



PROJECTED 5 YEAR HOUSING LAND SUPPLY POSITION 2028- 2033

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1. INTRODUCTION

- 1.1. This document summarises the projected five year housing land supply position measured from the start of the first full monitoring period following anticipated plan adoption (i.e. from 1 April 2028).

2. NOTES ON METHODOLOGY

- 2.2. Projecting the five year housing land supply from a base date two years into the future relies on using projected completions for the years 2026-27 and 2027-28.
- 2.3. It also involves making assumptions about which sites will meet the Annex 2 NPPF definition of deliverable in 2028. Clearly, sites that would not meet the definition of deliverable at a 1 April 2026 base date, may meet that definition by 1 April 2028. This is because the NPPF definition of deliverable rests heavily on whether a site has detailed planning permission. Sites which do not have detailed planning permission today could have that permission in two years' time.
- 2.4. This means that the projected trajectory from 1 April 2028 will not be identical to the trajectory from 1 April 2026 (when published as part of annual monitoring). The trajectories overlap for the years 2028-2031. Sites proposed to be allocated in the submission plan can deliver houses in 2028-2031 but cannot be shown to be deliverable as at a 1 April 2026 base date, because they do not yet have planning permission and are at this stage only proposed allocations.
- 2.5. The full plan-period trajectory is supplied separately in the Excel file titled "Workbook – housing trajectory, cumulative completions, completions bar chart and 5yhls". That workbook also includes, per the Inspectors' request, a sheet showing projected annual and cumulative completions over the plan period, a bar chart showing completions and the five year housing land supply calculation. These are also reproduced below.
- 2.6. The basis for assumptions about when individual sites will come forward are set out in the completed PINS land supply proformas which are appended to this note. Proformas are completed for both allocations in the submission local plan (**Appendix 2**) and sites in the existing supply (**Appendix 3**). It should be noted that the proformas for the existing supply sites have not yet been confirmed with landowners/developers and may need to be update once this is completed as part of annual monitoring. Minor alterations to the trajectories for existing supply sites are unlikely to have a significant bearing on the projected supply position from 1 April 2028. The Planning Inspectorate proforma was first published on 1 June 2026 after the plan was submitted for examination on 27 April 2026 and so could not have been completed prior to submission of the plan.
- 2.7. Consistent with the council's annual five year housing land supply position statements, a delivery rate of 40 dwellings per sales outlet per annum has been used as a baseline delivery rate unless there is evidence, for example from the developer, to suggest a different assumption. For sites of more than 500 units Lichfields' *Start to Finish* research supports higher build out rates.
- 2.8. Similarly, consistent with the council's annual supply position statements, no "lapse rate" is applied to the deliverable existing supply sites. The National Planning Policy Framework requires an additional 5% supply buffer to be applied in calculating 5yhls and there is no reference in either the NPPF or the Planning Practice Guidance to a requirement to apply generic assumed 'lapse rates' in calculating five year housing land supply. In an appeal

decision dated 27 September 2024 (PINS ref APP/P4605/W/24/3342499) Inspector H Nicholls commented at para 82 “My view is that it would not be reasonable to take a step beyond the Framework and PPG requirements and apply a lapse rate to the deliverable supply”. Therefore, no lapse rate is applied. In any event, much of the existing supply comprises sites that are further phases of existing in progress large sites or other sites under construction, it is not realistic that these sites will lapse.

- 2.9. A windfall allowance for dwellings delivered on small sites of fewer than 5 dwellings of 50 dwellings per annum is applied from 2026-27 onwards. The justification for this is set out in document SD13. No windfall assumption for sites of 5 or more dwellings is included to avoid potential double counting with plan allocations. However, windfall sites of this scale will come forward during the plan period and augment the supply.

3. PROJECTED FIVE YEAR HOUSING LAND SUPPLY AS AT 1 APRIL 2028

- 3.10. A five year supply of **5.4 years** against the proposed plan housing requirement is projected from a 1 April 2028 base date. This calculation is shown in the table below:

Five year supply calculation 2028-2033		
A	Base target (636 x 5)	3180
B	Projected shortfall 2025-2028	538
C	5 year requirement (A + B)	3718
D	Plus 5% buffer (C x 1.05)	3904
E	Annualised requirement (D ÷ 5)	781
F	Projected supply	4218
G	No. of years' supply (F ÷ E)	5.4

- 3.11. A bar chart showing annual projected completions is shown below. A table showing projected annual and cumulative completions is **Appendix 1**.

Projected completions



APPENDIX 1 – ANNUAL AND CUMULATIVE PROJECTED COMPLETIONS

	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	2030- 31	2031- 32	2032- 33	2033- 34	2034- 35	2035- 36	2036- 37	2037- 38	2038- 39	2039- 40	2040- 41	2041- 42
Projected completions in year	505	428	437	534	638	835	1076	1135	985	956	904	684	642	588	518	475	428
Cumulative completions	505	933	1370	1904	2542	3377	4453	5588	6573	7529	8433	9117	9759	10347	10865	11340	11768

APPENDIX 2 – PINS HOUSING SUPPLY PROFORMAS FOR ALLOCATIONS IN THE PROPOSED SUBMISSION LOCAL PLAN

Site 6 Fosse Way, Stretton-on-Dunsmore

Local plan allocation ref	6
Site name	Fosse Way, Stretton-on-Dunsmore
Total capacity (dwellings)	3
Total completions in plan period	3
Total completions in five years following adoption	3

Plan period up to adoption	Years following adoption*																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	3													

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Call for sites submission made by part-owner. Available immediately.
Developer interest	Unknown.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p22). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (detailed assessment not required), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p11 and SS23 Validation of Landscape Sensitivity Assessments, Smaller Sites p40), heritage (detailed assessment not required), and other constraints such as Green Belt (GBD1 Green Belt Contribution Study: Strategic Assessment) flood risk (SS9 Level 2 SFRA Report p56 and SS14 Level 2 SFRA Sequential Test Report p6) and water infrastructure (I10 Stage 2 Water Cycle Study Report).

Viability	11 Local Plan Viability Study table 6.7.7 finds that a site of this size, density and benchmark land value would be viable. The number of units would exempt the site from affordable housing policy H2.
Infrastructure provision	Highway access from Fosse Way. Proximity to services of village centre (convenience store, post office, GP surgery, primary school etc.)
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	It is assumed that an application will be submitted once the local plan is adopted and that there would be a period of two years from application validation to completion.

Site 39 Dyers Lane, Wolston

Local plan allocation ref	39
Site name	Dyers Lane, Wolston
Total capacity (dwellings)	15
Total completions in plan period	15
Total completions in five years following adoption	15

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	5	5	5											

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Call for sites submission made by sole owner. Available immediately.
Developer interest	Allocated for self-build and/or custom build.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p92). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (detailed assessment not required), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p63 and SS23 Validation of Landscape Sensitivity Assessments, Smaller Sites p68), heritage (detailed assessment not required), and other constraints such as Green Belt (GBD1 Green Belt Contribution Study: Strategic Assessment) flood risk (screened out for Level 2 Assessment) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.7 finds that a site of this size, density and benchmark land value would be viable while delivering 40% affordable housing. If the site were to come forward as specialist older persons housing it would be exempt from the affordable housing policy.
Infrastructure	Assumed that site will be able to be connected to nearby existing

provision	utilities provision. Highways access via Dyers Lane. Proximity to services of Wolston village centre (convenience store, post office, GP surgery, primary school etc.) and bus stops.
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	Planning agent acting on behalf of landowner is preparing a planning application. Assumed receipt 2027/28 and two years to first completions at 5 dpa due to self-build/custom build or specialist older persons housing allocation.

Site 54 Oakdale Nursery

Local plan allocation ref	54
Site name	Oakdale Nursery, Brandon
Total capacity (dwellings)	43
Total completions in plan period	43
Total completions in five years following adoption	43

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			20	20	3												

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Ownership and availability	Call for sites submission made on behalf of landowner. Available immediately.
Developer interest	Promotion agreement in place with Brandon Planning & Development Ltd, with landowners selling land after outline planning permission granted.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p115). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (SS25 Ecological Constraints Assessment p91), landscape (SS23 Validation of Landscape Sensitivity Assessments, Smaller Sites p129), heritage (detailed assessment not required), and other constraints such as Green Belt (GBD1 Green Belt Contribution Study: Strategic Assessment p67), flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p6) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	Viability appraisal undertaken by site promoter. S106 currently being negotiated which will take viability into account, including the current requirement for the site to meet the Golden Rules for Green Belt development.

	I1 Local Plan Viability Study table 6.7.7 finds that a site of this size, density and benchmark land value would be viable while delivering 40% affordable housing, as required by policy H2.
Infrastructure provision	Existing electricity, mains sewer, mains water and telecoms provision. Amended access from A428 using former access. Proximity to Binley Woods Primary School and bus stop.
Planning permission	Outline permission resolution to grant subject to S106 agreement (R24/0716).
Progress towards applications, reserved matters, discharge of conditions, etc.	Outline planning permission resolution to grant subject to S106 agreement in February 2026 (R24/0716). Assumed 2 years until first completions at a rate of 20dpa.

Site 59 Newton Manor Lane

Local plan allocation ref	59
Site name	Newton Manor Lane, Brownsover
Total capacity (dwellings)	285
Total completions in plan period	285
Total completions in five years following adoption	160

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	40	40	40	40	40	40	45							

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Ownership and availability	Option agreement in place between landowner and site promoter Clarion Housing Group. Available immediately.
Developer interest	Site promoted by developer, Clarion Housing Group.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p123). This assessed transport (I15 Strategic Transport Assessment Addendum), ecology (SS25 Ecological Constraints Assessment p99), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p79 and SS23 Validation of Landscape Sensitivity Assessments, Smaller Sites p77), heritage (detailed assessment not required), and other constraints such as Green Belt (not designated) flood risk (SS9 Level 2 SFRA Report p84 and SS14 Level 2 SFRA Sequential Test Report p6) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.6 finds that a site of this size, density and benchmark land value would be viable while delivering 30% affordable housing, as required by policy H2.
Infrastructure provision	Original proposals included land for a secondary school which is no longer deemed to be required. Site is less than 1km from

	Brownsover Local Centre (convenience shops, post office, GP surgery, infant and junior schools etc.)
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	Request for pre-application advice responded to. In May 2026, an EIA screening concluded that the proposed development is not an EIA development (R26/0379). Outline planning application anticipated summer 2026, likely to be determined by end of 2026. Assumed 3 years from application validation to first completions at 40dpa.

