Planning Inspectorate

Rugby Borough Local Plan Examination

Examination Hearings

Matter 3a: Strategy (Housing) Policies S1 and S2

Tuesday 17 November 2026 (pm)

AGENDA

ISSUE:

Whether the Spatial Strategy approach to addressing housing needs in Rugby is justified, effective, consistent with national policy and positively prepared.

ITEMS:

1. **Vision, objectives and plan period**
   (Matter 3, Questions 1-6 of the Matters Issues and Questions document)

   - Clarity, ambition and deliverability of the housing-related vision
   - Implications of the plan period
   - Alignment between the objectives, Spatial Strategy, housing site allocations and policies
   - Consistency of the housing distribution with the stated focus on Rugby, sustainable travel and infrastructure-led growth
   - Internal consistency and coherence of the residential aspects of the Spatial Strategy.

2. **Housing requirements and overall housing provision (Policy S2)**
   (Questions 28-31)

   (Please note: the approach to affordable housing provision and other typologies making up mix of housing stock will be the focus of the Matter 5 hearing session).

   - Dwelling requirement and whether relevant housing evidence warrants provision above the Standard Method
   - Pitch and other housing requirements, insofar as they have implications for the overall housing strategy (Matter 6, Issue 1, Questions 1 and 2)
   - Justification for the level of planned housing supply above the requirement

- Adequacy of flexibility in overall housing supply
- Clarity of the distinction between housing requirement and planned supply
- Clarifications on how the housing requirement is expressed in the Plan.

3. Settlement hierarchy and distribution of housing growth (Policy S1) (Questions 7-11)

- Robustness and currency of the settlement hierarchy and Rural Sustainability Study
- Relationship between settlement characteristics and the amount of housing growth proposed
- Consistency of treatment between rural settlements
- The balance between planned housing growth at Rugby and Main Rural Settlements
- Consistency of residential allocations with Policy S1
- Whether the resulting distribution follows logically from the settlement hierarchy.

4. Reasonable alternative strategies and Sustainability Appraisal (Questions 12, 14, 15 and 17)

- Whether genuinely different residential spatial alternatives were assessed;
- Greater concentration of housing at Rugby versus different levels of rural dispersal
- Alternative levels of rural growth
- Strategic-scale residential alternatives
- Non-Green-Belt alternatives
- Whether significant components of the preferred strategy were fixed before alternatives were assessed
- How the SA findings influenced the selected residential strategy.

5. Infrastructure, cumulative effects and deliverability of the housing distribution (Questions 15-16 and 32)

- How infrastructure informed the location and scale of housing growth
- Deliverability of necessary education, transport, healthcare, drainage/water and other infrastructure
- Cumulative effects of existing commitments and proposed growth;
- The role of mitigation in considering cumulative effects
- Whether the distribution results in particular settlements or areas experiencing significant cumulative development pressures
- Reliance upon strategic sites and associated infrastructure dependencies
- Resilience of the housing portfolio where major sites deliver later or more slowly than anticipated

6. **Effectiveness of Policy S1** (Questions 18-20)

- Meaning and application of "small scale"
- Meaning and application of "limited development"
- Meaning and application of "in proportion to the settlement"
- The baseline against which proportionality is assessed
- Whether the policy terminology provides sufficient clarity for consistent decision making.

7. **Any other soundness matters**

8. **Monitoring arrangements** (Questions 61-63)

- Whether the monitoring framework contains measurable and effective indicators for Policies S1 and S2
- Whether the Monitoring Framework will be capable of identifying any divergence from the intended housing distribution and anticipated delivery across the settlement hierarchy
- Triggers and intervention mechanisms where housing or infrastructure delivery differs materially from the assumptions underpinning the strategy
- Barriers to effective monitoring.

9. **Main Modifications**

10. **Confirmation of any actions arising from session**