

**RUGBY BOROUGH COUNCIL**

**STRATEGIC HOUSING LAND AVAILABILITY  
ASSESSMENT (SHLAA)**

**December 2015**



## Contents

<b>List of Figures/Tables.....</b>	<b>3</b>
<b>Introduction.....</b>	<b>4</b>
<b>Methodology.....</b>	<b>7</b>
Stage 1: Site Identification.....	7
Stage 2: Site Assessment.....	12
<b>Results.....</b>	<b>19</b>
Deliverable Sites.....	22
Spatial Options Capacity.....	25
<b>Assessment Review.....</b>	<b>28</b>
<b>Final Evidence Base.....</b>	<b>28</b>
<b>List of Appendices.....</b>	<b>30</b>

## List of Figures

Figure 1	Map of Rugby Borough (within Warwickshire context)
Figure 2	SHLAA Methodology Flow Chart
Figure 3	Site Sources

## List of Tables

Table 1	Density Assumptions – Sample Sites
Table 2	Sites below minimum size threshold
Table 3	Deliverable (1-5 Years) Sites
Table 4	Estimated Capacity – Spatial Scenarios

## 1. Introduction

### **National Guidance**

The National Planning Policy Framework was issued in March 2012 and requires Local Authorities to “prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period”. In March 2014 the Government published the National Planning Practice Guidance, including an updated section on producing SHLAAs. This new version of Rugby Borough Council’s (RBC) SHLAA has regard to this guidance.

The guidance states that assessments of land availability should do the following:

- Identify sites and broad locations with potential for development;
- Assess their development potential;
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

The SHLAA will provide evidence on land availability for residential development. This work will contribute to the overall evidence base for the new Rugby Local Plan, with the next stage of consultation on a preferred options document at the end of 2015. The guidance advises that in carrying out the SHLAA, “plan makers will be able to plan proactively by choosing sites to go forward into their development plan documents to meet objectively assessed needs”.

### **Coventry & Warwickshire Strategic Housing Market Assessment (SHMA)**

The Coventry and Warwickshire Housing Market Area is well established and the strategic housing needs of the area identified with a Joint Strategic Housing Market Assessment (SHMA) in 2013 and supporting Annex in 2014. However work is still ongoing at the sub-regional level to refine the objectively assessed need for the entire housing market area, particularly in light of a shortfall in provision of Coventry’s housing need and the likely distribution of this shortfall across the housing market area.

In November 2014 the Coventry & Warwickshire Economic Prosperity Board agreed that a Joint SHLAA Methodology should be agreed by the Coventry & Warwickshire authorities in order to facilitate the provision of housing to meet the needs of the entire housing market area and assist each authority in meeting its obligations under the duty to co-operate.

The joint SHLAA Methodology report was finalised in May 2015. As RBC had recorded information on all call for sites submissions by this time, and had already completed parts of the site assessment process, there may be some discrepancies between RBC assessment criteria and the assessment criteria used in the joint Coventry and Warwickshire Methodology. Further discussion on how the joint methodology will be used for future revisions or updates to RBC's SHLAA can be found in the Stage 2: Site Assessment section of this report.

### **Rugby Borough Council Context**

The Council is preparing a new SHLAA to inform ongoing monitoring of its housing land supply and to provide evidence for the inclusion of site allocations in the emerging Local Plan.

Previous SHLAAs were published by RBC in 2009 and 2013. These were both written prior to the latest planning practice guidance being published and therefore it is necessary to ensure Rugby's latest SHLAA is fully compliant with national guidance to provide the up-to-date evidence in support of Rugby's emerging Local Plan. The latest news on the preparation of the new Local Plan can be found on the Council's website at [https://www.rugby.gov.uk/info/20004/planning\\_strategy](https://www.rugby.gov.uk/info/20004/planning_strategy)

This SHLAA is a strategic assessment of housing supply to be used for plan-making purposes. The level of information provided is appropriate to this purpose. Although the SHLAA determines the development potential of sites it does not in itself determine whether a site should be allocated for development. Furthermore, the SHLAA is not a substitute for a planning application and cannot, therefore, contain detailed information about a site or the definitive potential impacts of development. The SHLAA should be read and understood in this context.

The 2013 SHLAA was undertaken in the context of the adopted Rugby Borough Core Strategy which plans for a requirement of 10,800 dwellings to be delivered between 2006 and 2026, and contains two strategic allocations to deliver the majority of growth for the borough in terms of both housing and employment land. However as referred to above, more recent evidence contained in work for the Coventry and Warwickshire Housing Market Area indicates that the objectively assessed need for Rugby, to be accommodated in the emerging Local Plan, will differ from this figure. It is within this housing need context that RBC has produced an updated SHLAA.