Site 62 Morgan Sindall House

Local plan allocation ref	62
Site name	Morgan Sindall House
Total capacity (dwellings)	90
Total completions in plan period	54
Total completions in five years following adoption	54

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			54														

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Ownership and availability	Site promoted by landowner and developer Morgan Sindall Construction and Infrastructure Ltd and Lovell Strategic Land. Available immediately.
Developer interest	Promoted and owned by developer Morgan Sindall Construction and Infrastructure Ltd in partnership with Lovell Strategic Land.
Site assessment work	Availability, suitability and achievability assessed in SS3 HELAA Appendix 4 Site Proformas p64. Also assessed for transport (I5 Strategic Transport Assessment Addendum), heritage (SS19 Heritage Assessment of Sites p52), and other constraints such as flood risk (SS9 Level 2 SFRA Report p84 and SS14 Level 2 SFRA Sequential Test Report p10) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.4 found that a site of this size, density and benchmark land value would not be viable even with no affordable housing provision. However, the site has now come forward for 54 units under a change of use prior approval application which will support viability.
Infrastructure provision	Existing electricity, gas, mains sewer, mains water and telecoms provision. Existing access from West Lyes. Proximity to Rugby

	town centre.
Planning permission	54 units to be granted under permitted development rights in summer 2026 (R26/0501).
Progress towards applications, reserved matters, discharge of conditions, etc.	Prior approval application submitted May 2026 for change of use from Class E offices to 54 apartments. Assumed 2 years from application to completion. It is assumed this would now be the extent of delivery on this site during the plan period. Site is considered within the Rugby Regeneration Strategy.

Site 81 Land west of Fosse Way

Local plan allocation ref	81
Site name	Land west of Fosse Way
Total capacity (dwellings)	40
Total completions in plan period	40
Total completions in five years following adoption	40

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			20	20													

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Ownership and availability	Landowners and site promoter Ashberry Strategic Land have entered into an agreement. Available immediately.
Developer interest	Promoted by Ashberry Strategic Land, housebuilder not yet engaged.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p169). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (detailed assessment not required), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p119), heritage (SS19 Heritage Assessment of Sites p63), and other constraints such as Green Belt (GBD1 Green Belt Contribution Study: Strategic Assessment p67) flood risk (SS9 Level 2 SFRA Report p105 and SS14 Level 2 SFRA Sequential Test Report p7) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.7 finds that a site of this size, density and benchmark land value would be viable while delivering 40% affordable housing, as required by policy H2.
Infrastructure provision	Existing electricity, gas, mains sewer, mains water and telecoms provision. Existing access from Fosse Way. Proximity to services of

	village (convenience store, post office, GP surgery, primary school, bus stops etc.)
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	Pre-application submitted and responded to. Site promoter's public consultation took place in June 2026. Outline application expected to be submitted end of July 2026. Further timeframes unknown as dependent on sale to housebuilder but anticipated reserved matters to be submitted in first half of 2027 with build out from 2028 onwards over 18 months.

Site 87 Hillcrest Farm

Local plan allocation ref	87
Site name	Hillcrest Farm
Total capacity (dwellings)	25
Total completions in plan period	25
Total completions in five years following adoption	25

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	20	5											

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Ownership and availability	Site promoter Newton LDP acting on behalf of landowner. Available immediately.
Developer interest	Promoted by Newton LDP with developer on board.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p186). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (SS25 Ecological Constraints Assessment p155), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p133) heritage (detailed assessment not required) and other constraints such as Green Belt (not designated) flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p7) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.6 finds that a site of this size, density and benchmark land value would be viable while delivering 30% affordable housing, as required by policy H2.
Infrastructure provision	Existing electricity, gas, mains sewer, mains water and telecoms provision. Existing highways access via The Hollies.
Planning permission	None.

Progress towards applications, reserved matters, discharge of conditions, etc.	Assumed application would be submitted upon plan adoption with 3 years to first completions.
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Site 100 Land at High St., Ryton-on-Dunsmore

Local plan allocation ref	100
Site name	Land at High St., Ryton-on-Dunsmore
Total capacity (dwellings)	37
Total completions in plan period	37
Total completions in five years following adoption	37

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	10	27												

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Ownership and availability	Living Space Housing (developer) acting on behalf of landowner. Available immediately.
Developer interest	Promoted by developer acting on behalf of landowner.
Site assessment work	Safeguarded by the Ryton-on-Dunsmore Neighbourhood Plan (p.25) for residential development. Identified as suitable, achievable and available in SS3 HELAA Appendix 4 Site Proformas (p.104). No further site-specific assessments undertaken, however, consideration has been given to the impact the development of the site would have in combination with other proposed allocations (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	I1 Local Plan Viability Study table 6.7.7 finds that a site of this size, density and benchmark land value would be viable while delivering 40% affordable housing, as required by policy H2.
Infrastructure provision	Assumed that the site would be able to be connected to existing nearby utilities provision. In proximity to village services including convenience shop, primary school, and village hall.

Planning permission	Neighbourhood Plan allocation. Previous application for 37 dwellings (R22/1120) refused for failing to comply with neighbourhood plan policy H6 (parking). Appeal dismissed.
Progress towards applications, reserved matters, discharge of conditions, etc.	Assumed a new application would be submitted 2027/28 with two years to first completions.

Site 129 Land north of Lilbourne Road

Local plan allocation ref	129
Site name	Land north of Lilbourne Road, Clifton upon Dunsmore
Total capacity (dwellings)	60
Total completions in plan period	60
Total completions in five years following adoption	60

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions Developer proposes to commence from 2027 and deliver 40 and 20 dpa to complete by 2029																	
			40	20													

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Ownership and availability	Site promoted on behalf of landowner. Available immediately.
Developer interest	Developer, Davidsons Homes, in place.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p269). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (detailed assessment not required), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p202), heritage (SS19 Heritage Assessment of Sites p138), and other constraints such as Green Belt (not designated) flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p7) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.6 finds that a site of this size, density and benchmark land value would be viable while delivering 30% affordable housing, as required by policy H2.
Infrastructure	Existing electricity, mains sewer and mains water provision.

provision	Existing access from Buckwell Lane and Lilbourne Road. In proximity to services of the village, including convenience shop, pub, primary school and bus stops.
Planning permission	Pre-application responded to in March 2026.
Progress towards applications, reserved matters, discharge of conditions, etc.	Developer is aiming to submit their application in autumn 2026 with development commencement projected to be autumn 2027 at a rate of 40 dpa, completing in autumn 2029.

Site 136 Land north of Warwick Road

Local plan allocation ref	136
Site name	Land north of Warwick Road, Wolston
Total capacity (dwellings)	80
Total completions in plan period	80
Total completions in five years following adoption	60

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	20	20	20	20									

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Ownership and availability	Promoted on behalf of the landowners. Available immediately.
Developer interest	Site in control of and promoted by Catesby Estates.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p289). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (SS25 Ecological Constraints Assessment p234), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p219), heritage (SS19 Heritage Assessment of Sites p63), and other constraints such as Green Belt (GBD1 Green Belt Contribution Study: Strategic Assessment p67) flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p7) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.7 finds that a site of this size, density and benchmark land value would be viable while delivering 40% affordable housing, as required by policy H2.
Infrastructure provision	No existing utility connections. Proximity to services of the village including the leisure and community centre, library, convenience shop and post office, GP

	surgery and primary school.
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	Timeframe not known. Assumed application submitted upon adoption of the plan with 3 years to first completions

Site 153 Westway Car Park

Local plan allocation ref	153
Site name	Westway Car Park, Rugby
Total capacity (dwellings)	24
Total completions in plan period	24
Total completions in five years following adoption	24

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
			0	0	0	0	24											

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site owned by the Council. Available in short-medium term.
Developer interest	Developer to be appointed by Council.
Site assessment work	Availability, suitability and achievability assessed in SS3 HELAA Appendix 4 Site Proformas p157. Also assessed for transport (15 Strategic Transport Assessment Addendum) and other constraints such as flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p7) and water infrastructure (110 Stage 2 Water Cycle Study Report).
Viability	The Urban Capacity Study (SS7 Urban Capacity Study Proformas p31) considered the site to be deliverable due to the low benchmark value of car parks and its council land ownership status, although it also noted that potential land contamination (yet to be confirmed) could increase development costs.
Infrastructure provision	Existing highways access from Westway and Corporation Street and pedestrian access from Oliver Street. Proximity to town centre services and infrastructure.

Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	The Council's assets team are currently looking at bringing Westway forward as a second phase following Rounds Gardens South. An application is expected within 5 years and it is assumed that there would be 2 years from application to completion.

Site 172 Elizabeth Way, Long Lawford

Local plan allocation ref	172
Site name	Elizabeth Way, Long Lawford
Total capacity (dwellings)	5
Total completions in plan period	5
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	0	0	0	5									

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site owned by the Council. Available within 1 year.
Developer interest	Developer to be appointed by Council.
Site assessment work	Site has been subject to flood risk assessment (SS14 Level 2 SFRA Sequential Test Report p7) and the impacts of its development in combination with other allocations was considered (see I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	Site identified through review of Council-owned garage sites. Similar garage sites assessed in the Urban Capacity Study were deemed to be deliverable, in-part because their public land ownership increases the potential viability.
Infrastructure provision	It is assumed that the site could connect to existing nearby utilities provision. The site is in close proximity to services of the village including the primary school and convenience shop.
Planning permission	None.

Progress towards applications, reserved matters, discharge of conditions, etc.	The Council's assets team is working to bring the site forward. Expected to come forward within 6 years
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Site 202 Newton Road, Clifton-upon-Dunsmore

Local plan allocation ref	202
Site name	Newton Road, Clifton upon Dunsmore
Total capacity (dwellings)	80
Total completions in plan period	80
Total completions in five years following adoption	80

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			20	20	20	20											

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Option agreement between landowner and promoter Inside Land Group. Available immediately.
Developer interest	Full planning application being prepared by developer Midland Heart.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p307). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (detailed assessment not required), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p227), heritage (detailed assessment not required) and other constraints such as Green Belt (not designated) flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p7) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.6 finds that a site of this size, density and benchmark land value would be viable while delivering 30% affordable housing, as required by policy H2.
Infrastructure provision	Existing electricity, gas, mains sewer, mains water and telecoms connections adjacent to the site. Proximity to services of the village including primary school, convenience shop, pub, village

	hall and bus stops.
Planning permission	Pre-application completed. Developer's public consultation completed 1 st July 2026.
Progress towards applications, reserved matters, discharge of conditions, etc.	Full planning application expected in 2026. Assumed two years from application to first completions since it is a full application by developer, at 20dpa.

Site 253 Lawford Fields Farm

Local plan allocation ref	253
Site name	Lawford Fields Farm, Long Lawford
Total capacity (dwellings)	250
Total completions in plan period	250
Total completions in five years following adoption	150

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
			0	0	50	50	50	50	50									

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Promoted on behalf of the landowner. Available immediately.
Developer interest	Site promoted by Tritax Park Rugby West Ltd, developer not yet in place.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p313). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (detailed assessment not required), landscape (SS20 Landscape Sensitivity Assessments, Larger Sites p110), heritage (detailed assessment not required), and other constraints such as Green Belt (GBD1 Green Belt Contribution Study: Strategic Assessment p67) flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p7) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.6 shows that a site of this size, density and benchmark land value would be comfortably viable while delivering 35% affordable housing and would therefore be able to deliver 40% as required by policy H2.
Infrastructure	Existing electricity, gas, mains sewer, mains water and telecoms

provision	provision. Highways access from A428 Rugby Road. Proximity to services of village including the primary school.
Planning permission	Previous planning application for up to 351 residential dwellings (R20/0134) was withdrawn in 2023.
Progress towards applications, reserved matters, discharge of conditions, etc.	Pre-app submitted in July 2026. Outline application expected to be submitted end of 2026. Expected to be determined Q2 2027. Reserved matters application to be submitted once site is sold to a developer, likely 2028. Expected to be determined 2029. Site promoter reported that start of construction expected 2030, at 50dpa completing in 2034.

