although there is the potential for a mezzanine floor subject to the submission and approval of further details.).*

Economic Diversification

2.22 Rugby's 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.

2.23 Rugby's 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

2.24 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

2.24 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: Business Development and Town Centre

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

Employment floor space in Rugby Borough

3.1 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 to meet Rugby's local employment needs. Some of this allocation has already been accounted for and therefore approximately 70 hectares need to be delivered. Most of this remaining employment land to be delivered now has planning permission (either outline or reserved matters), with the majority at the urban extension sites of Rugby Gateway and Rugby Radio Station. The figure of 70ha therefore reflects employment land that is actually still to be delivered in terms of commencement and construction of development.

3.2 Figure 3a gives a clear indication of what has been permitted in the 2014-2015 monitoring period and the status of existing employment proposals. It should be noted that the table below includes employment development on large strategic sites at Ansty and Ryton, which contribute to wider sub-regional employment needs in particular the employment needs of Coventry City. These two sites therefore do not relate to the 'target' and 'remaining land to be delivered' figures contained in paragraph 3.1 above.

Figure 3a: Employment Development as at 2014-2015

Application Ref.	Decision Date	Site Name / Address	Uses Permitted	Site Area (ha)	Floor space Permitted
Detailed Permissions (Full and Reserved Matters) Granted 2014/15*					
R13/1850	05/11/14	Sainsburys Centre, Zone 1 Ansty Park	B1	2.75	178,347 sq ft
R14/2343	24/02/15	London Taxi Company, Zone 6 Ansty Park	B2	8.7	262,025 sq ft
R14/0491	30/04/14	Unit DC1 - Prologis Ryton, London Road (A45)	B2 / B8	3.4	141,225 sq ft
R14/0217	17/02/15	Unit DC7 - Prologis Ryton, London Road (A45)	B2 / B8	6.7	327,730 sq ft
R14/1703	27/10/14	RG-4 Rugby Gateway, Leicester Road	B8	4.14	237,000 sq ft
R14/0615	06/05/14	RG-5 Rugby	B8	16.02	807,000 sq ft

		Gateway, Leicester Road			
Sites Under Construction 2014/15					
R14/1703	27/10/14	RG-4 Rugby Gateway, Leicester Road	B8	4.14	237,000 sq ft
R12/0190	21/03/14	MTC Academy, Zone 3/4 Ansty Park	B1	3	63,500 sq ft
Development Completed 2014/15					
R11/1918	05/09/13	Zone B, Central Park	B1/B2	1.48	63,000 sq ft
R13/1645	15/11/13	Rolls Royce / University of Birmingham HTRC, Zone 4 Ansty Park	B1	2	62,968 sq ft
R13/1591	23/10/13	MTC Aerospace, Zone 5 Ansty Park	B1	1.92	83,100 sq ft
R13/2311	12/2/14	RG-1, Rugby Gateway, Leicester Road	B8	5.06	236,806 sq ft
RBC/13CM024 (WCC Application)	23/12/13	Malpass Farm – First Phase (Eastern Process Building)	B2	c.5	83,033 sq ft
R13/0440	20/05/13	Unit DC3 - Prologis Ryton (Site B), London Road (A45)	B2/B8	4.8	226,760 sq ft
R13/1088	23/12/13	Unit DC6 - Prologis Ryton (Site B), London Road (A45)	B2/B8	13.4	221,940 sq ft

*Some sites given reserved matters approval in 2014/15 monitoring year also under construction within same year so may appear elsewhere in the above table.

Out of Town Major Retail Units

3.3 There are currently five major out of town supermarkets in the Rugby Borough. These are listed in Figure 3b below. There are also a number of smaller supermarkets within the built up areas, such as Tesco Express, Sainsburys Local and Co-Op stores.

Figure 3b: Major out of town food supermarkets

Supermarket	Store Size (sq.m)
Tesco	4562
Sainsbury's	6779
LIDL, Bilton Road	1568
Aldi, Hillmorton	1048
Aldi, Central Park	1000
TOTAL	**14957 Sq.m**

3.4 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 of the A456 Leicester Road which is one of the main transport corridors into Rugby. Figure 4e outlines the current occupiers of the site.

3.5 The redevelopment of Elliotts Field (granted permission in the 2013-2014 period) has been underway in the current monitoring period, providing 29860 sqm floorspace, anchored by a 5,500 sqm Debenhams department store. Construction of the retail park has now been completed (albeit this was finished outside the 2014-2015 monitoring period).