## 2. Methodology

### Stage 1: Site Identification

As a starting point, the area within which potential residential sites will be assessed needs to be determined. The extent of the study area is straightforward as it continues on from previous SHLAAs in assessing sites within RBC's administrative boundary. The location of Rugby Borough in relation to the other local authorities of Coventry and Warwickshire is shown in the map below:

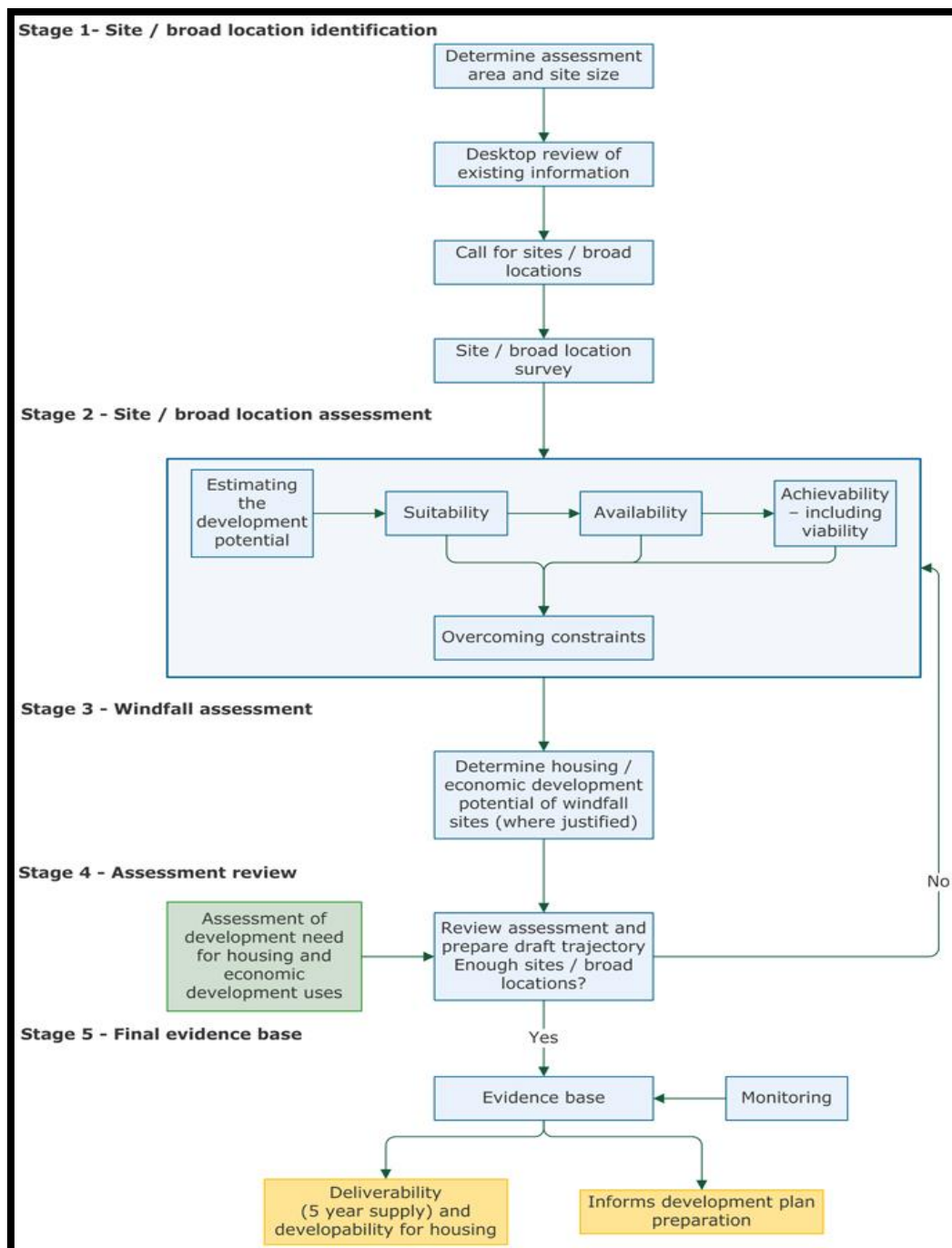
**Figure 1**



As referred to in the introduction to this report, RBC will continue to work with neighbouring local authorities in Coventry and Warwickshire to ensure consistency of approach in carrying out SHLAAs. The joint SHLAA Methodology is an initial step in

this ongoing process, as each of the local authorities is at different stages of plan-making for their areas. The overall methodology followed by each local authority will follow the approach as reflected by the diagram below, which is taken directly from the planning practice guidance and also reproduced in the joint Coventry and Warwickshire Methodology document.

