



Rugby Borough Council
Authority Monitoring Report
2020-2021

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1. Introduction

1.1 This is the second 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 2020 to 31st March 2021.

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.

1.7 This Authority Monitoring Report covers the period during the two national lockdowns and other measures due to the Covid-19 pandemic.

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 and Examination Library process can be viewed on the Council's 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. There were no further updates during this monitoring period. The Statement of Community Involvement was updated in September 2020 in response to changes to consultation due to COVID-19. There were no further updates during this monitoring period.

3. Executive Summary

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

Development	2020-2021 Monitoring Year	Local Plan Requirement
Dwellings Delivered	832	663 (1446 in trajectory)
Affordable Dwellings	233	No requirement identified
% Affordable Dwellings	28%	20% brownfield and 30% greenfield
% on PDL	55%	No requirement identified
Specialist Housing Approved	118 beds, 122 apartment and 26 bungalows	No requirement identified
Employment Land Delivered (Floor area)	0.435ha	7ha
Gypsy and Traveller Pitches	0	7
Town Centre Vacancies	12%	No requirement identified

4.GENERAL PRINCIPLES

Policy GP3: Previously Developed Land and Conversions

4.1 Policy GP3 relates to Previously Developed Land. 55% 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 2020-2021

Planning Permission Category	Number of dwellings permitted
Dwellings granted P/P on PDL	563
Dwellings granted P/P not on PDL	281
Total number of dwellings granted P/P	844

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

Dwellings delivered on previously developed land

Gross dwellings 2020-21	% of dwellings on PDL
832	55%

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	53%
2020-2021	55%

Density of housing development

Density of housing development

4.2 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%
2020-2021	31%	46%	23%

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

Policy GP5: Neighbourhood Level Documents

4.3 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.

Neighbourhood Plans Overview

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

4.4 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 2020-2021

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	
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 2020-2021 monitoring period: 832

5.3 A total of 832 dwellings were delivered in 2020-2021, against an annual requirement of 663. More dwellings have been delivered (5,803) than required (5,769).

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 - 2019	151.85	73.25	78.6
C	Delivery in 2020-2021	0.44	0.44	0
D	Delivery to date (B+C)	152.29	73.69	78.6
E	Remaining Requirement (A-D)	55.71	36.31	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.

5.5 Employment Land Completions and U/C in 2020-2021

Reference Number	Site	Use Class	Site Area(ha)	Floorspace Permitted (Sqm)	Jobs (Estimated)
R19/1105 (Complete)	Dollman Farm, Houlton, Rugby, CV23 1AL	B1	Unknown	566.5sqm	47
R19/0072 (Complete)	Unit 1, Parkfield Business Park, Rugby Western Relief Road, CV21 1QJ	B8	0.435	4,233.1	44
R19/1512 (Under Construction)	Rolls Royce, Coombe Fields,	B1	15.89	11,124	927

	Coventry, CV7 9JR				
R17/2019 (Under Construction)	Former Peugeot Site C (Prologis Park), Oxford Road, Ryton, CV8 3EA	B2, B8	16.7	45,275	476
Total			0.435ha (4,799.5sqm floorspace)		

5.6 Approved Planning Applications for new employment uses in 2020-21

Reference Number	Location	Use Class	Site area	Status
R19/1512	Rolls Royce, Coombe Fields Road, Coventry, CV7 9JR	B1	15.89ha	Under Construction
R20/0272	Land North- East of Castle Mound Way, Castle Mound Way, Rugby	B1, B2, B8	8.77ha	Approved
R16/2569	Tritax Symmetry- Employment Land North of Coventry Road, Coventry Road, Thurlaston	B1, B8	46.20ha (Upto 186,500sqm of floorspace)	Approved
Total			70.86	

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

5.8 Policy ED1: Protection of Rugby's Employment Land (ha)

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

Reference number	Use Class	Loss approved (ha)
R20/0421	B1 to Class E	Unknown
R20/0454	Loss of B1	-26.64
Total loss approved (B1)		-26.64

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 2020-21	0
Under Construction in 2020-21	16.7
Cumulative Delivery between 2011-19	78.6
Floorspace requirement remaining	19.4

5.11 Employment Land on Local Plan allocations(ha)

Allocation	Site Area (ha)	Use Class	Approvals 2011-2019	Approvals 2020-21	Delivered (ha)
Coton Park East	7.5	B1/B2/B8	0	8.77	0
South-West Rugby	35	B8	46.2 (outline)*	0	0
Houlton (Former Rugby Radio Station)	16	B1/B2/B8	16 (Outline)	0	0

*Larger area than allocated approved (R16/2569) due to density and space requirements