Site 279 Stagecoach Depot Car Park

Local plan allocation ref	279
Site name	Stagecoach Depot Car Park, Railway Terrace, Rugby
Total capacity (dwellings)	32
Total completions in plan period	32
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
			0	0	0	0	0	0	0	20	12							

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site sold by Stagecoach. Available, but likely to come forward alongside neighbouring Stagecoach depot which is not immediately available.
Developer interest	Potential developer on board
Site assessment work	Availability, suitability and achievability assessed in SS3 HELAA Appendix 4 Site Proformas p279. Also assessed for transport (I5 Strategic Transport Assessment Addendum), and other constraints such as flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p10) and water infrastructure (I10 Stage 2 Water Cycle Study Report). Considered and included within the Rugby Regeneration Strategy.
Viability	The Urban Capacity Study (SS7 Urban Capacity Study Proformas p28) considered the site to be deliverable due its low benchmark value as secondary industrial land in a highly accessible location for housing. A mix of typologies may be needed to ensure viability while also meeting other policy requirements. There is potential to develop the site alongside the adjacent depot building which would increase the opportunity for mixed typologies and therefore viability. Demolition works and potential contamination

	remediation may impact viability, but overall, development of the site is considered achievable.
Infrastructure provision	Existing highways access to Railway Terrace. Proximity to Rugby Railway Station and town centre services.
Planning permission	An application has been made to change the use of the land to a temporary car park for a period of 3 years which has yet to be determined (R26/0055). This may be withdrawn.
Progress towards applications, reserved matters, discharge of conditions, etc.	Site has received pre-application advice. Anticipated to be brought forward as part of the Rugby Station Gateway plans, likely alongside the neighbouring Stagecoach Depot site. Site is included within the Rugby Regeneration Strategy. It is assumed that an application will come forward within 6 years and that there will be 3 years from application to first completions due to the potentially larger scheme (including the Stagecoach Depot) coming forward.

Site 283 Rugby Central Shopping Centre

Local plan allocation ref	283
Site name	Rugby Central Shopping Centre
Total capacity (dwellings)	200
Total completions in plan period	200
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	0	0	0	0	99	101							

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site in private ownership with Council in talks to acquire it.
Developer interest	Council to appoint developer if it proceeds with purchase of the site.
Site assessment work	Site has planning permission (R22/0657) which included flood risk assessment, heritage assessment, air quality assessment and highways assessment as part of the determination process. During the plan making process, the site was subject to updated flood risk assessment (SS9 Level 2 SFRA Report p134 and SS14 Level 2 SFRA Sequential Test Report p13) and the impacts of its development in combination with other allocations was considered (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	The Urban Capacity Study (SS7 Urban Capacity Study Proformas p28) considered the site to be deliverable due to the existing planning permission for redevelopment of the site. The site is included in the Rugby Regeneration Strategy and if it were to be brought into public ownership this could increase its viability.

Infrastructure provision	Existing highways access from Corporation Street and pedestrian access from North Street. Existing utilities connections. Proximity to town centre services.
Planning permission	Planning permission granted for demolition of part of the shopping centre and the erection of two blocks (R22/0657). Decision due to expire on 18 Feb 2027.
Progress towards applications, reserved matters, discharge of conditions, etc.	Planning permission has been granted, but it is assumed this will not be implemented. The council is exploring the possibility of acquiring the site and it is assumed a planning application would come forward in 2030/31 onwards. The site is a priority phase within the Rugby Regeneration Strategy.

Site 294 Land Adjacent to 9 Railway Terrace

Local plan allocation ref	294
Site name	Land adjacent to 9 Railway Terrace
Total capacity (dwellings)	14
Total completions in plan period	14
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	0	0	0	0	0	0	0	14					

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Vacant site in private ownership. Available immediately.
Developer interest	Current interest is unknown, although there has been interest previously as demonstrated by prior planning applications.
Site assessment work	Site was assessed within the Urban Capacity Study (see SS6 Report and SS7 Proformas p28). It was also subject to flood risk assessment (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p7) and the impacts of its development in combination with other allocations was considered (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	The Urban Capacity Study (SS7 Urban Capacity Study Proformas p28) considered the site to be potentially viable if its benchmark land value is low. This is subject to further investigation, but as a cleared vacant site on the brownfield land register within the town centre area, it is felt the site could be delivered.
Infrastructure	Existing highways access from Railway Terrace.

provision	Proximity to town centre services.
Planning permission	Expired permission for 14 apartments (R13/0340).
Progress towards applications, reserved matters, discharge of conditions, etc.	It is assumed an application will come forward in 2035/36 onwards with completions within 2 years of the application.

Site 307 North Road, Clifton upon Dunsmore

Local plan allocation ref	307
Site name	North Road, Clifton upon Dunsmore
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	10

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	10													

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Promoted by landowner. Available immediately.
Developer interest	A developer is not yet onboard.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p326). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (detailed assessment not required), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p235), heritage (detailed assessment not required) and other constraints such as Green Belt (not within designated area), flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p7) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.6 finds that a site of this size, density and benchmark land value would be viable while delivering 30% affordable housing, as required by policy H2.
Infrastructure provision	No existing utilities, but it assumed that a connection could be made to nearby provision. New access required to North Road. Proximity to village services including primary school.

Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	It is assumed that an application would come forward in 2027/28 onwards with 2 years from application to completion.

Site 309 Land north of B4109, Wolvey

Local plan allocation ref	309
Site name	Land north of B4109, Wolvey
Total capacity (dwellings)	150
Total completions in plan period	150
Total completions in five years following adoption	150

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	50	50	50										

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Ownership and availability	Site has a single landowner and is under the control of the developer Places for People. Available immediately.
Developer interest	Site promoted by developer Places for People.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p328). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (detailed assessment not required), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p239), heritage (detailed assessment not required) and other constraints such as Green Belt (GBD1 Green Belt Contribution Study: Strategic Assessment p66) flood risk (SS14 Level 2 SFRA Sequential Test Report p7) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.8 finds that a site of this size, density and benchmark land value would be viable while delivering 40% affordable housing, as required by policy H2.
Infrastructure provision	Highways access from Bulkington Road. Proximity to services of the village including the primary school, GP surgery and convenience shop.

Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	Developer is working towards submitting outline application in November 2026. Indicated it would take 3-4 months from outline permission to reserved matters application. Developer expects to start on site 5-6 months after reserved matters approval with build out over 3 years at 50 dpa

Site 315 Land south of Rugby Road, Brinklow

Local plan allocation ref	315
Site name	Land south of Rugby Road, Brinklow
Total capacity (dwellings)	250
Total completions in plan period	250
Total completions in five years following adoption	120

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	40	40	40	40	40	50							

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Agreement in place between developer William Davis Homes and landowners. Available immediately.
Developer interest	Developer William Davis Homes are promoting the site.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p333). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (SS25 Ecological Constraints Assessment p257), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p248 and SS23 Validation of Landscape Sensitivity Assessments, Smaller Sites p115), heritage (SS19 Heritage Assessment of Sites p182), and other constraints such as Green Belt (GBD1 Green Belt Contribution Study: Strategic Assessment p67) flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p7) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.7 finds that a site of this size, density and benchmark land value would be viable while delivering 40% affordable housing, as required by policy H2.
Infrastructure	Highways access from Rugby Road and Heath Lane.

provision	Proximity to services of the village including the GP surgery and pharmacy, convenience shop, community centre and pubs.
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	Developer intends to submit application as soon as the plan is adopted, which is assumed to be 2027/28. A reserved matters application would follow shortly after, and construction would commence as soon as consent allows. Assumed three years from application to first completion as site is promoted by a housebuilder, with 40dpa.

Site 316 Land at Long Lawford

Local plan allocation ref	316
Site name	Land at Long Lawford
Total capacity (dwellings)	400
Total completions in plan period	400
Total completions in five years following adoption	100

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	0	50	50	50	50	50	50	50	50				

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site promoted in part by Richborough on behalf of the landowners and in part by Davidsons Homes. Available immediately.
Developer interest	Unknown.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p337). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology for part of the site (SS25 Ecological Constraints Assessment p26), landscape (SS20 Landscape Sensitivity Assessment, Larger Sites p116), heritage (SS19 Heritage Assessment of Sites p189), and other constraints such as Green Belt (GBD1 Green Belt Contribution Study: Strategic Assessment p67) flood risk (SS9 Level 2 SFRA Report p142 and SS14 Level 2 SFRA Sequential Test Report p8) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.6 shows that a site of this size, density and benchmark land value would be comfortably viable while delivering 35% affordable housing and would therefore be able to deliver 40% as required by policy H2.
Infrastructure provision	Existing highways access from Lawford Heath Lane, with additional access from A428 Rugby Road.

	Proximity to village services including primary school and convenience shop. Potential to benefit from proposed new walking route to Bilton School (secondary).
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	Outline planning application expected upon adoption of the Local Plan, assumed to be 2027/2028. Site promoter expects a reserved matters application to be submitted by March 2029 with build out commencing from March 2030 at 50dpa. Assumed first completions within 2031/32. Given two developers/promoters there could be more than one housebuilder on site, which could increase delivery beyond the 50dpa shown.

Site 332 Albert Street, Rugby

Local plan allocation ref	332
Site name	Albert Street, Rugby
Total capacity (dwellings)	25
Total completions in plan period	25
Total completions in five years following adoption	25

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	25												

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site owned by the Council. Available immediately.
Developer interest	Developer to be appointed by the council.
Site assessment work	Availability, suitability and achievability assessed in SS3 HELAA Appendix 4 Site Proformas p198. It was also subject to flood risk assessment (SS14 Level 2 SFRA Sequential Test Report p8) and the impacts of its development in combination with other allocations was considered (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	Central government funding for redevelopment of brownfield sites will help address viability issues relating to decontamination etc.
Infrastructure provision	Existing utilities connections. Existing highways access from Albert Street. Proximity to town centre services.
Planning permission	None.
Progress towards	Council has approved enabling works on the site and is intending

applications, reserved matters, discharge of conditions, etc.	to use central government funding for brownfield site redevelopment Further approval is needed, but it is likely the site would be deliverable during first 5 years of the plan.
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Site 337 West Farm and Home Farm, Brinklow

Local plan allocation ref	337
Site name	West Farm and Home Farm, Brinklow
Total capacity (dwellings)	75
Total completions in plan period	75
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	0	0	0	0	0	20	20	20	15				

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Home Farm promoted by agent on behalf of landowners and available immediately. West Farm promoted by agent on behalf of landowners and available within 5-10 years.
Developer interest	
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p19 and p192). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (SS25 Ecological Constraints Assessment p32 and p160), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p6 and p142), heritage (SS19 Heritage Assessment of Sites p215), and other constraints such as Green Belt (GBD1 Green Belt Contribution Study: Strategic Assessment p67) flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p8) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.7 finds that a site of this size, density and benchmark land value would be viable while delivering 40% affordable housing, as required by policy H2.

