RUGBY BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

AUTHORITY MONITORING REPORT

2018-2019

Contents

1: Introduction

1.1 This is the Fifteenth 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 2018 to 31st March 2019.

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.

1.5 During the 2018-2019 monitoring period the Council continued to make progress on its new Local Plan. The plan was subject to Examination in Public by the Planning Inspectorate and a second stage of hearings was held in April 2018. Following the examination hearings, the Inspector wrote to the Council in May 2018 to advise of main modifications to the submitted Rugby Borough Local Plan that were necessary to make the plan legally compliant and sound. In response to the Inspector's Report, the council prepared a schedule of the main modifications, which was published for a public consultation which ran between 14th August to 5th October 2018. Following this, the Inspector considered the responses made and the Inspector's Report on the Plan was received in March 2019, and recommended that subject to further modifications the Plan meets the criteria for soundness (and can therefore be adopted).

1.6 While the new plan was not adopted until June 2019 (outside of this monitoring period – 1st April to 31st March 2019), it steadily gained weight as it progressed through the examination stages. As such, this AMR makes reference to both the Core Strategy 2011 (which was the adopted plan in place during the monitoring year), but also the emerging new Local Plan 2011-2031. In particular, reference to the new Local Plan is made in relation to future housing delivery and the '5 year land supply' which is detailed in Appendix A to this document. This is due to these figures being reflective of the Council's current position and that these were ultimately found sound in the Inspector's report issued towards the end of the monitoring year.

1.7 The full suite of documents, including the new Local Plan and information on the examination process can be viewed on the Rugby Borough Council website at: **https://www.rugby.gov.uk/localplan**.

2: Rugby Borough Profile

RBC Strategic Objectives: Promote sustainable growth and economic prosperity
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 estimated 107,200 residents living in the town and the remainder residing in the rural area. The villages in the Borough range in size from 20 to 4,000 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 1980-2001 but between 2001-2011 the population increased significantly by 14.8%. The rise in population was largely due to people migrating into the area but also as a result of increased birth rate and people living longer. The population is expected to increase to 116,336 by 2031, representing a 15.8% increase from 2011's recorded figure of 100,496.

2.4 The population aged 65 and over in the Borough is estimated to increase to around 21% by 2027 (from around 19% currently). The percentage of over 85's is estimated to increase to 4% (from 3% currently) in a similar timeframe. Under 16's currently represent 20% of the Borough's population, and this is projected to remain the same by 2027.

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.

2.6 The average household size within the Borough of Rugby is 2.4 persons, with 44,452 dwellings recorded. Proportionally, the number of households has risen faster than the population, with over a quarter (28.1%) of Rugby's households being occupied by a single person.

2.7 The average house price in Rugby in the last year was £234,610. This is similar to the national average, but less than Stratford upon Avon and Warwick, and more than Nuneaton & Bedworth, North Warwickshire and Coventry. On average, a property costs around 7.6 times the (median) average annual wage for a fulltime worker in the Borough (7 times the average wage for men, and 9.1 times the average for women). Overall prices in Rugby over the last year were 7% up on the previous year.

2.8 Rugby's average household incomes are however higher than that for the West Midlands region and are similar to national levels. Male workers earn more than their respective regional and national averages. Female workers earn a similar amount to the West Midlands region average but less than the national average.

2.9 There is insufficient supply of affordable housing available in Rugby Borough. On the basis of income levels, the Strategic Housing Market Assessment (SHMA) 2015 identified that 50.9% of households are unable to access market housing. 3% of households (around 1318) are estimated to currently be in unsuitable housing. Based on the SHMA 2015 between the period 2011 and 2031 it has been calculated that there is a need to provide affordable housing at a rate of 171 dwellings per annum.

Local Economy

2.10 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.

2.11 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.