Policy DS2: Sites for Gypsy, Travellers and Travelling Showpeople

5.16 The Council will allocate land in a separate Gypsy and Traveller Site Allocations DPD to meet the requirements for gypsy, 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>
<u>1</u>	<u>2017 to 2022</u>	<u>35</u>	<u>7</u>
<u>2</u>	<u>2022 to 2027</u>	<u>12</u>	<u>2.4</u>
<u>3</u>	<u>2027 to 2032</u>	<u>14</u>	<u>2.8</u>
<u>4</u>	<u>2032 to 2037</u>	<u>15</u>	<u>3</u>
	<u>Total</u>	<u>76</u>	<u>3.8</u>

5.17 Within phase 1 the identified need was 35 pitches. 0 pitches were approved during the 2020-2021 monitoring period.

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 2020 – 31st March 2021, a total of 26 entries were made on the Self and Custom Build Register. All 26 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 22 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	22
Developer Built One-Off/Group Project	1
Kit Home	3
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	0

6.3 The majority of entries indicate that they would intend to build out their plot within 6 months, with 9 respondents selecting this timescale and 7 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	9
12	7
24	8
36	2

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	12
Near or at Rural Settlement	1
Other Rural	3
Any	10

- 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 will be working to secure delivery. Details of the Council's self-build strategy is contained with the Council's updated Housing Needs SPD 2021, which was adopted in July 2021.

H2: Affordable Housing Provision

6.6 Policy H2 relates to affordable housing. 233 affordable homes were delivered in the 2020-21 monitoring year. Due to changes in monitoring, information on completions by tenure is no longer collected. The overall number of affordable homes will be monitored going forward.

H4: Rural exception sites

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

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

H6: Specialist Housing

6.9 Specialist Housing relates to a (include definition of specialist housing either in plan or NPPF)

Specialist housing approvals and completions

Reference number	Site	Type of provision	Development status
R19/1528	Butlers Leap, Clifton Road, CV21 3TX	78 bed care home offering dementia care	Approved 14 th August 2020
R19/1164	Oakfield Recreation Ground, Bilton Road, CV22 7AL	Extra care retirement village comprising 62 apartments (C2) and 15 bungalows (C2)	Approved 12 th November 2020
R20/0213	Inwoods House, Ashlawn Road, CV22 5GF	Retirement village consisting of 11 bungalows (C2), 40 apartments (C2) and 60 bed care home (C2)	Approved 12 th November 2020

7. RETAIL AND TOWN CENTRE

Policy TC2: New Retail and Town Centre Uses

7.1 This is the first set of Town Centre Monitoring data since the introduction of the new 'Class E' (Commercial, business and service) use class. The introduction of 'Class E' effectively merged uses classes A1, A2, A3, some 'D' and B1 uses into a new flexible use class. The data identifies the number of Class E, Sui Generis and Vacant units within the Primary Shopping Area.

7.2 The September 2021 period has been used as two national lockdowns and other measures such as the furlough scheme due to the Covid-19 pandemic fell within this period. This is considered to provide the most accurate picture as Town Centre Monitoring was unable to be undertaken during national lockdowns.

Rugby Town Centre Monitoring September 2021

Use Class	Number of Units	Percentage
Class E	274	84.3%
Sui Generis	12	3.7%
Vacant	39	12.0%
Total	325	

New retail floorspace outside Rugby Town Centre

7.3 No new retail floorspace was approved outside of Rugby Town Centre during the monitoring period.

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 and creation of new open space	<p>1 planning application concerned the creation of new open space:</p> <ul style="list-style-type: none"> • R19/1185 (reserved matters for R13/2102) <p>2 planning applications (relating to the same site) concerned the loss/replacement of open space:</p> <p>R19/1411 and R20/0172</p>
Policy HS5- Traffic generation and Air Quality, Noise and Vibration	<p>Adopt Air Quality SPD</p> <p>Number of Conditions relating to Air Quality also monitored</p>	<p>3 general major planning applications:</p> <ul style="list-style-type: none"> • R19/0957 • R19/1025 • R19/1105 <p>4 major planning applications for residential use:</p> <ul style="list-style-type: none"> • R18/1885 • R19/0073 • R19/1284

		<ul style="list-style-type: none"> • 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	The Houlton allocation will deliver new green infrastructure
Policy SDC1: Sustainable Design	Number of Conditions relating to energy monitored	<p>3 general major planning applications had energy conditions attached:</p> <ul style="list-style-type: none"> • R19/0957 • R19/1105 <p>Residential major planning applications:</p> <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 unchanged since last year
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	<p>3 planning applications approved with SUDs systems:</p> <ul style="list-style-type: none"> • R19/1512 • R20/0336 • R19/0976

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.