Infrastructure provision	Existing utilities connections. Existing access from Rugby Road. Proximity to the services of the village including the GP surgery and pharmacy, convenience shop, community centre and pubs.
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	Part of the site is not available immediately – assumed an application would be submitted from 2031/32 with four years to first completions due to removal of existing structures and the need to work around heritage assets on site.

Site 338 Land south of Crick Road, Houlton

Local plan allocation ref	338
Site name	Land south of Crick Road, Houlton
Total capacity (dwellings)	250
Total completions in plan period	250
Total completions in five years following adoption	50

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	0	0	50	50	50	50	50						

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Under control of Houlton master developer Urban & Civic. Available immediately.
Developer interest	Promoted by Houlton master developer Urban & Civic.
Site assessment work	Stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p361). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (SS25 Ecological Constraints Assessment p273), landscape (SS22 Landscape Sensitivity Assessments, Smaller Sites p255 and SS23 Validation of Landscape Sensitivity Assessments, Smaller Sites p119), heritage (detailed assessment not required), and other constraints such as Green Belt (not within designated area) flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p8) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.6 finds that a site of this size, density (medium density - houses and flats) and benchmark land value would be viable while delivering 30% affordable housing, as required by policy H2.

Infrastructure provision	Existing access from A428 Crick Road. Proximity to current and future facilities in Houlton including St Gabriels C of E Academy, Houlton School and local centre. Adjacent to proposed Rugby Parkway Railway Station site.
Planning permission	Site is within the boundary of Houlton's outline application for up to 6,200 dwellings (R17/0022).
Progress towards applications, reserved matters, discharge of conditions, etc.	Houlton master developer is working towards submitting outline application in 2027 with a reserved matters application shortly after. Assumed 5 years from application to first completions and 50dpa due to higher density typologies on the site.

Site 348 The Croft, Stretton-on-Dunsmore

Local plan allocation ref	348
Site name	The Croft, Stretton-on-Dunsmore
Total capacity (dwellings)	70
Total completions in plan period	70
Total completions in five years following adoption	70

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			20	20	20	10											

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site promoted by landowner Avon Timber Builders. Available immediately.
Developer interest	Site may be developed by landowner, Avon Timber Builders. Significant interest from potential development partners reported by landowner.
Site assessment work	Stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p367). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (detailed assessment not required), landscape (SS23 Validation of Landscape Sensitivity Assessments, Smaller Sites p144), heritage (detailed assessment not required), and other constraints such as Green Belt (GBD1 Green Belt Contribution Study: Strategic Assessment p67) flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p8) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.6 finds that a site of this size, density and benchmark land value would be viable while delivering 40% affordable housing, as required by policy H2.

Infrastructure provision	Existing access from School Lane. Proximity to services of the village including the primary school, GP surgery, convenience shop and post office.
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	Outline planning application expected to be submitted end of 2026/early 2027 with reserved matters submitted shortly after determination. Site promoter anticipates build out to commence during the 2027/28 monitoring period with first completions in 2028/29 period at 20pa.

Site 349 Land rear of 30 Albert Street, Rugby

Local plan allocation ref	349
Site name	Land rear of 30 Albert Street, Rugby
Total capacity (dwellings)	5
Total completions in plan period	5
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
			0	0	0	0	0	5										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site in private ownership. Available immediately.
Developer interest	Outline application for the erection of a four-storey building with eight flats approved in 2019 (R19/0981).
Site assessment work	Availability, suitability and deliverability assessed in the Urban Capacity Study (SS7 Urban Capacity Study Proformas p165). It was also subject to flood risk assessment (SS14 Level 2 SFRA Sequential Test Report p8) and the impacts of its development in combination with other allocations was considered (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	The Urban Capacity Study (SS7 Urban Capacity Study Proformas p28) considered the site to be deliverable on the basis of its planning history. Viability is also supported by entry in the brownfield land register and the likely low benchmark land value of the site.
Infrastructure	Existing access from James Street. Proximity to services of the

provision	town centre.
Planning permission	Expired outline permission for eight apartments (R19/0981)
Progress towards applications, reserved matters, discharge of conditions, etc.	It is assumed that an application would come forward from 2031/32 onwards with 2 years from application to completion.

Site 350 Rounds Gardens South

Local plan allocation ref	350
Site name	Rounds Gardens South
Total capacity (dwellings)	70
Total completions in plan period	70
Total completions in five years following adoption	60

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	20	20	20	10									

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site is owned by the Council - previously occupied by three blocks of Council housing flats demolished in 2023. Available immediately.
Developer interest	Developer to be appointed by the council.
Site assessment work	Availability, suitability and deliverability assessed in the Urban Capacity Study (SS7 Urban Capacity Study Proformas p127). It was also subject to flood risk assessment (SS14 Level 2 SFRA Sequential Test Report p11) and the impacts of its development in combination with other allocations was considered (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	The Urban Capacity Study (SS7 Urban Capacity Study Proformas p127) considered the site to be deliverable due to the site having relatively few constraints, being in council ownership and the potential for a mix of typologies.
Infrastructure provision	Existing highways access from Oliver Street and pedestrian access from Blackman Way and Edward Street. Proximity to services of

	the town centre.
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	Council's housing department is working to redevelop the site and looking to bring forward an application in 2027/28. It is assumed there would be 3 years from the application to the first completions at 20dpa.

Site 351 Rounds Gardens North

Local plan allocation ref	351
Site name	Rounds Gardens North
Total capacity (dwellings)	60
Total completions in plan period	60
Total completions in five years following adoption	40

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	0	20	20	20									

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site in ownership of developer Miller Homes. Available immediately.
Developer interest	Site promoted by developer Miller Homes.
Site assessment work	Availability, suitability and deliverability assessed in the Urban Capacity Study (SS7 Urban Capacity Study Proformas p130). It was also subject to flood risk assessment (SS14 Level 2 SFRA Sequential Test Report p14) and the impacts of its development in combination with other allocations was considered (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	The Urban Capacity Study (SS7 Urban Capacity Study Proformas p130) considered the site to be deliverable due to its low benchmark land value, its accessible location, and the opportunity for a mix of typologies to ensure policy compliance while maintaining viability. The recent application and subsequent appeal show appetite for development on the site, although there may be some challenges around delivering a high-quality scheme. It is nevertheless considered development can be made viable.

Infrastructure provision	Existing access from Princes Street, Willans Place and pedestrian access from York Street. Proximity to services of the town centre.
Planning permission	Previous application for the erection of 115 dwellings (R24/0111) was refused and dismissed at appeal (APP/E3715/W/25/3373251) primarily on design grounds.
Progress towards applications, reserved matters, discharge of conditions, etc.	New outline planning application anticipated with a larger site capacity within the next year. Assumed 5 years from application to first completions due to likelihood that the application will be for more dwellings than what has been proposed in the allocation.

Site 352 Former snooker hall, Railway Terrace

Local plan allocation ref	352
Site name	Former snooker hall, Railway Terrace, Rugby
Total capacity (dwellings)	7
Total completions in plan period	7
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
			0	0	0	0	0	7										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site is in private ownership. Promoted by agent on the landowner's behalf and thought to be available immediately.
Developer interest	Unknown.
Site assessment work	Availability, suitability and deliverability assessed in the Urban Capacity Study (SS7 Urban Capacity Study Proformas p133). Impacts of the site's development in combination with other allocations considered by several studies (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	The Urban Capacity Study (SS7 Urban Capacity Study Proformas p133) considered that entirely flatted development which complies with policy requirements could have viability issues, but different typologies may be more viable.
Infrastructure provision	Existing utilities provision. Existing access from Railway Terrace and Pinders Lane. Proximity to town centre services and Northlands Primary School and Nursery.
Planning permission	Prior approval application for the conversion of the building into 10

	flats was withdrawn in 2018 (R17/1940).
Progress towards applications, reserved matters, discharge of conditions, etc.	It is assumed an application would come forward from 2031/32 onwards with 2 years from application to completion.

Site 353 Town Hall

Local plan allocation ref	353
Site name	Town Hall, Rugby
Total capacity (dwellings)	114
Total completions in plan period	114
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	0	0	0	0	0	0	14	40	40	20			

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site owned by the Council. Expected to be available within the next 10 years following Local Government Reorganisation.
Developer interest	Developer likely to be appointed by Council.
Site assessment work	Availability, suitability and deliverability assessed in the Urban Capacity Study (SS7 Urban Capacity Study Proformas p138). The site was also subject to a heritage assessment (SS28 Heritage Assessment Addendum for Site 353 Town Hall) flood risk assessment (SS14 Level 2 SFRA Sequential Test Report p8) and the impacts of its development in combination with other allocations was considered (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	Site allocation is restricted to the town hall building, not including adjacent listed buildings which were thought to reduce the viability of the site in the Urban Capacity Study proformas (SS7). The benchmark land value is unknown, but the size of site could enable a range of typologies to be delivered to achieve a viable and policy compliant development outcome.

Infrastructure provision	Existing utilities provision. Existing access from Evreux Way and pedestrian access from Park Walk. Proximity to town centre services.
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	No progress at present as site will not be available until local government reorganisation is completed. It is assumed an application would come forward from 2033/34 with 3 years to the first completions.

Site 354 92 Lower Hillmorton Road

Local plan allocation ref	354
Site name	92 Lower Hillmorton Road
Total capacity (dwellings)	34
Total completions in plan period	34
Total completions in five years following adoption	34

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
			15	19														

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Developer in agreement with the landowner. Available immediately.
Developer interest	Site promoted by the developer.
Site assessment work	Availability, suitability and deliverability assessed in the Urban Capacity Study (SS7 Urban Capacity Study Proformas p158). The site was also subject to a flood risk assessment (SS14 Level 2 SFRA Sequential Test Report p12) and the impacts of its development in combination with other allocations was considered (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	Viability has been assessed as part of the recent planning application (R26/0155) and the development was considered to achievable when delivering 100% market housing. There is appetite from the developer to deliver the site.
Infrastructure provision	Existing utilities provision. Existing highways access from Lower Hillmorton Road and Caldecott Place. Proximity to town centre services and facilities.

Planning permission	Planning permission for 34 apartments granted in June 2026 (R26/0155).
Progress towards applications, reserved matters, discharge of conditions, etc.	Application approved (R26/0155) in June 2026 with condition 1 requiring development to commence within 18 months.

Site 355 Land adjacent to 44 Craven Road, Rugby

Local plan allocation ref	355
Site name	Land adjacent to 44 Craven Road, Rugby
Total capacity (dwellings)	5
Total completions in plan period	5
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
			0	0	0	0	0	5										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Land in private ownership, currently used as a car wash facility. Landowner has indicated the site could be available within the plan period.
Developer interest	Unknown.
Site assessment work	Availability, suitability and deliverability assessed in the Urban Capacity Study (SS7 Urban Capacity Study Proformas p260). The site was also subject to a flood risk assessment (SS14 Level 2 SFRA Sequential Test Report p8) and the impacts of its development in combination with other allocations was considered (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	The Urban Capacity Study (SS7 Urban Capacity Study Proformas p260) considered the site to be deliverable on the basis of its likely low benchmark land value and highly accessible location. A mix of typologies may be needed to deliver the site in compliance with policies while remaining viable.
Infrastructure	Existing utilities provision. Existing access from Craven Road and

provision	Bath Street. Proximity to town centre and rail station.
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	No progress at present as site is not currently available. Assumed the site could be available from 2030/31 with application in 2031/32 and two years to completion.