2.12 The main sources of jobs by industry consists of Wholesale and Retail Trade; Repair of Motor Vehicles (14.9%), Transportation and Storage (12.8%), Professional, Scientific and Technical (8.5%), Education (9.6%) and Manufacturing (9.6%) and Human Health and Social Work (8.5%). Other main sectors of employment include Construction (6.4%). The percentages of employees in Transport and Storage and Construction are higher than regional and national averages. Human Health and Social Work Activities are lower than regional and national averages.

2.13 Rugby has a total of 57,300 economically active residents. 85.3% of residents aged 16-64 are in employment, which is higher than regional and national averages (77.3% and 79.1% respectively). 2000 residents (3.5%) are unemployed, which is below regional and national averages.

2.14 Of the working population of Rugby, in general people are qualified (NVQ qualifications or equivalent) to a similar level than comparable regional and national averages.

3: Business Development and Town Centre

RBC Strategic Objectives: Promote sustainable growth and economic prosperity
Core Strategy Policies: CS5, CS6, CS7, CS8, CS9, CS18

Employment floor space in Rugby Borough

3.1 The Core Strategy 2011 identified an Employment Land Development Target of 108 Ha for the period 2006-2026. In preparation of the new Local Plan, the 2015 Employment Land Study stated that between 100 and 130ha of employment land is needed to meet the needs of Rugby for the period 2011 and 2031.

3.2 Figure 3a shows notable permissions granted in the 2018-2019 monitoring period and the status of proposals.

Fig 3a: Employment Land Data – Significant Employment Sites

Application Ref.	Decision Date	Site Name & Address	Uses Permitted	Site Area (ha)	Floor Space Permitted (sqm).	Jobs (estimated)*2
Permission granted but not started (full and reserved matters)						
R12/2253	27/05/15	Land adjacent Europark, A5 Watling Street.	B1 & B2	2.42	5890	202
R13/2165	27/05/15	Alcohols Ltd, Land on West Side of A5 Watling Street.	B1, B2 & B8	3.2	3984	107
R17/1933	05/02/18	FANUC UK Ltd, Unit 2 Sapphire Way, Ansty.*	B1	2.84	1950	40
R17/2019	14/03/18	Prologis Park. Oxford Road, Ryton on Dunsmore.*	B1, B2 & B8	13.74	44,801	700
R17/0567	15/11/17	Twiggetts Lodge Farm Buildings, Lilbourne Road, Clifton upon Dunsmore, Rugby	B8	0.41	540	3
R18/1436	06/12/2018	The Millboard Company, Ryton Lodge, Oxford Road, Ryton on Dunsmore, CV8 3EJ	B2	1.83	3502	126
Sites under construction						
R17/1829	20/04/18	Rolls Royce, Ansty Aerodrome, Combe Fields Road, Coventry, CV7 9JR	B2	26.02	44,580	1000
Sites completed in 2018/19						
R18/0981	28/08/18	Ansty Park, Land at Zone One, Airfield Drive, Rugby, CV7 9DR	B1	1.69	3516	72
R15/0984 & R17/1973	05/05/15	Britvic Soft Drinks Ltd, Aventine Way, Brownsover, Rugby.	B8	0.98	9825	123
R18/0523 & R19/0072	28/09/18	Unit 1, Central Building, Parkfield, Newbold, CV21 1QJ	B8	0.37	3452	25

** Strategic sites of Ansty Park and Prologis Ryton contribute to employment land supply for Coventry City.*
**2 Jobs estimated based on information provided with application or use class averages as stated in Employment Land Study 2015.*

Town Centre Survey

3.3 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 3d shows the current results compared to the previous year.

Figure 3d: Primary Shopping Area Results

Use Class	2017-2018 Number of Units	% of total in 2017-2018	2018-2019 Number of Units	% of total in 2018-2019
A1	189	53.1	184	51.3
A2	45	12.6	43	12.0
A3	37	10.4	38	10.6
A4	16	4.5	15	4.2
A5	9	2.5	9	2.5
B1	3	0.8	3	0.8
B2	0	0	0	0.0
B8	0	0	0	0.0
C1	2	0.6	2	0.6
C2	0	0	0	0.0
C3	2	0.6	2	0.6
D1	4	1.1	4	1.1
D2	3	0.8	3	0.8
SUI GENERIS	7	2.0	8	2.2
Vacant	39	11	48	13.4
TOTAL	**356**	**100%**	**359**	**100%**

Nb: Primary Shopping Area results are with reference to the area as defined in the Core Strategy 2011.