3.6 The table below highlights which stores previously occupied Elliot's Field.

Figure 3c: Stores formerly at Elliot's Field, Rugby

Store Name	Store Size
Halfords*	678 sq.m
TK Maxx*	1224 sq.m
Homebase	2815 sq.m
Pets at Home	734 sq.m
Vacant	488 sq.m
Brantano	1224 sq.m
Vacant	1224 sq.m
Next*	657 sq.m
Wickes	3500 sq.m
Carpetright	1000 sq.m
Pizza Hut*	255 sq.m
TOTAL	**13799 sq.m**

* Halfords, TK Max and Next remain as occupiers at the new Retail Park.

The table below lists the new units that have been built at the new Elliot's Field Retail Park.

Figure 3d: New units at Elliot's Field, Rugby

Unit	Occupier	Floor area
A1	TK Maxx	1398 sq.m (ground) 969 sq.m (mez)
A2	Unconfirmed	790 sq.m (ground) 632 sq.m (mez)
A3	Marks & Spencer	2323 sq.m (ground) 2323 sq.m (mez)
1	Next	1394 sq.m (ground) 1394 sq.m (mez)
2	H & M	929 sq.m (ground) 836 sq.m (mez)
3	Unconfirmed	929 sq.m (ground) 743 sq.m (mez)
4	Fat Face	581 sq.m (ground) 279 sq.m (mez)
5	River Island	581 sq.m (ground) 529 sq.m (mez)
6	Outfit	947 sq.m (ground) 739 sq.m (mez)
7	Unconfirmed	688 sq.m (ground) 551 sq.m (mez)
8	Unconfirmed	688 sq.m (ground) 551 sq.m (mez)
9	Clarks	465 sq.m (ground)
10	Superdrug	465 sq.m (ground)
11	Unconfirmed	465 sq.m (ground) 372 sq.m (mez)
Anchor Store	Debenhams	2815 sq.m (ground) 2787 sq.m (mez)
C1	Nandos	327 sq.m
Cafe	Eds	232 sq.m
Cafe	Caffé Nero	139 sq.m
	Halfords	680 sq.m (ground) 320 sq.m (mez)
TOTAL		**29860 sq.m**

3.7 At Junction 1 Retail and Leisure Park, the unit formerly used by Superbowl was granted permission in the monitoring year to be converted to A1 retail, providing 2246sqm retail floorspace. Works to carry out this conversion were also completed in the monitoring year and the unit is operational.

3.8 In the previous monitoring year permission was granted for new retail units at Technology Drive. In the current monitoring year construction began and includes the following units:

Figure 3e: Land at Technology Drive

Unit number	Occupier	Unit size
1	Homebase	4529 sq.m
2	Wickes	2471 sq.m
3	Pets at Homes	924 sq.m
4	Bensons for Bed	893 sq.m

3.9 Further retail permissions have also been granted on the following sites:

- Junction 1 Extension: Permission was granted for 5 units, with a total of 5670sqm A1 retail floorspace. (nb. A further application was received later outside of the monitoring period which has reduced the number of units from 5 to 3. The unit currently has a revised floorspace of 4275 sq.m, although there is the potential for a mezzanine floor subject to the submission and approval of further details.

- Evreux Way: A mixed use development for a cinema and 9 units was granted outline planning permission in this Town Centre location. Details of the unit sizes are listed in figure 3f below.

Figure 3f: Land at Evreux Way

Unit number	Occupier	Unit size
Cinema	D2	1175 sqm
1	A3	557 sq.m
2	A3	371 sq.m
3	A3	371 sq.m
4	A3	371 sq.m
5	A3	186 sq.m
6	A1/A3	418 sq.m
7	A1/A3	315 sq.m
8	A1/A3	492 sq.m
9	A1/A3	418 sq.m

Town Centre Survey

3.10 The following figures are based upon a survey which was undertaken by Rugby Borough Council's 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. Figure 3g shows the current results compared to the previous year.

