



Rugby Borough Council
Authority Monitoring Report
2019-2020

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1. Introduction

1.1 This is the first Authority Monitoring Report (AMR) produced by Rugby Borough Council (RBC) since the adoption of the Rugby Borough Local Plan in June 2019.

1.2 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, the primary purpose of which is now to share the performance and achievements of the planning service with the local community.

1.3 This Authority Monitoring Report relates to activity which has taken place in the Borough during the monitoring year 1st April 2019 to 31st March 2020.

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 Appendix 1 of the Rugby Borough Local Plan contains the Local Plan Monitoring Framework. The Monitoring Framework identifies a set of indicators and targets related to the policies of the Local Plan.

1.6 This Authority Monitoring Framework is based around those indicators to enable the assessment of Local Plan Policy performance against the key indicators. An executive summary is provided as a 'quick reference' guide to ensure the Authority Monitoring Report is accessible.

2. Rugby Borough Local Plan

2.1 Following the independent planning inspector's report on the Rugby Borough Local Plan 2011-2031, which concluded the plan satisfied the requirements of Section 20 (5) of the Planning and Compulsory Purchase Act 2004 and met the criteria for soundness in the National Planning Policy Framework, Council adopted the plan at a meeting on 4 June 2019.

2.2 The adopted Local Plan and Policies Map now form the statutory development plan for Rugby Borough Council, setting out strategic planning policies and detailed development management policies.

2.3 The Local Plan, Inspectors Report and Examination Library process can be viewed on the Rugby Borough Council website:

https://www.rugby.gov.uk/info/20004/planning_strategy/348/local_plan_2011-2031

2.4 The updated Local Development Scheme was adopted in June 2019. The Coton Park East SPD was adopted on 17th December 2019. There are no further updates during this monitoring period.

3. Executive Summary

3.1 The following provides a summary of the monitoring results in this document.

Development	2019-2020 Monitoring Year	Local Plan Requirement
Dwellings Delivered	859	663
Affordable Dwellings	258	No requirement identified
% Affordable Dwellings	30.4%	20% brownfield and 30% greenfield
% on PDL	53%	No requirement identified
Specialist Housing Approved	9 units	No requirement identified
Employment Land Delivered (Floor area)	31.12ha	7ha
Gypsy and Traveller Pitches	2	7
Town Centre Vacancies	13.5%	No requirement identified

4.GENERAL PRINCIPLES

Policy GP3: Previously Developed Land and Conversions

4.1 Policy GP3 relates to Previously Developed Land. 40% of the gross number of dwellings delivered during the monitoring period were built on Previously Developed Land (PDL).

Number of dwellings granted planning permission on PDL 2019-2020

Planning Permission Category	Number of dwellings permitted
Dwellings granted P/P on PDL	220
Dwellings granted P/P not on PDL	262
Total number of dwellings granted P/P	547

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

Dwellings delivered on previously developed land

Gross dwellings 2019-2020	% of dwellings on PDL
859	40%

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%
2019-2020	40%

4.2 Between 2011 and 2014 there was a significant increase in the percentage of new housing being built on Greenfield sites (with a consequent decrease in development on PDL). This is predominantly due to a large proportion of completions from major developments which were all situated on Greenfield land.

4.3 40% of dwellings being built on Previously Developed Land is considered a reflection of the type of sites coming forward, such as at the former Rugby Radio Station (Houlton). Rugby's Brownfield Land Register also identifies brownfield land potentially available for development.

Density of housing development

4.4 Policy SDC1 requires the density of development to be reported in the AMR. Housing density is dependent of the type of sites which come forward in any given year.

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%
2019-2020	36%	44%	20%

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

Policy GP5: Neighbourhood Level Documents

4.5 The Localism Act introduced the ability for a neighbourhood to create a Neighbourhood Plan. Unlike other previously produced parish level documents, a Neighbourhood Plan forms part of the Development Plan and sits alongside the Local Plan. Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan (alongside other material considerations). Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan.

Made Neighbourhood Plans	<ul style="list-style-type: none">• Brandon and Bretford• Willoughby
Neighbourhood Plans Under Examination	<ul style="list-style-type: none">• Ryton on Dunsmore
Designated Neighbourhood Areas	<ul style="list-style-type: none">• Brinklow• Wolston• Wolvey

4.6 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

5. DEVELOPMENT STRATEGY

Policy DS1: Overall Development Needs

5.1 Policy DS1 of the Local Plan relates to overall development needs.

a) Housing Needs

5.2 The Local Plan seeks to deliver 12,400 dwellings within the Borough. The annual housing target for 2018-2031 is 663 dwellings per annum.