3.4 Types of use have broadly stayed the same however there has been a slight reduction in the number of A1 (Retail) uses, as well as an increase in the number of vacant units.

4: Housing

RBC Strategic Objectives: Promote sustainable growth and economic prosperity
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 The new Local Plan 2011-2031 seeks to deliver 12,400 dwellings within the Borough. The following information relates to the progress being made towards meeting this housing target. Reference is also made to the superseded Core Strategy 2011 target, to show the identified change in the needs of the Borough.

Figure 4a: Plan period and housing targets

Plan	Start of plan period	End of plan period	Total housing requirement
Local Plan 2011-2031	1/4/2011	31/3/2031	12,400
Core Strategy 2011	1/4/2006	31/3/2026	10,800

4.2 Figure 4b below sets out the net additional dwellings that have been delivered within the Borough since 1st April 2006. Between 1st April 2006 and 31st March 2019, 7421 dwellings (net) have been completed within Rugby Borough at an average annual rate of 571. 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 2006-2019

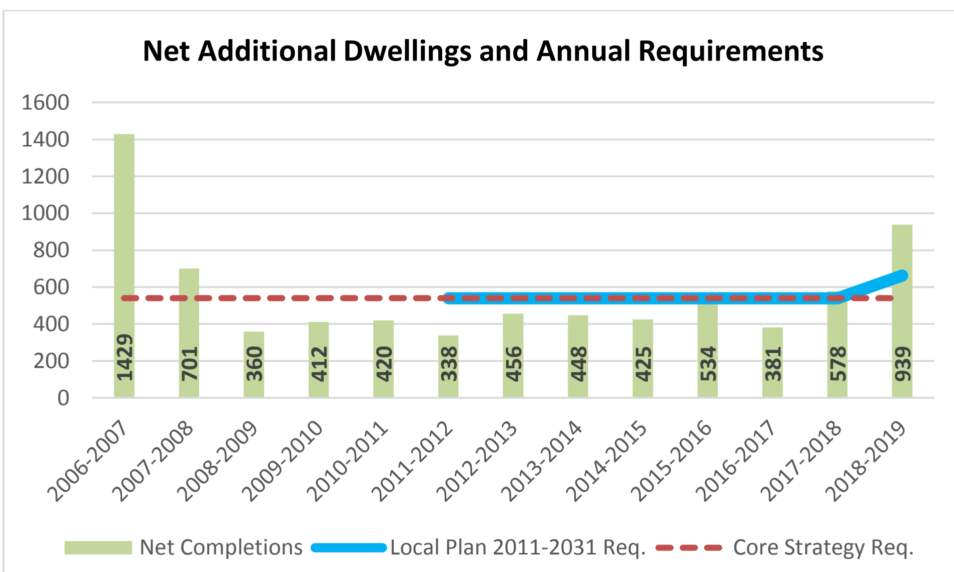
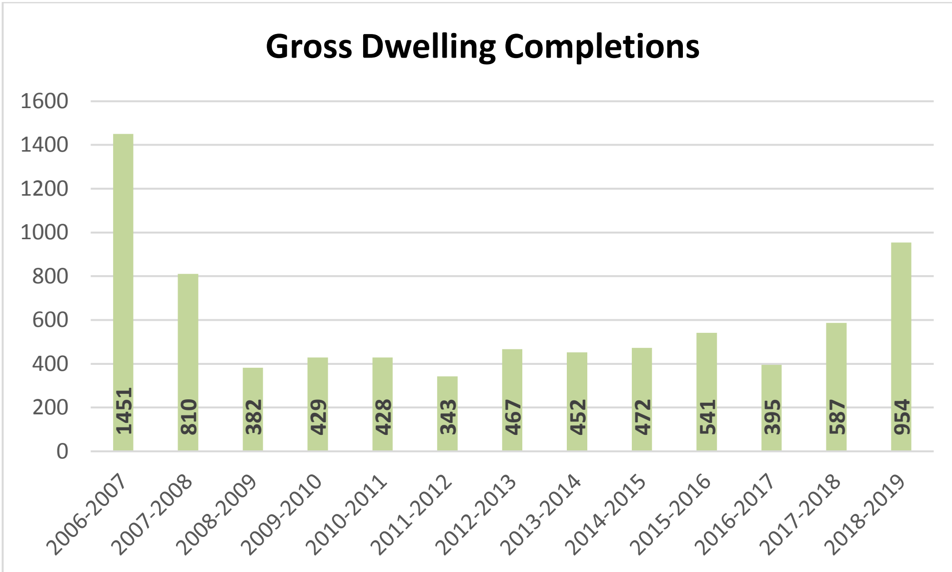