Figure 3g: Primary Shopping Area Results

Use Class	2013-2014 Count	% of total in 2013-2014	2014-2015 Count	% of total in 2014-2015
A1	193	55.5	186	53.0
A2	45	12.9	45	12.8
A3	29	8.3	29	8.3
A4	16	4.6	17	4.8
A5	15	4.3	14	4.0
B1	4	1.1	4	1.1
B2	0	0.0	0	0.0
B8	0	0.0	0	0.0
C1	2	0.6	2	0.6
C2	0	0.0	0	0.0
C3	1	0.3	1	0.3
D1	3	0.9	4	1.1
D2	1	0.3	2	0.6
SUI GENERIS	4	1.1	5	1.4
Vacant	35	10.1	42	12.0
TOTAL	**348**	**100%**	**351**	**100%**

3.11 The surveys show that since the previous year there has been a reduction in the amount of A1 retail uses in the Primary Shopping Area. This is still the dominant use in the area however, in accordance with Policy CS13. There has been a rise in the number of vacant units.

4: Housing

RBC Strategic Objectives: Social, Economic and Environment
Core Strategy Policies: CS3, CS4, CS5, CS10, CS19, CS20, CS21, CS22

This chapter provides an overview of housing development in the Borough and the progress being made towards meeting the Borough Councils strategic housing target.

Housing Targets

4.1 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 4a: Plan period and housing targets

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

4.2 Figure 4b sets out the net additional dwellings that have been delivered within the Borough since 1st April 2006. Between 1st April 2006 and 31st March 2015, 4989 dwellings (net) have been completed within Rugby Borough at an average annual rate of 554. Figure 4c sets out the gross number of dwellings which have been delivered since 2006.

Fig 4b: Net additional dwellings in Rugby Borough by year 2006-2015

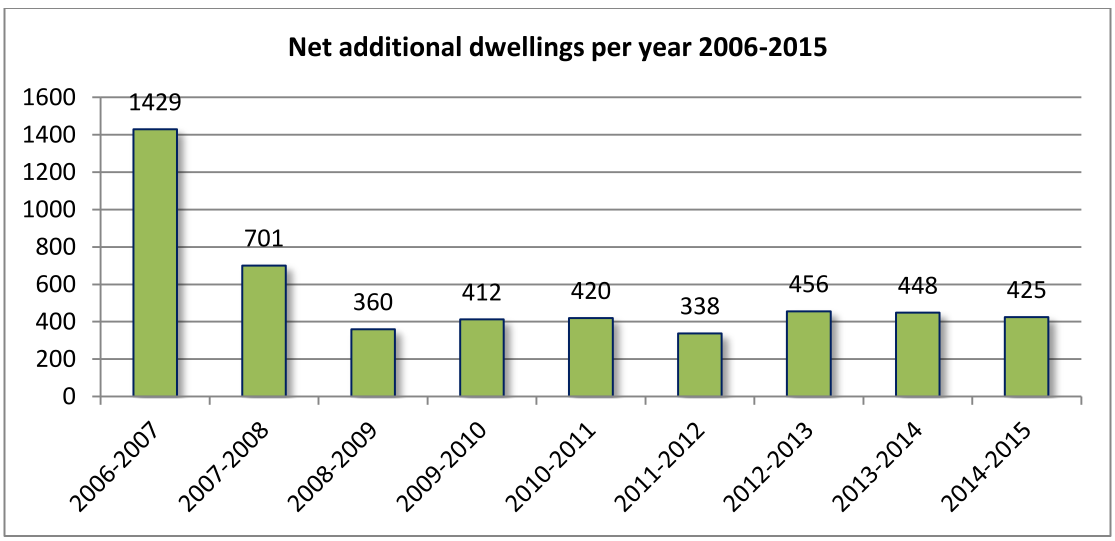
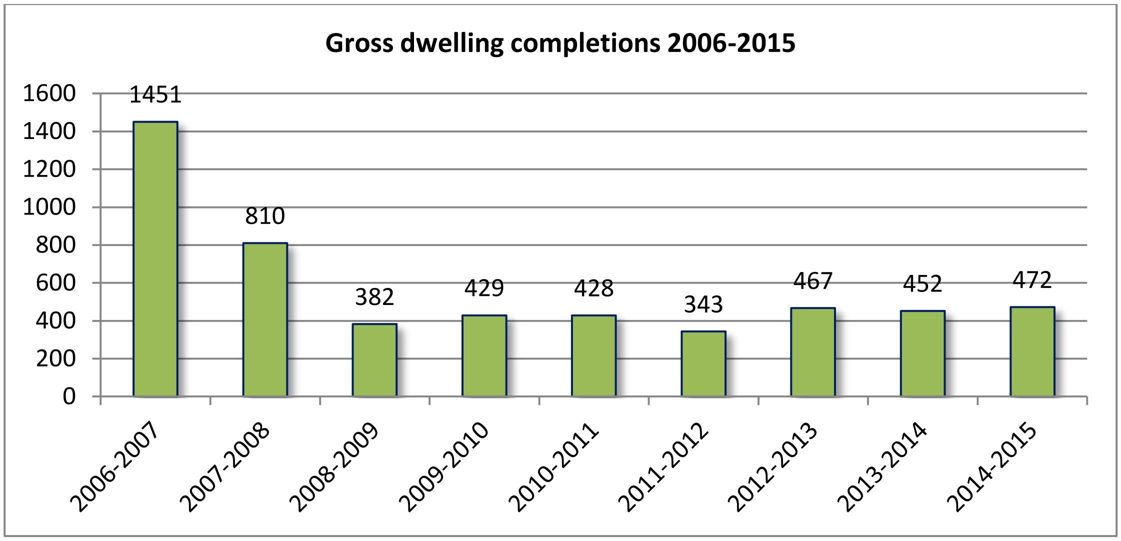