**Figure 2**





## **Desktop Review**

Planning practice guidance suggests that local authorities should identify as wide a range of sites as possible for inclusion within a SHLAA. The Council has undertaken a desktop review of various sources of information to identify where land could be deemed suitable for residential development and thus included within this SHLAA. Figure 3 below identifies the different sources of potential sites and separates these sources into those sites that are already in the planning process from sites or land that have no current planning status.

**Figure 3**

### **Sites in the planning process**

- **Land allocated for employment or other land uses, which are no longer required for those uses**
- **Existing housing allocations**
- **Extant planning permissions for housing**
- **Planning permissions that are under construction**
- **Lapsed planning permissions**

### **Sites not currently in the planning process**

- **Vacant and derelict land and buildings**
- **Surplus public sector land**
- **Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development**
- **Additional housing opportunities in established residential areas, such as under-used garage blocks**
- **Large scale redevelopment and re-design of existing residential areas**
- **Sites adjoining larger rural settlements**
- **Urban extension**

Sites from the above list of sources have been identified in a range of ways, including:

- Existing officer knowledge (including site visits and desktop research) from different departments of the local authority, such as planning, housing and corporate property services;
- Collation of monitoring data and planning application records; and,
- Review of land-use audits and local plan evidence base studies, such as the Employment Land Review and Open Space Audit.

For some of the site source categories, sites may have already been identified through ongoing dialogue with land owners and developers, especially those sites on the edge of the existing urban area and around larger (main) rural settlements which have been submitted to recent call for sites in the last few years.

Sites that are already in the planning process for residential use, e.g. extant planning permissions, schemes under construction, and existing housing allocations, are considered to have already been assessed suitable, available and achievable for residential development. It will therefore not be necessary to assess these sites in the same way as land identified via other desktop research or submitted to the Council through a call for sites process, i.e. those sites not currently in the planning process.

The exception to this concerns lapsed residential permissions, which will be reviewed as to why the permission may have lapsed and whether the site can still be deemed deliverable for residential development.

In the event that sufficient land is not identified through the SHLAA process it may be necessary to identify sites in less sustainable locations, such as adjacent to smaller rural settlements. If this becomes necessary following the completion of the SHLAA process, the identification of sites will be revisited.

Examples of where sites will be excluded from identification for the SHLAA are:

- Sites entirely within flood zone 3 will not be identified for inclusion. Sites in flood zone 3 which are submitted to RBC through the call for sites process will still be assessed;
- Sites that are, or include, garden land will not be identified but will be included in the assessment if submitted as part of the call for sites;
- Sites currently protected for an existing use, such as employment land or open space, will not be identified unless there is evidence to indicate the site is surplus to requirements for that purpose. However such a site will be assessed if submitted to the Council through the call for sites.

Furthermore, planning practice guidance recommends that local authorities should consider land able to accommodate a minimum of five dwellings as suitable for assessment in the SHLAA. In previous assessments, RBC has used a site threshold of 0.2 hectares for site identification and site assessment and this threshold is still considered suitable for this SHLAA process. It is considered that assessing all sites or parcels of land below this size would be impractical for the Council, as in the vast majority of cases sites of this size would not be capable of accommodating a minimum of five dwellings.

### **Call for Sites**

RBC produced a SHLAA in 2013 which was informed by a call for sites inviting landowners to submit land for consideration in the Council's emerging Local Plan. Following the production of revised evidence on the housing market area contained in the Coventry & Warwickshire SHMA (2013) and SHMA Annex (2014), a further call for sites was carried out in the summer of 2014.

All submissions to the Council in both the 2013 call for sites and the 2014 call for sites have been recorded and considered for assessment in this latest SHLAA report. Many of the site submissions received by RBC in 2013 were either resubmitted in the 2014 call for sites, or in some instances have since received a planning permission for residential development. For these reasons only a relatively small amount of sites are recorded from the 2013 call for sites in this latest assessment.

In addition to the advertised periods for call for sites submissions, sites were also accepted by the Council at any time outside of these 'windows' as part of an open process to identify potential development sites. RBC decided to impose a cut-off date in April 2015 so that site submissions up to that point could be recorded and assessed as part of this SHLAA document.

Any sites submitted to the Council after April 2015 have not been considered in this report but will be assessed in the next update to the Rugby SHLAA, to be carried out on an annual basis.