Figure 4c: Gross dwelling completions in Rugby Borough 2006-2019



4.3 Figures 4d and 4e have been produced to outline the Councils progress towards meeting the strategic housing target for the Borough for the new Local Plan 2011-2031. The figures show actual net completions and predicted future annual completion rates up to 2031. The managed delivery targets within the figures highlight the delivery rates required to meet the Borough Council's strategic target.

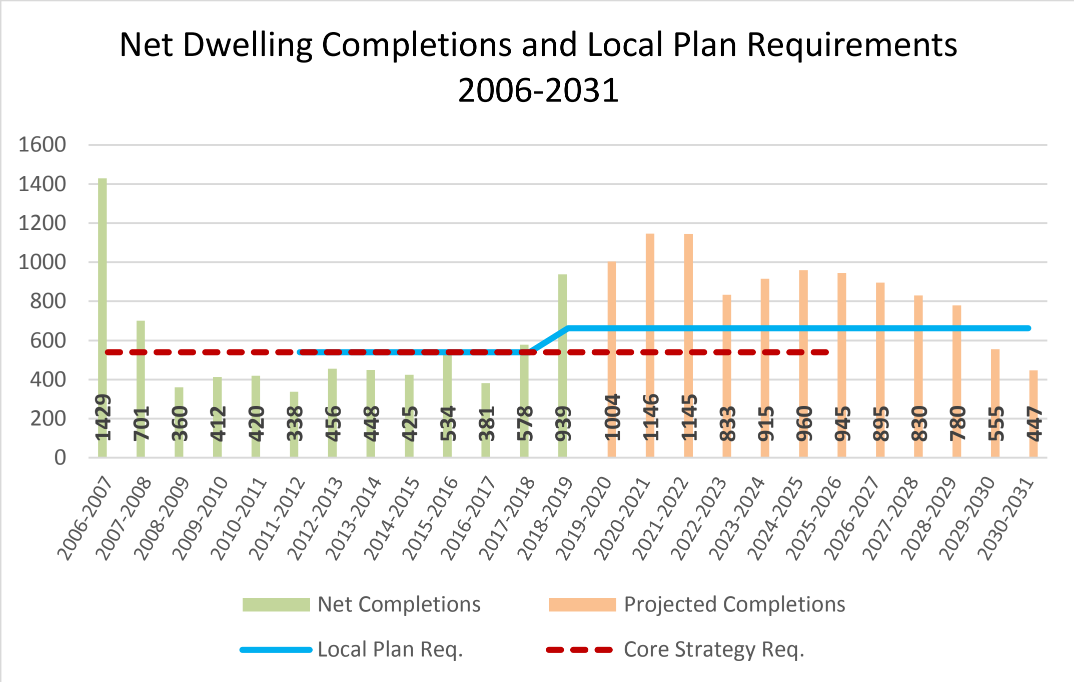
Figure 4d: Actual net additional dwellings and projected net additional dwellings required to meet the Borough Council's strategic housing target.