Site 356 The Railings

Local plan allocation ref	356
Site name	The Railings, Rugby
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	10

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
			0	0	0	0	0	10										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Site is owned by NHS estates who have confirmed their intention to dispose of the two buildings which are allocated for housing in the submitted plan.
Developer interest	Unknown.
Site assessment work	Availability, suitability and deliverability assessed in the Urban Capacity Study (SS7 Urban Capacity Study Proformas p173). The site was also subject to a flood risk assessment (SS14 Level 2 SFRA Sequential Test Report p8) and the impacts of its development in combination with other allocations was considered (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	The Urban Capacity Study (SS7 Urban Capacity Study Proformas p173) considered the site to be deliverable on the basis of its size, location and the potential housing typology mix.
Infrastructure provision	Existing access from Woodside Park and pedestrian access from Woodbridge Court.

Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	It is assumed an application would come forward from 2031/32 onwards with 2 years to completion.

Site 357 28-29 High Street, Rugby

Local plan allocation ref	357
Site name	28-29 High Street, Rugby
Total capacity (dwellings)	8
Total completions in plan period	8
Total completions in five years following adoption	8

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
			0	0	0	0	0	8										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Available immediately. Application submitted by landowner, Stream Development Limited, this year (see below).
Developer interest	Owned by developer.
Site assessment work	Availability, suitability and deliverability assessed in the Urban Capacity Study (SS7 Urban Capacity Study Proformas p216). The site was also subject to a flood risk assessment (SS14 Level 2 SFRA Sequential Test Report p8) and the impacts of its development in combination with other allocations was considered (see CD13 Habitats Regulations Appropriate Assessment , I5 Strategic Transport Assessment Addendum , and I10 Stage 2 Water Cycle Study).
Viability	The Urban Capacity Study (SS7 Urban Capacity Study Proformas p216) suggests that a site-specific assessment would be necessary to confirm viability, but that because other nearby buildings have successfully converted their upper floors to residential use, there is a likelihood that this site is also viable.
Infrastructure provision	Existing utilities provision. Access via High Street and Sheep Street. Proximity to services and facilities of the town centre.

Planning permission	Application to construct an additional floor and convert the first and second floors to provide 12 flats refused in 2023 (R23/0207).
Progress towards applications, reserved matters, discharge of conditions, etc.	An application to convert the first and second floors to provide 10 flats was submitted in May 2026 (R26/0458) but returned after the applicant failed to provide the necessary documentation to make the application valid within 21 days. Assumed a new application would be submitted by 2027/28 with two years to completion.

Site 358 Coventry Road, Wolvey

Local plan allocation ref	358
Site name	Land at Coventry Road, Wolvey
Total capacity (dwellings)	60
Total completions in plan period	60
Total completions in five years following adoption	60

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			0	0	20	20	20										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Promoted by Rosconn Group on behalf of the landowners with a promotion agreement in place. Available immediately.
Developer interest	No developer in place currently but Rosconn Group are obligated to sell the site to a housebuilder once outline permission is granted as per the promotion agreement.
Site assessment work	Full stage 2 site assessment carried out (see SS8 Stage 2 Site Assessment Report p369). This assessed transport (I5 Strategic Transport Assessment Addendum), ecology (further assessment not required), landscape (as part of a larger site SS20 Landscape Sensitivity Assessment, Larger Sites p119), heritage (detailed assessment not required), and other constraints such as Green Belt (GBD1 Green Belt Contribution Study: Strategic Assessment p66) flood risk (SS9 Level 2 SFRA Report and SS14 Level 2 SFRA Sequential Test Report p7) and water infrastructure (I10 Stage 2 Water Cycle Study Report).
Viability	I1 Local Plan Viability Study table 6.7.8 finds that a site of this size, density and benchmark land value would be viable while delivering 40% affordable housing, as required by policy H2.

Infrastructure provision	New highways access to be from Coventry Road. Proximity to services of the village including the primary school, GP surgery and convenience shop.
Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	Outline application expected to be submitted in summer 2026. Reserved matters would likely be submitted c.9 months after outline approval according to the promoter. Promoter expects build out over 25 months after full approval and discharge of conditions.

APPENDIX 3 – PINS HOUSING SUPPLY PROFORMAS FOR EXISTING SUPPLY

Houlton sites

Proformas are not provided for the following Houlton parcels which are all under construction and part-completed with completions recorded in 2025-26:

Site	Number of units	Application reference
Key Phase Two - Parcel A (Francis Jackson Homes) R21/1099 31 units	9	R21/1099
Key Phase Three - Parcels A and B (Redrow) R18/1177, R19/1375, R20/0709, R21/0739 - 248 Units	35	R18/1177, R19/1375, R20/0709, R21/0739
Key Phase Three - Parcels C and F (William Davis) R20/0681 - 146 Units	82	R20/0681
Key Phase Three - Parcel D (Mulberry Homes) R21/0873 - 147 units	82	R21/0873

Local plan allocation ref	N/A
Site name	Care Home Houlton, Rugby Radio Station (Houlton), Land North of Handley Road, Rugby
Total capacity (dwellings)	28 (Permission for 66 bed care home. Divided by 2.4 = 28 homes equivalent)
Total completions in plan period	28
Total completions in five years following adoption	0

Plan period up to adoption	Years following adoption*																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	LNT Care Developments & SUE GP LLP (acting for and on behalf of Sue Development LP) and SUE GP Nominee Limited
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Developer interest	LNT Care Developments
Site assessment work	The site has full planning permission and forms part of a wider strategic urban extension that is part complete.
Viability	This site is part of the Rugby Radio Station allocation as set out in 2019 Local Plan Policy DS3 The site is greenfield land on the edge of the Rugby Urban Area. Development on the site under the outline permission has already commenced with a significant number of units completed.
Infrastructure provision	N/A
Planning permission	R25/0653
Progress towards applications, reserved matters, discharge of conditions, etc.	R25/0653 Full Planning Permission – approved 20/11/2025 R26/0007 Details of conditions 4 & 9 of R25/0653 – approved 28/01/2026 R26/0032 Details of conditions 6 & 7 of R25/0653 – approved 15/04/2026 R26/0102 Details of conditions 14 & 15 of R25/0653 – approved 02/04/2026 This site falls into part a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

Local plan allocation ref	N/A
Site name	Parcel 14, Key Phase 1, Watling Street, Houlton
Total capacity (dwellings)	82
Total completions in plan period	82
Total completions in five years following adoption	42

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	0	40	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Morris Homes
Developer interest	Morris Homes
Site assessment work	The site forms part of a wider strategic urban extension that is part-complete.
Viability	This site is part of the Rugby Radio Station allocation as set out in 2019 Local Plan Policy DS3 The site is greenfield land on the edge of the Rugby Urban Area. Development on the site under the outline permission has already commenced with a significant number of units completed.
Infrastructure provision	N/A
Planning permission	R26/0203

Progress towards applications, reserved matters, discharge of conditions, etc.	R17/0022 Outline Planning Permission – approved 28/06/2017 R26/0203 Reserved Matters application – submitted 24/02/2026, awaiting determination This site is assessed against part b) of the NPPF definition of deliverable as it is a site allocated in a development plan and is a major site without detailed planning permission. As such it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This site is deemed to be deliverable within 5 years from 1 April 2026 for the following reason(s): The first completions on Houlton were in 2017/18 therefore the site has delivered consistently for 8 years with an average of 239 dwellings per annum being delivered. The data also shows that on the site on average it is 6 months between a reserved matters application being validated and determined and a year between the determination of the reserved matters application and the first completion on site. This therefore gives on average an overall timescale of 1.5 years between submission of reserved matters to 1st completion – this timeframe includes any discharge of condition applications for pre-commencement conditions. This has therefore been reflected within the trajectory.
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Local plan allocation ref	N/A
Site name	Parcel 23, Key Phase 4, Watling Street, Houlton
Total capacity (dwellings)	78
Total completions in plan period	78
Total completions in five years following adoption	38

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	0	40	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Morris Homes
Developer interest	Morris Homes
Site assessment work	The site forms part of a wider strategic urban extension that is part-complete.
Viability	This site is part of the Rugby Radio Station allocation as set out in 2019 Local Plan Policy DS3 The site is greenfield land on the edge of the Rugby Urban Area. Development on the site under the outline permission has already commenced with a significant number of units completed.
Infrastructure provision	N/A
Planning permission	R26/0327

Progress towards applications, reserved matters, discharge of conditions, etc.	R17/0022 Outline Planning Permission – approved 28/06/2017 R26/0327 Reserved Matters application – submitted 30/03/2026, awaiting determination This site is assessed against part b) of the NPPF definition of deliverable as it is a site allocated in a development plan and is a major site without detailed planning permission. As such it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This site is deemed to be deliverable within 5 years from 1 April 2026 for the following reasons: The first completions on Houlton were in 2017/18 therefore the site has delivered consistently for 8 years with an average of 239 dwellings per annum being delivered. The data also shows that on the site on average it is 6 months between a reserved matters application being validated and determined and a year between the determination of the reserved matters application and the first completion on site. This therefore gives on average an overall timescale of 1.5 years between submission of reserved matters to 1st completion – this timeframe includes any discharge of condition applications for pre-commencement conditions. This has therefore been reflected within the trajectory.
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Local plan allocation ref	N/A
Site name	Parcel E, Key Phase 4, Watling Street, Houlton
Total capacity (dwellings)	216
Total completions in plan period	216
Total completions in five years following adoption	139

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	37	40	40	40	40	19	0	0	0	0	0	0	0	0	0	0	0	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Miller Homes
Developer interest	Miller Homes
Site assessment work	The site forms part of a wider strategic urban extension that is part-complete.
Viability	This site is part of the Rugby Radio Station allocation as set out in 2019 Local Plan Policy DS3 The site is greenfield land on the edge of the Rugby Urban Area. Development on the site under the outline permission has already commenced with a significant number of units completed
Infrastructure provision	N/A
Planning permission	R25/0549

Progress towards applications, reserved matters, discharge of conditions, etc.	R17/0022 Outline application – approved 28/06/2017 R25/0549 Reserved Matters application – approved 27/02/2026 R26/0170 Details of Condition 17 of R17/0022 – awaiting determination R26/0352 Details of Conditions 1, 3, 6, 8, 9 & 11 of R25/0549 – awaiting determination R26/0366 Details of Conditions 2, 10 & 12 of R25/0549 – awaiting determination R26/0553 Details of Conditions 5 & 7 of R25/0549 – awaiting determination R26/0566 Details of Condition 4 of R25/0549 – awaiting determination This site falls into part a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). The site has full planning permission. With the average lead-in times from a detailed permission, it is considered reasonable to expect development to commence within the 5 year period.