Total completions in 2019-2020

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	
2021/2022	663	
2022/2023	663	
2023/2024	663	
2024/2025	663	
2025/2026	663	
2026/2027	663	
2027/2028	663	
2028/2029	663	
2029/2030	663	
2031/2031	663	

Total for 2019-2020 monitoring period: 859

5.3 A total of 859 dwellings were delivered in 2019-2020, against an annual requirement of 663. This is less than the projected 1004 completions identified in the Housing Trajectory. However, the number of completions has exceeded the annual target.

a) Employment land

Policy DS1

5.4 Policy DS1 requires provision of 208 hectares of employment land in the plan period, including 98 hectares to contribute to Coventry's unmet need.

Policy ED2: Employment Development Within Rugby Urban Area

5.5 Employment Land Overview (ha)

	Ha	Total	Rugby	Coventry
A	Local Plan requirement	208	110	98
B	Delivery 2011 - 2018	120.73	42.13	78.6
C	Delivery in 2019-2020	31.12	31.12	0
D	Delivery to date (B+C)	151.85	73.25	78.6
E	Remaining Requirement (A-D)	56.15	36.75	19.4

5.6 There has been strong delivery rates across the Boroughs strategic employment sites throughout the plan period. This past trend indicates the potential for strong delivery at Local Plan allocations to meet the Local Plan employment target.

5.7 Employment Land Completions in 2019-2020

Reference Number	Site	Use Class	Site Area(ha)	Floorspace Permitted (Sqm)	Jobs (Estimated)
R17/1829	Rolls Royce, Ansty Aerodrome, Combe Fields Road, Coventry, CV7 9JR	B2	26.02	44,580	1,000
R17/1367	Stepnell Ltd, Lawford Road, Rugby, V21 2UU	B1/B2/B8	5.10ha	7,941	220
Total			31.12ha	52,521sqm	1,000

*Rolls Royce Ansty (now Prospero Ansty) was approved under outline R19/1540.

5.8 Approved Planning Applications for new employment uses in 2019-20

Reference Number	Location	Use Class	Floorspace / site area	Status
R19/0093	Zone 3 And 4 Ansty Park, Pilot Way, Ansty, CV7 9JU	B1	5,385sqm	Approved
R19/1089	The Mews, Little Church Street, Rugby, CV21 3AN	B1	66.5sqm	Retrospective
R19/0720	The Old Barn, Leicester Road, Gibbet Hill, Churchover, LE17 6RB	B1	182sqm	Approved
R19/0446	Unit 36, Manning Walk, Rugby Central, RUGBY, CV21 2JR	B1 and D1	241sqm	Approved

Policy ED1: Protection of Rugby's Employment Land

5.9 The following table identifies the loss of employment land in 'B' uses classes during the monitoring period:

Reference number	Use Class	Loss approved
R19/0652	B1	No size data available
R19/0421	B1	No size data available
R19/1464	B1	-116 sqm
R19/1429	B1	-5,600sqm
R19/0832	B1	-160 sqm
R19/0686	B1/D1	-190.63 sqm
R19/0114	B1	-129.55sqm
Total loss approved (B1)		-6,196.18sqm

5.10 Completions Against Coventry's Need (ha)

Rugby Borough is to accommodate 98ha of Coventry's employment need. This is split between 41ha at Ansty (Ansty Park) and 57 at Ryton-upon Dunsmore (Former Peugeot works).

	Amount (ha)
Delivery in 2019-20	0
Under Construction in 2019-20	0
Cumulative Delivery at Ansty and Ryton 2011- 2019	78.6
Total	78.6
Floorspace requirement remaining	19.4ha

5.11 Employment Land on Local Plan allocations (ha)

Allocation	Site Area (ha)	Use Class	Approvals 2011-19	Approvals	Delivered (ha)
Coton Park East	7.5	B1/B2/B8	0	0	0
South-West Rugby	35	B8	0	0	0
Houlton (Former Rugby Radio Station)	16	B1/B2/B8	16 (outline)	0	0

Policy DS2: Sites for Gypsies, Travellers and Travelling Showpeople

5.11 The Council will allocate land in a separate Gypsy and Traveller Site Allocations DPD to meet the requirements for gypsies, travellers and travelling showpeople's accommodation as identified by the Gypsy and Traveller Accommodation Assessment (GTAA) 2017. The requirements identified in the GTAA 2017 are as follows:

<u>Phase</u>	<u>Timeframe</u>	<u>Total Pitches (minimum)</u>	<u>Annualised</u>
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

5.12 Within phase 1 the identified need was 35 pitches. In the year 2017-18, 5 permanent pitches were approved and in 2018-19, 17 pitches were approved. 2 pitches were approved during 2019-2020.