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	26/27	27/28	28/29	29/30	30/31
Actual net additional dwellings	1429	701	360	412	420	338	456	448	425	534	381	578													
2018-19 net additional dwellings.													939												
Projected net additional dwellings*														1004	1146	1145	833	915	960	945	895	830	780	555	447
Required annual rate 2011-2031 **														692	692	692	692	692	692	692	692	692	692	692	689

**Projected net additional dwellings and required annual rate based on new Local Plan 2011-2031*

***Required annual rate calculated by residual amount divided by number of years remaining in plan period.*

Figure 4e: Housing Trajectory



**Nb Projected Completions based on new Local Plan 2011-2031.*

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).

Housing Development on Previously Developed Land

4.5 This section of the housing chapter focuses on the use of Previously Developed Land (PDL) for residential development. Figure 4f shows that 32% 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 2018-2019	% of dwellings on PDL
954	32%

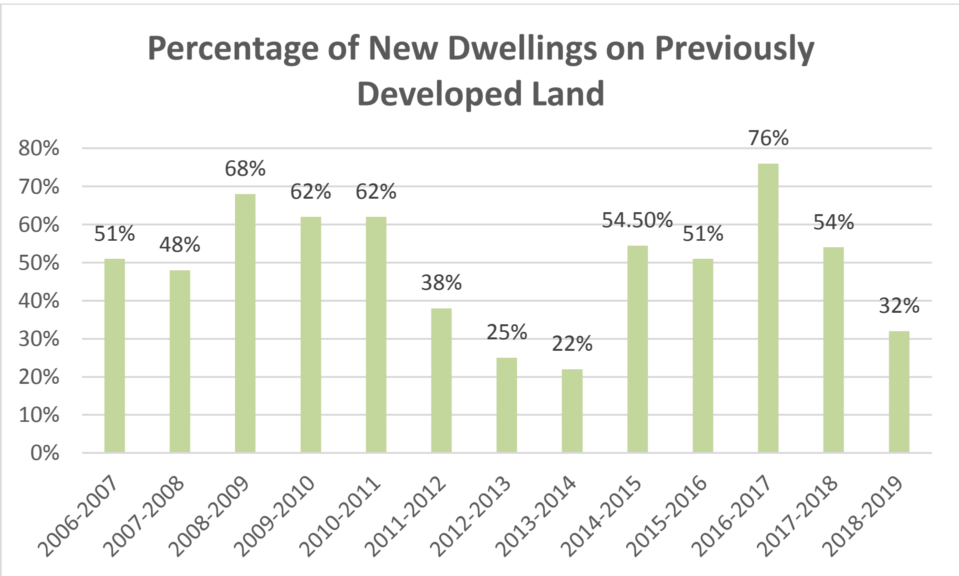
4.6 One of the Core principles of planning as stated in the NPPF is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. The following figure (4g) presents the annually reported statistics showing 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%
2015-16	51%
2016-17	76%
2017-18	54%
2018-19	32%

4.7 Figure 4h graphically represents the amount of new housing development built on PDL over time. Between 2011 and 2014 there was 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. This has also been the case in 2018-2019 where a number of large sites on Greenfield land have made significant progress.

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



4.8 Figure 4i below summarises the information gathered during the 2018/19 monitoring period relating to the number of new dwellings permitted on PDL.

Figure 4i: Number of dwellings granted planning permission on PDL 2018-2019

Planning Permission Category	Number of dwellings permitted
Dwellings granted P/P on PDL	325
Dwellings granted P/P not on PDL	123
Total number of dwellings granted P/P	448

Nb: Does not include 'Reserved Matters' applications to avoid double counting.

Density of housing development

4.9 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.