Figure 4c: Gross dwelling completions in Rugby Borough 2006-2015



4.3 Figures 4d and 4e have been produced to outline the Councils progress towards meeting the strategic housing target for the Borough. The figures show actual net completions and predicted future annual completion rates up to 2026. The managed delivery targets within the figures highlight the delivery rates required to meet the Borough Council's strategic target.

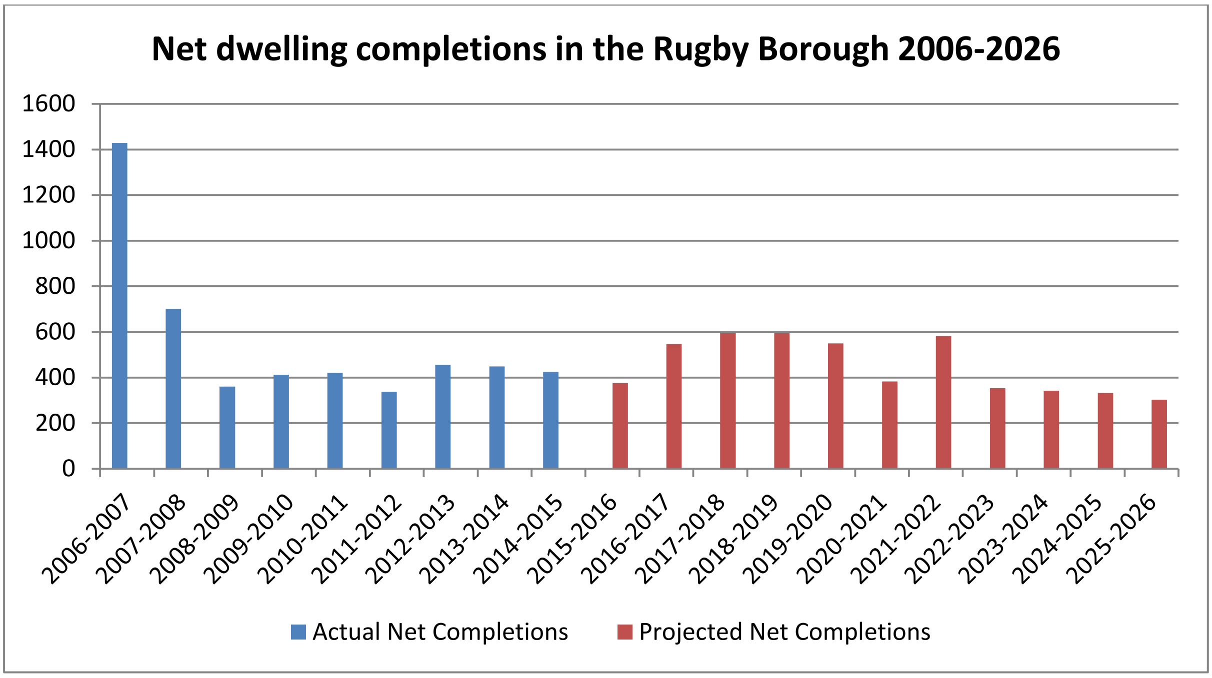
4.4 In order to determine future completion rates a realistic delivery forecast table has been produced and is available on request. This forecast table comprises of sites (over 5 dwellings) with permission, sites with committee resolution subject to a signed s106 and a windfall allowance (sites below 5 dwellings).