Local plan allocation ref	N/A
Site name	Parcel B (Dandara), Key Phase 4, Houlton
Total capacity (dwellings)	289
Total completions in plan period	289
Total completions in five years following adoption	200

Plan period up to adoption	Years following adoption*																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
0	0	20	40	40	40	40	40	40	29	0	0	0	0	0	0	0	0

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Dandara Central/Urban & Civic
Developer interest	Dandara Central
Site assessment work	The site forms part of a wider strategic urban extension that is part-complete.
Viability	This site is part of the Rugby Radio Station allocation as set out in 2019 Local Plan Policy DS3 The site is greenfield land on the edge of the Rugby Urban Area. Development on the site under the outline permission has already commenced with a significant number of units completed
Infrastructure provision	N/A
Planning permission	R26/0682

Progress towards applications, reserved matters, discharge of conditions, etc.	R17/0022 Outline application – approved 28/06/2017 R26/0682 Reserved Matters application – received 13/07/2026, awaiting validation & approval This site is assessed against part b) of the NPPF definition of deliverable as it is a site allocated in a development plan and is a major site without detailed planning permission. As such it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This site is deemed to be deliverable within five years from 1 April 2026 for the following reasons: The first completions on Houlton were in 2017/18 therefore the site has delivered consistently for 8 years with an average of 239 dwellings per annum being delivered. The data also shows that on the site on average it is 6 months between a reserved matters application being validated and determined and a year between the determination of the reserved matters application and the first completion on site. This therefore gives on average an overall timescale of 1.5 years between submission of reserved matters to 1st completion – this timeframe includes any discharge of condition applications for pre-commencement conditions. This has therefore been reflected within the trajectory.
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Local plan allocation ref	N/A
Site name	Remainder of Houlton allocation
Total capacity (dwellings)	3397 (6200 but 2803 approved under other permissions)
Total completions in plan period	2160
Total completions in five years following adoption	660

Plan period up to adoption	Years following adoption*																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
	0	0	0	0	150	170	170	170	170	170	170	170	170	170	170	170	170	170

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Urban & Civic
Developer interest	Various
Site assessment work	The site has outline planning permission and is being completed in phases with more than 1,500 homes already completed.
Viability	The Rugby Radio Station (Houlton) allocation is set out in 2019 Local Plan Policy DS3 The site is greenfield land on the edge of the Rugby Urban Area. Development on the site under the outline permission has already commenced with a significant number of units completed.
Infrastructure provision	N/A
Planning permission	R17/0022

Progress towards applications, reserved matters, discharge of conditions, etc.	R11/0699 Outline Planning Permission – approved 21/05/2014 R17/0022 Outline Planning Permission (Section 73) – approved 28/06/2017 This site is assessed against part b) of the NPPF definition of deliverable as it is a site allocated in a development plan and is a major site without detailed planning permission. As such it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This site is deemed to be deliverable within 5 years from 1 April 2026 for the following reasons: Outline planning permission in place. Track record of submissions of reserved matters and delivery on site in excess of 200 units per year.

South West Rugby sites

Local plan allocation ref	N/A
Site name	Land South of Coventry Road and Cawston Lane
Total capacity (dwellings)	210
Total completions in plan period	210
Total completions in five years following adoption	150

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	20	40	40	40	40	30												

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Miller Homes
Developer interest	Miller Homes
Site assessment work	The site has full planning permission and is under construction.
Viability	This site is part of the South West Rugby Local Plan allocation as set out in 2019 Local Plan Policy DS3. Local Plan Policies DS8 and DS9 set out the requirements for the allocation. A South West Rugby Masterplan SPD includes requirements for the site and information to assist applicants in submitting applications which can be assessed more quickly. The document should also assist in the negotiation of planning contributions to ensure these are dealt with and agreed in a timely manner
Infrastructure	A strategic infrastructure list has been provided through the

provision	South West Rugby Masterplan SPD. Planning permission is in place for the Homestead Link and Community Spine Road. s106 contributions towards strategic infrastructure are pooled across the site on the basis of a roof tax.
Planning permission	R18/0936
Progress towards applications, reserved matters, discharge of conditions, etc.	R18/0936 Outline planning permission approved 23/12/2022 R24/0089 Details for condition 22 (12) of R18/0936 approved 23/02/2024 R24/0971 Reserved Matters application approved 12/09/2025 R25/0092 Approval of condition 10 of R18/0936 20/02/2025 R25/0096 Approval of condition 31 of R18/0936 18/03/2026 R25/0495 Approval of condition 22 of R18/0936 08/07/2026 R25/0829 Approval of conditions 7, 8, 16, 18, 26, 27, 28, 35 & 40 of R18/0936 01/05/2026 R25/0846 Discharge of S106 Planning Obligation (Part 2 Schedule 2, Paragraphs 2.1.1 & 2.1.2 Affordable Housing Scheme) awaiting determination R25/0887 Non material amendment of R18/0936 awaiting determination R25/0999 Discharge of S106 Planning Obligation (Part 2 Schedule 3, Paragraph 2.1 Biodiversity Offsetting) approved 16/03/2026 R26/0430 Variation of condition 1 of R24/0971 awaiting determination This site falls into part a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

Local plan allocation ref	N/A
Site name	Cawston Farm 1 - Land adjacent to Cawston Spinney & Brickyard Spinney, South of Coventry Road, Cawston
Total capacity (dwellings)	275
Total completions in plan period	275
Total completions in five years following adoption	140

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
0	0	0		20	40	40	40	40	40	40	15						

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Tritax Symmetry
Developer interest	Unknown.
Site assessment work	The site forms part of an urban extension allocated under the 2019 local plan. It has resolution to grant, subject to s106.
Viability	This site is part of the South West Rugby Local Plan allocation as set out in 2019 Local Plan Policy DS3. Local Plan Policies DS8 and DS9 set out the requirements for the allocation. A South West Rugby Masterplan SPD includes requirements for the site and information to assist applicants in submitting applications which can be assessed more quickly. The document should also assist in the negotiation of planning contributions to ensure these are dealt with and agreed in a timely manner
Infrastructure provision	A strategic infrastructure list has been provided through the South West Rugby Masterplan SPD. Planning permission is in place for the Homestead Link and Community Spine Road.

	s106 contributions towards strategic infrastructure are pooled across the site on the basis of a roof tax.
Planning permission	R18/0995
Progress towards applications, reserved matters, discharge of conditions, etc.	R18/0995 Outline permission – submitted 16/05/2019, awaiting determination. Site has a resolution to grant permission subject to S106. S106 agreement nearing completion. This site is assessed against part b) of the NPPF definition of deliverable as it is a site allocated in a development plan and is a major site without detailed planning permission. As such it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This site is deemed to be deliverable in the 5 years from 1 April 2028 for the following reasons: - Lichfields’ <i>Start to Finish</i> (3rd Edition, 2024) research indicates an average time of 4.5 years from grant of outline planning permission on sites of 100-499 dwellings to first completions on site. If outline planning permission is granted in the 2026/2027 monitoring year, this would indicate first completions in 2030/31 monitoring year. However, it is projected that this site can come forward more quickly with first completions in 2029/30 because it does not rely on the wider South West Rugby infrastructure (e.g. Homestead Link Road, etc.) being in place for commencement to be undertaken. - Lichfields’ <i>Start to Finish</i> gives a mean build-out rate for sites of 100-499 dwellings of 49 dpa and a median of 44 dpa. A figure of 40 dpa has been used.

Local plan allocation ref	N/A
Site name	Cawston Farm 2 - Land North of Station Farm Cottage, London Road, Dunchurch
Total capacity (dwellings)	350
Total completions in plan period	350
Total completions in five years following adoption	80

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
0	0	0	0	0	0	40	40	40	40	40	40	40	40	30			

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Tritax Symmetry
Developer interest	Unknown
Site assessment work	The site forms part of an urban extension allocated under the 2019 local plan.
Viability	This site is part of the South West Rugby Local Plan allocation as set out in 2019 Local Plan Policy DS3. Local Plan Policies DS8 and DS9 set out the requirements for the allocation. A South West Rugby Masterplan SPD includes requirements for the site and information to assist applicants in submitting applications which can be assessed more quickly. The document should also assist in the negotiation of planning contributions to ensure these are dealt with and agreed in a timely manner
Infrastructure provision	A strategic infrastructure list has been provided through the South West Rugby Masterplan SPD. Planning permission is in place for the Homestead Link and Community Spine Road.

	s106 contributions towards strategic infrastructure are pooled across the site on the basis of a roof tax.
Planning permission	R22/0853
Progress towards applications, reserved matters, discharge of conditions, etc.	R22/0853 Outline permission – submitted 26/08/2022, awaiting determination. This site is assessed against part b) of the NPPF definition of deliverable as it is a site allocated in a development plan and is a major site without detailed planning permission. As such it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This site is deemed to be deliverable within 5 years from 1 April 2028 for the following reasons: - Lichfields' <i>Start to Finish</i> (3rd Edition, 2024) research indicates an average time of 4.5 years from grant of outline planning permission on sites of 100-499 dwellings to first completions on site. If outline planning permission is granted 2027/2028 monitoring year this would still indicate first completions in 2031/32 monitoring year. - Lichfields' <i>Start to Finish</i> gives a mean build-out rate for sites of 100-499 dwellings of 49 dpa and a median of 44 dpa, a figure of 40 dpa has been used.

Local plan allocation ref	N/A
Site name	Land South West of Cawston Lane, Dunchurch
Total capacity (dwellings)	470
Total completions in plan period	470
Total completions in five years following adoption	100

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	0	0	0	0	0	50	50	50	50	50	45	40	40	50	25	20	0	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Catesby Estates
Developer interest	Unknown
Site assessment work	The site forms part of an urban extension allocated under the 2019 local plan.
Viability	This site is part of the South West Rugby Local Plan allocation as set out in 2019 Local Plan Policy DS3. Local Plan Policies DS8 and DS9 set out the requirements for the allocation. A South West Rugby Masterplan SPD includes requirements for the site and information to assist applicants in submitting applications which can be assessed more quickly. The document should also assist in the negotiation of planning contributions to ensure these are dealt with and agreed in a timely manner
Infrastructure provision	A strategic infrastructure list has been provided through the South West Rugby Masterplan SPD. Planning permission is in place for the Homestead Link and Community Spine Road.

	s106 contributions towards strategic infrastructure are pooled across the site on the basis of a roof tax.
Planning permission	R25/0487
Progress towards applications, reserved matters, discharge of conditions, etc.	R25/0487 Outline permission – submitted 02/06/2025, awaiting determination This site is assessed against part b) of the NPPF definition of deliverable as it is a site allocated in a development plan and is a major site without detailed planning permission. As such it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This site is deemed to be deliverable within 5 years from 1 April 2028 for the following reasons: - Lichfields' <i>Start to Finish</i> (3rd Edition, 2024) research indicates an average time of 4.5 years from grant of outline planning permission on sites of 100-499 dwellings to first completions on site. If outline planning permission is granted 2027/2028 monitoring year this would still indicate first completions in 2031/32 monitoring year. - <i>Start to Finish</i> (2024) found mean annual delivery of 49 dpa on sites of 100-499 units and 67 dpa on sites of 500-999 units. As the site is 470 units in size, 50 dpa is used.