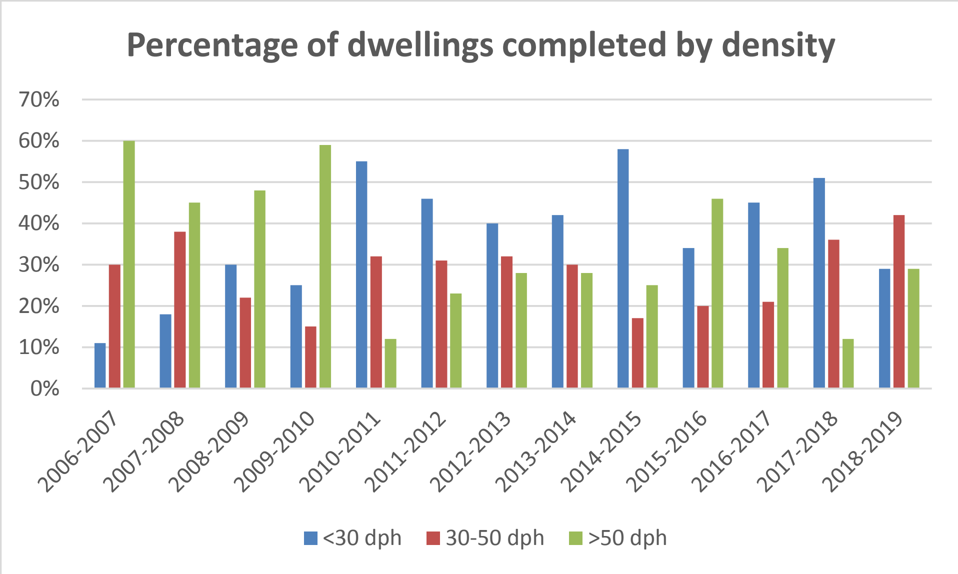
Figure 4j: Density of housing development

Year	Percentage of dwellings 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%
2015-2016	34%	20%	46%
2016-2017	45%	21%	34%
2017-2018	51%	36%	12%
2018-2019	29%	42%	29%

Nb: Figures taken from dwellings on completed sites (and not still under construction)

4.10 The 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

4.11 It is a Government objective to deliver the homes the country needs, and this involves increasing the supply of affordable homes. Therefore the Authority Monitoring Report is important in demonstrating the success the Borough Council has had in securing the delivery of affordable housing.

4.12 Figure 4l shows the gross number of affordable dwellings delivered during the 2018-2019 monitoring period.

Figure 4l: Gross number of affordable dwellings delivered by type 2018-2019

Social rent homes provided	Intermediate homes provided	Affordable homes total
100 (20)	**43**	**143 (20)**

Nb: Numbers in brackets indicate Council acquisition of existing buildings to add to stock.

4.13 The information contained below within figure 4m shows the delivery of 1359 affordable dwellings (and 28 acquisitions) between 1st April 2006 and 31st March 2019.

Figure 4m: Affordable housing completions by tenure (2006-2019)

	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
Local Authority	0	0	0	10	10	0	0	23	27	1	3	0 (8)	9 (20)
RSL - Rented	118	181	28	70	64	44	54	48	57	26	0	31	91
RSL – Shared Ownership	98	39	0	23	41	36	38	17	45	19	0	9	43
Discounted Market	4	3	19	21	0	0	0	9	0	0	0	0	0
TOTAL	220	223	47	124	115	80	92	97	129	46	3	40 (8)	143 (20)
Total housing completions	1429	701	360	412	420	328	334	430	425	534	381	578	939
% of total houses affordable provision	15.4%	31.9%	13.1%	30.1%	27.3%	24.3%	27.5%	22.6%	30%	8.6%	0.8%	6.9%	15.2%

Nb: Numbers in brackets indicate Council acquisition of existing buildings to add to stock.

Self and Custom Build Register

4.16 2018-2019 is the third monitoring year where entries have been received for the Self and Custom Build Register. In the period 1st April 2018 – 31st March 2019 a total of 22 entries were made.

