

**RUGBY BOROUGH COUNCIL**

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

**July 2017**



## INTRODUCTION

This addendum sets out additional sites that have been considered in the Local Plan process, received as site submissions by Rugby Borough Council (RBC) during consultation on the Publication Draft Local Plan between September 2016 and January 2017.

As a result of these sites only being submitted to RBC at this stage, they have not been assessed through previous versions of the Council's SHLAA. However in order to be consistent and ensure the Local Plan has considered the most up-to-date information available regarding land availability, this SHLAA Addendum (2017) has been produced to assess additional sites using the joint Coventry & Warwickshire SHLAA methodology as detailed most recently in the 2016 Rugby Borough SHLAA.

The full results of the additional site assessments, using the Red-Amber-Green assessment method, can be seen at Appendix 1. A list of the sites received and a summary of the SHLAA conclusions on these sites is given below, and the site locations are mapped at Appendix 2. As explained in the 2016 SHLAA Report (itself informed by the 2015 Coventry & Warwickshire Joint SHLAA Methodology), sites were only assessed for their achievability and indicative capacity of dwellings if they were first found to be both suitable and available for development. Furthermore any sites which were below a site size threshold of 0.2 hectares were not assessed through the SHLAA process.

## ADDITIONAL SITE SUBMISSIONS - SITE ASSESSMENT SUMMARIES

### **S17001 Bilton Fields Farm, Ashlawn Road, Rugby**

Brownfield site on edge of urban area currently occupied by five dwellings, previously converted from farm buildings. Site is adjacent to a large supermarket and adjoins a large site proposed in the Publication Local Plan as part of the South West Rugby allocation (Policy DS8). Potential transport impacts on nearby highway network, which may require mitigation contribution. Intention to develop site expressed, however multiple ownerships of existing dwellings could present a constraint. No achievability constraints identified.

### **S17002 Land off Church Road, Grandborough**

Small greenfield site in open countryside on edge of village boundary, currently in use as pasture/grazing agricultural land. Site is accessed from a single carriageway road. Site is not considered sustainable as not reasonably accessible to sufficient local facilities. Site is in grazing land use but intention to develop has been expressed and no availability constraints identified.

**S17003 Everglade, Main Road, Ansty**

Greenfield site in the Green Belt on edge of village boundary, currently in use as pasture/grazing land and small scale storage. Site sits adjacent to Home Farm buildings and wraps around the recreation ground. Established hedgerows and mature trees border and cross eastern part of site. Site not considered sustainable as not reasonably accessible to sufficient local facilities. Site is in predominantly agricultural use but intention to develop has been expressed and no availability constraints identified.

**S17004 Land at Ashlawn House, Ashlawn Road**

Large greenfield site in open countryside, surrounding existing large residential properties. Not considered to relate well to existing urban area and not considered sustainable as not reasonably accessible to sufficient local services or public transport. Site is in predominantly agricultural use but intention to develop has been expressed and no availability constraints identified.

**S17005 Land south of Ridgeway Farm**

Site located in the countryside near edge of urban area. Located to the rear of Ridgeway Farm and south of a residential site currently under construction. This site however is in a high landscape sensitivity area and is therefore not considered suitable for development. The site is in predominantly agricultural use but intention to develop has been expressed and no availability constraints identified.

**S17006 Land rear of 93 Stocks Lane, Thurlaston**

Site has a total area of 0.13 hectares and does not therefore meet the threshold of minimum site size (0.2 hectares) to be assessed in the SHLAA.

**S17007 Peninsular Farm, Little Lawford**

Very large greenfield site in Green Belt between western edge of Rugby urban area and main rural settlement of Long Lawford. Site is predominantly bordered by railway line to the north and River Avon to the south, which presents significant potential flood risk issue. Site has no existing access and development would lead to coalescence between Rugby town and Long Lawford; it is therefore not considered suitable for development. Site is in agricultural use but intention to develop has been expressed. Possibility of ransom strips would require further investigation to determine availability of site.

**S17008 The Old Stables, Manor Farm Barns, A45**

Greenfield site in the open countryside used previously as a paddock and stables area. Site is accessed off A45 and adjacent to Manor Farm buildings. Site not considered sustainable as not reasonably accessible to sufficient local facilities. The site is in predominantly agricultural use but intention to develop has been expressed and no availability constraints identified.

**S17009 Land at 92-93 Coventry Road, Dunchurch**

Site has a total area of 0.16 hectares and does not therefore meet the threshold of minimum site size (0.2 hectares) to be assessed in the SHLAA.

## REVISED 2016 SHLAA CAPACITY

As the above site assessment summaries set out, only one site (S17001) is deemed to be suitable, available and achievable for development within an appropriate timeframe in the context of the plan period of the emerging Rugby Local Plan. Although approximately two hectares in total area, the site's indicative residential capacity is 17 dwellings, as proposed in the information submitted by the site promoter on the Call for Sites form. In order to update the SHLAA 2016 Table 4 ('Estimated Total Capacity – Spatial Scenarios' – p.22), these 17 dwellings have been added to existing SHLAA capacity as shown below:

	<b>TOTAL CAPACITY</b>
<b>Rugby Urban Sites – within settlement boundary</b>	130
<b>Rugby Urban Edge Sites – outside settlement boundary</b>	9,476 <b>9,493</b>
<b>Main Rural Settlement Sites – within settlement boundary</b>	15
<b>Main Rural Settlement Edge Sites – outside settlement boundary and not in Green Belt</b>	263
<b>Main Rural Settlement Edge Sites – outside settlement boundary and within Green Belt</b>	953
<b>Coventry Urban Edge (New Settlement) Sites – within Green Belt</b>	3,899
<b>Open Countryside (New Settlement) Sites – not in Green Belt</b>	3,688

## CONCLUSION

The purpose of this addendum is to ensure the Council has considered as up-to-date information as possible regarding land availability in the Borough and the impact of this evidence on potential sites for allocation in the emerging Rugby Local Plan 2011-31.

Due to sites being submitted to the Council for development consideration after the Local Plan Publication Draft and 2016 SHLAA Report had already been published for consultation in September 2016, it was necessary to produce a SHLAA Addendum to ensure these sites were assessed prior to submission of the plan in July 2017.

Ultimately this assessment has not required alteration to the Local Plan in terms of the site selection process to identify residential allocations to meet objectively assessed housing needs. All but one of the sites assessed were found to be not suitable. Site S17001 (Bilton Fields Farm) was found to be suitable, available and achievable

however in the context of sufficient housing land already identified in the Publication Draft Local Plan to deliver the Local Plan housing target and a five year housing land supply, it is not considered necessary to allocate this site.

## **Appendix 1 – SHLAA Addendum 2017 Red-Amber-Green Site Assessment**

See separate spreadsheet.

## **Appendix 2 – SHLAA Addendum 2017 Site Maps**

See separate maps document.