Local plan allocation ref	N/A
Site name	Land to the North East of Cawston Lane & Land to the East of Alwyn Road
Total capacity (dwellings)	800
Total completions in plan period	800
Total completions in five years following adoption	136

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
0	0	0	0	0	0	68	68	68	68	68	68	68	68	68	100	88	0

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Taylor Wimpey
Developer interest	Taylor Wimpey
Site assessment work	The site forms part of an urban extension allocated under the 2019 local plan.
Viability	This site is part of the South West Rugby Local Plan allocation as set out in 2019 Local Plan Policy DS3. Local Plan Policies DS8 and DS9 set out the requirements for the allocation. A South West Rugby Masterplan SPD includes requirements for the site and information to assist applicants in submitting applications which can be assessed more quickly. The document should also assist in the negotiation of planning contributions to ensure these are dealt with and agreed in a timely manner
Infrastructure provision	A strategic infrastructure list has been provided through the South West Rugby Masterplan SPD. Planning permission is in place for the Homestead Link and Community Spine Road.

	s106 contributions towards strategic infrastructure are pooled across the site on the basis of a roof tax.
Planning permission	R25/0407
Progress towards applications, reserved matters, discharge of conditions, etc.	R25/0407 Outline permission – submitted 01/05/2025, awaiting determination. This site is assessed against part b) of the NPPF definition of deliverable as it is a site allocated in a development plan and is a major site without detailed planning permission. As such it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This site is deemed to be deliverable in the five years from 1 April 2028 for the following reasons: - Lichfields' <i>Start to Finish</i> (3rd Edition, 2024) research indicates an average time of circa 3.5 years from grant of outline planning permission on sites of 500-999 dwellings to first completions on site. If outline planning permission is granted in the 2027/2028 monitoring year, this would indicate first completions in 2030/31 monitoring year. However, a conservative assumption has been applied and 2031/32 is assumed to be the year of first completions. - Lichfields' <i>Start to Finish</i> gives a mean build-out rate for sites of 500-999 dwellings of 67 dpa and a median of 68 dpa, a figure of 68 dpa has been used.

Local plan allocation ref	N/A
Site name	Land East and West of Cawston Lane, North of Coventry Road and Land East of Alwyn Road
Total capacity (dwellings)	1600
Total completions in plan period	1205
Total completions in five years following adoption	200

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	0	0	0	0	0	10 0	10 0	10 0	10 0	10 0	10 0	10 0	11 5	13 0	13 0	13 0	13 0	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Homes England
Developer interest	Unknown
Site assessment work	The site forms part of an urban extension allocated under the 2019 local plan.
Viability	This site is part of the South West Rugby Local Plan allocation as set out in 2019 Local Plan Policy DS3. Local Plan Policies DS8 and DS9 set out the requirements for the allocation. A South West Rugby Masterplan SPD includes requirements for the site and information to assist applicants in submitting applications which can be assessed more quickly. The document should also assist in the negotiation of planning contributions to ensure these are dealt with and agreed in a timely manner
Infrastructure	A strategic infrastructure list has been provided through the

provision	South West Rugby Masterplan SPD. Planning permission is in place for the Homestead Link and Community Spine Road. s106 contributions towards strategic infrastructure are pooled across the site on the basis of a roof tax.
Planning permission	R25/0491
Progress towards applications, reserved matters, discharge of conditions, etc.	R25/0491 Outline permission – submitted 05/06/2025, awaiting determination This site is assessed against part b) of the NPPF definition of deliverable as it is a site allocated in a development plan and is a major site without detailed planning permission. As such it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This site is deemed to be deliverable within 5 years from 1 April 2028 for the following reasons: - Lichfields' <i>Start to Finish</i> (3rd Edition, 2024) research indicates an average time of 4 years from grant of outline planning permission on sites of 1,500-1,999 dwellings to first completions on site. If outline planning permission is granted in the 2027/2028 monitoring year, this would indicate first completions in 2031/32 monitoring year. - Lichfields' <i>Start to Finish</i> gives a mean build-out rate for sites of 1,500-1,999 dwellings of 110 dpa and a median of 104 dpa, a figure of 100 dpa has been used.

Local plan allocation ref	N/A
Site name	Land South of Montague Road, Bilton
Total capacity (dwellings)	195
Total completions in plan period	195
Total completions in five years following adoption	140

Plan period up to adoption	Years following adoption*																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
	0	0	0	0	20	40	40	40	40	15	0	0	0	0	0	0	0	0

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Taylor Wimpey
Developer interest	Taylor Wimpey
Site assessment work	The site forms part of an urban extension allocated under the 2019 local plan.
Viability	This site is part of the South West Rugby Local Plan allocation as set out in 2019 Local Plan Policy DS3. Local Plan Policies DS8 and DS9 set out the requirements for the allocation. A South West Rugby Masterplan SPD includes requirements for the site and information to assist applicants in submitting applications which can be assessed more quickly. The document should also assist in the negotiation of planning contributions to ensure these are dealt with and agreed in a timely manner.
Infrastructure provision	A strategic infrastructure list has been provided through the South West Rugby Masterplan SPD. Planning permission is in

	place for the Homestead Link and Community Spine Road. s106 contributions towards strategic infrastructure are pooled across the site on the basis of a roof tax.
Planning permission	R25/0979
Progress towards applications, reserved matters, discharge of conditions, etc.	R25/0979 Full permission – submitted 03/11/2025, awaiting determination. This site is assessed against part b) of the NPPF definition of deliverable as it is a site allocated in a development plan and is a major site without detailed planning permission. As such it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This site is deemed to be deliverable for the following reasons: - Lichfields' <i>Start to Finish</i> (3rd Edition, 2024) research indicates an average time of 3 years from grant of full planning permission on sites of 100-499 dwellings to first completions on site. If full planning permission is granted in the 2026/2027 monitoring year, this would indicate first completions in 2029/30 monitoring year. - Lichfields' <i>Start to Finish</i> gives a mean build-out rate for sites of 100-499 dwellings of 49 dpa and a median of 44 dpa. A figure of 40 dpa has been used.

Eden Park

A proforma is not provided for Eden Park Phase R3 as that phase is now completed.

Local plan allocation ref	N/A
Site name	Eden Park Phases R5, R6 & R7
Total capacity (dwellings)	550
Total completions in plan period	550
Total completions in five years following adoption	275

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
0	0	25	55	55	55	55	55	50	50	50	50	50					

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Bloor Homes
Developer interest	Bloor Homes
Site assessment work	This site has detailed planning permission.
Viability	This site is part of the Gateway Local Plan allocation as set out in adopted 2019 Local Plan Policy DS3 The site is greenfield land on the edge of the Rugby Urban Area. Development on the site under the outline permission has already commenced with a significant number of units completed.
Infrastructure provision	N/A

Planning permission	R23/0453
Progress towards applications, reserved matters, discharge of conditions, etc.	R10/1272 Outline application approved 20/08/2013 R23/0453 Reserved Matters application approved 15/01/2025 R25/0304 Details of condition 2 approved 08/04/2025 R25/0323 Non material amendment approved 01/04/2025 R25/0364 Details of condition 12 approved 17/04/2025 R25/0954 Non material amendment approved 17/11/2025 R25/1075 Variation of condition 1 (R6) approved 26/05/2026 R26/0367 Variation of condition 1 (R5) awaiting determination Reserved matters application was approved on 15th January 2025. The site is controlled by a housebuilder (Bloor Homes) and the previous phase (R3) is under construction. This site falls into part a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

2019 Local Plan Main Rural Settlement Allocations

Proformas are not provided for the following sites which are all under construction and part-completed with completions recorded in 2025-26:

Site	Number of units	Application reference
Wolvey Campus, Wolvey (Countryside Properties)	90	R20/0968, R22/0113
Key Phase Three - Parcels A and B (Redrow) R18/1177, R19/1375, R20/0709, R21/0739 - 248 Units	35	R18/1177, R19/1375, R20/0709, R21/0739
Land North of Coventry Road, Long Lawford (Bloor Homes)	149	R17/1089
Land off Squires Road, Stretton on Dunsmore	55	R17/1767 R24/0289

Local plan allocation ref	N/A
Site name	Land East of Coventry Road, Wolvey
Total capacity (dwellings)	11
Total completions in plan period	11
Total completions in five years following adoption	0

Plan period up to adoption	Years following adoption*																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	O'Flanagan Homes
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Developer interest	O'Flanagan Homes
Site assessment work	Site has detailed planning permission.
Viability	This site is one of the Rural Settlement allocations in the 2019 Rugby Local Plan allocation as set out in Local Plan Policy DS3. Viability evidence produced for the new local plan indicates a site in this location should be viable.
Infrastructure provision	N/A
Planning permission	R22/0670
Progress towards applications, reserved matters, discharge of conditions, etc.	R22/0670 Full Planning Permission – approved 27/03/2024 R24/0902 Details for conditions 3, 4, 9, 12, 13, 14, 17, 18 & 19 of R22/0670 – approved 06/01/2025 This site falls into part a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). With the average lead-in times from a detailed permission, it is considered reasonable to expect development to commence within the 5 year period from 1 April 2026.

2011-2031 Local plan allocation ref	DS3.8
Site name	(The Old Orchard) Plott Lane, Stretton-on-Dunsmore
Total capacity (dwellings)	c.25
Total completions in plan period	25
Total completions in five years following adoption	0

Plan period up to adoption	Years following adoption*																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
			0	0	0	0	0	25										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Land in private ownership with agreement in place with developer at time of previous application (2020) Available immediately
Developer interest	Previous application submitted by developer Deeley Homes
Site assessment work	The site was assessed for suitability including access to services, landscape character and Green Belt designation, highways access and layout potential as part of the Stretton-on-Dunsmore Development Pack (LP48) pages 17-20 Considered suitable under the adopted local plan examination process and as part of the wider local plan evidence base
Viability	Considered viable under the adopted 2019 local plan examination process Emerging Local Plan 11 Viability Study table 6.7.7 finds that a site of this size, density and benchmark land value would be viable while delivering 40% affordable housing, as required by policy H2.
Infrastructure provision	Proximity to services of the village including the primary school, GP surgery, convenience shop and post office.
Planning permission	Previous application refused February 2021 (R20/0285) on ecology grounds

Progress towards applications, reserved matters, discharge of conditions, etc.	Site remains developable. Expected that a new full application would come forward in the next 5 years with 2 years to completion.
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2011-2031 Local plan allocation ref	DS3.10
Site name	Linden Tree Bungalow, Wolston
Total capacity (dwellings)	c.15
Total completions in plan period	15
Total completions in five years following adoption	0

Plan period up to adoption				Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
			0	0	0	0	0	0	15										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Land in private ownership Promoted by landowner
Developer interest	No developer onboard
Site assessment work	The site was assessed for suitability including access to services, landscape character and Green Belt designation, highways access and layout potential as part of the Wolston Development Pack (LP49) pages 22-24 Considered suitable under the adopted local plan examination process and as part of the wider local plan evidence base
Viability	Considered viable under the adopted 2019 local plan examination process Emerging Local Plan 11 Viability Study table 6.7.7 finds that a site of this size, density and benchmark land value would be viable while delivering 40% affordable housing, as required by policy H2.
Infrastructure provision	Proximity to services of the village including the leisure and community centre, library, convenience shop and post office, GP surgery and primary school.