4.17 20 entries registered in the monitoring period expressed an interest in a site that could accommodate a 'detached' dwelling. Other entries indicated a flexibility in the type of dwelling sought, as set out in Fig 4n below:

Fig 4n: Development Type

Type of Dwelling Sought	Number of entries
Detached	16
Detached or Semi-detached	1
Detached or Detached Bungalow	3
Detached, Semi-Detached or Terraced	1
Detached , Semi-Detached, Detached Bungalow or Semi-Detached Bungalow	0
Detached, Semi-Detached, Detached Bungalow, Semi-Detached Bungalow or Terraced	1

4.18 The preferred preference of plot type in Rugby is 'self-build' with 17 entries registering an interest in this type of plot. Of the 22 entries only 2 stated that they are seeking a 'Kit Home' plot. The remaining entrants opted for a combination of plot types as detailed in Fig 4o below:

Fig 4o: Plot Type

Type of Plot	Number of entries
Self-Build	18
Developer Built One-Off/Group Project	0
Kit Home	1
Self-Build or Kit Home	2
Self-Build, Developer Built One-Off or Group Project	0
Self-Build, Kit Home, Developer Built One-Off or Group Project	0
Self-Build, Kit Home, Independent Community Self-Build , Supported Community Self-Build, Developer Built One-Off or Group Project	1

4.19 The majority of entries indicate that they would intend to build out their plot within 6 months, with 12 respondents selecting this timescale and 7 indicating 12 months. Fig 4p below shows the distribution of entries according to timescales:

Fig4p: Timescale of Build Out

Timescale within (months)	Number of entries
6	12
12	7
24	2
32	1

4.20 The most common preferred location in this monitoring period is 'Any'. Following this, 'Near or in Rural Settlement' area was the most frequent. The preferences are detailed in Table 4q below:

Fig4q: Preferred Location

Approximate Location Sought	Number of entries
Urban Area	2
Near or at Rural Settlement	6
Outer Rural	2
Any	12

4.21 No planning applications submitted during the monitoring period specified that they were for the purpose of self-build and custom housebuilding. The Council has granted a sufficient number of permissions to fulfil the demand on the register, but it is not the Councils statutory duty to provide the plots themselves. Rugby Borough Council will continue to look at measures to facilitate self-build and custom housebuilding.

Gypsy and Traveller Sites

4.22 Core Strategy Policy CS22 sets out the accommodation need for the Borough. An updated Gypsy and Traveller Accommodation Assessment (GTAA) was published in August 2017 with it identifying the following need:

Phase	Timeframe	Total Pitches (minimum)	Annualised
1	2017 to 2022	35	7
2	2022 to 2027	12	2.4
3	2027 to 2032	14	2.8
4	2032 to 2037	15	3
	Total	**76**	**3.8**

4.23 Within phase 1 the identified need was 35 pitches. In the year 2017-18 six permanent pitches were granted approval and in 2018-19 17 pitches were granted. Two of these were at Land between Top Park and the Paddocks in Barnacle, and the remaining pitches at Land West of Bryants in Brandon.

4.24 The five year requirement between 2019-20 and 2023-24, inclusive of the cumulative under/oversupply from previous years is 16.8 pitches.

5. Neighbourhood Plans

RBC Strategic Objectives: Promote sustainable growth and economic prosperity

5.1 By the end of March 2019 there was one Neighbourhood Plan made (Coton Forward) and a further eight Neighbourhood Areas had been designated with plans in varied stages. The Brandon and Bretford Neighbourhood Plan had reached an advanced stage and was approved at referendum and made shortly into the following monitoring year. In line with the planning practice guidance Rugby Borough Council offers support to groups preparing Neighbourhood Plans throughout the process of creating their plan. Early engagement with Rugby Borough Council is encouraged.

5.2 The Neighbourhood Planning pages of the Rugby Borough Council website provide the latest updates on the Neighbourhood Plans currently in progress.

https://www.rugby.gov.uk/homepage/49/neighbourhood_planning