## **Stage 2: Site Assessment**

Following the identification of sites as explained in Stage 1 of the methodology, Stage 2 deals with the assessment of sites based on their suitability as potential housing sites, their availability for development, and the likely achievability of the development.

### **Suitability Assessment**

The SHLAA assessment will initially assess sites against a number of criteria that determine how suitable a site is for residential development. Criteria will mainly cover physical and environmental considerations that could act as a significant constraint on the delivery of residential development.

Actions for overcoming constraints, including through development funded mitigation, will be considered when assessing a site's suitability. Where it is believed that a particular constraint would be difficult to mitigate entirely, the criteria will be given a 'Red' rating in the Red-Amber-Green (RAG) assessment. The existence of a red rating for any of the criteria does not however mean a site is automatically considered to be not deliverable.

As referred to in the Introduction section of this report, a joint Coventry and Warwickshire SHLAA Methodology has been produced to ensure consistency

between local authorities across the sub-region in assessing the potential of land to deliver new residential development.

### **Availability Assessment**

Following the assessment of the suitability of all sites, the SHLAA will move on to assessing sites based on their availability for residential development. This part of the RAG assessment has much less criteria than the suitability category, and is principally concerned with whether a site is free from legal or land ownership constraints and how advanced it is in terms of site promotion, i.e. whether it is owned or under option to a housing developer or whether the site is still being speculatively promoted by the land owner(s).

Sites in active current use, or designations where current evidence recommends their retention in that specified use such as for open space or employment land, will be considered to be not available.

### **Achievability Assessment**

Only where a site is deemed to have met both of these criteria, will it then be assessed on its achievability and a summary commentary written to conclude on this part of the assessment criteria.

The RAG assessment here is intended to highlight where certain difficulties or constraints exist which may affect the financial viability of a proposed site, and where these exist whether they are likely to affect the achievability of development on a site. However, the appraisal of a site's viability for a residential land use is a detailed process and is carried out at the stage of applying for planning permission for a residential scheme on a site. Therefore unless the Council have specific site information which suggests a site may incur abnormal site set-up costs or is within a locality experiencing unusually poor market conditions, it is assumed that sites submitted to the Council will be viable for residential development.

### **Estimating the Housing Potential (Capacity) of Sites**

In order to estimate how many dwellings could be expected to be provided on each site deemed suitable and available through the SHLAA process, it will be necessary

to calculate a site's capacity. This will involve measuring the overall site area (in hectares), then calculating the net developable area for residential development, once land has been deducted from the total site area to account for provision of other land uses, infrastructure provision, and constraints mitigation.

Once the net developable area is known then a housing density can be applied to estimate how many dwellings could be provided on a particular size of site. RBC will use housing monitoring data to provide a sample of recent residential planning permissions to enable calculation of an average net developable area and an average density figure for the borough. Samples will cover a range of site types and those used are shown in Table 1 below.

It is important to note however that the capacity of a site at this stage is a guideline figure only and will be subject to review, especially where more detailed information becomes available for a specific site. The use of a sample of existing residential permissions, and allowance for a different net developable area for very large site submissions, i.e. 50% of total area for sites over 45 hectares, is seen as the most pragmatic way of assessing capacity for the SHLAA for such a large number and range of sites.

**Table 1: Site Density Assumptions – RBC Sample Sites**

Site Typology	Gross Site Area (ha)	Net developable area (ha) - residential	Gross:Net Ratio	Dwellings	Gross Density (dph)	Net Density (dph)	Comments
<b>RUGBY URBAN EDGE - GREENFIELD</b>							
Rugby Gateway - Phase R1		7.25		244		34	
Rugby Gateway - Phase R2	9.3	6.5	83%	230	25	35	
Rugby Gateway - Phase R4	11.95	4.59	38%	132	11	29	Sports pitch provision (c.2ha); SuDs provision (c.5ha)
Coton Park East, Gentian Way	6.7	5.5	82%	165	25	30	On-site open space provision including play area
Cawston Extension	25	18.51	74%	600	24	32	Green corridor, allotment provision (c.1ha) and other on-site open space provision
<b>AVERAGES</b>			<b>69%</b>		<b>21</b>	<b>32</b>	
<b>INNER URBAN - BROWNFIELD</b>							
Leicester Road, Rugby - Zone E	4.9	3.85	79%	175	36	45	
Technology Drive, Mill Road, Rugby (St Modwen)	4.15	2.66	64%	89	21	33	Public open space provision (1.2ha); landscaping, balancing and wildlife (0.3ha)
Former Warwickshire College Site, Hillmorton Road, Rugby	4.2	3.8	90%	131	31	34	0.4ha land transfer for provision of 16 units extra care accommodation
Ambulance Station, Brownsover Road	0.78	N/A	N/A	29	37	N/A	
<b>AVERAGES</b>			<b>78%</b>		<b>31</b>	<b>37</b>	