Planning permission	None.
Progress towards applications, reserved matters, discharge of conditions, etc.	Site remains developable. Assumed application would come forward within the next 6 years with 2 years to completion

Other current permissions

Proformas are only provided for sites that are not under construction or completed.

Local plan allocation ref	N/A
Site name	Former Newton Vehicle Rentals, 117 Newbold Road, Rugby
Total capacity (dwellings)	122
Total completions in plan period	122
Total completions in five years following adoption	122

Plan period up to adoption	Years following adoption*																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
0	0	0	0	0	0	24	98	0	0	0	0	0	0	0	0	0	0

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Harcourt Rugby Ltd (last known, site now listed as sold, new owners unknown)
Developer interest	Unknown – but planning history of applications and permissions suggests intent to develop. Site was marketed for sale as a development site with planning permission in 2025 and is now listed as sold: https://watling.com/property/land-on-the-west-side-of-newbold-road-rugby-warwickshire/
Site assessment work	The site has detailed planning permission but it is unclear if it will be implemented. As the site had existing permission it was not assessed in the Urban Capacity Study.
Viability	The site comprises a cleared, vacant site within the Rugby urban area. The existing use value is likely very low and this may help support viable development. Viability study table 6.7.5 shows at sales values of £3,690/sqm on secondary industrial land a development of 100 high density flats is viable at up to 30% affordable housing.

Infrastructure provision	The site lies within the Rugby urban area and is previously developed land. It is assumed that infrastructure connections are available.
Planning permission	R17/2113 R19/0902 R19/1496 R23/0357 R23/0817
Progress towards applications, reserved matters, discharge of conditions, etc.	Full planning permission was in place but has not been implemented and it is unclear if it will be. As the site had planning permission it was not advanced as a plan allocation in the submission plan. However, the site is suitable for development and could come forward under a new permission in step with allocations under the plan. Assumed first completions in 2031-32.

Local plan allocation ref	N/A
Site name	Land North of Projects Drive, Rugby
Total capacity (dwellings)	108
Total completions in plan period	108
Total completions in five years following adoption	68

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	0	40	40	28	0	0	0	0	0	0	0	0	0	0	0	0	0	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Morro Partnerships Ltd
Developer interest	Morro Partnerships Ltd
Site assessment work	The site has detailed planning permission and is under construction.
Viability	Site is currently under construction.
Infrastructure provision	N/A
Planning permission	R24/0103
Progress towards applications,	R24/0103 Full Planning Permission – approved 26/06/2025 R25/0638 Approval of Conditions 7, 9, 10, 15, 19 & 20 of

reserved matters, discharge of conditions, etc.	R24/0103 – approved 30/01/2026 R25/0671 Details of Condition 27 of R24/0103 – approved 12/09/2025 R25/0672 Details of Condition 18 of R24/0103 – approved 10/06/2026 R25/0822 Details of Condition 13 of R24/0103 – approved 16/03/2026 R25/0868 Details of Condition 3 of R24/0103 – approved 05/06/2026 R25/0869 Details of Conditions 11 & 21 of R24/0103 – approved 12/05/2026 R25/0870 Details of Condition 14 of R24/0103 – approved 24/11/2025 R25/0920 Details of Condition 17 of R24/0103 – awaiting determination R25/0922 Details of Condition 16 of R24/0103 – approved 27/03/2026 R25/0923 Details of Condition 6 of R24/0103 – approved 20/01/2026 R26/0622 Details of Condition 12 of R24/0103 – awaiting determination This site is under construction.
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Local plan allocation ref	N/A
Site name	Dipbar Fields, Daventry Road, Dunchurch, Rugby, CV22 6NT
Total capacity (dwellings)	86
Total completions in plan period	86
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
27	38	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	JMRP
Developer interest	Charles Church
Site assessment work	Site has detailed planning permission and is being developed by a housebuilder with houses already being sold and site under construction.
Viability	Construction has already commenced on site with 27 units completed in 25/26 and 38 under construction.
Infrastructure provision	N/A
Planning permission	R19/1047
Progress towards applications,	R13/0690 Outline Planning Permission – approved 25/07/2016

reserved matters, discharge of conditions, etc.	R19/1047 Reserved Matters application – approved 20/06/2023 R24/1164 Details of conditions 6, 7, 13, 17, 18, 20 & 22 of R13/0690 – approved 16/04/2026 R25/0066 Non Material Amendment to R13/0690 – approved 19/02/2025 R25/0101 Approval of conditions 14, 15 & 16 of R13/0690 – approved 25/09/2025 R25/0139 Details of conditions 8 & 10 of R13/0690 – approved 16/04/2026 R25/0140 Details of conditions 2, 3 & 8 of R19/1047 – approved 02/04/2025 R25/0400 Variation of conditions 1, 2, 3 & 8 of R19/1047 – approved 22/07/2025 R25/0493 Non-Material Amendment to R13/0690 – approved 11/06/2025 R25/0845 Approval of condition 7 of R25/0400 – approved 17/04/2026 R25/0849 Approval of conditions 9 & 19 of R13/0690 – approved 17/04/2026 R25/1086 Non-Material Amendment to R25/0400 – approved 15/12/2025 R26/0078 Non-Material Amendment to R25/0400 – approved 20/02/2026 R26/0166 Discharge of S106 Planning Obligation for outline consent R13/0690 (Part 2, Schedule 3, Paragraph 1.1 Affordable Housing Scheme) – approved 24/02/2026 R26/0251 Details of condition 15 of R13/0690 – approved 15/04/2026 R26/0483 Variation of conditions 2 & 7 of R25/0400 – awaiting determination The site is under construction.
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Local plan allocation ref	N/A
Site name	Site of Former Inwoods House, Ashlawn Road, Dunchurch
Total capacity (dwellings)	25
Total completions in plan period	25
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	8	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Inwoods Park Limited
Developer interest	N/A
Site assessment work	Site has detailed permission and pre-commencement conditions are being discharged. With the average lead-in times from a detailed permission, it is considered reasonable to expect development to commence within the 5 year period.
Viability	Local plan viability evidence suggests a site in this location is viable.
Infrastructure provision	N/A
Planning permission	R23/0491

Progress towards applications, reserved matters, discharge of conditions, etc.	R23/0491 Full Planning Permission –approved 20/03/2024 R24/0327 Approval of Details of Conditions 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 26, 28, 29, 32, 35, 36 & 37 of R23/0491 – approved 06/02/2025 R26/0680 Approval of Details of Conditions 8, 17, 18 & 27 of R23/0491 – awaiting determination This site falls into part a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
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Local plan allocation ref	N/A
Site name	Elms Farm, Oxford Road, Marton, CV23 9RQ
Total capacity (dwellings)	11
Total completions in plan period	11
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Centralis Development Solutions
Developer interest	N/A
Site assessment work	Site has full planning permission and pre-commencement conditions have been discharged. With the average lead-in times from a detailed permission, it is considered reasonable to expect development to commence within the 5 year period.
Viability	Local plan viability evidence suggests a site in this location is viable.
Infrastructure provision	N/A
Planning permission	R21/0469
Progress towards	R21/0469 Full Planning Permission –approved 12/07/2023

applications, reserved matters, discharge of conditions, etc.	R21/0470 Listed Building Consent – approved 12/07/2023 R26/0206 Details of Conditions 6 & 18 of R21/0469 – approved 20/05/2026 R26/0235 Details of Conditions 11 & 13 of R21/0469 – approved 12/05/2026 R26/0236 Details of Conditions 3 & 4 of R21/0470 – approved 13/04/2026 R26/0267 Details of Conditions 4, 8 & 12 of R21/0469 – approved 13/04/2026 This site falls into part a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
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Local plan allocation ref	N/A
Site name	25 Barby Lane, Rugby, CV22 5QJ
Total capacity (dwellings)	11
Total completions in plan period	11
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

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Ownership and availability	Geraghty Group (Barby Lane) Limited
Developer interest	N/A
Site assessment work	With the average lead-in times from a detailed permission, it is considered reasonable to expect development to commence within the 5 year period.
Viability	Local plan viability evidence suggests a site in this location is viable.
Infrastructure provision	N/A
Planning permission	R24/0474
Progress towards applications, reserved matters,	R24/0474 Full Planning Permission – Refused 29/07/2025 & Approved on Appeal 12/03/2026

discharge of conditions, etc.	This site falls into part a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
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Local plan allocation ref	N/A
Site name	Pailton Radio Station, Montilo Lane, Pailton, CV23 0HD
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	0

Plan period up to adoption	Years following adoption*																	
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Ownership and availability	National Air Traffic Services (NATS) Holdings
Developer interest	N/A
Site assessment work	Site has prior approval for change of use. With the average lead-in times from a detailed permission, it is considered reasonable to expect development to commence within the 5 year period.
Viability	Local plan viability evidence suggests a site in this location is viable. Prior approval so no affordable housing requirements.
Infrastructure provision	N/A
Planning permission	R24/0920
Progress towards	R24/0920 Prior Approval Change of Use – Required &

applications, reserved matters, discharge of conditions, etc.	approved 22/11/2024 R24/0702 Variation of Condition 2 of R21/0937 – Required & approved 17/09/2024 R21/0937 Prior Approval Change of Use – Required & approved 08/11/2021 (Expired) This site falls into part a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
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Local plan allocation ref	N/A
Site name	16-20 Lawford Road, New Bilton, Rugby, CV21 2DY
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

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Ownership and availability	Browman Investments
Developer interest	N/A
Site assessment work	Site has full planning permission and is under construction.
Viability	Site is under construction.
Infrastructure provision	N/A
Planning permission	R15/1520
Progress towards applications, reserved matters,	R15/1520 Full Planning Permission –approved 24/06/2016 R21/0930 Variation of Condition 3 of R15/1520 – approved 12/05/2022

discharge of conditions, etc.	This site falls into part a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
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Local plan allocation ref	N/A
Site name	7-8 Church Street, Rugby, CV21 3PH
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	0

Plan period up to adoption	Years following adoption*																	
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Mr Marsden
Developer interest	N/A
Site assessment work	Site has full planning permission and is under construction.
Viability	Under construction
Infrastructure provision	N/A
Planning permission	R22/0479
Progress towards applications, reserved matters,	R22/0479 Full Planning Permission (Change of Use) – approved 09/11/2022 R25/0564 Approval of Conditions 5, 6, 7 & 8 of R22/0479 –

discharge of conditions, etc.	approved 27/10/2025 This site falls into part a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
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Local plan allocation ref	N/A
Site name	Land West Side of Heritage Close, Rugby
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

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Ownership and availability	Mr Balvinder Singh, Poonah Investments Limited
Developer interest	N/A
Site assessment work	Site has full planning permission and pre-commencement conditions discharged.
Viability	Not assessed.
Infrastructure provision	N/A
Planning permission	R22/0383
Progress towards applications,	R22/0383 Full Planning Permission –approved 06/12/2023 R24/0064 Discharge of Conditions 10, 14, 15, 18, 19, 20, 21 &

reserved matters, discharge of conditions, etc.	23 of R22/0383 – approved 09/10/2024 This site falls into part a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
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