6. HOUSING

Policy H1: Informing Housing Mix – Self-Build and Custom Housebuilding

Policy H1: Informing Housing Mix:

6.1 Policy H1 relates to housing mix, which includes Self-build and custom-build housing. Section 2A of the Housing and Planning Act 2015 requires local planning authorities to grant Planning Permission for enough serviced plots of land for self-build and custom housebuilding in each base period.

6.2 In the period 1st April 2019 – 31st March 2020, a total of 22 entries were made on the Self and Custom Build Register. All 22 entries registered in the monitoring period expressed an interest in a site that could accommodate a ‘detached’ dwelling. The preferred preference of plot type in Rugby is ‘self-build’ with 19 entries registering an interest in this type of plot. The remaining entrants opted for a combination of plot types.

Plot Type

Type of Plot	Number of entries
Self-Build	19
Developer Built One-Off/Group Project	0
Kit Home	2
Self-Build or Kit Home	0
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

6.3 The majority of entries indicate that they would intend to build out their plot within 6 months, with 12 respondents selecting this timescale and 6 indicating 12 months. Fig 3b below shows the distribution of entries according to timescales:

Timescale of Build Out

Timescale within (months)	Number of entries
6	12
12	6
24	2
36	2

6.4 The most common preferred location in this monitoring period is the urban area. The preferences are detailed in Table 3c below:

Preferred Location

Approximate Location Sought	Number of entries
Urban Area	8
Near or at Rural Settlement	4
Outer Rural	6
Any	4

6.5 No planning applications submitted during the monitoring period specified that they were for the purpose of self-build and custom housebuilding. The Council's annual Self-build and Custom housebuilding report details the Council's approach. Further details of the Council's self-build strategy are contained with the Council's updated Housing Needs SPD 2020 which was consulted on in December 2020 (to be adopted Summer 2021).

H2: Affordable Housing Provision

6.6 Policy H2 relates to affordable housing.

6.7 The below table shows the gross number of affordable dwellings delivered during the 2019-2020 monitoring period.

Gross number of affordable dwellings delivered by type 2019-2020

Social rent homes provided	Intermediate homes provided	Affordable homes total
167	58	258

6.8 The information contained below within the below table shows the delivery of 1,419 affordable dwellings (and 61 acquisitions) between 1st April 2006 and 31st March 2020.

Affordable housing completions by tenure (2006-2020)

	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
Local Authority	0	0	0	10	10	0	0	23	27	1	3	0 (8)	9 (20)	33
RSL – Rented	118	181	28	70	64	44	54	48	57	26	0	31	91	167
RSL – Shared Ownership	98	39	0	23	41	36	38	17	45	19	0	9	43	58
Discounted Market	4	3	19	21	0	0	0	9	0	0	0	0	0	0
TOTAL	220	223	47	124	115	80	92	97	129	46	3	40 (8)	143 (20)	258 (33)
Total housing completions	1429	701	360	412	420	328	334	430	425	534	381	578	939	859
% 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 %	30.4 %

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

H4: Rural exception sites

6.9 Rural exception sites are affordable housing that meets the needs of local people adjacent to defined rural settlement boundaries.

6.10 No rural exception sites were delivered within Rugby Borough during the monitoring period.

H6: Specialist Housing

Specialist housing approvals and completions

Reference number	Site	Type of provision	Development status
R18/0576	Land between Kingsforth House and Victoria House, Albert Street, Rugby CV21 2TD	Erection of a mixed-use building including 9no.open market 1 bedroom apartments (Class C3) and 5no.assisted living apartments (Class C2), lounge and reception facilities, together with associated access and parking.	Completed during the monitoring period
R19/0966	Former Herbert Grey College, Little Church Street, CV21 3AN	78 extra care units (C2) and 52 bed care home (C2)	Approved 7 th February 2020

6.11 There was no additional specialist housing provision delivered during the monitoring period but one site was approved (R19/0966) for 78 extra care units and a 52 bed care home.