WITHIN/EDGE OF MAIN RURAL SETTLEMENT - GREENFIELD							
Priory Road, Wolston	3.76	2.78	74%	80	21	29	Newt migration field (0.51ha); other on-site open space provision (0.47ha)
Back Lane South, Long Lawford	4.11	3.5	85%	112	27	32	
<b>AVERAGES</b>			<b>80%</b>		<b>24</b>	<b>31</b>	
<b>AVERAGE ACROSS ALL SITES</b>			<b>76%</b>		<b>25</b>	<b>33</b>	



Where a site submission has already provided information on the net developable area of the site and / or the expected number of dwellings to be provided, RBC has used this information in assigning a capacity to that particular site. To check the information provided gave an accurate representation of capacity, density figures submitted to the Council were compared with the average density assumptions used to estimate capacity on all other sites.

Site submissions that were able to provide this level of information are in most cases at a stage where work has already been carried out on site layouts, overall master planning etc. (generally on larger sites), and therefore are able to give a more detailed indication of the expected dwellings to be provided, rather than simply estimating capacity based on averages across other sites.

### **Assessing Deliverability**

Having assessed all sites for suitability, availability and achievability, and having estimated the potential capacity of each site, the SHLAA will conclude on the overall deliverability of sites. This means any site not excluded from the SHLAA for any reason will be considered to be either deliverable (1-5 years) or developable (6-10 or 11-15 years). These terms are defined in the planning practice guidance as follows:

- **Deliverable** – a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan. It is considered that generally such an assessment can be made for sites currently within the planning process.
- **Developable** – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time. It is considered that generally such an assessment can be made for sites currently within the planning process.

In general terms, where a site has few, if any, significant constraints to development and is already owned or under the control of a residential developer, then it will be considered available immediately and thus deliverable in the 1-5 years range. Where a site has more complex constraints that will need to be overcome, or is not immediately available due to land ownership constraints, such as ongoing negotiations between a landowner and a developer, it will be considered in either the 6-10 years or 11-15 years timeframe.

### 3. Results

#### **Site Identification Results**

Sites identified by the Council as part of the desktop review of the study area are shown in Appendix 1. These include sites both in and out of the planning system at present, and are split by the categories referred to in Figure 3 earlier in this report.

A number of fields of information were collected on each site. Much of this information was requested on call for sites forms; see an example form at Appendix 2. Additional information was collected through methods such as reviewing the planning history of a site, reviewing aerial photography and GIS mapping, or requesting further information from landowners or agents where necessary.

The full list of recorded information on each site can be seen at Appendix 3.

Sites identified by RBC with extant planning permissions or with an existing housing allocation were reviewed to check whether suitability or availability assessments would need to be carried out. As all of these sites were actively in the planning system with no indication of non-delivery, it was considered that it would not be necessary to assess these sites again and these sites are included in the Council's housing land supply trajectory, further discussed in Section 5 of this report.

The identification of a number of these sites, particularly those in public sector land ownership such as car parks and garage sites, as well as urban extension sites and those adjacent to main rural settlements, has been aided by the call for sites process undertaken by RBC. These sites are apparent by their reference numbers in the following format S14\_001.

The register of all call for sites submissions can be seen in Appendix 4 to this report or on the following page on the Council's website [https://www.rugby.gov.uk/directory\\_record/1034/strategic\\_land\\_availability\\_assessment\\_slaa\\_-\\_call\\_for\\_sites\\_register/category/86/reviews\\_studies\\_and\\_assessments](https://www.rugby.gov.uk/directory_record/1034/strategic_land_availability_assessment_slaa_-_call_for_sites_register/category/86/reviews_studies_and_assessments)

Before taking all identified sites forward to the suitability and availability assessment stage, a filter was carried out to exclude sites below a minimum site area threshold. As outlined in the methodology, this threshold has been set at 0.2 hectares as a pragmatic way of only including sites that are most likely to accommodate a minimum of five dwellings.<sup>1</sup> As the majority of these sites are located within Rugby urban area, despite not being taken forward through the SHLAA, they may in fact be suitable sites for windfall residential development, to be considered through the development management / planning application process.

Sites that were below this size threshold and therefore excluded from the assessment stage of the SHLAA are shown in Table 2 below.