Figure 4d: Actual net additional dwellings and projected net additional dwellings required to meet the Borough Council's strategic housing target (taken from RBC's Five Year Land Supply calculation (December 2015)

Year	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Actual net additional dwellings	1429	701	360	412	420	338	456	448												
2014-15 net additional dwellings.									425											
Projected net additional dwellings										375	546	594	595	550	382	382	353	342	332	302
Required annual rate 2011-2026*										528	528	528	528	528	528	528	528	528	528	526

*Required annual rate calculated by residual amount divided by number of years remaining in plan period. Does not include non-delivery buffer.

Figure 4e: Housing Trajectory



Five Year Housing Land Supply

4.5 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 (December 2015). A copy of the statement is attached in Appendix A.

Housing Development on Previously Developed Land

4.6 This section of the housing chapter focuses on the use of Previously Developed Land (PDL) for residential development. Figure 4f shows that 54.5% of the gross number of dwellings delivered during the monitoring period were built on PDL.

Figure 4f: Dwellings delivered on previously developed land

Gross dwellings 2014-2015	% of additional dwellings on PDL
449	54.5%

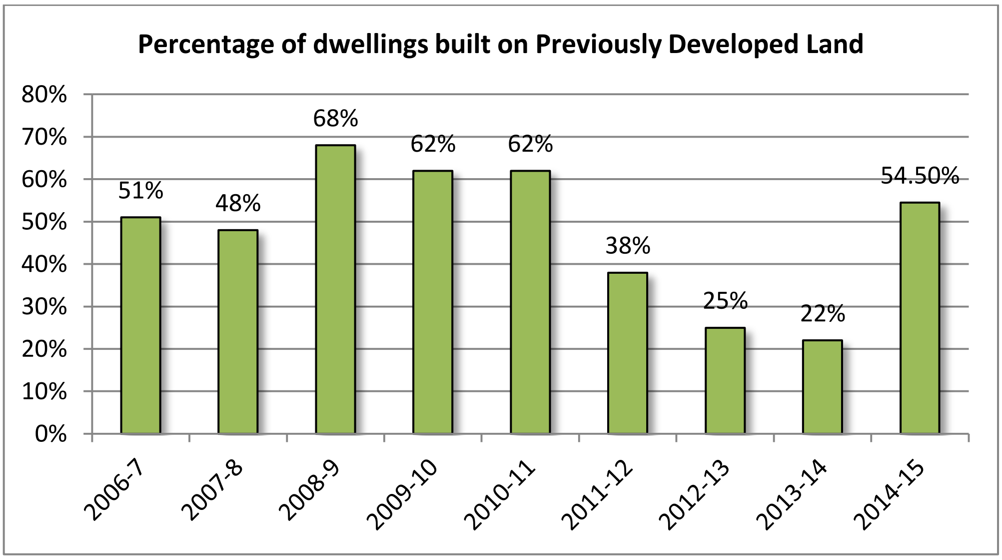
4.7 One of the Core principles of planning as stated in the NPPF is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. The following figure presents the annually reported statistics showing the percentage of new homes built on PDL over time.

Figure 4g: Percentage of new homes built on previously developed land over time

Year	Percentage of new homes built on previously developed land.
2006-7	51%
2007-8	48%
2008-9	68%
2009-10	62%
2010-11	62%
2011-12	38%
2012-13	25%
2013-14	22%
2014-15	54.5%

4.8 Figure 4h graphically represents the amount of new housing development built on PDL over time. Between 2011 and 2014 there was been a significant increase in the percentage of new housing being built on Greenfield sites. This is predominantly due to a large proportion of completions being taken from major developments, including Cawston, Coton Park, sites in Long Lawford and Eden Park, which are all situated on Greenfield.

Figure 4h: Percentage of new homes built on previously developed land



4.9 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 4i, this summarises the information gathered during the 2014/15 monitoring period relating to the number of new dwellings permitted on PDL.