7. RETAIL AND TOWN CENTRE

Policy TC2: New Retail and Town Centre Uses

7.1 This data is based on monitoring of the Primary Shopping Area, Primary Shopping Frontage and Secondary Shopping Frontage conducted by Rugby Borough Council.

7.2 The overall number of town centre units changes over time due to the subdivision and amalgamation of units. Furthermore, this is the first monitoring period following on from the adoption of the Local Plan. Key changes since the previous Authority Monitoring Report are a reduced town centre boundary and frontages.

7.3 This data is before the introduction of Class E (Commercial, business and service) effectively merges former Use Classes A1, A2, A3, some 'D' uses and B1 use into a new flexible use class.

Primary Shopping Area Results

Use Class	2019-2020 Number of Units	% of total in 2019-2020
A1	158	48.6
A2	38	11.7
A3	33	10.2
A4	16	4.9
A5	13	4.0
B1	1	0.3
B2	0	0.0
B8	0	0.0
C1	1	0.3
C2	0	0.0
C3	0	0.0
D1	0	0.0
D2	3	0.9
SUI GENERIS	14	4.3
Vacant	44	13.5%
TOTAL	325	100%

New retail floorspace outside Rugby Town Centre

7.4 R19/1105 approved 415sqm of A1 floorspace at Houlton, a Strategic Urban Extension. This forms part of a Sustainable Urban Extensions (SUE) from the 2011 Core Strategy.

8. Sustainable Development, Heritage and Natural Environment

8.1 This section details how the remainder of Local Plan Policies are performing against the Local Plan Implementation and Monitoring Framework. Additional performance monitors have been used where appropriate.

Policy	Monitoring Indicator	Results
Policy HS2- Health Impact Assessments	Monitor submission of HIAs	0
Policy HS3- Protection of Local Shops, Community Facilities and Services	Monitor change of use applications	0
Policy HS4- Open Space, Sports Facilities and Recreation	Monitor the loss of open space	0 sqm of open space lost within the Monitoring period. New open space approved: <ul style="list-style-type: none"> • R18/2076. (2.45ha is provided- an over-provision by 1.36ha) • R19/0804
Policy HS5- Traffic generation and Air Quality, Noise and Vibration	Adopt Air Quality SPD Number of Conditions relating to Air Quality also monitored	3 general major planning applications: <ul style="list-style-type: none"> • R19/0957 • R19/1025 • R19/1105 4 major planning applications for residential use: <ul style="list-style-type: none"> • R18/1885 • R19/0073 • R19/1284 • R19/1397
Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets	Monitor the number of designated biodiversity and geodiversity assets	No change since Habitat and Biodiversity Audit 2017

Policy NE2: Strategic Blue and Green Infrastructure	Monitor the delivery of new green infrastructure	New green infrastructure is being delivered at the Houlton allocation (outline R17/0022) and associated planning applications
Policy SDC1: Sustainable Design	Number of Conditions relating to energy	2 general major planning applications had energy conditions attached: <ul style="list-style-type: none"> • R19/0957 • R19/1105 Residential major planning applications: <ul style="list-style-type: none"> • R18/1885 • R19/1284 • R19/1397
Policy SDC3: Protecting and Enhancing the Historic Environment	Monitor the number of Listed buildings on the national and local At Risk Register	There is 1 building in Rugby Borough on the Heritage at Risk Register (Ryton House, Ryton on Dunsmore). This is the first year this is being reported.
Policy SDC4: Sustainable Buildings	Monitor the number of conditions relating to water efficiency	0 Planning Applications had a water limiter condition attached
Policy SDC5: Flood Risk Management	Monitor the number of dwellings approved within Flood Zones 2 and 3	No dwellings approved within Flood Zones 2 and 3
Policy SDC6: Sustainable Drainage	Monitor the number of SUDs schemes brought forward as part of new development	2 planning applications approved with SUDs systems: <ul style="list-style-type: none"> • R19/1512 • R19/0854.

Policy SDC8: Supporting the provision of Renewable Energy and Low Carbon Technology	Monitor the delivery of renewable and low carbon energy sources	No planning applications approved concerning sustainable energy sources
Policy SDC9: Broadband and Mobile Internet	Monitor the number of homes approved with conditions relating to broadband	0 Planning applications had a broadband condition attached