**Table 2: Sites below Size Threshold (0.2ha)**

<b>SITE REFERENCE</b>	<b>SITE NAME/ADDRESS</b>	<b>SITE AREA (HA)</b>
<b>S14/002</b>	Rear Garden of 18 Crick Road, Rugby, CV21 4DX	0.04
<b>S14/014</b>	Land Rear of 26 Dale Street, Rugby, CV21 2LP	0.08
<b>S14/022</b>	Manor Farm House, Ryton	0.075
<b>S14/048</b>	Royal British Legion Club, West Street, Long Lawford, Rugby	0.06
<b>S14/052</b>	10 Main Street, Clifton upon Dunsmore, Rugby, CV23 0BH	0.1
<b>S14/056</b>	Church Lodge, Coventry Road, Marton, Rugby, CV23 9RG	0.15
<b>S14/103</b>	1-7 Pinfold Street, Pinfold Street, Rugby	0.04
<b>S14/104</b>	15-23 George Street, Rugby	0.036
<b>S14/105</b>	Avenue Road Garage Site, Rugby	0.085
<b>S14/107</b>	Land Adjacent 2 Pytchley Road, Rugby	0.017
<b>S14/123</b>	Avenue Road	0.085
<b>S14/124</b>	Charles Lakin Close	0.137
<b>S14/126</b>	Johnson Avenue	0.113
<b>S14/127</b>	Laburnum Grove	0.05
<b>S14/128</b>	Land West of Keswick Drive	0.103

<sup>1</sup> The only exception to the 0.2 hectare minimum site area threshold was where it has been indicated to RBC by a site promoter that density will be increased on a site to enable a minimum of five dwellings to be delivered, despite a site being below 0.2 hectares in size.

<b>S14/131</b>	Eden Road	0.053
<b>S14/133</b>	Tanser Court	0.06
<b>S14/136</b>	Alfred Green Close, Rugby	0.012
<b>S14/138</b>	Blackwood Avenue Rugby	0.157
<b>S14/139</b>	Bucknill Crescent Garage Site Rugby	0.115
<b>S14/141</b>	Land Adjacent 42 Fosse Way Stretton on Dunsmore, Rugby	0.032
<b>S14/144</b>	Garage Site, Marlborough Road Rugby	0.084
<b>S14/147</b>	Rowland Street Rugby	0.044
<b>S021</b>	Land at Busbys Piece, Brockhurst Lane, Monks Kirby, CV23 0RQ	0.1
<b>S068</b>	Site adjacent to Beech Drive, Bilton	0.135
<b>S132</b>	Smeaton Paddocks, Smeaton Lane, Stretton Under Fosse, CV23 0PS	0.08

### **Suitability and Availability Results**

Following the collation of sites, including exclusion of those deemed too small, a complete list of sites was taken forward to the site assessment stage where sites were assessed for both their suitability and availability.

As already outlined in this report, sites that were rated 'Red' for certain criteria, or a combination of criteria, were not automatically deemed not suitable or not available for development. This was because many of the constraints found to be present on sites, could reasonably be considered capable of being mitigated as part of a residential development scheme.

Summary conclusions on each site can be seen in Appendix 5, which shows location plans of each site that has proceeded to the site assessment stage. For the full details of the assessment of each site, including how individual criteria has been rated using the Red-Amber-Green (RAG) approach, please see the spreadsheet at Appendix 6.

These summary commentaries form RBC's conclusions on the suitability and availability for residential development of all assessed sites, and therefore whether a site could proceed to the next stage (achievability) of the site assessment. Those

sites that have been excluded from the SHLAA at this stage, along with their reason for exclusion on grounds of either unsuitability or unavailability, are shown in the table at Appendix 7.

### **Achievability Results**

Only those sites that are both suitable and available have subsequently been considered based on their achievability for delivering residential development. However as referred to in Section 2, unless the Council found, or were sent, specific site information which suggested a site would incur abnormal site assembly costs or was within a locality experiencing unusually poor market conditions, it would be assumed that the site in question would be viable for residential development.

All sites assessed fit with this description and therefore no sites have been removed from the SHLAA based on achievability.

### **Mapping of Sites**

All sites considered in this SHLAA report, including those shown for information despite their exclusion from the suitability and availability assessment stage due to being below the site size threshold, are shown on a range of maps at Appendix 8. Where sites are within or adjacent to an existing settlement boundary they have been grouped together on a map displaying all sites in or around this settlement. For all other sites that this doesn't apply to, a separate map has been produced showing these sites across the entire Borough.