Figure 4i: Number of dwellings granted planning permission on PDL 2014-2015

Planning Permission Category	Number of dwellings permitted
Dwellings granted P/P on PDL	459
Dwellings granted P/P not on PDL	777
Total number of dwellings granted P/P	1236

Density of housing development

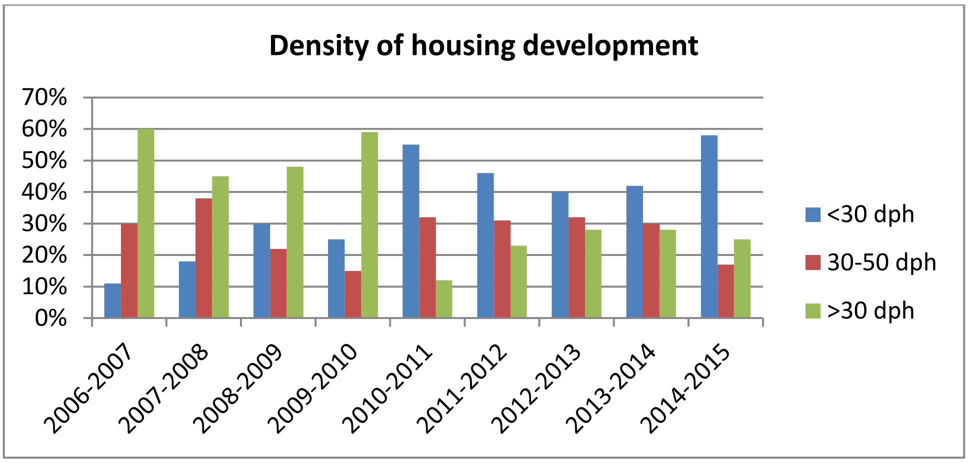
4.10 The following figures have been extracted from the Borough Council's single site housing spreadsheet which monitors the progress being made in house building across the Borough. The collection of this information allows analysis of the densities which are being achieved by housing developments throughout the Borough.

Figure 4j: Density of housing development

Year	Percentage of sites completed at:		
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	More than 50 dwellings per hectare
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%
2012-2013	40%	32%	28%
2013-2014	42%	30%	28%
2014-2015	58%	17%	25%

4.11 Figures 4j (Above) and 4k (Below) highlight the result of each housing summary return since 2006.

Figure 4k: Density of housing development



Affordable Housing Provision

4.12 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.

4.13 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.

4.14 Figure 4l shows the gross number of affordable dwellings delivered during the 2014-2015 monitoring period.

Figure 4l: Gross number of affordable dwellings delivered by type 2014-2015

Social rent homes provided	Intermediate homes provided	Affordable homes total
84	**45**	**129**

4.15 The information contained below within figure 4m is taken from the monitoring single site housing returns produced annually by Rugby Borough Council. It shows the delivery of 1127 affordable dwellings between 1st April 2006 and 31st March 2015.

Figure 4m: Affordable housing completions by tenure (2006-2015)

	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/20 14	2014/20 15
Local Authority	0	0	0	10	10	0	0	23	27
RSL - Rented	118	181	28	70	64	44	54	48	57
RSL – Shared Ownership	98	39	0	23	41	36	38	17	45
Discounted Market	4	3	19	21	0	0	0	9	0
TOTAL	220	223	47	124	115	80	92	97	129
Total housing completion s	1429	701	360	412	420	328	334	430	425
% Affordable provision	15.4%	31.9%	13.05%	30.09%	27.3%	24.3%	27.5%	22.6%	30%

Gypsy and Traveller Sites

4.16 Core Strategy Policy CS22 sets out the accommodation need for the Borough, this was based on the 2008 Gypsy and Traveller Accommodation Assessment.

4.17 Within the monitoring period, 2 sites – Land at Smeaton Lane (R14/0546 - for 1 Pitch, Land at Smeaton Lane) and Greenbanks, Oxford Road (R14/0260 – for 2 pitches, Oxford Road) were granted permanent planning permission.

4.18 An updated Gypsy and Traveller Accommodation Assessment (GTAA) was published in November 2014 with it identifying the following need:

Fig 4n Gypsy and Traveller Need

Phase	Timeframe	Total Pitches (minimum)	Annualised
1	2014/15 to 2018/19	24	4.8

2	2019/20 to 2023/24	18	3.6
3	2024/25 to 2028/29	15	3
4	2029/30 to 2033/34	8	1.6

4.16 The permanent permissions granted within the 2014/15 were taken account of as part of the GTAA update, though the number of pitches at the Green Banks was reported to be one this should in fact had been two pitches (as reflected within the planning application). Therefore the five year requirement (2015-16 / 2019-2020) there is an outstanding need of 26.6 pitches.