### **Deliverable Sites**

Sites considered to be deliverable are believed to be capable of being built out within five years of their potential allocation in the emerging Rugby Local Plan, once it is adopted. They are considered to be available for development now because these are sites either owned by a developer or under option to a developer. They are also considered to be in a potentially suitable location for development, dependent on policy decisions on certain sites such as those within the Green Belt, and are viable prospects for development in the short term.

A more detailed breakdown of the annualised timescale for delivery of all deliverable and developable sites will be provided in a separate housing land supply trajectory within a housing background paper accompanying consultation on the preferred options report of the emerging Rugby Local Plan. This will give a breakdown of the capacity of each site and what proportion of this capacity it is assumed can be delivered in the first five years, therefore forming part of the Council's five year land supply, and what proportion will be delivered later in the plan period.

It is likely that some sites, particularly those sites below a size threshold of approximately 100 dwellings, could become deliverable sites within the first five years of Local Plan adoption if they are ultimately to be allocated for residential development through the Local Plan. This is because these are sites where the landowner has expressed their intention to develop the site through the SHLAA process and have indicated a willingness to enter into negotiations with developers regarding the sale of their land, once their site is allocated but not beforehand.

Although not included in the list below, sites with an existing residential planning permission, or those with an approved permission subject to the signing of a section 106 agreement, are also deliverable as they have already been deemed to be acceptable in planning terms. These sites, in addition to sites already approved and under construction, will be included in the same housing trajectory.

**Table 3: Deliverable (1-5 Years) Sites**

<b>SITE REFERENCE</b>	<b>SITE NAME / ADDRESS</b>	<b>SITE AREA (ha)</b>
<b>S14/036</b>	Land off Rugby Road, Binley Woods, CV3 2BD	0.5
<b>S14/037</b>	Land at and adjacent to Sherwood Farm, Rugby Road, Binley Woods, CV3 2BD	1.56
<b>S14/038</b>	Land at and adjacent to Sherwood Farm, Rugby Road, Binley Woods, CV3 2BD	4.65*
<b>S14/049</b>	Land at Stretton on Dunsmore, Junction of Brookside and Fosse Way	0.302
<b>S14/073</b>	Coton House (small site), Lutterworth Road, Rugby	0.31
<b>S14/079</b>	Coton House, Lutterworth Road, Rugby,	6.35

<b>S14/122</b>	Land off Squires Road, Stretton-on-Dunsmore, CV23 9HF	1.92
<b>S14/154</b>	Land adjacent to Brookside, Stretton on Dunsmore, CV23 9TR	0.43

\* Includes sites at S14/036 and S14/037

### **Developable Sites**

Of the remaining SHLAA sites which are not considered to be deliverable within 1-5 years, all are considered to be developable, at least in part, in either 6-10 years or 11-15 years. These sites will not come forward in the first five years of a new plan being adopted but could be developed within the remainder of the plan period. They are considered to be in a suitable location for development, again subject to emerging evidence and subsequent policy decisions, with a reasonable prospect that they will be available for development and a viable option at some point in the 6-15 year period.

However with regards to the very largest of these sites, only a proportion of the entire site capacity would be developable within the plan period. This is due to the likely build out rates of certain sites as a result of the number of sales points (how many housebuilders may be building on a site simultaneously) available. Where relevant to a site, this is made apparent in the housing trajectory / housing distribution background paper that this SHLAA report supports.

Having estimated the capacity of all SHLAA sites, spatial and policy options for locating development in the borough are given in Table 4 below. These figures give the total estimated capacity for each scenario, including both deliverable and developable SHLAA sites.

It is important to note that these capacity figures indicate the total indicative capacity of sites within a scenario, i.e. a guideline figure as referred to in Section 2 of this report, and not the capacity expected to be delivered within the plan period. It also provides the total capacity of sites deemed suitable, available and achievable in isolation, and therefore does not take into account the cumulative impact on delivery



of a number of sites in the same locality being developed simultaneously and therefore whether a site's capacity would be reduced.

**Table 4: Estimated Total Capacity – Spatial Scenarios**

	<b>TOTAL CAPACITY</b>
<b>Rugby Urban Sites – within settlement boundary</b>	130
<b>Rugby Urban Edge Sites – outside settlement boundary</b>	9,335
<b>Main Rural Settlement Sites – within settlement boundary</b>	0
<b>Main Rural Settlement Edge Sites – outside settlement boundary and not in Green Belt</b>	263
<b>Main Rural Settlement Edge Sites – outside settlement boundary and within Green Belt</b>	5,746
<b>Local Needs Settlement Sites – within settlement boundary</b>	0
<b>Local Needs Settlement Edge Sites – outside settlement boundary and not in Green Belt</b>	0
<b>Local Needs Settlement Edge Sites – outside settlement boundary and within Green Belt</b>	0
<b>Coventry Urban Edge Sites – within Green Belt</b>	5,695

There are no sites within or on the edge of Local Needs Settlements that have been assessed as suitable for residential development through the SHLAA. This is due to these sites all having poor existing access to essential local services and not being of a sufficient size/scale to provide new services as part of development contributions. They are all therefore deemed to currently be in unsustainable locations for residential development. If this situation was to change and these sites could be considered suitable for development, the estimated capacity for Local Needs Settlement scenarios would be as follows:

<b>Local Needs Settlement Sites – within settlement boundary</b>	17
<b>Local Needs Settlement Edge Sites – outside settlement boundary and not in Green Belt</b>	317
<b>Local Needs Settlement Edge Sites – outside settlement boundary and within Green Belt</b>	707

## Capacity of Sites not in the Green Belt

As contained in the planning practice guidance, land designated as Green Belt is still a significant constraint to development which could outweigh the benefits of meeting objectively assessed housing need in a local authority's local plan. The guidance says:

“The Framework is clear that local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted. Such policies include those relating to sites protected under the Birds and Habitats Directives, and/or designated as Sites of Special Scientific Interest; **land designated as Green Belt**, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park or the Broads; designated heritage assets; and locations at risk of flooding or coastal erosion”.

It will be for the Council to weigh up specific policies that restrict residential development in the Green Belt, against the overall need for new housing in the borough. Important supporting evidence to help RBC make decisions on land within the Green Belt is contained in the joint Coventry and Warwickshire Green Belt Review. At this stage therefore, it can only be concluded that sites in the Green Belt are 'potentially suitable'; hence they have not been deemed unsuitable at this time.

At the time of writing this SHLAA report and at the current stage of Rugby's Local Plan preparation, decisions on the potential need for the release of Green Belt land to meet housing need are yet to be made, including through public consultation on the plan.

<b>Total Estimated Capacity non-Green Belt Sites</b>	<b>9,453</b>
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The above scenario provides useful capacity information should the Council ultimately find that there is insufficient evidence available to justify release of Green Belt land and / or there are more sustainable, non-Green Belt locations that can provide the capacity of dwellings to meet Rugby's objectively assessed need.

## 4. Assessment Review

The results of this assessment will be shared with those who have submitted sites for consideration and be made available on the Rugby Borough Council website. It will be consulted upon as part of the Council's ongoing preparation of the Local Plan, with the next consultation stage being the preferred options document. The Call for Sites process will also be re-opened at this stage and the Council will accept new site submissions for consideration as part of the Local Plan preparation.

Following this consultation, and upon more detailed site information regarding the delivery of schemes on individual sites, RBC will have a clearer idea on whether a shortfall in capacity exists. If this is the case, the Council will consider work to determine the housing potential of windfall sites, the identification of further broad locations for growth, and revisiting assumptions on density calculations which may alter the development potential of certain sites.

## 5. Final Evidence Base

As outlined in the planning practice guidance, assessments of housing (and economic development) land availability should produce the following outputs as standard:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build

out rates, setting out how any barriers to delivery could be overcome and when;

- an indicative trajectory of anticipated development and consideration of associated risks.

This SHLAA report has dealt with the first four of the above bullet points, including consideration of a large number of criteria for all sites being assessed for their suitability and availability. Capacity has been estimated for each site deemed to be suitable, available and achievable for residential development, and each of these sites has been placed within an indicative timeframe depending on whether the site is considered to be either deliverable or developable.

As already referred to in this report, the final bullet point in the list of outputs above, will be delivered in the RBC housing distribution background paper produced as supporting evidence to the emerging Local Plan. This paper will contain an indicative trajectory of residential developments, including an annualised breakdown of anticipated build-out rates for all deliverable sites from this SHLAA, and will update the Council's previous housing land supply paper and trajectory published in September 2014.

## **List of Appendices**

Appendix 1: Desktop Review - Identified Sites

Appendix 2: Example Call for Sites Proforma

Appendix 3: Identified Sites Additional Information

Appendix 4: Register of Call for Sites Submissions

Appendix 5: Site Assessment – Suitability, Availability, Achievability Conclusions

Appendix 6: Site Assessment – Red/Amber/Green (RAG) Assessment

Appendix 7: Site Assessment – Excluded Sites Table: Suitability and/or Availability

Appendix 8: SHLAA Sites – All Maps